

GENERAL HOME INSPECTION

COPY

SUBJECT PROPERTY INFORMATION		FILE #: 2005691	
Address : 1234 Elm Street	City: Pleasantville	State: MN	Zip: 55812
Structure Age(yrs.): 25	Inspection Date: 06/25/00		
Structure Style: Two-story	Weather: Sunny	Temperature: + 76° F	
Limiting Conditions:	<input type="checkbox"/> Snow Cover	<input type="checkbox"/> Ice	<input type="checkbox"/> Rain <input type="checkbox"/> Other:

5731 SHETLAND DRIVE NW - ROCHESTER, MN 55901 - (507)288-2622





GENERAL INSPECTION
FIELD REPORT

Date: 06/25/00

CLIENT INFORMATION
Name: Mr. & Mrs. Home Buyer
Address: 5555 Old Home Street
Buyers Agent: Buyers Agent
Listing Agent: Listing Agent
Phone #: (123)456-7890
City: Westmont
Company: Buyers Agent's Real Estate Co.
Company: Listing Agent's Real Estate Co.
Email:
State: VA
Zip: 01222

REAL ESTATE DISCLOSURE STATEMENT
Disclosure Date: 06/01/00
I declare to the best of my knowledge the following information to be true and complete:
1. Foundation problem... Yes [] No [X]
2. Flooding... Yes [] No []
3. Wet floor/walls... Yes [X] No []
4. Leakage/seepage... Yes [] No [X]
5. Drain tile problems... Yes [] No [X]
6. Cracked floors/walls... Yes [] No [X]
7. Sewer backup... Yes [] No []
8. Other... Yes [] No [X]
THE ABOVE INFORMATION IS TAKEN DIRECTLY FROM THE SELLER'S DISCLOSURE STATEMENT AND IS MADE A PART OF THE INSPECTION REPORT GIVEN BY DSP.

IMPORTANT HEALTH AND SAFETY INFORMATION - Any house built before 1978 may have lead-based paint. The presence of lead-based paint can be a health hazard. For more information on how to protect yourself and your family from this and other environmental hazards, please call your local Health Department.

AGREEMENT, SCOPE, GENERAL LIMITATIONS AND EXCLUSIONS
THIS AGREEMENT is made between DSP, inc., referred to as "Inspector", and the undersigned, referred to as "Client".
1. This Report is not a code compliance inspection and will not be used by the Department of Inspections as a basis for enforcing Local Ordinances.
2. This Report offers a visual inspection of the accessible areas of the items included for inspection, to determine if, at the time of inspection, said items were performing their intended function, without regard to life expectancy.
3. The purpose of the inspection is to identify visual defects and/or conditions that, in the judgment of the Inspector, adversely affect the function and integrity of the items, components, and systems inspected, or the health and safety of the occupant(s).
4. Inspections are basically visual, and rely upon the opinion, judgment, and experience of the inspector, and are not intended to be technically or mechanically exhaustive. The determination of conditions that may have occurred previous to the inspection and may be hidden or not readily visible during the inspection are excluded.
5. Inspections performed are neither an expressed or implied warranty or guarantee of the adequacy, performance, or useful life of any item, component, or system that is in, on, or about the inspected property.
6. Detached building(s) located on the property will be inspected only when that building is specifically listed in the Report.
7. The Inspector is not responsible for the determination of the presence of dirt, dust, and other conditions which might provide harborage or sustenance for bacteria, molds or fungi, which could cause reaction in certain individuals or animals; the presence of air-borne particles (such as asbestos), noxious gases (such as radon), toxic, carcinogenic, or malodorous substances, or other conditions which may cause the above; underground storage tanks; water wells; septic systems; central vacuum systems; telephone; CATV; intercom; water softener; household appliances; security and fire protection systems; paint, wallpaper, and other interior treatments; governing codes, ordinances, statutes, and covenants. Any comments about the aforementioned items are informal only and DO NOT represent an inspection of the items.
8. The determination of the presence of, or damage caused by termites or any other wood-damaging insects or organisms is excluded.
9. The Inspection and Report are opinions only, based upon the visual observation of existing conditions only, at the time of inspection. THIS REPORT IS NOT INTENDED TO BE, NOR IS IT TO BE CONSTRUED AS, A GUARANTEE OR WARRANTY, NOR AS ANY FORM OF INSURANCE EXPRESSED OR IMPLIED. The Inspector will not be responsible for any repairs or replacements with regard to this property or the contents thereof.
10. This Agreement represents the entire agreement between the parties. If a dispute arises out of or relates to this contract, or the breach thereof, and if said dispute cannot be settled through direct discussions, the Inspector will be held liable for the cost of the inspection only.
11. The Inspector is not required to determine property boundary lines or encroachments, easements, or right-of-ways.
I have read the above information, and agree to allow an inspection of the above property, and to be bound by all agreements and understandings as set forth herein.

