

INSPECTION REPORT



For the Property at:
612 SPRING ROAD
ANY TOWN, IL 00000

Prepared for: SAMPLE RESIDENTIAL
Inspection Date: Thursday, May 19, 2016
Prepared by: Bob Casey



A1 Property Inspection Corp.
License Number 451.001055
Downers Grove, IL 60516
630 878-0493
Fax: 1-501-643-6040

www.a1propertyinspection.com
bcasey@a1propertyinspection.com

The best home inspection experience available.



January 16, 2017

Dear Sample Residential ,

RE: Report No. 1181, v.2
612 Spring road
Any Town, IL
00000

Thanks very much for choosing A1 Property Inspection to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Bob Casey
on behalf of
A1 Property Inspection Corp.

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INVOICE

January 16, 2017

Client: Sample Residential

Report No. 1181, v.2

For inspection at:

612 Spring road

Any Town, IL

00000

on: Thursday, May 19, 2016

Home inspection to 2500 SQFT

\$0.00

Home Inspection Discount

\$0.00

PAID IN FULL - THANK YOU!

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AGREEMENT

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PARTIES TO THE AGREEMENT

Company

A1 Property Inspection Corp.
License Number 451.001055
Downers Grove, IL 60516

Client

Sample Residential

This is an agreement between Sample Residential and A1 Property Inspection Corp..

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

11) Your inspector has an affiliation with Residential Warranty Services (RWS), a third party service provider, in order to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to RWS and/or its affiliate, (b) waive and release any restrictions that may prevent RWS and/or its affiliate from contacting you (including by telephone using automated dialing technology), and (c) authorize RWS and/or its affiliate to contact you regarding home services.

I, Sample Residential (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

612 Spring road, Any Town, IL May 19, 2016

Report No. 1181, v.2

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SUMMARY

ROOFING

EXTERIOR

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOF FLASHINGS \ Flashings

Condition: • Shingle needs to be on the top of the flashing to prevent leaking in the future

Implication(s): potential leaking

Location: Exterior

Task: Repair or replace

Time: Immediate

Cost: Less than \$100

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Leak](#)

The flue stack for the furnace and the water heater is leaking and needs to be repaired to prevent leaking

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Second Floor

Task: Repair or replace Improve

Time: Immediate

Cost: Minor

Exterior

WALLS \ Brick, stone and concrete

Condition: • [Mechanical damage](#)

Front stoop brick is fake and has come apart and should be repaired

Implication(s): Cosmetic defects | Chance of water entering building | Weakened structure

Location: Front First Floor

Task: Further evaluation Improve

Time: Discretionary

Cost: Depends on the scope

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

Condition: • [Paint or stain needed](#)

The exterior deck on the home needs to be painted or stained to maintained the wood

Implication(s): Shortened life expectancy of material | Cosmetic defects

Location: Exterior

Task: Improve Correct

Time: Immediate

Cost: Depends on approach

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Spindles too far apart](#)

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Spindles on the north entrance at too far apart the balance of the railings are spaced properly. they should be no more than 4" apart from center to center

Implication(s): Fall hazard

Location: North First Floor

Task: Improve

Time: immediate

Cost: \$100.00 to \$500.00

GARAGE \ General

Condition: • The attic stair in the garage was not able to be open it appears that the stairway was twisted i the opening and the pull rope was broken off.

Implication(s): no access to area above the garage during the inspection

Location: Garage

Task: Repair or replace

Time: Immediate

Cost: Depends on approach

Electrical

DISTRIBUTION SYSTEM \ Cover plates

Condition: • [Damaged](#)

Implication(s): Electric shock

Location: First Floor Dining Room

Task: Replace

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Missing

Home needs to have smoke detectors installed in the home prior to closing

Implication(s): Fire hazard

Location: Throughout First Floor

Task: Repair or replace

Time: Immediate

Cost: Less than \$100

Cooling & Heat Pump

AIR CONDITIONING \ General

Condition: • The compressor needs to be cleaned to improve efficiency

Implication(s): Lower efficiency of the unit and poor cooling

Location: First Floor

Task: clean

Time: immediate

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Cost: Minor

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount less than current standards](#)

