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General Information

Property Information

Property Address: *123USA Drive*
City: *Cleveland* State: *Ohio* Zip: *11111*
Contact Name: *Joe Usa*
Phone: *999-999-9999* Fax:

Client Information

Client Name: *Joe Usa*
Client Address : *123 USA Drive*
City: *Cleveland* State: *Ohio* Zip: *11111*
Phone: *999-999-9999* Fax:
E-Mail: *inspection sunlimited@cox.net*

Inspection Company

Inspector Name: *Paul Wancata*
Company Name *Inspections Unlimited*
Company Address *1535 Lourdes Dr.*
City *Parma* State *OH* Zip *44134*
Phone: *216-571-1074* Fax *n/a*
E-Mail: *inspection sunlimited@cox.net*
File Number: *2010-200*
Amount Received: *\$275.00*

Conditions

Others Present: *Buyer's Agent and Buyer* Property Occupied: *Occupied*
Estimated Age: *50 yrs* Entrance Faces: *North*
Inspection Date: *03/16/2010*
Start Time: *9:00am* End Time: *12:00pm*
Electric On *Yes*
Gas/Oil On *Yes*
Water On *Yes*
Temperature: *50 degrees*
Weather: *Sunny* Soil Conditions: *Damp*
Space Below Grade: *Basement*
Building Type: *Single family* Garage: *Attached*
Sewage Disposal: *City* How Verified: *Multiple Listing Service*
Water Source: *City* How Verified: *Multiple Listing Service*

Component Ratings

Satisfactory	Component is functional with no visible defects at time of the inspection.
Marginal	Component shows signs of wear and may not be functioning at its full intended use or may be nearing the end of its expected life's design and should be budgeted for repair or replacement in the near future.
Repair / Replace	A)--Component does not operate, is broken, or shows signs of deterioration that requires immediate repair or replacement. B) Component may be operational at time of inspection, but due to age, is functioning beyond the manufacturer's expected life design and should be budgeted for replacement immediately.
Safety Hazard	Component poses a safety hazard and should be repaired or replaced immediately.
Not Inspected	Component was unable to be inspected for safety reasons, lack of utility operation, inaccessible, disconnected at time of inspection, or beyond the scope of the inspection.
Partially Inspected	Component was not completely visible, accessible, or operable at time of inspection and rating based on visible area only

Roof Surface

Inspection of the roofing material and its components are not always completely visible or accessible due to weather conditions, height of structure, covered by other material, or may pose a safety hazard to the inspector. All efforts are made to make a complete evaluation of the roof and its applicable components. Determining its current age and expected future life expectancy is not always possible due to other contributing factors such as proper insulation, ventilation, and vegetation which may be negatively affecting roof material performance at the time of the inspection. Any future life expectancy is based on current aging symptoms identified at time of the inspection which are typical factors as recognized within the roofing industry.

- | | |
|---|--|
| 1. Roof Surface Location <i>Main</i> | |
| 2. Type: <i>Gable</i> | |
| 3. Method of Inspection: <i>On roof</i> | |
| 4. Unable to Inspect: <i>10%</i> | |
| 5. Material: <i>Asphalt shingle</i> | <i>Satisfactory</i> |
| 6. Flashing: <i>Aluminum</i> | <i>Satisfactory</i> |
| 7. Valleys: <i>Preformed metal</i> | <i>Satisfactory</i> |
| 8. Plumbing Vents: <i>Cast Iron</i> | <i>Satisfactory</i> |
| 9. Gutters: <i>Aluminum</i> | <i>Repair / Replace</i> |
| | <i>Gutters are dirty and filled with debris which can cause overflow of gutters and send water down foundation wall. Recommend cleaning by a roofing specialist.</i> |
| 10. Downspouts: <i>Aluminum</i> | <i>Satisfactory</i> |
| <hr/> | |
| Main Chimney | |
| 11. Chimney: <i>Brick</i> | <i>Marginal</i> |
| | <i>Chimney requires tuck point repairs by a mason specialist.</i> |
| 12. Flue/Flue Cap: <i>Clay</i> | <i>Satisfactory</i> |
| 13. Chimney Flashing: <i>Aluminum</i> | <i>Satisfactory</i> |

Lots and Grounds

Any negative grade towards a home can affect the foundation of a home and increase the likelihood of moisture intrusion into parts of the home below grade. It is always recommended to correct any negative grade situations.