Signature of Client: Mr. & Mrs. Home Buyer
Date: 06/25/00



GENERAL INSPECTION FIELD REPORT

Date: 06/25/00

OUR GOALS AND STANDARDS

It is our goal to identify potentially significant expenses that would affect a typical purchaser's buying decision. We will always strive to add significantly to your knowledge of the building or structure, within the scope of the inspection. We will not tell you everything about the property or structure, but our report will put you in a much better position to make an informed decision.

It is important to realize that emphasis is placed on major expenses, typically health or safety issues, and mechanical or structural inadequacies. While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided.

The inspection is performed in accordance with normal standards of practice. This is not a Building Code or By-Law compliance inspection.

No comment is offered on any environmental concerns including such things as urea formaldehyde foam insulation, asbestos, radon gas, lead paint, or buried fuel tanks. We will, however, recommend when and if we believe an outside specialist should be consulted.

The report is a professional opinion based on a visual inspection of the accessible features of the building. Without dismantling the house or its systems, there are limitations to such an inspection. Throughout any inspection, references are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing; however, we cannot eliminate it, nor do we assume it.

We are not associated with any seller, contractor, lawyer, or Realtor. Other than the inspection fee, we have no anticipated financial interest in the property. The report will not be released to anyone without your permission.

UNFORESEEN REPAIRS

Each house has many identical components (electrical outlets, windows, bricks, etc.). We will inspect a representative sample of these. This means that some deficiencies which were detectable may go un-noted. We ask that you understand and accept this. As a result of these items and other items which are impossible to anticipate, we suggest a budget figure of roughly one percent (1%) of the value of the home be set aside every year for unforeseen repairs. In some years the expenditures will be less, in others more, but we have found this to be a good average figure.

If you receive opinions which differ from anything in this report, please contact us before committing to any expense.



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FIELD REPORT

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COPY

How To Read The Inspection Report:

The major categories will be graded using the following:

- S** = Satisfactory
- N** = Needs Repair
- U** = Unsatisfactory
- H** = Hazardous
- C** = Comments

Items marked with an asterisk may require further attention and/or repair. Follow up here may be needed.

SECTION 1.0 STRUCTURAL		Comments
Restricted/No Access To: <input type="checkbox"/> Crawl Space <input checked="" type="checkbox"/> Knee Wall Areas <input type="checkbox"/> Fish-On-Grade <input checked="" type="checkbox"/> Finishes and/or Storage Concealing Structural Components <input checked="" type="checkbox"/> Other: <i>Unable to access west end of crawl space due to items stored there.</i>		
1.1	BASEMENT STAIRS/LANDING	<input checked="" type="checkbox"/> Do not meet minimum/work requirements* <input checked="" type="checkbox"/> Missing/Unsafe handrails* <input checked="" type="checkbox"/> In need of repair <input checked="" type="checkbox"/> Other: <i>Rotated stringers</i>
1.2	BASEMENT FLOOR	<input checked="" type="checkbox"/> Cracking, heaving, buckling <input type="checkbox"/> Improper slope <input type="checkbox"/> Other:
1.3	BASEMENT FOUNDATION WALLS	<input checked="" type="checkbox"/> Visible cracking/heaving* <input type="checkbox"/> Further evaluation <input type="checkbox"/> Other:
1.4	FLOOR SYSTEM/COLUMNS & BEAMS	<input checked="" type="checkbox"/> Notching/alterations* <input type="checkbox"/> Dry rot <input type="checkbox"/> Sagging <input checked="" type="checkbox"/> Other: <i>First floor joists on N and base J" notches cut out to facilitate installation of plumbing. This has weakened the floor system. Professional repairs recommended here.</i>
1.5	CRAWL SPACE	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not present <input type="checkbox"/> Not accessible <input type="checkbox"/> Compensate <input type="checkbox"/> None <input checked="" type="checkbox"/> Some signs* <input type="checkbox"/> Extreme*
1.6	REMARKS:	<i>- It is recommended that a vapor barrier be installed over the dirt/floor of the crawl space. - The basement stairway is missing handrails. The support stringers underneath have rotted, leaving little support under the stairs. It is recommended that the stairway be fixed until professional repairs can be made.</i>



The Information symbol denotes areas of special information pertaining to the section. This symbol may also be followed by the words **LIMITATIONS** -or- **REFERENCE**, which serve to define the type of special information being given.