Current code suggests that the attic insulation should be an R-32

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Further evaluation Improve

Time: Discretionary

Plumbing

WASTE PLUMBING \ Drain piping - performance

Condition: • [Leak](#)

It appears that the toilet in the main bathroom needs to have the Wax ring replaced there is a leak in the crawl space

Implication(s): Sewage entering the building

Location: Crawl Space

Task: Repair or replace

Time: Immediate

Cost: Minor

Interior

WINDOWS \ Storms and screens

Condition: • [Missing](#)

All operable Windows without screens need to have them installed prior to closing

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: Various First Floor

Task: Repair or replace

Time: Immediate

Cost: Less than \$100

DOORS \ Doors and frames

Condition: • [Loose or poor fit](#)

Implication(s): Chance of damage to finishes and structure

Location: Various First Floor

Task: Improve Correct

Time: Immediate

Cost: Minor

Condition: • [Swings open or closed by itself](#)

Implication(s): Physical injury

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Location: First Floor Bedroom

Task: Improve Correct

Time: Immediate

Cost: Minor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Sloped roofing material:

- [Asphalt shingles](#)

Garage roof is a three Tab shingle



1. Asphalt shingles

- Composition shingles

Home has architectural shingle and the roof is in good shape appears to have been replaced recently



2. Composition shingles



3. Composition shingles

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4. Composition shingles



5. Composition shingles

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOF FLASHINGS \ Flashings

1. Condition: • Shingle needs to be on the top of the flashing to prevent leaking in the future

Implication(s): potential leaking

Location: Exterior

Task: Repair or replace

Time: Immediate

Cost: Less than \$100

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6.

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • [Leak](#)

The flue stack for the furnace and the water heater is leaking and needs to be repaired to prevent leaking

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Second Floor

Task: Repair or replace Improve

Time: Immediate

Cost: Minor



7. Leak

EXTERIOR

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Description

Gutter & downspout material:

- [Aluminum](#)

Gutters Appear to be securely fasten to the home no evidence of gutters pulling away for the home



8. Aluminum

Gutter & downspout type:

- [Eave mounted](#)

Gutters and downspouts are securely attached to the Home and appear to be pitched properly

Lot slope: • [Away from building](#)

Wall surfaces - wood:

- [Hardboard, plywood or OSB](#)

The siding is a various materials, wood siding, hardie board and vinyl siding depending on which portion of the home / garage you are looking at.



9. Hardboard, plywood or OSB



10. Hardboard, plywood or OSB

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11. Hardboard, plywood or OSB



12. Hardboard, plywood or OSB

Wall surfaces and trim:

- [Fiber cement shingles](#)

Hardie board on the garage

Soffit and fascia:

- [Wood](#)

Home is wood soffit and fascia

- [Aluminum](#)

Garage is metal soffit and fascia, The soffit material has been installed backwards

Driveway:

- Asphalt

Appears to be in good condition typical for the age of the home

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13. Asphalt

Walkway:

- Pavers

There is some settling noticed on the walkway but typical for the age of the unit



14. Pavers



15. Pavers

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16. Pavers

Deck:

- Raised

Deck was not accessible underneath



17. Raised

- Wood

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18. Wood

Porch:

- Brick

Appears to be in good condition



19. Brick



20. Brick

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21. Brick

Garage:

- General

Detached garage the car doors function with the safety devices



22. General



23. General

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24. General



25. General



26. General

Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

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Recommendations

WALLS \ Brick, stone and concrete

3. Condition: • [Mechanical damage](#)

Front stoop brick is fake and has come apart and should be repaired

Implication(s): Cosmetic defects | Chance of water entering building | Weakened structure