- | | |
|---|--|
| 1. Driveway <i>Concrete</i> | <i>Satisfactory</i> |
| 2. Walks: <i>Concrete</i> | <i>Satisfactory</i> |
| 3. Grading: <i>Minor slope</i> | <i>Marginal</i> |
| | <i>Grading is sloped towards foundation which can cause moisture intrusion down foundation. Recommend evaluation and repair by a professional.</i> |
| 4. Swale: <i>Adequate slope</i> | <i>Satisfactory</i> |
| 5. Vegetation: <i>Tall Trees</i> | <i>Satisfactory</i> |
| <hr/> | |
| Steps / Stoop Attached Exterior Component | |
| 6. Attached to House? <i>Yes</i> | <i>Satisfactory</i> |
| 7. Railings Present? <i>Yes</i> | <i>Satisfactory</i> |
| 8. Steps <i>Concrete</i> | <i>Satisfactory</i> |
| 9. Walk Surface <i>Concrete</i> | <i>Satisfactory</i> |

Lots and Grounds (Continued)

- | | |
|--|---|
| 10. Wood Present? <i>No</i> | |
| <hr style="border: 1px solid black;"/> | |
| Deck Attached Exterior Component | |
| 11. Attached to House? <i>Yes</i> | <i>Satisfactory</i> |
| 12. Railings Present? <i>Yes</i> | <i>Satisfactory</i> |
| 13. Steps <i>Wood</i> | <i>Satisfactory</i> |
| 14. Walk Surface <i>Wood</i> | <i>Marginal</i> |
| | <i>Wood surface needs to be washed and re sealed.</i> |

Exterior Surface and Components

Examination of the exterior walls are based on the visible components only. Decks & Porches are constructed many times close to the ground and their inspection of their structural components is not accessible or visible. Evaluation is based on any signs or symptoms indicating a possible problem. The exterior (VISIBLE) foundation walls are examined based on current conditions at time of the inspection. Foundation walls commonly develop settlement or shrinkage cracks and should be sealed and monitored for further movement. Cracks in foundation walls are evaluated based on the current conditions and any signs indicating possible structural issues. Inspections Unlimited does not guarantee future movement or structural integrity involving any cracks.

- | | |
|--|---------------------|
| <hr style="border: 1px solid black;"/> | |
| Entire home Exterior Surface | |
| 1. Type: <i>Vinyl siding</i> | <i>Satisfactory</i> |
| 2. Trim: <i>Aluminum</i> | <i>Satisfactory</i> |
| 3. Fascia: <i>Aluminum</i> | <i>Satisfactory</i> |
| 4. Soffits: <i>Aluminum</i> | <i>Satisfactory</i> |
| 5. Door Bell: <i>Battery operated</i> | <i>Satisfactory</i> |
| 6. Foundation Wall <i>Block</i> | <i>Satisfactory</i> |
| 7. Differential Movement: <i>No movement</i> | <i>Satisfactory</i> |
| 8. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 9. Window Screens: <i>Vinyl mesh</i> | <i>Satisfactory</i> |
| 10. Basement Windows: <i>Glass block</i> | <i>Satisfactory</i> |
| 11. Exterior Lighting: <i>Surface mount</i> | <i>Satisfactory</i> |
| 12. Exterior Electric Outlets: <i>110 VAC on house</i> | <i>Satisfactory</i> |
| 13. Hose Bibs: <i>Gate</i> | <i>Satisfactory</i> |
| 14. Electrical Mast: <i>Mast with tie back at roof</i> | <i>Satisfactory</i> |
| 15. Gas Meter: <i>Side of house--outside</i> | <i>Satisfactory</i> |
| 16. Main Gas Valve: <i>Located at gas meter</i> | <i>Satisfactory</i> |
| <hr style="border: 1px solid black;"/> | |
| Front Door | |
| 17. Entry Door: <i>Solid Wood</i> | <i>Satisfactory</i> |
| 18. Storm Door Present <i>Yes</i> | <i>Satisfactory</i> |
| <hr style="border: 1px solid black;"/> | |
| Side Door | |
| 19. Entry Door: <i>Solid Wood</i> | <i>Satisfactory</i> |
| 20. Storm Door Present <i>Yes</i> | <i>Satisfactory</i> |