The camera symbol indicates that a photograph of the of the area being described is available on page 15.

Your name and file number will appear here



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SECTION 1.0 STRUCTURAL

	Restricted/No Access To:	<input type="checkbox"/> Crawl Space	<input type="checkbox"/> Knee Wall Areas	<input type="checkbox"/> Slab-On-Grade	<input checked="" type="checkbox"/> Finishes and/or Storage Concealing Structural Components	<input checked="" type="checkbox"/> Other: <i>Extensive storage in the NW corner basement utility room restricted viewing here.</i>
	For the purposes of this report, the front of house is facing: <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W					

Item	Description	Rating	Comments
1.1	BASEMENT STAIRS/LANDING	S	<input type="checkbox"/> Do not meet rise/run/width requirements* <input type="checkbox"/> Missing/Unsafe handrails* <input type="checkbox"/> In need of repair* <input type="checkbox"/> Other:
1.2	BASEMENT FLOOR Type of construction: <i>Concrete</i> ;	C	<input checked="" type="checkbox"/> Cracking, heaving, buckling <input type="checkbox"/> Improper slope <input type="checkbox"/> Unable to fully view/covered by finishes <input checked="" type="checkbox"/> Other: <i>- Typical floor cracking noted. . .cracks should be filled / caulked.</i>
1.3	BASEMENT FOUNDATION WALLS Type of construction: <i>Block</i> ; - - Configuration: <i>Full Basement</i>	S	<input type="checkbox"/> Visible cracking/bowing* <input type="checkbox"/> Further evaluation <input type="checkbox"/> Unable to fully view/covered by finishes <input type="checkbox"/> Other:
1.4	FLOOR SYSTEM/COLUMNS & BEAMS Floor Joist Type: <i>2 x 10 dimensional lumber</i> ; Floor Decking Type: <i>Oriented-strand-board (OSB)</i> ;	S	<input type="checkbox"/> Notching/alterations* <input type="checkbox"/> Dry rot* <input type="checkbox"/> Sagging* <input type="checkbox"/> Other:
1.5	CRAWL SPACE		<input type="checkbox"/> Present <input type="checkbox"/> Not present <input type="checkbox"/> Not accessible* Dampness: <input type="checkbox"/> None <input type="checkbox"/> Some signs* <input type="checkbox"/> Extensive*
1.6	REMARKS:		

BASEMENT Comments

1.7	BASEMENT DAMPNESS <i>Many factors can combine to contribute to a wet basement (e.g. lack of proper exterior grading, poor gutter & downspout installation, settled exterior surfaces, etc.). Unfortunately, wet basements cannot be assessed for their severity, frequency, and inconvenience factor during a one-time visit. There may or may not be clues that may indicate basement dampness.</i>		<input type="checkbox"/> Current/active leakage* <input type="checkbox"/> No dampness visible <input checked="" type="checkbox"/> Past staining/leakage/mildew* <input type="checkbox"/> Rust on nails* <input checked="" type="checkbox"/> On basement walls/floors/paneling/drywall/etc.* <input checked="" type="checkbox"/> Other: <i>- There was evidence of past water leakage / mold on the walls along the N & E walls. Please refer to the Remarks section below, for further comments:</i> <input checked="" type="checkbox"/> Sump basket <input checked="" type="checkbox"/> Sump pump <input type="checkbox"/> Beaver system
1.8	BASEMENT SLEEPING/OTHER ROOMS	N	<input checked="" type="checkbox"/> "Do-it-yourself" modifications made to heating, electrical, structural, or finish work* <i>- The two bedrooms along the S end of the basement have been finished off in a "do-it-yourself" manner, i.e. insufficient heat supply ducts, several outlets not properly wired (see Section #4.2). It is recommended that professional repairs be made here.</i>
1.9	FLOOR DRAINS Number visible: <i>2</i>	S	<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested
1.10	REMARKS: <i>- (1.7) Suspect poor exterior drainage & missing downspout extensions as likely contributors to the basement leakage noted. See Sections #6.3 and #7.1 for reference.</i> <i>- The sump pump is discharging into the sanitary sewer vs. outside, in violation of City Ordinance #2776. Recommend re-directing discharge.</i>		