Location: Front First Floor

Task: Further evaluation Improve

Time: Discretionary

Cost: Depends on the scope



27. Mechanical damage



28. Mechanical damage

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

4. Condition: • [Paint or stain needed](#)

The exterior deck on the home needs to be painted or stained to maintained the wood

Implication(s): Shortened life expectancy of material | Cosmetic defects

Location: Exterior

Task: Improve Correct

Time: Immediate

Cost: Depends on approach

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29. *Paint or stain needed*

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

5. Condition: • [Spindles too far apart](#)

Spindles on the north entrance at too far apart the balance of the railings are spaced properly. they should be no more than 4" apart from center to center

Implication(s): Fall hazard

Location: North First Floor

Task: Improve

Time: immediate

Cost: \$100.00 to \$500.00

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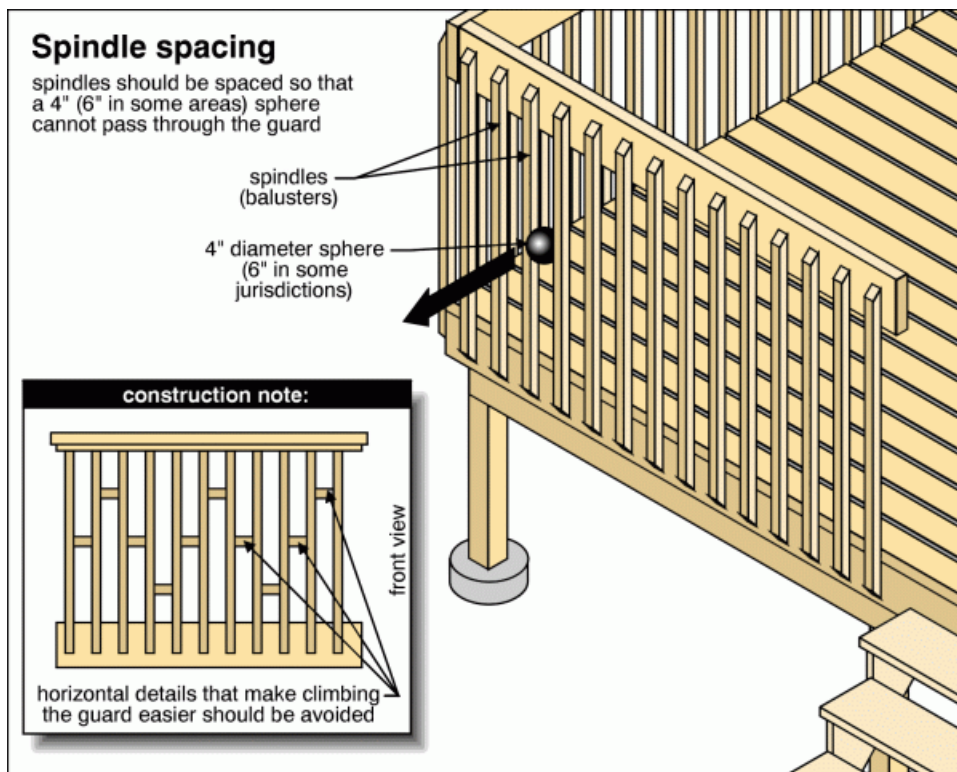
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GARAGE \ General

6. Condition: • The attic stair in the garage was not able to be open it appears that the stairway was twisted i the opening and the pull rope was broken off.

Implication(s): no access to area above the garage during the inspection

Location: Garage

Task: Repair or replace

Time: Immediate

Cost: Depends on approach



30.