Garage/Carport

Attached Garage

- | | |
|--|---------------------|
| 1. Type of Structure: <i>Attached</i> | |
| 2. Car Spaces: <i>2</i> | |
| 3. Exterior Surface: <i>Vinyl siding</i> | <i>Satisfactory</i> |
| 4. Roof: <i>Asphalt shingle</i> | <i>Satisfactory</i> |
| 5. Gutters: <i>Aluminum</i> | <i>Satisfactory</i> |
| 6. Downspouts: <i>Aluminum</i> | <i>Satisfactory</i> |

Components- Attached Garage

- | | |
|---|--|
| 7. Garage Entry Door <i>Metal</i> | <i>Safety Hazard</i> |
| | <i>Door to home does not auto close which poses a safety hazard. Auto close hinges need to be installed.</i> |
| 8. Fire separation <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 9. Attic Access? <i>No</i> | |

Attic

- | | |
|--|---------------------|
| 10. Door Operation: <i>Mechanized</i> | <i>Satisfactory</i> |
| 11. Door Opener: <i>ESP</i> | |
| 12. Roof Structure: | <i>Satisfactory</i> |
| 13. | <i>Satisfactory</i> |
| 14. Floor/Foundation: <i>Poured concrete</i> | <i>Satisfactory</i> |

Kitchen

Kitchen appliances are inspected for operation only at time of the inspection. Their future life and use are beyond the scope of the inspection.

1st Floor Kitchen

- | | |
|---|---|
| 1. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 2. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 3. Floor: <i>Linoleum</i> | <i>Satisfactory</i> |
| 4. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 5. HVAC Source: <i>Heating system register</i> | <i>Satisfactory</i> |
| 6. Electrical: <i>Lighting circuit, 110 receptacles</i> | <i>Repair / Replace</i> |
| | <i>GFCI-All kitchen or bathroom receptacles within 6' of water should be a GFCI receptacle or on a GFCI circuit. Recommend evaluation and repair by a licensed electrician.</i> |
| 7. Sink: <i>Stainless Steel</i> | <i>Satisfactory</i> |
| 8. Faucet <i>Chrome</i> | <i>Satisfactory</i> |
| 9. Disposal: <i>In-Sinkerator</i> | <i>Satisfactory</i> |
| 10. Flow and Drainage <i>Adequate Flow and drainage</i> | <i>Satisfactory</i> |
| 11. Sink Plumbing <i>Chrome</i> | <i>Satisfactory</i> |
| 12. Sink Base Cabinet <i>Wood</i> | <i>Satisfactory</i> |
| 13. Counter Tops: <i>Formica</i> | <i>Satisfactory</i> |
| 14. Cabinets: <i>Wood</i> | <i>Satisfactory</i> |
| 15. Appliances Present? <i>No</i> | |

Living Space

It is recommended to have a minimum of at least one smoke detector per floor of each home and in hallways to all bedrooms. A carbon monoxide detector is also recommended on each floor.