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SECTION 2.0


PLUMBING



Bathrooms are typically subjected to more moisture than other rooms in the house. Because of this fact, several things should be kept in mind: It is important to limit the amount of moisture/water intrusion into the surrounding walls, ceilings, etc. by use of exhaust fans & maintenance of the caulking & grouting of ceramic tiled surfaces. Bathrooms should also be equipped with GFCI protected outlets. Many older homes are not equipped with GFCI's or exhaust fans; upgrading in these areas is recommended. No comment is made on well & septic systems and their components.

REFERENCE

Comments

2.1 WASTE AND VENT PIPING (lower level) Apparent Waste Type: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Waste Line Type: <i>PVC ; --</i>	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> Makeshift repairs* <input type="checkbox"/> Solid waste pump present <i>Leaks:</i> <input checked="" type="checkbox"/> None observed <input type="checkbox"/> Some signs* <i>- No trap on laundry sink waste line. . . recommend adding.</i>
2.2 WATER PIPING  <input checked="" type="checkbox"/> Water Treatment Equipment Not Inspected <input checked="" type="checkbox"/> Concealed Plumbing Not Inspected <input checked="" type="checkbox"/> Hot Tubs/Spas & Other Specialty Systems Not Tested <input checked="" type="checkbox"/> Isolating/Relief Valves & Main Water Line Shut-Off Valve Not Tested Apparent Water Supply Type: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Water Line Type: <i>Copper ; --</i>	<input checked="" type="checkbox"/> S	<i>Water was:</i> <input checked="" type="checkbox"/> ON <input type="checkbox"/> OFF at the time of inspection <i>Leaks:</i> <input checked="" type="checkbox"/> None observed <input type="checkbox"/> Some signs* <input type="checkbox"/> Makeshift repairs* <input type="checkbox"/> Marginal water pressure/flow*
2.3 MAIN WATER LINE Type of water line material: <i>Copper</i> Main shut-off valve location: <i>Basement</i>	<input checked="" type="checkbox"/> S	<input type="checkbox"/> Leakage at main shut-off valve* <input type="checkbox"/> Other:
2.4 GAS PIPING	<input checked="" type="checkbox"/> S	<input type="checkbox"/> Unused lines not capped* <input type="checkbox"/> No shut-offs at appliances*
2.5 WATER HEATER Make: 1) <i>MorFlo</i> 2) Model: 1) <i>GVF84336</i> 2) Output (b.t.u./hr.) : 1) <i>33,000</i> 2) Capacity (US gals.) : 1) <i>40 gallons</i> 2)	<input checked="" type="checkbox"/> S	<input type="checkbox"/> No relief valve* <input type="checkbox"/> No downspout* <input type="checkbox"/> Poor venting* <input type="checkbox"/> Rust/leakage* <i>Type of fuel: Natural gas ;</i> <i>- The water heater is newer (approx. 5 years old), and operated well.</i>

2.6 REMARKS:

BATHROOMS

Comments

2.7 BATHROOMS <input checked="" type="checkbox"/> Lower level..... <input type="checkbox"/> Bath exhaust fan <i>No exhaust fan</i> <input checked="" type="checkbox"/> Main level..... <input checked="" type="checkbox"/> Bath exhaust fan -- <input checked="" type="checkbox"/> Upper level..... <input checked="" type="checkbox"/> Bath exhaust fan -- <i>- Recommend installing an exhaust fan in the lower level bath as an upgrade.</i>	<input checked="" type="checkbox"/> N	<i>Leaks:</i> <input checked="" type="checkbox"/> None observed <input type="checkbox"/> Some signs* <i>- Ceramic tile damage / wall flexing in master shower. High moisture levels present behind tile, when tested. Contact a tile specialist for advice here.</i> <i>Loose toilet stools:</i> <input type="checkbox"/> Lower* <input checked="" type="checkbox"/> Main* <input type="checkbox"/> Upper* <input type="checkbox"/> Grout joints in ceramic tile * <input checked="" type="checkbox"/> Loose tile* <input checked="" type="checkbox"/> Wall Damage* <input type="checkbox"/> Minimal water pressure* <input type="checkbox"/> Floor Damage* <input type="checkbox"/> Do-it-yourself modifications*
--	---------------------------------------	---

2.8 REMARKS:



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SECTION 3.0

HEATING



Any combusting appliance has the potential to introduce carbon monoxide into the home. It is recommended that these appliances be tested at least once a year, by a qualified heating technician. It is also recommended that at least one carbon monoxide detector be installed on every level of your home.

