

Confidential Inspection Report

**12468 Pleasant Drive
Olathe, KS 66062**

Prepared for: Dick & Jane Buyers



**Prepared by: D.E. "Woody" Ludwig
AT HOME INSPECTION SERVICES, LLC
www.YourKCinspector.com WoodyLudwig@gmail.com
Phone: 913-908-8174**

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

INSPECTION CONDITIONS	6
GROUNDS	7
EXTERIOR WALLS, WINDOWS & TRIM	11
ROOF, GUTTER & CHIMNEY	13
KITCHEN	16
LAUNDRY	17
BATHROOMS	18
OTHER INTERIOR LIVING AREAS	20
ATTIC	21
FOUNDATION - BASEMENT	23
PLUMBING	24
HEATING & COOLING	25
ELECTRICAL SYSTEM	27
GARAGE	28

Report: Sample 09w10109-2000-2999 sq ft
Inspection Address: 12468 Pleasant Drive, Olathe, KS 66062

Page 3
Date: January 9, 2009

AT HOME INSPECTION SERVICES, LLC
19602 W 105th Street, Olathe, KS 66061

May 9, 2009

Dick & Jane Buyers
12345 Main Street
Present City, KS,

Re 12468 Pleasant Drive
Olathe, KS, 66062

Dear Dick & Jane:

At your request a visual inspection of the above referenced property was conducted on 01/09/2009. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty of any component is either expressed or implied. This report is not an insurance policy, nor are we a warranty or repair service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited according to our contract. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

The Report Summary is compiled from those items in the report that are, in our opinion, most significant for you as our client. It is not a substitute for the entire report and any appendix documents. Please read the entire Report. I will be available to answer your questions. My direct telephone number is 913-908-8174.

Some conditions noted in the report may require further evaluation and repair by licensed trades people. I recommend you obtain competitive estimates for these items. Other conditions noted in the report do not affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are usually the result of normal wear and tear.

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

Sincerely,

D. E. "Woody" Ludwig
ASHI Certified Inspector #246604

REPORT SUMMARY

A Summary of the major items in need of corrective action in the opinion of the inspector is provided below. For complete information about the condition of the components included in the inspection, refer to the appropriate sections of the report.

Please read the entire report and the supplemental information provided.

GROUNDS

Patio

Condition:

Dirt has eroded or been removed from under the upper level patio slab. Recommend replacing compacted dirt under and at the sides of the slab to prevent further erosion and settlement.

Deck

Condition:

Posts are set in concrete, however, soil has settled around them. Contact with soil encourages wood rot. Correction is recommended.

Landscaping & Grading Affecting Foundation

Negative Grade:

At North side, At West side. Recommend adding compacted dirt and / or re-grading to create a positive slope away from the foundation.

EXTERIOR WALLS, WINDOWS & TRIM

Doors, Frames & Trim

Main Entry Door:

The dead bolt lock needs replacement.

Other Exterior Doors:

Location: Deck. The door handle lock needs replacement.

Location: Upper level Patio. Wood rot at the exterior trim should be repaired / replaced. Door handle lock needs replacement.

ROOF, GUTTER & CHIMNEY

Gutters and Downspouts

Downspouts & Extensions:

Downspout extensions are in need of repair / correction to direct water away from foundation at: North, South, West.

KITCHEN

Kitchen Appliances

Dishwasher:

The drain does not have the recommended air gap. Correction is recommended. Stagnant water was standing in the dishwasher when the inspection began. The dishwasher did operate and drain. A stale smell remained after the dishwasher was run through two cycles.

BATHROOMS

Master Bathroom

Toilet

Flush (flapper) valve is not working properly. Replacement of the flush valve is recommended.

Stall Shower

The shower drain is leaking, evidenced by water leaking through the ceiling of the partial bathroom immediately below the shower. Further investigation / correction is recommended.

Upstairs Hall Bathroom

Toilet

Flush (flapper) valve is not working properly. Replacement of the flush valve is recommended.

Basement Bathroom

Toilet

Flush (flapper) valve is not working properly. Replacement of the flush valve is recommended.