Family Room Living Space

1. Ceiling: <i>Drywall / plaster</i>	<i>Satisfactory</i>
2. Walls: <i>Drywall / plaster</i>	<i>Satisfactory</i>
3. Floor: <i>Carpet</i>	<i>Satisfactory</i>
4. Windows: <i>Vinyl double hung</i>	<i>Satisfactory</i>
5. Electrical: <i>110 VAC outlet, light switch</i>	<i>Satisfactory</i>
6. HVAC Source: <i>Heating system register</i>	<i>Satisfactory</i>

Living Room Living Space

7. Ceiling: <i>Drywall / plaster</i>	<i>Satisfactory</i>
8. Walls: <i>Drywall / plaster</i>	<i>Satisfactory</i>
9. Floor: <i>Carpet</i>	<i>Satisfactory</i>
10. Windows: <i>Vinyl double hung</i>	<i>Satisfactory</i>
11. Electrical: <i>110 VAC outlet, light switch</i>	<i>Satisfactory</i>
12. HVAC Source: <i>Heating system register</i>	<i>Satisfactory</i>

Laundry Room/Area

Washer and dryer are inspected for operation only at time of the inspection. Their future life and operation is beyond the scope of the inspection.

1st Floor Laundry Room/Area

1. Walls: <i>Drywall / plaster</i>	<i>Satisfactory</i>
2. Floor: <i>Linoleum</i>	<i>Satisfactory</i>
3. Ceiling: <i>Drywall / plaster</i>	<i>Satisfactory</i>
4. Doors: <i>Hollow wood</i>	<i>Satisfactory</i>
5. HVAC Source: <i>Heat system register</i>	<i>Satisfactory</i>
6. Electrical: <i>110 VAC outlet, light switch</i>	<i>Satisfactory</i>
7. Laundry Tub: <i>PVC</i>	<i>Satisfactory</i>
8. Laundry Tub Drain: <i>PVC</i>	<i>Satisfactory</i>
9. Flow and Drainage <i>Adequate Flow and drainage</i>	<i>Satisfactory</i>
10. Washer Hose Bib: <i>Gate valves</i>	<i>Satisfactory</i>
11. Washer Receptacle <i>110 VAC</i>	<i>Satisfactory</i>
12. Dryer Vent: <i>Metal flex</i>	<i>Satisfactory</i>
13. Dryer Utility? <i>Electric</i>	<i>Satisfactory</i>
14. Washer Drain: <i>Drains to laundry tub</i>	<i>Satisfactory</i>
15. Floor Drain: <i>Surface drain</i>	<i>Satisfactory</i>

Bathroom

2nd floor main Bathroom

- | | |
|--|-------------------------|
| 1. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 2. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 3. Floor: <i>Linoleum</i> | <i>Satisfactory</i> |
| 4. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 5. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 6. Ventilation: <i>Electric fan</i> | <i>Satisfactory</i> |
| 7. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |
| 8. Electrical: <i>110 VAC , light switch</i> | <i>Repair / Replace</i> |

All kitchen or bathroom receptacles within 6' of water should be a GFCI receptacle or on a GFCI circuit. Recommend evaluation by an electrician.

- | | |
|---|---------------------|
| 9. Counter/Cabinet: <i>Wood</i> | <i>Satisfactory</i> |
| 10. Sink/Basin: <i>Molded single bowl</i> | <i>Satisfactory</i> |
| 11. Faucets/Traps: <i>Chrome</i> | <i>Satisfactory</i> |
| 12. Flow and Drainage <i>Adequate Flow and drainage</i> | <i>Satisfactory</i> |
| 13. Sink Plumbing <i>Chrome</i> | <i>Satisfactory</i> |
| 14. Tub/Surround: <i>Porcelain / ceramic</i> | <i>Satisfactory</i> |
| 15. Toilets: <i>American Standard</i> | <i>Satisfactory</i> |

1st floor half bath Bathroom

- | | |
|---|----------------------|
| 16. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 17. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 18. Floor: <i>Linoleum</i> | <i>Satisfactory</i> |
| 19. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 20. Windows: <i>none present</i> | <i>Not Inspected</i> |
| 21. Ventilation: <i>Electric fan</i> | <i>Satisfactory</i> |
| 22. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |
| 23. Electrical: <i>110 VAC GFCI, light switch</i> | <i>Satisfactory</i> |
| 24. Counter/Cabinet: <i>Wood</i> | <i>Satisfactory</i> |
| 25. Faucets/Traps: <i>Chrome</i> | <i>Satisfactory</i> |
| 26. Flow and Drainage <i>Adequate Flow and drainage</i> | <i>Satisfactory</i> |
| 27. Sink Plumbing <i>Chrome</i> | <i>Satisfactory</i> |
| 28. Toilets: <i>American Standard</i> | <i>Satisfactory</i> |