REFERENCE LIMITATIONS

- Radiator Zone Valves Not Tested
- Safety Devices Not Tested
- Heat Loss/Energy Calculations Not Performed

Comments

3.1 HEATING SYSTEM

S

Furnace make: Unit 1) **American Standard**
Unit 2)
Furnace model: Unit 1) **TUD080B924A0**
Unit 2)
Output (Btu/hr): Unit 1) **80,000** Unit 2)

-- Digital Carbon Monoxide Test Results --

(Note: A digital CO test by itself, may not reveal some hidden defects)

Supply Air: **0.00** ppm **Within acceptable limits**
Exhaust Gasses: **9.00** ppm **Within acceptable limits**

Type of fuel: **Natural Gas**
Heating plant type: **Forced Air**

- Rust/debris on interior*
 - Needs cleaning*
 - Contact a specialist to fully inspect*
 - Unsafe venting*
 - Not visible/enclosed combustion chamber*
- The furnace is approx. 10 years old, and operated well at the time of the inspection. The interior was dirty, as was the filter. Recommend cleaning / servicing the unit.**

3.2 DISTRIBUTION

N

Type of distribution: Ductwork Radiators
 Insufficient supplies and(or) return air vents*

- See Section #1.8 for reference to insufficient heat vents.

3.3 HUMIDIFIER Make: **Aprilaire #550**

S

Not present Not functioning* Not tested

3.4 SUPPLEMENTARY HEAT

Fireplace/Stove present..... Yes No



It is important that fireplaces (flues & firebox) be cleaned and inspected on a regular basis to prevent the buildup of creosote, which can be a cause of chimney fires.

REFERENCE

Note: It is not uncommon, during a visual inspection, to be unable to view all areas of the flue & firebox due to lack of access.

- Unable to fully view entire flue due to lack of access*

Location **Type**
1) **Lower Level ; Wood burning fireplace**
2) --- ; ---
3) --- ;

- Creosote buildup was noted in the chimney flue, and the damper handle was broken. Repair / cleaning needed.**
- Recommend professional cleaning & inspection of flue*

3.5 REMARKS:

COOLING

Comments

3.6 COOLING SYSTEM

S



Note: The outside air temperature must be 55-60° F or above and the circuit breakers on for a minimum of 24 hours, otherwise an A/C system cannot be operated without possible damage to the compressor.

REFERENCE

A/C Make: **Carrier ;**
Model : **38TG024300**

Air-conditioning present..... Yes No
Viewed in operation..... Yes No

- The compressor operated well. Unit is approx. 5 years old.

- Compressor not operated due to outside temperature* (Please refer to comments at left)

3.7 REMARKS:

"S" = Satisfactory "U" = Unsatisfactory "H" = Hazardous "C" = Comments "N" = Needs Repair
Page #: 9 of 15 (* Signifies items that warrant attention/repair) Client Name: Home Buyer



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SECTION 4.0

ELECTRICAL

Comments

4.1 ELECTRIC SERVICE

S



The electrical system is very important from both a safety and convenience standpoint. Generally speaking, electrical systems are expanded and upgraded over the life of a house, rather than taken out and replaced on a regular basis. For this reason, it is not uncommon to have a house with a combination of older and newer systems present (e.g. wiring, outlets, fixtures, etc.).
Note: For most houses today, a 60 amp service is inadequate.

REFERENCE

-- Electrical Panel Size (number of circuits) --

Total Circuits: 17= 240V(3) ;120V(14)

Apparent service size at panel: **AMPS: 150** VOLTS: **120/240**

Type of main service panel: Breakers Fuses

4.2 OUTLETS/FIXTURES/SWITCHES

N

- A representative #. of outlets/switches were randomly tested.
- Unsafe wiring present in the lower level (see Section #1.8).
Contact an electrician to make repairs here.

- Visible repairs/alterations* Reversed polarity*
- Professional repairs needed* Open ground*
- Knob & tube wiring present* Makeshift repairs*
- Requires installation of GFCI's in potential "wet" areas*

4.3 REMARKS:

Note: It is recommended that you have at least one smoke detector on every level of your home – test operation monthly.
The battery of the unit in the lower level family room needs to be replaced.

KITCHEN



Kitchen appliances are mechanical devices, and as such, may operate one moment and then later malfunction. It is therefore strongly recommended that all appliances in the house be re-checked by you and your Realtor at your final walk-through, before closing, to determine if they are still operating as expected.

REFERENCE LIMITATIONS

- Appliances Are Not Moved During An Inspection
- Self-Cleaning Features On Ovens Not Tested
- Effectiveness Of Dishwasher Drying Cycle Not Tested

4.4 APPLIANCES

Present **OK**

	Yes	No	OK
Waste Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust Vent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Door Bell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vac	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other :			

Clothes Dryer Power Supply:
 Electric Gas (Natural /Propane)
 Not viewed

Appliances not tested
- Recommend testing operation of all your appliances when you perform your walk through, before closing escrow.

4.5 PLUMBING FIXTURES

S

- Poor water flow* Leakage or seepage*
- Makeshift repairs* Other:

4.6 REMARKS:

"S" = Satisfactory "U" = Unsatisfactory "H" = Hazardous "C" = Comments "N" = Needs Repair

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(* Signifies items that warrant attention/repair)

Client Name: Home Buyer



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SECTION 5.0

GENERAL INTERIOR

It is common to find some cracking present in walls and ceilings, especially of wood frame structures. Although unsightly, cracks are not always an indication of a major structural defect. For the most part, cracking in plaster and drywall can be attributed to normal settling after initial construction, expansion/contraction of wood due to moisture, etc. As with any cracking though, it is always prudent to monitor for any significant changes, and contact an expert if any are noted.



REFERENCE
LIMITATIONS

- Absence Of Historical Clues Due To New Finishes/Paint
- Storage/Furnishings In Some Areas Limited Inspection
- No Comment Made On Lead Paint
- No Comment Made On Cosmetic Finishes
- View of Windows/Glass Limited by Dust/Screens/Etc.

Comments

5.1	MAJOR WALL/CEILING FINISHES	N	Type of material : Drywall ; -- ; -- <input checked="" type="checkbox"/> Typical flaws present <input type="checkbox"/> Large cracks* <input checked="" type="checkbox"/> Stains* <i>- A stain was present in the upper level hallway ceiling, under a roof vent in the attic, directly above - tested actively damp. See Section #6.6 for reference.</i>
5.2	MAJOR FLOOR FINISHES <input type="checkbox"/> Out-of-level floors* <input type="checkbox"/> Deterioration/soft floors*		<input checked="" type="checkbox"/> Hardwood <input checked="" type="checkbox"/> Carpet <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Tile <input type="checkbox"/> Slate/Marble/Etc. <input type="checkbox"/> Other:
5.3	WINDOWS/DOORS Window Brand: <i>Andersen</i> ; -- Type of windows -- Frames: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Clad <input type="checkbox"/> Metal <input type="checkbox"/> Vinyl Window Type: <input checked="" type="checkbox"/> Casement <input type="checkbox"/> Awning <input type="checkbox"/> Sliders <input type="checkbox"/> Double Hung <input type="checkbox"/> Other: Glazing: <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double <input type="checkbox"/> Triple	S	<input type="checkbox"/> Paint and(or) glazing flaking & peeling on frames* <input checked="" type="checkbox"/> Difficult/unable to open* <input type="checkbox"/> Rot on frames* <input checked="" type="checkbox"/> Cracked/broken glass* <input type="checkbox"/> Poor finish condition* <input type="checkbox"/> Failed thermopane seals* Repairs needed on: <input type="checkbox"/> None <input checked="" type="checkbox"/> Some* <input type="checkbox"/> Many* <i>- Rear lower level patio door difficult to open / close. Noted excessive amount of dirt / debris in track. Needs cleaning.</i>
5.4	HEAT/COOLING SOURCE		Type: <input checked="" type="checkbox"/> Registers <input type="checkbox"/> Electric Baseboard <input type="checkbox"/> Radiators <input type="checkbox"/> Space Heater <input type="checkbox"/> Other :
5.5	REMARKS:		

ATTIC



LIMITATIONS

- Continuity Of Air/Vapor Barrier Not Verified
- Walls/Decking/Rafters Spot Checked Only
- Entire Attic Space Was Not Fully Accessible And All Components Were Not Able To Be Individually Viewed

Attic Access/Roof Space Viewed From:

- Ladder At Hatch In The Attic No Access*

Comments

5.6	ROOF DECKING AND RAFTERS <i>- See Section #6.6 for reference.</i>	C	<input checked="" type="checkbox"/> Dampness/staining* <input type="checkbox"/> Sagging* <input type="checkbox"/> Notching/alterations* <input type="checkbox"/> Deteriorated decking*
5.7	ATTIC VENTILATION Type of venting present: <input checked="" type="checkbox"/> Roof <input type="checkbox"/> Ridge <input checked="" type="checkbox"/> Soffit <input type="checkbox"/> Gable	S	<input type="checkbox"/> Obstructions to air flow* <input type="checkbox"/> Recommend increasing air flow*
5.8	ATTIC INSULATION <i>New house standards call for approximately 14-16 inches of insulation, which equals an R-Value of approx. 40-42. Many older homes have significantly less than this amount present. Insufficient attic insulation & ventilation can contribute to excess energy usage, ice-dam related water intrusion, etc.</i>		Type of insulation: Blown ; -- Approximate insulation thickness (in inches): 16" <input type="checkbox"/> Recommend increasing amount of insulation* <i>- Note: Additional insulation has been added at some point in the past - meets current new house insulation standards.</i>
5.9	REMARKS:		

"S" = Satisfactory "U" = Unsatisfactory "H" = Hazardous "C" = Comments "N" = Needs Repair

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(* Signifies items that warrant attention/repair)

Client Name: Home Buyer



GENERAL HOME INSPECTION FIELD REPORT



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SECTION 6.0

EXTERIOR

The exterior components of a house work together to provide a watertight "shell", if all the parts are doing their job. Many new houses today, are built with low maintenance exteriors (e.g. permanent siding, clad windows & doors, metal soffit & fascia, etc.), which minimize the need for exterior painting. Most houses though, have at least some exterior surfaces that require annual care and maintenance. Surfaces protected with lead-based paint are a potential health hazard. It is recommended that you contact your local Department of Health for more information on how you can protect yourself.



REFERENCE LIMITATIONS

- Limited Visibility Due To Snow (roof, paved surfaces, grounds)
- Restricted/No Access Under Steps/Porches/Decks
- Absence Of Historical Clues Due To New Finishes/Paint
- Vines/Shrubs/Trees Against Building Restricting View

Comments

6.1	EXTERIOR STRUCTURE WALLS <i>Type of siding material: Permanent Vinyl ;</i>	S	<input type="checkbox"/> Paint peeling/flaking* <input type="checkbox"/> Moisture damage* <input type="checkbox"/> Repairs are needed*	<input type="checkbox"/> Areas of deterioration* <input type="checkbox"/> Caulking needed*
6.2	DOORS/WINDOWS (frames/storms/screens)	C	<i>- Missing 2 screens on the front main level living room windows.</i>	
6.3	FASCIAS/GUTTERS/DOWNSPOUTS/MISC.	C	<i>Type of gutters:</i> <input type="checkbox"/> Not present <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Missing gutter extensions* <input type="checkbox"/> Need cleaning/repair* <i>- Noted 3 downspout extensions missing along N side.</i>	
6.4	ATTACHED DECKS	N	<input type="checkbox"/> No deck present <input type="checkbox"/> Makeshift construction* <input type="checkbox"/> No flashing at ledger board*	<input type="checkbox"/> Poor plate connection* <input checked="" type="checkbox"/> Evidence of rotting* <input checked="" type="checkbox"/> Other: <i>- Rotted stringers on deck stairs. Professional repairs recommended.</i>
6.5	REMARKS:			

ROOF

Comments

6.6	ROOF COVERING/FLASHING	N	<i>Evidence of:</i> <input type="checkbox"/> Curling* <input type="checkbox"/> Cupping* <input type="checkbox"/> Cracking* <input type="checkbox"/> Moss Buildup* <input checked="" type="checkbox"/> Gravel Loss* <input type="checkbox"/> Leaking* <input type="checkbox"/> Missing/Broken Shingles* <input type="checkbox"/> Past Repairs* <i>- Noted some pitting and gravel loss on shingles, as well as holes in 2 roof vents. Suspect hail damage. Recommend that the Seller follow up with their insurance company.</i>
	Roof Inspection Limited/Prevented By: <input type="checkbox"/> Snow/Ice <input type="checkbox"/> Wet <input type="checkbox"/> Height <input type="checkbox"/> No Access <input type="checkbox"/> Slope Roof Inspected By: <input type="checkbox"/> Binoculars <input type="checkbox"/> Ladder At Edge <input checked="" type="checkbox"/> Walking On <i>Type of roof covering: Composition shingles ;</i> <i>Approximate Age of Roof Covering: ± 5 yrs.</i>		
6.7	CHIMNEY Location 1): <i>Fireplace</i> Location 2): <i>- -</i>		<i>Type of chase construction:</i> <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Framed <input type="checkbox"/> Stone <input type="checkbox"/> Other <i>Type of flue:</i> <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Tile <input type="checkbox"/> Unable to view <input type="checkbox"/> PVC <i>Evidence of:</i> <input type="checkbox"/> Scaling* <input type="checkbox"/> Loose Mortar* <input type="checkbox"/> Cracked Cap* <input type="checkbox"/> Missing/damaged flashing* <input type="checkbox"/> Repairs Needed*
6.8	REMARKS:		

"S" = Satisfactory "U" = Unsatisfactory "H" = Hazardous "C" = Comments "N" = Needs Repair

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(* Signifies items that warrant attention/repair)

Client Name: Home Buyer



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SECTION 8.0 INSPECTION SUMMARY



MAJOR REPAIR - REPLACEMENT ITEMS

The following are items that have failed, and(or) have the potential to pose a significant expense over the near term.

Note: Please refer to the attached **Repair Price Guide** (located on the inside back cover), for approximate costs to repair & replace many of the more common components found in a typical home.

SECTION

REMARKS

COST

There were some items in need of attention, as per below. Please refer to the text of the Inspection Report for further details.

- | | | |
|----|--|---------------|
| 1. | <i><u>Basement Leakage</u> – While no active leakage was present at the time of the inspection, poor exterior landscaping & missing gutter extensions are certainly contributors to the past leakage noted. It is recommended that the N & E sides be re-graded & the missing extensions replaced.</i> | 400 – 650 |
| 2. | <i><u>Do-It-Yourself Basement Finishing</u> – Recommend installing heat vents in the lower level rooms, and professional repair of the electrical wiring here. Contact professionals for repair estimates.</i> | 200 - 350 |
| 3. | <i><u>Sump Pump</u> – It is recommended that the sump pump discharge be re-directed so that flow is to the outside. Contact a plumber for an estimate.</i> | 175 - 250 |
| 4. | <i><u>Ceramic Tile</u> – Contact a ceramic tile specialist for estimates to repair / replace the tile in the master shower.</i> | 1,200 – 1,600 |
| 5. | <i><u>Deck Stairs</u> – The deck stairway stringers are rotted and unsafe for use. Contact a contractor for repair estimates here.</i> | 200 - 300 |
| 6. | <i><u>Roof Vents / Shingles</u> – Hail damage noted on shingles and roof vents. Recommend that the Seller follow up with his insurance company.</i> | - ? - |

Be sure to refer to the Home Maintenance Checklist located on the inside front cover, for a helpful summary that details some of the more common areas needing attention around a typical home.

Inspector: *Doyl Penick*

NOTE: THE ENTIRE REPORT SHOULD BE READ AND TAKEN INTO ACCOUNT, INCLUDING ALL COMMENTS, RECOMMENDATIONS, AND REMARKS, TO GAIN A PROPER PERSPECTIVE OF THE CONDITION OF THE SUBJECT STRUCTURE. The above list itemizes certain repair or replacement considerations noted during the inspection of the subject structure. The items included are of a **health or safety, structural, or mechanical concern**. This list is not intended to be all inclusive, and costs are approximations only. All items considered should be verified by estimates from reputable contractors. **THIS ESTIMATE IS NOT INTENDED TO BE, NOR IS TO BE CONSTRUED AS, A GUARANTEE OF ACTUAL REPLACEMENT OR REPAIR COSTS.**

SECTION 9.0 ADDENDUM SECTIONS

The following section contains items such as photos, additional reports, specialty inspections, etc. that provide additional information and reference to the Inspection Report.



Damaged ceramic tile in master shower.



Rotted deck stairway stringers.



Hail damage on roof vents.