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Description

Configuration:

- [Crawl space](#)

Crawl space has a slurry coat on the floor and was dry during the inspection



31. Crawl space



32. Crawl space



33. Crawl space



34. Crawl space

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35. Crawl space



36. Crawl space

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Subfloor - plywood

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

• [Trusses](#)



37. Trusses



38. Trusses

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39. Trusses

- [Plywood sheathing](#)

Limitations

Attic/roof space: • Inspected from access hatch

Crawl space: • Entered but access was limited

Percent of foundation not visible: • 0 %

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Service entrance cable and location:

- [Overhead](#)



40. Overhead

Service size:

- [100 Amps \(240 Volts\)](#)

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41. 100 Amps (240 Volts)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location:

- [Breakers - utility room](#)



42. Breakers - utility room

Number of circuits installed:

- 20

Existing panel is full



43. 20

System grounding material and type:

- [Copper - ground rods](#)

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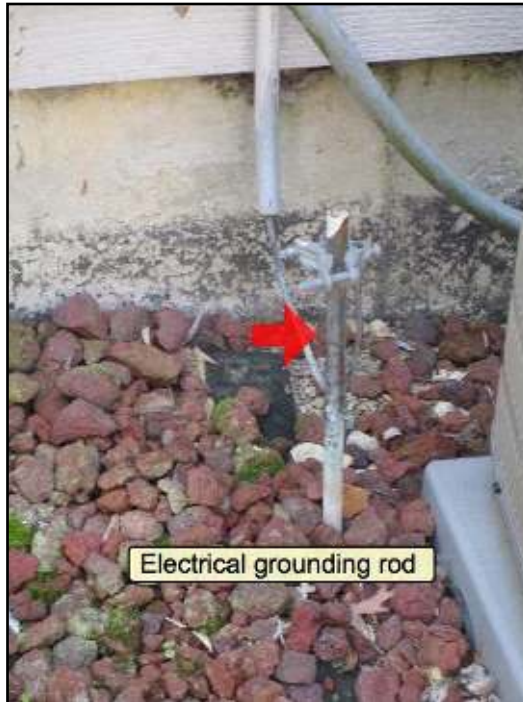
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44. Copper - ground rods

Auxiliary panel (subpanel) rating:

- [100 Amps](#)

100 Amp Panel located in the garage



45. 100 Amps

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Distribution wire material and type: • [Copper - conduit](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCI - bathroom](#)

Functioned at time of the inspection

• [GFCI - outside](#)

Functioned at time of the inspection

• [GFCI - kitchen](#)

Functioned at time of the inspection

Smoke detectors: • None noted

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels:

• The accuracy of the circuit index (labels) was not verified.

Not all the breakers are labeled



46. The accuracy of the circuit index (labels)...

Recommendations

DISTRIBUTION SYSTEM \ Cover plates

7. Condition: • [Damaged](#)

Implication(s): Electric shock

Location: First Floor Dining Room

Task: Replace

Time: Immediate

Cost: Minor



47. Damaged

DISTRIBUTION SYSTEM \ Smoke detectors

8. Condition: • Missing

Home needs to have smoke detectors installed in the home prior to closing

Implication(s): Fire hazard

Location: Throughout First Floor

Task: Repair or replace

Time: Immediate

Cost: Less than \$100



48. Missing

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General: • Furnace filter size is 16" x 20" x 1"



49.



50.

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)

Furnace functioned at time of the inspection

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51. Furnace

Furnace manufacturer:

- Payne

Payne Furnace Manufacture date 2014

Model number: PG8MAA036110 Serial number: 2814A16709



52. Payne

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Heat distribution: • [Ducts and registers](#)

Approximate capacity:

• [110,000 BTU/hr](#)



53. 110,000 BTU/hr

Efficiency: • [Conventional](#)

Exhaust venting method: • [Induced draft](#)

Approximate age: • [2 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

• Meter

Main shut off is at the Gas meter but each appliance has its own shut off

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54. Meter

Failure probability: • [Low](#)

Supply temperature: • 105° • Rounded to nearest 5 degrees

Return temperature: • 70° • Rounded to nearest 5 degrees

Temperature difference: • 35° • Rounded to nearest 5 degrees

Exhaust pipe (vent connector): • Single wall

Fireplace:

• [Gas logs](#)



55. Gas logs



56. Gas logs

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Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

Combustion air source: • Interior of building

Humidifiers: • [Trickle/cascade type](#)

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Only a small portion visible