Bedroom

It is recommended to have a minimum of at least one smoke detector per floor of each home and in hallways to all bedrooms. A carbon monoxide detector is also recommended on each floor.

2nd Floor Master Bedroom

- | | |
|--|---------------------|
| 1. Closet: <i>Single</i> | <i>Satisfactory</i> |
| 2. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 3. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 4. Floor: <i>Carpet</i> | <i>Satisfactory</i> |
| 5. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 6. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 7. Electrical: <i>110 VAC outlet, light switch</i> | <i>Satisfactory</i> |
| 8. HVAC Source: <i>Heating system register</i> | <i>Satisfactory</i> |

North Bedroom

- | | |
|---|---------------------|
| 9. Closet: <i>Single</i> | <i>Satisfactory</i> |
| 10. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 11. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 12. Floor: <i>Carpet</i> | <i>Satisfactory</i> |
| 13. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 14. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 15. Electrical: <i>110 VAC outlet, light switch</i> | <i>Satisfactory</i> |
| 16. HVAC Source: <i>Heating system register</i> | <i>Satisfactory</i> |

South Bedroom

- | | |
|---|---------------------|
| 17. Closet: <i>Single</i> | <i>Satisfactory</i> |
| 18. Ceiling: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 19. Walls: <i>Drywall / plaster</i> | <i>Satisfactory</i> |
| 20. Floor: <i>Carpet</i> | <i>Satisfactory</i> |
| 21. Doors: <i>Hollow wood</i> | <i>Satisfactory</i> |
| 22. Windows: <i>Vinyl double hung</i> | <i>Satisfactory</i> |
| 23. Electrical: <i>110 VAC outlet, light switch</i> | <i>Satisfactory</i> |
| 24. HVAC Source: <i>Heating system register</i> | <i>Satisfactory</i> |

Attic

1. Attic Access? *Yes*

Main Attic

2. Method of Inspection: *From the attic access*

3. Unable to Inspect: *50%*

Not Inspected

4. Roof Framing: *2x6 Rafter*

Satisfactory

5. Sheathing: *Plywood*

Satisfactory

6. Ventilation: *Gable*

Repair / Replace

Gable vents are covered. Recommend additional ventilation for proper air movement by a roofing contractor.

7. Insulation: *Batts*

Satisfactory

8. Insulation Depth: *6"*

Satisfactory

9. Vapor Barrier: *not visible*

Not Inspected

10. Moisture Penetration: *none seen*

Satisfactory

Heating System

Evaluation of the heating system is a visual inspection of visible working components of the heating system. Dismantling of the furnace system to inspect all visual parts of the heat exchanger is beyond the scope of the inspection. It is recommended to have a certified technician to clean and evaluate your heating system on an annual basis.

Basement Heating System

1. Manufacturer: *Rheem*

2. Model Number: *abcdefg12345* Serial Number: *ab12cd34*

3. Type: *Forced air*

4. Capacity: *80000 btu*

5. Area Served: *Whole building*

6. Approximate Age: *10 years old*

7. Fuel Type: *Natural gas*

8. Heating System Operation: *Adequate*

Satisfactory

9. Heat Exchanger: *not visible*

Not Inspected

The heat exchanger is not visible. However, there were no visible signs of any heat exchanger issues, including staining around the register vents, discolored flames or dancing flames from the combustion chamber when the blower motor came on. Also, there were no indications of 'CO' at any register vent or around the unit itself when running.

10. Unable to Inspect: *100%*

11. Blower Fan/Filter: *dd/disposable*

Satisfactory

12. Distribution: *Metal duct*

Satisfactory

13. Draft Control: *Automatic*

Satisfactory

14. Flue Pipe: *Single wall*

Satisfactory

15. Controls: *Limit switch*

Satisfactory

16. Thermostats: *Programmable*

Satisfactory

Air Conditioning

Due to manufacturer specifications, it is not recommended to test the air conditioning system if the outdoor temperature is below 60 degrees or was below 60 degrees the night before. All outdoor air conditioning condensing units should be on a level surface and not blocked on any side by anything that will reduce air flow to the unit including vegetation. Condenser fins should be kept clean and free of debris. It is recommended that a certified technician evaluate the unit on an annual basis.

Attached above furnace AC System

- | | |
|--|--|
| 1. Manufacturer: <i>Rheem</i> | |
| 2. Model Number: <i>abcdefg</i> Serial Number: <i>123456</i> | |
| 3. Area Served: <i>Whole building</i> | |
| 4. Approximate Age: <i>10 years old</i> | |
| 5. Fuel Type: <i>120-240 VAC</i> Temperature Differential: | |
| 6. Type: <i>Central A/C</i> Capacity: | |
| 7. A/C System Operation: <i>Not inspected</i> | <i>Not Inspected</i>
<i>To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.</i> |
| 8. Condensate Removal: <i>Plastic tubing</i> | <i>Satisfactory</i> |
| 9. Exterior Unit: <i>Pad mounted</i> | <i>Satisfactory</i> |
| 10. Refrigerant Lines: <i>High and low pressure</i> | <i>Satisfactory</i> |
| 11. Electrical Disconnect: <i>Fused</i> | <i>Satisfactory</i> |
| 12. Exposed Ductwork: <i>Metal</i> | <i>Satisfactory</i> |
| 13. Blower Fan/Filters: <i>dd/disposable</i> | <i>Satisfactory</i> |
| 14. Thermostats: <i>Programmable</i> | <i>Satisfactory</i> |

Electrical

Testing of the electrical receptacles and switches is not completely exhaustive. A representative number of receptacle and lighting switches are inspected only. Inspection of all electrical components is not a code inspection. However, recommendations made for either repair or replacement may involve updating any or all electrical components to modern day electrical standards in conjunction with current electrical codes. What may have been an acceptable practice when the dwelling was built may not meet modern day living needs or standards.

- | | |
|---|--|
| 1. Service Entry <i>Overhead</i> | <i>Satisfactory</i> |
| 2. Service Size Amps: <i>100</i> | <i>Satisfactory</i> |
| 3. Volts: <i>120-240 VAC</i> | |
| 4. Service: <i>Copper</i> | <i>Satisfactory</i> |
| 5. Smoke Detectors: <i>Battery operated</i> | <i>Satisfactory</i> |
| Basement Electric Panel | |
| 6. Manufacturer: <i>General Electric</i> | <i>Satisfactory</i> |
| 7. Maximum Capacity: <i>125 Amps</i> | |
| 8. Main Breaker Size: <i>100 Amps</i> | <i>Satisfactory</i> |
| 9. Is the panel bonded? <i>Yes</i> | <i>Satisfactory</i> |
| 10. Ground: <i>Plumbing ground only</i> | <i>Satisfactory</i> |
| 11. Branch Wiring Type | <i><Romex> <Armored Cable></i> |

Electrical (Continued)

- | | |
|---|--|
| 12. Panel Labeled? <i>No</i> | <i>Repair / Replace</i>
<i>All electrical panels should be properly labeled. Recommend proper labeling.</i> |
| 13. Breakers(120): <i>Copper and Aluminum</i> | <i>Satisfactory</i> |
| 14. Breakers(240): <i>Copper and Aluminum</i> | <i>Satisfactory</i> |
| 15. 120 VAC Branch Circuits: <i>Copper</i> | <i>Satisfactory</i> |
| 16. 240 VAC Branch Circuits: <i>Copper</i> | <i>Satisfactory</i> |

Structure

- | | |
|--------------------------------------|---------------------|
| 1. Structure Type: <i>Wood frame</i> | <i>Satisfactory</i> |
| 2. Stairs/Handrails: <i>Wood</i> | <i>Satisfactory</i> |

Basement Area

Evaluation of the foundation walls are based on their VISIBLE portion only. The basement foundation walls are examined based on current conditions at time of the inspection. Foundation walls commonly develop settlement or shrinkage cracks and should be sealed and monitored for further movement. Cracks in foundation walls are evaluated based on the current conditions and any signs indicating possible structural issues. Inspections Unlimited does not guarantee future movement or structural integrity involving any cracks. Basement walls are below grade where it is possible to have areas of moisture intrusion. Evaluation for moisture issues are based upon any visual moisture staining, visible water, and use of a moisture meter at time of the inspection. Materials used for basement walls are porous and will generally indicate some level of moisture present. Inspections Unlimited does not guarantee future water issues in the basement. However, evaluations are made concerning components related to basement water issues including outside grading issues and problems with gutters and downspouts. Large amounts of water settling against basement foundation walls can cause hydrostatic pressure and cause foundation issues such as bowing walls and horizontal cracks. It is recommended to fix all grading issues and keep gutters and downspouts clean.

Main Basement

- | | |
|--|---------------------|
| 1. Stair Railings Present? <i>Yes</i> | <i>Satisfactory</i> |
| 2. Basement Steps <i>Wood</i> | <i>Satisfactory</i> |
| 3. Unable to Inspect: <i>10%</i> | |
| 4. Piers/Posts: <i>Steel posts</i> | <i>Satisfactory</i> |
| 5. Bearing Walls: <i>Block</i> | <i>Satisfactory</i> |
| 6. Beams: <i>Solid wood</i> | <i>Satisfactory</i> |
| 7. Joists <i>2x10</i> | <i>Satisfactory</i> |
| 8. Subfloor: <i>Plywood</i> | <i>Satisfactory</i> |
| 9. Ceiling: <i>Exposed framing</i> | <i>Satisfactory</i> |
| 10. Walls: <i>Block</i> | <i>Satisfactory</i> |
| 11. Floor: <i>Poured</i> | <i>Satisfactory</i> |
| 12. Windows: <i>Glass block</i> | <i>Satisfactory</i> |
| 13. Electrical: <i>110 VAC, light switch</i> | <i>Satisfactory</i> |
| 14. HVAC Source: <i>Heat system register</i> | <i>Satisfactory</i> |

Basement Area (Continued)

15. Moisture Location: *Northern half*

Satisfactory, Marginal

There is a small amount of moisture staining on north wall. This is the same area outside where there was negative grading discovered. Recommend re grading of northern landscaping. All basement walls may experience some sort of moisture. The goal is to keep all water run off away from foundation walls.

16. Finished Basement Area? *No*

Plumbing

1. Service Line: *Copper*

Satisfactory

2. Main Water Shutoff: *Basement*

Satisfactory

3. Water Lines: *Copper*

Satisfactory

4. Drain Pipes: *Galvanized*

Satisfactory

5. Cleanout *Accessible*

Satisfactory

6. Vent Pipes: *Not visible*

Not Inspected

7. Gas Service Lines: *Black pipe*

Satisfactory

Basement Water Heater

8. Manufacturer: *General Electric*

9. Model Number: *123456* Serial Number: *123456*

10. Type: *Natural gas*

11. Capacity: *40 Gal.*

12. Approximate Age: *16-20 years old*

13. Area Served: *Whole building*

14. Water Heater Operation: *Functional*

Repair / Replace

Unit functional at time of inspection, but is functioning beyond designed life expectancy and should be budgeted for replacement. The unit is rusted and pitted in the burner area.

15. Gas Line *Black pipe*

Satisfactory

16. Flue Pipe: *Single wall*

Satisfactory

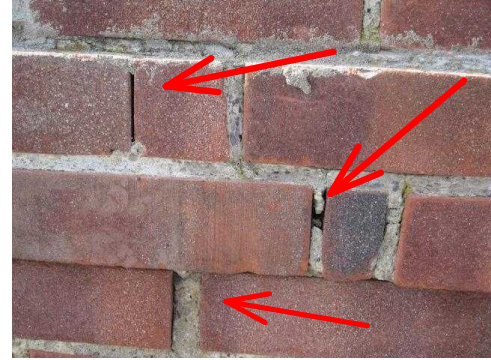
17. TPRV and Drain Tube: *Copper*

Satisfactory

Marginal Summary

Roof Surface

1. Main Chimney Chimney: *Brick Chimney requires tuck point repairs by a mason specialist.*



Lots and Grounds

2. Grading: *Minor slope Grading is sloped towards foundation which can cause moisture intrusion down foundation. Recommend evaluation and repair by a professional.*



3. Deck Attached Exterior Component Walk Surface *Wood Wood surface needs to be washed and re sealed.*

Basement Area

4. Main Basement Moisture Location: *Northern half There is a small amount of moisture staining on north wall. This is the same area outside where there was negative grading discovered. Recommend re grading of northern landscaping. All basement walls may experience some sort of moisture. The goal is to keep all water run off away from foundation walls.*



Repair / Replace Summary

Roof Surface

1. Gutters: *Aluminum Gutters are dirty and filled with debris which can cause overflow of gutters and send water down foundation wall. Recommend cleaning by a roofing specialist.*



Kitchen

2. 1st Floor Kitchen Electrical: *Lighting circuit, 110 receptacles GFCI-All kitchen or bathroom receptacles within 6' of water should be a GFCI receptacle or on a GFCI circuit. Recommend evaluation and repair by a licensed electrician.*



Bathroom

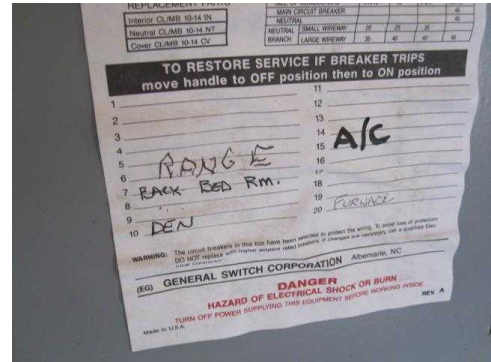
3. 2nd floor main Bathroom Electrical: *110 VAC, light switch All kitchen or bathroom receptacles within 6' of water should be a GFCI receptacle or on a GFCI circuit. Recommend evaluation by an electrician.*

Attic

4. Main Attic Ventilation: *Gable Gable vents are covered. Recommend additional ventilation for proper air movement by a roofing contractor.*

Electrical

5. Basement Electric Panel Panel Labeled? *No All electrical panels should be properly labeled. Recommend proper labeling.*



Plumbing

6. Basement Water Heater Water Heater Operation: *Functional Unit functional at time of inspection, but is functioning beyond designed life expectancy and should be budgeted for replacement. The unit is rusted and pitted in the burner area.*

Plumbing (Continued)

Water Heater Operation: (continued)



Safety Hazard Summary

Garage/Carport

1. Components- Attached Garage Garage Entry Door *Metal Door to home does not auto close which poses a safety hazard. Auto close hinges need to be installed.*

Not Inspected Summary

Bathroom

1. 1st floor half bath Bathroom Windows: *none present*

Attic

2. Main Attic Unable to Inspect: *50%*
3. Main Attic Vapor Barrier: *not visible*

Heating System

4. Basement Heating System Heat Exchanger: *not visible The heat exchanger is not visible. However, there were no visible signs of any heat exchanger issues, including staining around the register vents, discolored flames or dancing flames from the combustion chamber when the blower motor came on. Also, there were no indications of 'CO' at any register vent or around the unit itself when running.*

Air Conditioning

5. Attached above furnace AC System A/C System Operation: *Not inspected To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.*

Plumbing

6. Vent Pipes: *Not visible*