Tub / Shower Combination

The diverter valve does not seat well. Not all water is diverted to the shower head. Correction is recommended.

Garage level Partial Bathroom

Ceiling

Damage noted, appears to be caused by the master bathroom shower drain. Recommend repairing the ceiling after the shower drain has been repaired.

OTHER INTERIOR LIVING AREAS

Windows

Vinyl single hung windows. Windows in the master bedroom do not lock. Repairs recommended .

ATTIC

Attic Venting

Condition:

Ventilation openings in the attic blocked or partially blocked. The sheathing cutout for the roof vents should be cut to full size.

ELECTRICAL SYSTEM

Switches, Outlets & Lights

Condition:

Several lights throughout the house are inoperable, possibly due to bad bulbs. Further investigation / correction is recommended.

Ceiling Fans

Ceiling fan in the basement family room is inoperable. Repair / replacement is recommended.

GARAGE

Garage:

Service Door:

The dead bolt lock is not operational. It should be repaired / replaced.

INSPECTION CONDITIONS

Inspection Data

File No. Sample 09w10109 Inspection Date: 01/09/2009 Start Time: 09:00 AM.
Client : Dick & Jane Buyers, 12345 Main Street, Present City, KS.
Inspection Location: 12468 Pleasant Drive, Olathe, KS 66062.
Inspector: Woody Ludwig.
Weather & Ground Conditions: Partly cloudy. Damp soil. Approximate temperature: 55.
Persons Present: Client: Dick & Jane Buyers
Buyers Agent: Abel Agent.

Building Information:

Main Entry Faces: East.
Building Age & Style: Approximate Age: 4 years, 1 Family, Split Level. Tuck Under Garage, 3 car. Building is vacant.
Space Below Grade: Basement.

Utility Services:

Sewer & Water: Public sewer system, Public water supply.
Electric & Gas: Electric, Natural gas.

REPORT LIMITATIONS & DEFINITIONS

The report is limited in scope. It is intended to be conducted and reported in conformance with The Standards of Practice of the American Society of Home Inspectors (ASHI). The report is intended only as a general guide to help the client make his / her own evaluation of the overall condition of the property. The report expresses the opinions of the Inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components. Occasional wide variations are to be expected between such estimates and actual experience.

Brief descriptive terms may be used in the report and are defined as follows:

SATISFACTORY - The component is satisfactory in installation and function, however, it may exhibit normal wear and tear.

MARGINAL - The component may require major repair or replacement within 5 years or less, or it's condition is a safety concern.

POOR - The component is in need of immediate repair or replacement; has failed or will fail soon, or is a serious safety concern.

The components or systems listed in the report body are **SATISFACTORY** unless noted otherwise.

GROUNDS

GRADING & DRAINAGE: Any system of grading, landscaping, or paving that moves water away from building foundations will help to keep the basement or crawl space dry and control the water around the foundation. Excessive and fluctuating moisture quantity around the foundation causes soils to expand and contract which can cause failure of walls and floors. We recommend back filling and, where necessary, re-grading, to obtain a slope of at least 1" per foot for at least 5 to 6 feet away from buildings. It is also important to have at least 6" of foundation exposed between soil or mulch and siding or sills. Garden mulch should not infringe upon this 6" of exposed foundation. Landscape edging or paving around buildings should not retain water in periods of heavy rainfall.

Patios and walkways should be replaced or mud jacked (raised) if they pitch toward the building. The joint between any paving and the foundations should be filled with a compressible material to prevent water entry. Any reference to grading is limited to the visible areas around the exterior walls of the buildings.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

Decks and porches are often built close to the ground, where no viewing or access underneath is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

GEOLOGICAL CONDITIONS OR LAND STABILITY are not intended to be addressed by this inspection. For information concerning these conditions, a geologist or soils engineer should be consulted.

Service Walks

Surface Drainage Satisfactory.
Surface Material Concrete.



Condition: Satisfactory.

Driveway

Surface Drainage Satisfactory.
Surface Material Concrete.



Condition: Satisfactory.

Porch

Type / Location

Open, Front of building.



Floor material:

Concrete.

Condition:

Satisfactory.

Cover

Satisfactory.

Patio

Location

Rear, Upper level.



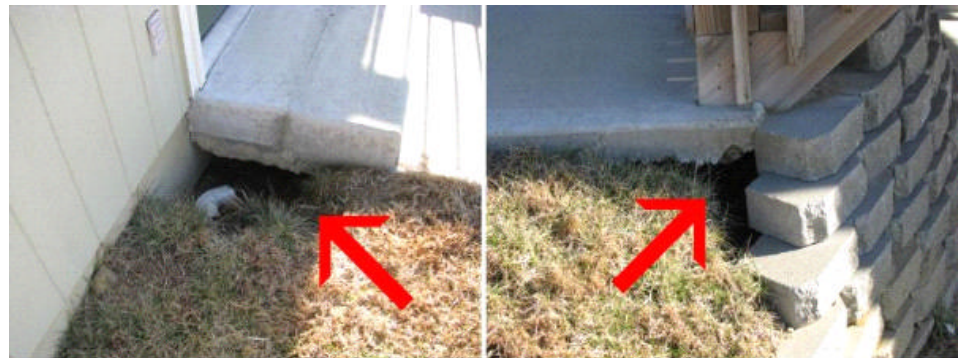
Surface Drainage

Satisfactory.

Surface Material

Concrete.

Condition:



Dirt has eroded or been removed from under the upper level patio slab. Recommend replacing compacted dirt under and at the sides of the slab to prevent further erosion and settlement.

Patio

Location Rear, Lower level.



Surface Drainage Satisfactory.
Surface Material Concrete.
Condition: Satisfactory.

Deck

Location



Material : Treated wood.
Condition: Posts are set in concrete, however, soil has settled around them. Contact with soil encourages wood rot. Correction is recommended. Recommend sealing the deck routinely to prevent rotting from weather.



Front Entry Stoop / Steps

Surface Material Concrete.



Condition: Satisfactory.

Rear Entry Stoop / Steps

Surface Material

Concrete.



Condition:

Satisfactory.

Landscaping & Grading Affecting Foundation

Condition:

Satisfactory.

Negative Grade:



At North side, At West side. Recommend adding compacted dirt and / or re-grading to create a positive slope away from the foundation. Do not obscure the foundation or bring the soil into contact with the siding.

Wood Soil Contact:

None visible.

Retaining Wall

Material:



Front, Stone
Rear, Masonry.

Condition:

Satisfactory.

WOOD DESTROYING INSECTS: The following is from the National Pest Management Association. "Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact; foam insulation at foundation in contact with soil; faulty grade; improper drainage; firewood against structure(s); insufficient ventilation; moisture; wood debris in crawlspace; wood mulch or ground cover in contact with the structure; tree branches touching structure(s); landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment."

EXTERIOR WALLS, WINDOWS & TRIM

NOTE: Areas hidden from view by vegetation or other visual barriers are excluded from the inspection. Unless noted otherwise, the exterior was inspected from the ground. A special note about WOOD ROT and MOLD: We recommend that all rotted wood be replaced with new material as there may be rotted wood that is not visible without removing the surface material. Be aware that MOLD may occur in the warm and moist areas under rotted sections. Mold areas should be treated or removed during repairs.

Foundation Exterior

Material(s) Concrete.
Condition Appears satisfactory where visible.

Doors, Frames & Trim

Main Entry Door: The dead bolt lock needs replacement.
Main Storm Door: None. A storm door is recommended to help protect the main door from the elements, and to provide insulating value.
Other Exterior Doors:



Other Storm Doors: Storm doors are recommended at all exterior doors to help protect the main doors from the weather, and to provide insulating value.

Siding

Material: Stone veneer.
Hardboard (composition board) siding.
Condition: Satisfactory except as noted. Painting of bottom edges is recommended to seal against moisture.

Siding Trim

Material: Wood.
Condition: Satisfactory.

Window Frames

Frames & Sash: Vinyl.
Condition: Satisfactory.
Window Trim: Wood.
Condition: Satisfactory.

Storm Windows

Screens: Screens are not installed on some windows. Some screens are torn. Screens are considered a seasonal accessory item and are not covered by inspection standards. No comprehensive list of screen defects are included.

Facia

Material: Wood, Most are not visible - obscured by gutters.
Condition: Satisfactory where visible.

Soffit

Material: Wood.
Condition: Satisfactory.

Caulking

Condition:



Caulking and sealing is necessary wherever weather can penetrate joints, cracks or other small openings. It is important to maintain caulking.

ROOF, GUTTER & CHIMNEY

Roof Description

Type

Gable. Medium pitch.

Inspection Method

A roofing inspection was performed by walking on the roof.

Portion Visible:



All.

Exposed Roof Covering

Material & Layers

Asphalt shingles, Estimated total layers: One.

Age & Condition:

Estimated age 4 years. Satisfactory condition.

Valleys

Material:

Closed cut / half-woven.



Condition:

Satisfactory.

Visible Flashing

Type:

Step flashing, Aluminum. Flashings are not visible at wall to roof junction. Appears satisfactory where visible.
Drip edge flashing, Aluminum, Satisfactory.



Roof Penetrations



Gas appliance vent, Satisfactory.
Top vents, Satisfactory.
Plumbing vents, Satisfactory.

Ventilation System

Type:

Combination of Soffit, Top. There appears to be adequate ventilation - keep vents open.

Gutters and Downspouts

Location:

Gutters are installed at all important roof eaves.

Material:

Aluminum.



Condition:

Satisfactory.

Downspouts & Extensions:



Downspout extensions are in need of repair / correction to direct water away from foundation at: North, South, West.

KITCHEN

Kitchen Location

Location Main Floor.

Kitchen Cabinets & Counter Tops

Condition: Cabinets are satisfactory.

Kitchen Plumbing

Sink Satisfactory.

Piping: Satisfactory.

Drainage: Satisfactory.

Water Flow: Satisfactory.

Kitchen Interior

Walls & Ceilings: Smoke stains were noted above the sink. Recommend sealing with oil based primer, and re-painting the ceiling.

Windows & Doors: Satisfactory.

Heat Source: Present.

Floor: Satisfactory.

Kitchen Electrical

Switches, Fixtures & Outlets: Satisfactory.

GFCI Protection: Outlets serving counter top surfaces near water connections have GFCI protection in working order.

Kitchen Appliances

Disposal: Operates.

Dishwasher: The drain does not have the recommended air gap. Correction is recommended. Stagnant water was standing in the dishwasher when the inspection began. The dishwasher did operate and drain. A stale smell remained after the dishwasher was run through two cycles.

Microwave Operates.

Range / Cooktop: Not present. 240 volt outlet is present and operable.

Oven: Not present.

Exhaust Fan: Operates, Re-circulating type.

Refrigerator: Not present. There was a water line present, however, testing of this line is beyond the scope of the inspection.

Kitchen ranges are not moved during the inspection and the condition of any electric or gas outlets, walls or flooring hidden by them cannot be judged.

Water supply main shutoff and various stop valves serving plumbing fixtures are not operated during an inspection.

LAUNDRY

Laundry appliances and kitchen ranges are not moved during the inspection and the condition of any electric or gas outlets, walls or flooring hidden by them cannot be judged.

Laundry appliances and their water supply valves are not tested or operated during an inspection.

Water supply main shutoff and various stop valves serving plumbing fixtures are not operated during an inspection.

Laundry

<i>Location:</i>	Upstairs hallway.
<i>Washer Connections</i>	Mounted in the wall, Satisfactory.
<i>Washer Drain</i>	Satisfactory.
<i>Electrical</i>	240 volt outlet was operational.
<i>Gas Service</i>	No gas is provided. Electric only.
<i>Dryer vent</i>	Present.

BATHROOMS

Bathroom

<i>Location:</i>	Master bedroom.
<i>Door(s):</i>	Satisfactory.
<i>Ceiling</i>	Satisfactory.
<i>Cabinets and Counters</i>	Satisfactory.
<i>Sink(s):</i>	Satisfactory.
<i>Sink Drain(s):</i>	The mechanical drain stopper is missing or inoperable. Repair / replacement is recommended.
<i>Toilet</i>	Flush (flapper) valve is not working properly. Replacement of the flush valve is recommended.
<i>Tub / Shower Combination</i>	Tub: Fiberglass, Whirlpool tub, The tub appears satisfactory. The tub / shower hardware and plumbing appear satisfactory. Tile surround, Satisfactory.
<i>Stall Shower</i>	The shower hardware and plumbing appear satisfactory. The shower drain is leaking, evidenced by water leaking through the ceiling of the partial bathroom immediately below the shower. Further investigation / correction is recommended. Fiberglass shower surround, Satisfactory. Fiberglass shower pan. Shower pans are checked visually for leaks, however, leaks often cannot be discovered until they are actually in use. Inspection of the pan is very limited. The shower pan appears satisfactory. Shower doors appear satisfactory.
<i>Switches, Fixtures & Outlets:</i>	GFCI protected outlet(s), Satisfactory.
<i>Room Exhaust:</i>	The exhaust fan operates.
<i>Windows:</i>	Satisfactory.
<i>Heat Source:</i>	Present.
<i>Floor</i>	Satisfactory.

Bathroom

<i>Location:</i>	Hallway Upstairs.
<i>Door(s):</i>	Satisfactory.
<i>Ceiling</i>	Satisfactory.
<i>Cabinets and Counters</i>	Satisfactory.
<i>Sink(s):</i>	Satisfactory.
<i>Sink Faucet(s):</i>	Satisfactory.
<i>Sink Drain(s):</i>	The mechanical drain stopper is inoperable. Repair / replacement is recommended.
<i>Toilet</i>	Flush (flapper) valve is not working properly. Replacement of the flush valve is recommended.
<i>Tub / Shower Combination</i>	Tub: Fiberglass, Tub and shower combination, The tub appears satisfactory. The tub / shower hardware and plumbing appear satisfactory. Fiberglass surround, Satisfactory.
<i>Switches, Fixtures & Outlets:</i>	Lights are inoperable. Correction is recommended.
<i>Room Exhaust:</i>	The exhaust fan operates.
<i>Windows:</i>	No window in the bathroom.
<i>Heat Source:</i>	Present.
<i>Floor</i>	Satisfactory.

Bathroom

<i>Location:</i>	Basement.
<i>Door(s):</i>	Satisfactory.
<i>Ceiling</i>	Satisfactory.
<i>Cabinets and Counters</i>	Satisfactory.
<i>Sink(s):</i>	Satisfactory.
<i>Sink Faucet(s):</i>	Satisfactory.
<i>Sink Drain(s):</i>	Satisfactory.

Toilet Flush (flapper) valve is not working properly. Replacement of the flush valve is recommended.

Tub / Shower Combination Tub: Fiberglass, Tub and shower combination, The tub appears satisfactory. The following tub / shower plumbing problem(s) noted: The diverter valve does not seat well. Not all water is diverted to the shower head. Correction is recommended.

Switches, Fixtures & Outlets: GFCI protected outlet(s), Satisfactory.

Room Exhaust: The exhaust fan operates.

Windows: No window in the bathroom.

Heat Source: Present.

Floor Satisfactory.

Partial Bathroom

Location: Garage level.

Entry Door: Satisfactory.

Ceiling Damage noted, appears to be caused by the master bathroom shower drain. Recommend repairing the ceiling after the shower drain has been repaired.



Cabinets and Counters Satisfactory.

Sinks: Satisfactory.

Toilet Satisfactory.

Switches, Fixtures & Outlets: GFCI protected outlet(s), Satisfactory.

Room Exhaust: Satisfactory.

Windows: No window in this bathroom.

Heat Source: Present.

Floor Satisfactory.

OTHER INTERIOR LIVING AREAS

This section covers other interior living areas. Items inspected include: Ceilings, Walls, Floors, Doors, Windows, Stairs, Fireplaces & Stoves, Smoke & Carbon monoxide (CO) detectors. As noted previously, items are Satisfactory unless noted otherwise. Representative numbers of windows are tested where accessible. Interior window screens are NOT removed.

Interior Conditions

Location

All other living areas.

Ceilings:

Drywall, Satisfactory except as noted. Stains were noted at the ceiling of the basement bedroom, appears to be caused by a prior leak.



Walls

Drywall, Satisfactory except as noted. Damage noted at the Master bedroom. Repairs recommended.

Floors

Carpeting, Wood, Satisfactory.

Doors

Hollow core doors, Satisfactory.

Windows

Vinyl single hung windows. Windows in the master bedroom do not lock. Repairs recommended.

Vinyl slider windows, Satisfactory.

Stairs

Main Stairs

Satisfactory.

Basement Stairs

Satisfactory.

Fireplace / Stove

Location & Type:

Living Room, Prefabricated type, Gas logs are present.

Condition:

Satisfactory.

Location & Type:

Bedroom, Prefabricated type, Gas logs are present.

Condition:

Satisfactory.

Smoke / Fire & Carbon Monoxide (CO) Detectors

Condition:

Smoke detector(s) responded to test button operation. Backup batteries should be replaced. Smoke detectors are recommended in each bedroom and adjoining hall, and at least on each story including basements. Carbon Monoxide (CO) detector(s) at basement stairway responded to test button operation.

ATTIC

Insulating value of R-38 is recommended for ceilings / attics in the midwest area, however, most municipalities do not require this.

General

Access & Location Scuttle hole, Master bedroom closet.
Flooring: None.
Inspected From In the attic area.



Attic Insulation

Insulation Material: Loose fill fiberglass. Approximately 13.5 in. (R 30).
Condition: Satisfactory attic insulation.

Roof Framing

Roof Support: Wood rafters.
Condition Satisfactory.
Ceiling Joists Wood. Not fully visible due to Insulation cover.

Roof Sheathing

Material: OSB Board.
Condition: Satisfactory.

Attic Venting

Condition:



Ventilation openings in the attic blocked or partially blocked. The sheathing cutout for the roof vents should be cut to full size.

Exhaust Fans

Interior vents: Exhausted to the attic.

Attic Fan: Satisfactory.



Attic Leak

Condition

No visible leaks were noted.

FOUNDATION - BASEMENT

All exterior grades should allow surface water to flow away from the foundation.

Areas hidden from view by finishing materials or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many walls and slabs and most do not represent a structural problem. In walls, if major cracks are present along with bowing, we recommend further evaluation be made by a qualified foundation contractor or structural engineer.

In most instances where floor coverings exist, they prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the floor slab underneath cannot be determined.

We recommend that minor cracks in walls where in little movement has occurred be monitored over time for new movement.

We recommend that inquiry be made with the seller about their knowledge of any prior foundation or structural repairs.

Basement

<i>Foundation Walls Material:</i>	Concrete, Walls not visible due to finish materials as follows: All of north, south, west, Part of east.
<i>Walls Condition:</i>	The condition of the walls could not be determined because of lack of visibility due to finish materials. From the exterior, a minor settlement / shrinkage crack was noted at the south side, not significant at this time.
<i>Beams:</i>	Not visible due to finished materials.
<i>Columns:</i>	Not visible due to finish materials.
<i>Floor System</i>	Wood sub-floor.
<i>Sill Plate Condition:</i>	Mostly not visible due to finish materials. Could not determine the condition. Satisfactory where visible. Insulation is present in the rim joist cavities where visible.
<i>Floor Joists:</i>	Wood 2 x 10. Floor joists are mostly not visible due to finish materials. Unable to determine the condition.
<i>Joist Conditions:</i>	Satisfactory where visible.
<i>Floor Material & Condition:</i>	Concrete, Carpet covers most of the area, Appears satisfactory where visible.
<i>Drainage & Moisture Conditions:</i>	Floor drains present, Appear adequate. No visible evidence of moisture.



PLUMBING

Water quality, including hazardous materials (lead, radon) testing is available as an additional inspection. All concealed piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground or otherwise concealed piping cannot be detected by a visual inspection.

The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a discharge line having minimum elbows and of proper size terminating just above floor. If no drain is located in the floor a catch pan should be installed so that leakage can be observed and with a drain extending to a safe location. The steam caused by a pressure release can cause scalding, therefore improper installations should be corrected.

Shutoff valves or fixture stop valves are NOT operated during the inspection.

General

Water Supply

Main line is 3/4 inch diameter; it appears to be copper. Shutoff valve is located in the basement utility closet. Water pressure appears adequate.

Distribution Piping

Material:

Copper where visible.

Condition:

Satisfactory where visible.

Water Heater # 1

Location / Size / Type / Age

Basement, Utility room, Manufacturer: State Industries, Model number: GS650YBRT, Serial number: K04A114211, 50 Gallons, Gas fired, Age in years - about 4.

Details & Condition:

Operating satisfactorily, Pressure relief valve noted, but not tested, Flue vent satisfactory.

Waste Lines

Material:

Plastic.

Condition:

Appears satisfactory where visible.

Hose Faucets

test

Tested, Operated satisfactorily.

Fuel System

Type & Location

Natural gas. The main shutoff & meter are located at the exterior.

Condition:

The system appears serviceable.

HEATING & COOLING

NOTE: A nationwide settlement has been reached in a class action lawsuit about whether Carrier Corporation failed to disclose alleged defects in the secondary heat exchangers of its high (90+%) efficiency gas furnaces sold since January 1, 1989. These furnaces were sold under the brand names "Carrier", "Bryant", "Payne" and "Day & Night". A list of the included models is available by calling 1-866-517-2490 or going to www.FurnaceClaims.com. The settlement provides benefits to those who own or owned a high efficiency gas furnace.

LIMITATIONS TO THE INSPECTION: The inspector cannot fully inspect forced air or gravity air furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of a general home inspection. The inspector can not light pilot lights or energize electric circuits at the electrical panel(s) without specific owners permission. Testing safety controls requires simulating emergency conditions and is not part of this inspection. Thermostats are not checked for calibration or timed functions. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.

Adequacy and efficiency of the equipment or the even distribution of air throughout a building cannot be addressed by a visual inspection. Subjective judgment of system capacity is not a part of the inspection. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. These more technical aspects are undertaken by HVAC specialists.

Most air conditioning compressors should not be operated when outside temperatures are low. Safe operation is best conducted when temperature is above 60 degrees F for the previous 24 hours so that lubrication is adequate and liquids do not enter gas compression areas.

Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by dismantling components and laboratory testing of material samples. This is beyond the scope of this inspection.

IMPORTANT RECOMMENDATION: Use manufacturers recommended procedures and frequency interval for service and maintenance of all appliances. Use reputable professional contractors for all service and replacement work.

Heating System

<i>Location / Type / Fuel</i>	Basement, Utility Area, Forced Air, Natural Gas.
<i>Manufacturer Info & Age</i>	The equipment age in years is about 4. Manufacturer: Goodman, Model number is: GMS90904CXA, Serial Number is: 0410750205.
<i>Area Served</i>	Whole house.
<i>Gas Piping</i>	Satisfactory.
<i>Air Filter & Humidifier</i>	Standard type air filter. There is no humidifier installed.
<i>Condition of Heating Unit</i>	Operated satisfactorily.
<i>Condition of Venting System</i>	Satisfactory in visible areas.
<i>Recommendation</i>	Annual cleaning and inspection by a reputable, professional HVAC contractor is recommended.

A/C System

<i>Location / Type / Fuel:</i>	Combined with central forced air heating system, Electric.
<i>Manufacturer Info & Age</i>	The equipment age in years is about 4. Maximum breaker in amps is: 40. Manufacturer: Goodman, Model number is: CLJ421C, Serial Number is: 0508788049.
<i>Area Served</i>	Whole house.

Notes:



Condenser unit is located outside. Outside air temperature has been too cold to operate the compressor without the risk of damage. Free air flow to the condenser is blocked. Provide 2 ft. of free air space at sides of the unit.

Recommendation

Annual cleaning and inspection by a reputable, professional HVAC contractor is recommended.

Distribution System:

Type:

Ductwork in the framing.

Condition:

Satisfactory where visible.

ELECTRICAL SYSTEM

IMPORTANT NOTES: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. We recommend all repairs to be performed by professional contractors and a copy of their statement be obtained by the client.

Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

A Smoke Alarm should be installed within 15 feet of a bedroom door, on each level of a home, on the wall or ceiling, not closer than 4" to a corner and tested regularly. The inspector does not test every smoke alarm.

The inspector tests every accessible electrical outlet near a water source, outside, in the garage and basement / crawl space. A representative number of accessible outlets are inspected in interior areas. Electrical outlets that are ungrounded (open ground) or have reverse polarity are improperly installed. We recommend the condition be corrected.

Service & Meter

Location & Condition

The electric service is underground; located at the North side of the house. Appears satisfactory.

Service Disconnect

In the main panel.

Conductors

Entrance Conductors

Aluminum.

Branch Wiring:

Romex, Copper conductors in branch circuits.

Wiring Conditions

Satisfactory where visible.

Main Electrical Panels

Main Panel / Location:

Garage, north wall.

Grounding

The main panel appears to be properly grounded.

Panel Size / Type

Cutler Hammer, 200 amp 120 /240 volt with Circuit breakers.

Main Panel Condition:

Circuit and wire sizing correct so far as visible.

Switches, Outlets & Lights

Condition:

Several lights throughout the house are inoperable, possibly due to bad bulbs. Further investigation / correction is recommended.

Ceiling Fans

Ceiling fan in the basement family room is inoperable. Repair / replacement is recommended.

Door bell

Satisfactory.

GARAGE

Safety Reverse Switch Test: This test is designed to check that the door opener will automatically reverse direction when it meets resistance during downward travel. The test is done by placing a 16" long 2'x4' board centered under the door. The closer is then activated using the wall mounted switch. Within 2 seconds of making contact with the board, the door should reverse the direction of travel and return to the up position. CAUTION: Using the contact reverse switch method just described may result in damage to the door. If the sensor in the opener is not correctly adjusted, damage to the door may occur. If the adjuster requires too much pressure before reversing, the top door panel may fail during the two seconds before the opener reverses travel. For this reason, we do not conduct this test during our inspection. A qualified garage door specialist should be called upon to ensure the safety reverse switch is adjusted properly.

Garage:

Garage Type The garage is under the living area.

Garage Spaces: Three car.

Number of Overhead Doors There are three overhead doors. Made of metal.

Overhead Door and Hardware Condition: The south door has been damaged but is operational. The center and north doors are padlocked and could not be tested. They appear satisfactory.

Automatic Overhead Door Opener: Automatic door openers installed on each door. South door, satisfactory. Center and north could not be tested.

Service Door: Material: Wood. Condition: The dead bolt lock is not operational. It should be repaired / replaced.

Floor Material: Concrete.

Floor Condition: Satisfactory. Typical cracks noted. No action is needed.

Sill Plates Not visible.

Garage Walls Condition: The wall covering appears to meet the minimum fire separation standards.

Fire Rated Ceiling: The ceiling appears to meet the minimum fire separation standards.

Fire Rated Entry Door to Structure: There is a fire rated door separating the garage from the living space.

Electrical Outlets: Present, and operational. GFCI protected outlet functions properly.

Miscellaneous: Door to storage room is off the hinges. Correction is recommended.

Garage:

Automatic Overhead Door Opener: Testing the remote control for the automatic opener is not included as a part of this inspection.

Garage:

Automatic Overhead Door Opener: Testing the remote control for the automatic opener is not included as a part of this inspection.