COOLING & HEAT PUMP

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Description

Air conditioning type:

- [Air cooled](#)

Goodman AC unit functioned at time of the inspection



57. Air cooled

Manufacturer:

- Goodman

functioned at time of the inspection manufacture date June of 2014

Model number: VSX130301AC Serial number: 140620569



58. Goodman

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Cooling capacity:

- 3 Tons

A/C unit functioned at time of the inspection



59. 3 Tons

Compressor type: • Electric

Compressor approximate age: • 2 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Supply temperature: • 50°

Return temperature: • 70°

Temperature difference: • 20° • Acceptable temperature difference: 14° to 22°

Recommendations

AIR CONDITIONING \ General

9. Condition: • The compressor needs to be cleaned to improve efficiency

Implication(s): Lower efficiency of the unit and poor cooling

Location: First Floor

Task: clean

Time: immediate

Cost: Minor

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60.

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- [Glass fiber](#)



61. *Glass fiber*

Attic/roof insulation amount/value:

- Not determined

Appears to be at least a R-19 the total thickness has not been determined

Attic/roof ventilation: • [Roof and soffit vents](#)

Limitations

Attic inspection performed: • From access hatch

Roof space inspection performed: • From access hatch

Crawl space inspection performed: • By entering space, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Recommendations

ATTIC/ROOF \ Insulation

10. Condition: • [Amount less than current standards](#)

Current code suggests that the attic insulation should be an R-32

Implication(s): Increased heating and cooling costs

Location: Throughout Attic

Task: Further evaluation Improve

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Time: Discretionary

Description

Water supply source:

- Private

Expansion tank located in the crawl space



62. Private



63. Private

Service piping into building:

- [Plastic](#)



64. Plastic

Supply piping in building:

- [Copper](#)

Copper supply from the expansion tank

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65. Copper

Water flow and pressure: • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type:

• [Conventional](#)



66. Conventional

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

- Rheem

Rheem water heater Manufacture date 5/2014, functioned at time of the inspection

Model number: XG50T06EC38U0 Serial number: RHLNQ211434613



67. Rheem

Tank capacity: • 50 gallons

Water heater approximate age: • 2 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

Pumps:

- [Sump pump](#)

sump Pit was dry the pump functioned at time of the inspection

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68. Sump pump

Water treatment system:

- Water softener

GE water softener in the home, was not tested as part of the inspection

Model number: GXSH40V 00 Serial number: FD172272B



69. Water softener



70. Water softener

Gas piping: • Steel

Exterior hose bibb: • Present

Limitations

Items excluded from a building inspection: • Well • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested • The performance of floor drains or clothes washing machine drains

Recommendations

WASTE PLUMBING \ Drain piping - performance

11. Condition: • [Leak](#)

It appears that the toilet in the main bathroom needs to have the Wax ring replaced there is a leak in the crawl space

Implication(s): Sewage entering the building

Location: Crawl Space

Task: Repair or replace

Time: Immediate

Cost: Minor



71. Leak

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Description

Major floor finishes:

- [Carpet](#)



72. Carpet

- [Hardwood](#)



74. Hardwood



73. Carpet



75. Hardwood

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76. Hardwood

• Ceramic



77. Ceramic



78. Ceramic

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79. Ceramic



80. Ceramic



81. Ceramic

Major wall and ceiling finishes:

- [Gypsum board](#)

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82. Gypsum board



83. Gypsum board



84. Gypsum board



85. Gypsum board

Windows: • [Single/double hung](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Wood](#)

Doors: • Inspected

Oven type:

• Conventional

Functioned at time of the inspection



86. *Conventional*

Oven fuel: • Electricity

Appliances:

- Refrigerator

functioned at time of the inspection



87. *Refrigerator*

- Dishwasher

Functioned at time of the inspection



88. Dishwasher

- Waste disposal

Functioned at time of the inspection



89. Waste disposal

- Microwave oven

Functioned at time of the inspection

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90. Microwave oven

Laundry facilities:

- Washer

Functioned at time of the inspection



91. Washer



92. Washer

- Dryer

Dryer functioned at time of the inspection



93. Dryer

- Vented to outside
- 120-Volt outlet
- Gas piping

Kitchen ventilation:

- Recirculating type



94. Recirculating type

Bathroom ventilation: • Exhaust fan

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Counters and cabinets:

- Inspected



95. Inspected



96. Inspected



97. Inspected



98. Inspected

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99. Inspected

Inventory Air Conditioner:

- Goodman

Model number: VSX130301AC Serial number: 140620569



100.

Inventory Dishwasher:

- Whirlpool

Model number: WDF110PABW2 Serial number: F32901081

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101. Whirlpool

Inventory Dryer: • Samsung Dryer

Model number: DV42H5200GP/A3 Serial number: 0ABH5BBF500993Y



102.

Inventory Furnace: • Payne Furnace

Model number: PG8MAA036110 Serial number: 2814A16709



103.

Inventory Garage Door Opener: • Chamberlain Garage door opener

Model number: 41AC050-1M Serial number: 1021499A



104.

Inventory Garage Door Opener: • Chamberlain Garage door opener

Model number: 41AC050-1M Serial number: 1021499A

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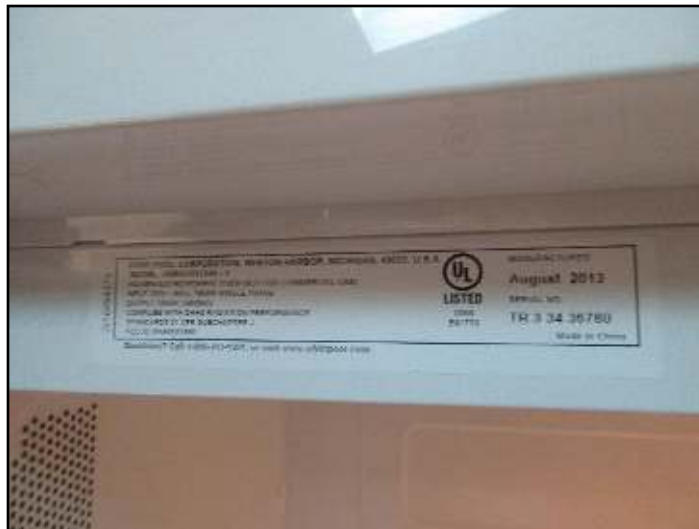


105.

Inventory Microwave:

- Whirlpool

Model number: WW31017AW Serial number: TR 3 34 36780



106. Whirlpool

Inventory Range:

- Whirlpool

Model number: RF3661XDW 0 Serial number: FF3404351

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107. Whirlpool

Inventory Refrigerator: • Samsung Refrigerator

Model number: RF28HDEDBSR/AA Serial number: 06EC43AF504357F



108.

Inventory Washing Machine: • Samsung washer functioned at time of the inspection

Model number: WF42H5200AP/A2 Serial number: 0BEZ5AEF602500W

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109.

Inventory Water Heater:

- Rheem

Model number: XG50T06EC38U0 Serial number: RHLNQ211434613



110. Rheem

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum

Recommendations

WINDOWS \ Storms and screens

12. Condition: • [Missing](#)

All operable Windows without screens need to have them installed prior to closing

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: Various First Floor

Task: Repair or replace

Time: Immediate

Cost: Less than \$100



111. Missing

DOORS \ Doors and frames

13. Condition: • [Loose or poor fit](#)

Implication(s): Chance of damage to finishes and structure

Location: Various First Floor

Task: Improve Correct

Time: Immediate

Cost: Minor

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112. Loose or poor fit



113. Loose or poor fit

14. Condition: • [Swings open or closed by itself](#)

Implication(s): Physical injury

Location: First Floor Bedroom

Task: Improve Correct

Time: Immediate

Cost: Minor

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114. *Loose or poor fit*

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

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» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS