



Advantage
Inspection

Inspection Report

12.07.2009

Advantage Inspection Piedmont

9611 Brookdale Drive Suite 100 / 155 Charlotte NC 28215



prepared for

Fred Johnson
Susan Johnson
Charlotte, NC



8616 Rolling Mountain Road
Charlotte NC 28228

YOUR home inspection report from Advantage Inspection Piedmont opens the door to a world of resource, education, and promotional incentives designed to help protect your largest asset . . . your home!

Thank you for your Trust in Advantage Inspection Piedmont!

Robert M. Wilson

Inspector:
Robert Wilson NC Lic. #291 SC Lic. #048

Realtor:
NA NA



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Definition of Evaluation Headings

S = Satisfactory - Component is not necessarily perfect but is functional allowing for normal wear and tear.

R = Needs repair - Component does not function properly or adversely affects the habitability of the dwelling.

I = Investigate Further - Component warrants further investigation by a specialist or requires subsequent observation(s).

NP = Not Present - Component was not present in the structure

NI = Not Inspected - Component was not inspected or the inspection was limited for some reason.

Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale.

Version



Client Letter

12.07.2009

Advantage Inspection Piedmont

9611 Brookdale Drive Suite 100 / 155 Charlotte NC 28215 |

Dear Fred Johnson
Susan Johnson

I want to thank you for selecting Advantage to conduct the inspection of your new property purchase. I do my very best to provide a comprehensive inspection and report. If after careful review there are any questions that you would like to ask, please do not hesitate to call.

We are often asked to revisit the site and confirm repairs were completed. We are happy to do this for an additional fee (currently \$150.00), provided we are informed which of the deficiencies noted in the report were agreed upon to be repaired.

Since changes may occur over time, Advantage Inspection also offers an annual follow up inspection to determine if any adverse changes have occurred in the major systems of your property, ie., structural, foundation (including moisture levels), roof, HVAC, plumbing, and electrical. A written report is \$250.00. We invite you to schedule this inspection at any time following a year of occupancy.

If you are interested in a warranty "with no claims denied" within 30 days of report completion, you may obtain a home warranty on your new residence by making application by telephone, fax, or mail through Advantage Home Warranty or online at www.advantagewarranty.com, or you may call our office for more information. Advantage Inspection is an approved inspection company whose reports are used by Advantage Home Warranty as a basis for issuing home warranties.

I appreciate your business and wish you well in your new home!

Sincerely,

Robert Wilson
Owner



BILL TO:
Fred Johnson Susan Johnson
Charlotte, NC Day Phone: Other Phone:

INSPECTION ADDRESS
8616 Rolling Mountain Road
Charlotte, NC 28228

INSPECTION NUMBER
T47U24R6706

REALTOR
NA NA

DESCRIPTION OF SERVICES		AMOUNT
Home Inspection Radon Test Mechanical or Structural only Water Test Termite Letter Investor Report		\$550.00
INVOICE PAYMENT DESCRIPTION	TOTAL BILLING	\$550.00
Paid at the time of the inspection. Thank you for you prompt payment	AMOUNT PAID	\$550.00
Thank-you for using Advantage Inspection Piedmont.	AMOUNT DUE	\$0.00

COMMENTS ON THE INSPECTION OR SERVICE

PLEASE ENCLOSE A COPY OF THIS BILL OR WRITE THE INSPECTION NUMBER ON YOUR CHECK AND REMIT IMMEDIATELY TO:

Advantage Inspection Piedmont
9611 Brookdale Drive Suite 100 / 155 / Charlotte, NC 28215
(704)684-0351 / Fax (704)625-3607



Client(s): Fred Johnson
Susan Johnson

Inspection Address: 8616 Rolling Mountain Road
Charlotte, NC 28228

Inspector: Robert Wilson NC Lic. #291 SC Lic. #048

Inspection Date: 12/07/2009

Inspection Costs: \$550.00

I understand and accept that the Inspection Report will be sent to me and/or my authorized representative (person ordering inspection) only: (please initial)

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions in the PRE-INSPECTION AGREEMENT, which is a part of this Report and incorporated herein. Please read the remarks printed on each page and call us for any explanation of any part of this Report, written or printed, which you do not fully understand. Advantage Inspection Piedmont, LLC. hereafter to be called COMPANY. Customer hereafter called CLIENT.

PRE-INSPECTION AGREEMENT

COMPANY agrees to conduct an inspection for the purpose of alerting the CLIENT to major deficiencies in the condition of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. The written report will include the following only.

ROOF ATTIC KITCHEN CABINETS PLUMBING FOUNDATION EXTERIOR FIREPLACE STRUCTURAL ELECTRICAL CRAWL SPACE INTERIOR BASEMENT HEATING AIR CONDITIONING MATERIALS USED APPLIANCES INSULATION

ITEMS AND SYSTEMS NOT INCLUDED IN THE INSPECTION REPORT ARE AS FOLLOWS:

SWIMMING POOLS WATER QUALITY SEPTIC SYSTEMS RECREATIONAL EQUIPMENT CENTRAL VACUUM WATER FILTERS SPRINKLER SYSTEMS PORTABLE APPLIANCES WINDOW AC SOLAR SYSTEMS UNDERGROUND UTILITIES PERSONAL PROPERTY COSMETIC ITEMS DRAIN FIELDS SECURITY SYSTEMS DETACHED BUILDINGS ASBESTOS RADON INTERCOMS ENVIRONMENTAL ISSUES CEILING FANS ALUMINUM WIRING CONNECTIONS LOW VOLTAGE WIRING SYSTEMS SELF CLEANING OVEN FUNCTIONS SAFETY GLAZING IN ANY DOOR OR WINDOW EVALUATE THE UNIFORMITY OR ADEQUACY OF THE HVAC SYSTEM TO THE VARIOUS ROOMS CONCEALED INSULATION BLINDS OR WINDOW TREATMENTS PRESENCE OR CONDITION OF BURIED FUEL TANKS FENCES DETACHED BUILDINGS PROPERTY VALUES OR SUITABILITY OF THE PROPERTY FOR ANY SPECIALIZED USE THE METHODS, MATERIALS, AND COSTS OF CORRECTIONS. THERMOSTATIC CONTROLS, TIMERS OR INDICATOR LIGHTS ARE NOT CHECKED FOR ACCURACY OR CALIBRATION. LIFE EXPECTANCY OF ANY ITEM OR SYSTEM WILL NOT BE DETERMINED.

- 1. It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection, items and systems will not be dismantled. The inspector is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impeded access or limit visibility. Crawl spaces will not be entered if there is less than two feet of clearance or inspector feels endangered. The inspection is not intended to be technically exhaustive. The cost estimates quoted in the report are estimates based upon the inspector's judgment or a range of prices available in the area. Individual bids from contractors can vary substantially from these ranges depending on the quality of the work, the circumstances, and the contractors submitting bids. The CLIENT is urged to solicit bids from State Licensed contractors for repairs before closing.
2. Maintenance and other items may be discussed, but they are not a part of this inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulation of any kind.
3. Some items are checked by a sample as expressly and specifically identified in the inspection report. Pressure gauges are not used to test air conditioners. Garbage disposers are checked for on and off operation only. Only the dishwasher's ability to fill and drain properly is checked. Dishwashers, ranges, ovens, microwaves and like appliances, and their timers, controls or elements are not checked. Self cleaning ovens are not operated or inspected. Remote controls for garage doors or any other appliances or systems are not checked. Electrical outlets are randomly checked. A sampling of windows and doors will be operated.
4. This inspection and report does not address and is not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to mold, mildew, microbial organism, radon gas, lead paint, asbestos, urea formaldehyde, carbon monoxide, carbon dioxide, toxic or flammable chemical, water or airborne related illness or disease, and all other similar or potentially harmful substances. The CLIENT is urged to contact a reputable specialist if information, identification or testing for the above is desired. In addition, the presence or absence of rodents, termites, or other insects / vermin is not covered by this inspection.
5. Because of the proprietary nature of burglar alarms, we do not inquire into their operation nor do we attempt to check them. Immediately prior to settlement, we suggest that the CLIENT about their operation and service procedures to determine whether they are owned or leased from a servicing company.
6. It is the responsibility of the CLIENT to furnish the inspector with a list of any defects that are known at the time of the inspection. All disclosure statements must be given to the inspector immediately. The CLIENT is encouraged to attend the inspection. This inspection is to be considered a point in time inspection.
7. We advise our CLIENTS that are purchasing homes with community or private wells or any house that may have lead in the water supply system to have the water tested for heavy metals, lead, coliform bacteria, nitrates, high sodium content, toxic or nuisance substances, etc.
8. The CLIENT should immediately put in writing to the COMPANY problems or disputes with the service being provided. Communications must be consistent in that the party originally accompanying the inspector will be the party resolving the problem.
9. Any recommendations made concerning repairs or additional inspections should be made by a licensed contractor or engineer.
10. The COMPANY will make every effort to uncover all items needing repairs, however it is understood that there may be items not found. This report covers only major repairs that are needed. Major repairs are considered repairs that cost over \$2,500.00.

11. The COMPANY assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment of its employees, or sub contractors, beyond the cost of the report. This limitation of liability shall include and apply to all consequential damages, bodily injury and property damage of any nature. This report is prepared exclusively for the CLIENT named above and is not intended for third party dissemination. This report shall not be forwarded to any other potential purchaser of the property if the CLIENT decides against the purchase of this property. The COMPANY accepts no responsibility for misinterpretation of this report.

12. This report follows the PROFESSIONAL CODE OF ETHICS AND UNIFORM STANDARDS OF PRACTICE of the State of North Carolina Home Inspectors Licensure Board. Any disputes or questions in the report should be directed to this publication for clarification. A copy of this booklet is in the office and may be obtained by calling the office. Copies are available for \$10.00 each.

13. Payment is expected and due upon completion of the inspection. There will be a billing charge for inspections not paid on completion, and an additional service charge of 1 1/2% per month (18% per annum) for accounts not paid within 30 days. There will be a \$25.00 returned check charge. Any and all legal fees incurred by the COMPANY, will be charged to the CLIENT. Both parties agree that the COMPANY, and its employees and agents, assume non liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature.

14. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, LIFE EXPECTANCY OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THIS REPORT IS TO BE CONSIDERED A POINT IN TIME INSPECTION, MEANING THE SYSTEMS AND ITEMS REPORTED ON ARE WORKING AS REPORTED AT THE TIME OF THE INSPECTION.

15. ANY DISPUTE, CONTROVERSY OR CLAIM ARISING OUT OF, OR RELATING TO, THIS AGREEMENT OR THE BREACH THEREOF SHALL BE SUBMITTED TO FINAL AND BINDING ARBITRATION UNDER THE EXPEDITED ARBITRATION RULES OF THE NATIONAL ACADEMY OF CONCILIATORS. THE DECISION OF THE ARBITRATOR APPOINTED THERE UNDER SHALL BE FINAL AND BINDING AND JUDGMENT ON THE AWARD MAY BE ENTERED IN ANY COURT OF COMPETENT JURISDICTION.

I HAVE READ OVER THIS PRE INSPECTION AGREEMENT AND FULLY UNDERSTAND AND ACCEPT ALL OF THE CONDITIONS OUTLINED THROUGHOUT THIS REPORT AND HEREBY ACKNOWLEDGED THIS BY MY ACCEPTANCE OR BY MY PAYMENT OF THIS REPORT.

CLIENT

DATE

CLIENT

DATE

Robert Wilson
License Number NC 291
License Number SC 48

DATE



Prepared For: Fred Johnson
Susan Johnson
Report #: T47U24R6706

Inspection Address: 8616 Rolling Mountain Road
Charlotte, NC 28228

Real Estate Agent: NA NA

This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

THE FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair

Table with 5 rows: Exterior (3 items), Roof & Attic (1 item), Plumbing - Water Heater (1 item), Plumbing - Bathroom (2 items), Heating (2 items), Appliances (1 item)

Needs Further Investigation

Table with 2 rows: Heating - Fireplace (1 item), Cooling (2 items)

INSPECTION PICTURE ADDENDUM



Front view of subject property



Front view of subject property

INSPECTION PICTURE ADDENDUM



Rear view of subject property



Rear view of subject property

INSPECTION PICTURE ADDENDUM



View of flue pipe missing the entrance screen



View of AC units

INSPECTION PICTURE ADDENDUM



View of gas regulator at the crawl space furnace.

GENERAL INFORMATIONReport Number
T47U24R6706******* GENERAL COMMENTS ON THE INSPECTION *******

Please review the entire report carefully. For quick reference of defective items and inspector notes, refer to the summary page near the beginning of this report.

INSPECTION TIME

10:00AM

TEMPERATURE

38 Degrees Fahrenheit

PEOPLE PRESENT AT THE INSPECTION

Inspector Only

STRUCTURE OCCUPIED

No

APPROXIMATE AGE

2

RESIDENCE TYPE

Single family detached

HOME STYLE

Traditional

NUMBER OF STORIES

Two

CONSTRUCTION TYPE

Wood Frame

APPROXIMATE HOUSE ORIENTATION

East

WEATHER AND SOIL CONDITIONS

Clear at the time of inspection with recent heavy rain

LOT DESCRIPTION

Typical residential lot.

S = Item is satisfactory

R = Item needs repair

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STRUCTURAL

Report Number
T47U24R6706

= Tips, Tools, and Savings

S R I NP NI

FOUNDATION DETAILS

FOUNDATION- Crawlspace

INSPECTION METHOD & ACCESSIBLE AREAS

The crawl space was entered at the crawl space door. Using a standard flash light and probe all areas were inspected except those that were concealed by floor insulation, duct work or low inaccessible areas.

FLOOR/SLAB- Dirt

SUBFLOOR- OSB

PIER/COLUMNS/FOUND. WALL- Piers & wall are CMU blocks & brick

FLOOR JOIST & SILLS- Conventional wood truss system

GIRDER- Triple, wood

MOISTURE Wood Moisture content 15-17 % Acceptable levels are below 19%

SUMP PUMP

CRAWL SPACE VAPOR BARRIER- Plastic

ROOF DETAILS

ROOF FRAMING- Conventional wood rafters & bracing

The attic was entered and inspected using a flash light. However parts of the attic were not inspected due to limited access.

CEILING JOISTS- Conventional wood joist & bearing

Accessible areas in the attic were inspected from the floored areas only.

The majority of ceiling joists could not be inspected closely due to insulation - appeared serviceable where visible.

ROOF DECKING- OSB

WALL DETAILS

EXTERIOR/INTERIOR WALLS

Framing of exterior & interior walls appears to be 2 x 4 studs. Unable to inspect wall framing for condition and spacing of studs due to sheetrock and/or other wall coverings.

ADDITIONAL STRUCTURAL ITEM (IF NEEDED)

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EXTERIOR

Report Number
T47U24R6706

= Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

WALL CLADDING- Brick

FLASHING

TRIM

FRONT DOOR- Double Fiberglass Glass Metal Single Wood

Small gap noted at the bottom center of the front double doors and will allow air infiltration. Repair as needed.

REAR DOORS- Double Fiberglass Glass Metal Single Wood

The dead bolt lock at the rear door will not smoothly close and lock. The bottom door knob is very hard to operate. Repair or adjust as needed.

SIDE DOORS- Double Fiberglass Glass Metal Single Wood

The dead bolt lock at the side garage door will not smoothly close and lock. The bottom door knob is very hard to operate. Repair or adjust as needed.

SLIDING GLASS DOOR- Insulated Screened Tempered

WINDOWS- (exterior side) Awning Double Hung Insulated Screens Slider Vinyl

Casement Fixed Metal Single Hung Storm Wood

GARAGE- Three car attached **DOOR OPENER-** Liftmaster (auto reverse), Liftmaster (auto reverse)

DECK-

DECK RAILS-

EXTERIOR BALCONY-

EXTERIOR BALCONY RAILS-

STOOP- Masonry

STOOP RAILS-

PORCH- Masonry and Concrete

PORCH RAILS-

SOFFIT/EAVES- Wood

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EXTERIOR

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S R I NP NI

FASCIA- Wood

DRIVEWAY- Concrete

PATIOS/SLABS- Concrete

WALKS- Concrete

RETAINING WALLS-

VEGETATION- Grass

TREES/LIMBS

GRADE/DRAINAGE

ADDITIONAL EXTERIOR ITEMS (IF NEEDED)

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ROOF

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S R I NP NI

ROOF COVERINGS- Fiberglass / Asphalt Composition

ROOF STYLE- Gable & Hip

GUTTERS- Aluminum

DOWNSPOUTS- Aluminum

SPLASH BLOCKS DISCHARGE- Plastic pipe

Drain pipes are underground and their condition or draining ability could not be evaluated. Some of the splash blocks are missing at the downspouts. Install as needed.

FLASHING & ROOF PENETRATIONS

SKYLIGHTS

WATER PENETRATION

ADDITIONAL ROOF ITEMS (IF NEEDED)

ROOF INSPECTED FROM:

The roof was inspected from attic & from ground with binoculars.

ROOF AREAS NOT INSPECTED

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Apparent serviceability of roofing system is reported but is not a warranty or guarantee of the remaining life expectancy. The home inspector is NOT required to walk on the roofing or inspect attached accessories including solar systems, antennae and lightning arrestors.

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PLUMBING
Report Number
T47U24R6706

= Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

WATER SUPPLY DETAILS

WATER SUPPLY TYPE - Common Public Sewer Public Water Septic Well

WATER SUPPLY- Copper Not visible Polybutylene
 Galvanized Plastic

The water meter is located in the front yard. Water supply piping is buried and could not be inspected.

WELL PUMP- Manufacturer Est. Age.

WATER SHUT OFF LOCATION- Foundation Meter Water heater

The main water cut off is located in a interior closet.

WATER PRESSURE Approximate P.S.I.G. 60

WATER DISTRIBUTION DETAILS

WATER PIPES- Copper Plastic
 Galvanized Polybutylene

The majority of water lines are plastic "pex" tubing.
The majority of water lines are concealed in floors and walls and could not be observed.

FUNCTIONAL FLOW

Functional water flow was observed at all fixtures where testing was possible and practical. Washing machine water flow was not tested.

WATER PIPE SUPPORT

WATER PIPE INSULATION

WASTE & VENT PIPE DETAILS

WASTE & VENT PIPES- Cast Iron Galvanized
 Copper Plastic

Majority of pipes concealed in walls & floors and could not be observed.

FUNCTIONAL DRAINAGE

Functional drainage was observed at all fixtures where testing was possible and practical. The washing machine drain was not tested.

WASTE & VENT PIPE SUPPORT

EQUIPMENT & FUEL STORAGE

WASTE PUMP (SOMETIMES CALLED A LIFT STATION)

INTERIOR FUEL STORAGE / FUEL SUPPLY & VENT PIPING

PLUMBING FIXTURES

OUTSIDE FAUCETS

KITCHEN SINK

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PLUMBING

Report Number
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= Tips, Tools, and Savings

S R I NP NI

LAUNDRY CONNECTIONS- Elect. Dryer Outlet Gas Dryer Connections Mop Sink Washer

ADDITIONAL PLUMBING ITEMS (IF NEEDED)

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PLUMBING

Report Number
T47U24R6706

WATER HEATER

= Tips, Tools, and Savings

S	R	I	NP	NI
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WATER HEATER	Water Heater Location	Attic	50	Gallon		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
# 1	Manufacturer	American	Serial Number	0816T409888		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Estimated Age	2	Model Number	0732045		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Other	<input type="checkbox"/> Propane	Water Temperature					

There is a small gap around the flue pipe in the attic at the water heater. The hole should be filled or repaired to keep water from entering. The water heater was off upon arrival for inspection. It was turned on and heated normally during the time of inspection. At the end of the inspection the water heater was turned off.

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. If well water is used for drinking purposes, we recommend it be tested by a lab or the health dept. Underground septic systems, sewer lines, and water treatment equipment are not inspected. If present, we recommend a septic system inspection and/or contractor evaluation before closing. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or inspect the system for proper sizing, design, or use of proper materials.

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

PLUMBING

Report Number
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BATHROOM

= Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

BATH FIXTURES # 1 - Second Floor Hall

The flush valve at all of the bathrooms are either broken. leaking or continue to run. All of these should be replaced by a qualified professional.

BATH FIXTURES # 2 - Second Floor Master Bath

The master bath jet tub would turn on and off repeatedly. I tried to cut the unit off but it would come back on later. I turn the breaker off so the unit would not come back on. Repair is needed by a qualified repair professional.

BATH FIXTURES # 3 - Second Floor Front bedroom

BATH FIXTURES # 4 - First Floor Half Bath

BATH FIXTURES # 5 - First Floor Bedroom

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. If well water is used for drinking purposes, we recommend it be tested by a lab or the health dept. Underground septic systems, sewer lines, and water treatment equipment are not inspected. If present, we recommend a septic system inspection and/or contractor evaluation before closing. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or inspect the system for proper sizing, design, or use of proper materials.

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ELECTRICAL

Report Number
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= Tips, Tools, and Savings

S R I NP NI

SERVICE ENTRANCE- Underground

SERVICE WIRES SIZE & TYPE- 4/0 Aluminum = 200 Amps & 240 Volts X 2

GROUNDING EQUIPMENT- Not Present To Ground Stake To Water Pipe

MAIN PANEL- Located at- Outside

SUB PANELS- Located at- Exterior at the AC unit and in the garage

OVER CURRENT/FAULT PROTECTION- ARC Breaker Circuit Breakers Fuses GFCI Breaker

GROUND FAULT PROTECTION- Baths Exterior Kitchen
Currently present at: Carport Garage Whirlpool

110 VOLT CIRCUITS - Material- Aluminum Copper Could not Inspect

220 VOLT CIRCUITS - Material- Aluminum Copper Could not Inspect

RECEPTACLES (representative #-) Type- 2 Prong 3 Prong

INTERIOR LIGHT FIXTURES, CEILING FANS & SWITCHES

EXTERIOR LIGHT FIXTURES, CEILING FANS & SWITCHES

SMOKE DETECTORS

DOORBELL

ADDITIONAL ELECTRICAL ITEM (IF NEEDED)

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

HEATING Report Number T47U24R6706 = Tips, Tools, and Savings **S R I NP NI**

HEATING UNIT MFG # 1 Amanna MODEL NUMBER GMH9505DXAB SERIAL NUMBER 0805611662 ENERGY SOURCE <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Area Served: 1st Floor	HEATING UNIT DESCRIPTION <input type="checkbox"/> Baseboard <input type="checkbox"/> Hot Water <input type="checkbox"/> Steam <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Heat Pump <input type="checkbox"/> Solar TOTAL CAPACITY(in BTU's) 92,000 APPROXIMATE AGE(in years) 2	SYSTEM <input checked="" type="checkbox"/> Central <input type="checkbox"/> Room unit UNIT LOCATION <input type="checkbox"/> Attic <input type="checkbox"/> Outside <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Crawlspace <input type="checkbox"/> Garage <input type="checkbox"/> Inside	TYPE <input type="checkbox"/> Package System <input checked="" type="checkbox"/> Split System
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HEATING EQUIPMENT

The gas valve was found to be taped up and the smell of gas was noted in the crawl space at the HVAC unit. The furnace also would continue to start and stop in a very short period of time. When running the furnace had a rumbling noise. I turned the unit off at the crawl space switch because I felt it was not safe. The unit should be serviced and any needed repairs by a qualified professional before moving into.

OPERATION - AIR TEMP. RISE **Return -** 75 **Supply -** 95

OPERATING & SAFETY CONTROLS

FLUE

The furnace in the crawl space should have a screen placed over the opening of the flue pipe to prevent pest from entering. A repair professional should make any needed repairs.

ADDITIONAL HEATING ITEM (IF NEEDED)

HEATING UNIT MFG # 2 Goodman MODEL NUMBER ARUF486016BA SERIAL NUMBER 0804287889 ENERGY SOURCE <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Area Served: 2nd Floor	HEATING UNIT DESCRIPTION <input type="checkbox"/> Baseboard <input type="checkbox"/> Hot Water <input type="checkbox"/> Steam <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Radiant Heat <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Solar TOTAL CAPACITY(in BTU's) na APPROXIMATE AGE(in years) 2	SYSTEM <input checked="" type="checkbox"/> Central <input type="checkbox"/> Room unit UNIT LOCATION <input checked="" type="checkbox"/> Attic <input type="checkbox"/> Outside <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace <input type="checkbox"/> Garage <input type="checkbox"/> Inside	TYPE <input type="checkbox"/> Package System <input checked="" type="checkbox"/> Split System
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HEATING EQUIPMENT

OPERATION - AIR TEMP. RISE **Return -** 70 **Supply -** 95

OPERATING & SAFETY CONTROLS

S = Item is satisfactory

R = Item needs repair

I = Item needs investigated

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HEATING

Report Number
T47U24R6706

= Tips, Tools, and Savings

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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FLUE

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ADDITIONAL HEATING ITEM (IF NEEDED)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. For gas or oil furnaces, the only cover that was removed was the access cover on the burner assembly. The heat exchanger cannot be examined without extensive disassembly of the cabinet. Since this is not possible during a standard, visual home inspection, you may want to obtain a warranty contract on heating units and / or have heat exchanger technically evaluated by an HVAC technician prior to sale. Cracks in flue liners are often concealed by the normal build up of creosote. Our visual inspection may not detect all possible problems with chimneys. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or ignite a pilot light. The home inspector is not required to inspect: the interior of flues; fireplace insert flue connections; heat exchanger; humidifiers; electronic air filters; the uniformity or adequacy of heat supply (air flow) to the various rooms; or solar space heating equipment.

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

HEATING Report Number T47U24R6706 **FIREPLACE** = Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

FIREPLACE # 1- **Description:** Metal **Location:** Den

GAS LOGS

The gas logs did not have the pilot light on during the inspection. Home inspectors can not light the pilot light. A gas professional should be called to light and re inspect these logs before use or closing.

DAMPER

CHIMNEY/FLUE CONDITION

ADDITIONAL FIREPLACE ITEM (IF NEEDED)

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. For gas or oil furnaces, the only cover that was removed was the access cover on the burner assembly. The heat exchanger cannot be examined without extensive disassembly of the cabinet. Since this is not possible during a standard, visual home inspection, you may want to obtain a warranty contract on heating units and / or have heat exchanger technically evaluated by an HVAC technician prior to sale. Cracks in flue liners are often concealed by the normal build up of creosote. Our visual inspection may not detect all possible problems with chimneys. The home inspector is not required to: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; or ignite a pilot light. The home inspector is not required to inspect: the interior of flues; fireplace insert flue connections; heat exchanger; humidifiers; electronic air filters; the uniformity or adequacy of heat supply (air flow) to the various rooms; or solar space heating equipment.

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AIR CONDITIONING Report Number T47U24R6706 = Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

A/C MFG UNIT # 1	SYSTEM	TYPE	LOCATION
Goodman	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Dual zone	<input type="checkbox"/> Inside
MODEL NUMBER GSC130481AG	<input type="checkbox"/> Room units	<input type="checkbox"/> Package system	<input checked="" type="checkbox"/> Outside
SERIAL NUMBER 0807008811		<input checked="" type="checkbox"/> Split system	
TOTAL CAPACITY (in Tons) Size Not Determined	APPROXIMATE AGE (in years) 2		ENERGY <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas
AREA SERVED: 1st. Floor			

A/C EQUIPMENT

OPERATION - AIR TEMP. DROP Return - NA Supply - NA

The air conditioner serving the main level was not tested due manufacturer's recommendations not to operate when the outdoor temperature is less than 65 degrees. Unit should be serviced by a HVAC professional.

A/C OPERATING CONTROLS

ADDITIONAL A/C ITEM (IF NEEDED)

A/C MFG UNIT # 2	SYSTEM	TYPE	LOCATION
Goodman	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Dual zone	<input type="checkbox"/> Inside
MODEL NUMBER GSH130481AD	<input type="checkbox"/> Room units	<input type="checkbox"/> Package system	<input checked="" type="checkbox"/> Outside
SERIAL NUMBER 0807648456		<input checked="" type="checkbox"/> Split system	
TOTAL CAPACITY (in Tons) Size Not Determined	APPROXIMATE AGE (in years) 2		ENERGY <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas
AREA SERVED: 2nd. Floor			

A/C EQUIPMENT

OPERATION - AIR TEMP. DROP Return - na Supply - na

Cooling function of heat pump at the second floor was not tested due manufacturers recommendations not to operate when the outdoor temp. is less than 65 degrees. Unit should be serviced by a qualified HVAC professional before closing.

A/C OPERATING CONTROLS

ADDITIONAL A/C ITEM (IF NEEDED)

S = Item is satisfactory

R = Item needs repair


I = Item needs investigated

NP = Item not present

NI = Item not inspected

AIR CONDITIONING

Report Number
T47U24R6706

 = Tips, Tools, and Savings

S **R** **I** **NP** **NI**

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. This report does not reflect a technically exhaustive evaluation and should not be interpreted as a prediction of the remaining life expectancy of the air conditioner. Special HVAC license is required to check refrigerant pressures and other internal components. If you wish to have a technical evaluation, we suggest you have the system serviced and evaluated by a licensed HVAC technician. the home inspector is not required to: operate cooling systems when weather conditions or other circumstances may cause equipment damage; inspect window air conditioners; or inspect the uniformity or adequacy of cool-air supply to the various rooms.

S = Item is satisfactory

R = Item needs repair

I = Item needs investigated

NP = Item not present

NI = Item not inspected

HVAC Distribution

Report Number
T47U24R6706

= Tips, Tools, and Savings

S R I NP NI

DUCTS- (includes supports & insl.)

- Flex None Uninsulated
- Insulated Sheet Metal

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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FILTER - Size(s): 20 X 20 X 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ADDITIONAL DUCT ITEM (IF NEEDED)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I = Item needs investigated

NP = Item not present

NI = Item not inspected

INTERIOR

Report Number
T47U24R6706

= Tips, Tools, and Savings

S R I NP NI

WALLS & CEILINGS

FLOORS (does not include carpeting or finish treatments)

STEPS & STAIRWAYS

INTERIOR BALCONY & RAILINGS

COUNTERS & BUILT-IN CABINETS (representative #)

INTERIOR DOORS (representative #)

WINDOWS (interior side of windows)

ADDITIONAL INTERIOR ITEMS (IF NEEDED)

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

INSULATION & VENTILATION Report Number T47U24R6706 = Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

BASEMENT INSULATION-	<input type="checkbox"/> Blown	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Roll/batt		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
in. thick	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Rock wool	<input type="checkbox"/> Vermiculite						

CRAWLSPACE INSULATION-	<input type="checkbox"/> Blown	<input type="checkbox"/> Fiberglass	<input checked="" type="checkbox"/> Roll/batt		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 1/4 in. thick	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Rock wool	<input type="checkbox"/> Vermiculite						

ATTIC INSULATION-	<input checked="" type="checkbox"/> Blown	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Roll/batt		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 1/2 in. thick	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Rock wool	<input type="checkbox"/> Vermiculite						

VAPOR RETARDERS-	<input type="checkbox"/> Kraft backed paper	<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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CRAWLSPACE VENTILATION-	<input checked="" type="checkbox"/> 8" x 16" Foundation Vents	<input type="checkbox"/> Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Fan	<input type="checkbox"/> Screened Crawl Door							

ATTIC VENTILATION-	<input type="checkbox"/> Louvers	<input checked="" type="checkbox"/> Ridge	<input type="checkbox"/> Static	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/> Powerfan	<input checked="" type="checkbox"/> Soffit	<input type="checkbox"/> Turbine						

WHOLE HOUSE FAN		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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BATHROOM VENTS- To attic & over to soffit		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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DRYER VENT- To exterior wall		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ADDITIONAL INSULATION ITEMS (IF NEEDED)

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances. The home inspector shall: move insulation where readily visible evidence indicates the possibility of a problem; and move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.

S = Item is satisfactory R = Item needs repair I = Item needs investigated NP = Item not present NI = Item not inspected

BUILT-IN KITCHEN APPLIANCES Report Number T47U24R6706 = Tips, Tools, and Savings **S** **R** **I** **NP** **NI**

KITCHEN # 1	Manufacturer	Model #	Serial #					
DISHWASHER	KitchenAid				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RANGE- Electric	Kitchen Aid				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVEN- Electric	Kitchen Aid				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TRASH COMPACTOR					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
GARBAGE DISPOSAL	Ise				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RANGE HOOD VENT	Kitchen Aid				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The pop up range hood did not respond when tested. Repair is needed by a qualified repair professional.								
MICROWAVE (Built-in)	Kitchen Aid				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ADDITIONAL APPLIANCE ITEMS (IF NEEDED)								

Note: Washers and dryers are normally considered personal property and are not checked if present. Due to time constraints, self cleaning options on ovens are not tested. Since appliances are only turned on for a short period of time, extensive testing of timers, thermostats and other controls is not possible. Any appliance that is over ten years old is considered past its normal life expectancy. Appliances can fail at any time regardless of age: consider purchasing a home warranty service contract to cover repair or replacement. The home inspector is not required to inspect: locks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

SMOKE DETECTORS # - 7

SMOKE DETECTORS WORK? - Yes

CARBON MONOXIDE DETECTORS # - 1

CARBON MONOXIDE DETECTORS WORKING? - Yes

DEADBOLTS INSTALLED? - Yes

DEADBOLTS WORKING? - No

FIRE EXTINGUISHERS # -

SECURITY SYSTEM INSTALLED?

ADDITIONAL SAFETY ITEMS (IF NEEDED)

We are proud to provide this Safety Report with support from Nationwide Insurance, ADT, and Safe Homes for Safe Kids.
Please review entire report for other safety related items.



All directional references are made facing the front door of the house. This report is intended for the exclusive use of our client. Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified and or licensed trade professional prior to purchase or sale. This is a visual inspection of readily accessible components only and is not technically exhaustive.

Home inspectors are NOT required to report on: the life expectancy of any component or system; the causes of the need for a repair; the methods, materials and costs of corrections; the suitability of the property for any specialized use; compliance or noncompliance with codes, ordinances, statutes, regulatory requirements or restrictions; the market value of a property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not inspected; the presence or absence of pests such as wood damaging organisms, rodents, or insects; cosmetic damage, underground items, or items not permanently installed - any information given on these items should be considered incomplete and should be further evaluated prior to sale.

Home inspectors are NOT required to: offer warranties or guarantees of any kind; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure that may damage the property or its components or be dangerous to adversely affect the health or safety of the home inspector or other persons; operate any system that has been shut down or otherwise inoperable; operate any system that does not respond to normal controls; move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; determine the presence or absence of any suspected adverse environmental condition or hazardous substance - including toxins, mold, mildew, microbial organism, radon gas, lead paint, carcinogens, noise, contaminants in the building or in soil, water or air; determine the effectiveness of any system installed to control or remove suspected hazardous substances; predict future condition, including failure of components; project operating costs of components; evaluate acoustical characteristics of any system or component; inspect special equipment or accessories that are not listed in this report; disturb insulation except: where readily visible evidence indicates the possibility of a problem, where plumbing drain/waste pipes penetrate floors and adjacent to earth filled stoops or porches and at exterior doors - any information given on these items should be considered incomplete and should be further evaluated prior to sale. Home inspectors shall NOT : Offer or perform any act or service contrary to law; offer to perform engineering, architectural, plumbing, electrical or any job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the home inspector holds a valid occupational license, in which case the home inspector shall inform the client that the the home inspector is so licensed, and therefore qualified to go beyond this section and perform additional inspections beyond those listed as line items in this report.

STRUCTURAL

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Due to recent advances in modular construction techniques, it is sometimes difficult to determine if a home is modular or "stick built". Therefore, no determination was made by the inspector other than a general framing description.

EXTERIOR

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Conditions behind siding, gutters, awnings and heavy shrubbery are not visible and are expressly excluded from this report. Representative site drainage cannot be accessed if it has been dry for an extended period of time. No guarantee is made for compromised insulation seals on windows and doors because this condition may only be apparent during certain weather conditions. The home inspector is NOT required to inspect storm windows & doors, screening, shutters, awnings, and similar seasonal accessories; fences; presence of safety glazing in doors and windows; garage door remote controls; geological and soil conditions; recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities); detached buildings or structures; any environmental hazard or buried fuel tanks.

ELECTRICAL

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to: insert any tool, probe, or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; operate and test smoke detectors when detectors are part of a central system. The home inspector is not required to inspect: low voltage systems; security system devices, heat detectors, or carbon monoxide detectors; telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or built-in vacuum equipment. "Representative number" means, for multiple identical components such as electrical outlets, one such component per room. Safety Note: To help prevent fatal electric shocks, modern standards require Ground Fault Circuit protection at the receptacles serving the kitchen, bathrooms, & laundry (within 6' of sink); also garage, unfinished basements, exterior, crawl space, whirlpools, spas, pools, & fountains - if not present, client should add ground fault protection for personal safety.

PLUMBING

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. If well water is used for drinking purposes, we recommend it be tested by a lab or the health dept. Underground septic systems, sewer lines, and water treatment equipment are not inspected. If present, we recommend a septic system inspection and/or contractor evaluation before closing. The home inspector is not required to: state the effectiveness of anti-siphon devices; determine whether water supply and waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets. The home inspector is not required to inspect: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; bathroom spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment: or inspect the svstem for proper sizing. design. or use of proper materials.

SUPPLEMENTAL INFORMATIONReport Number
T47U24R6706**INTERIORS**

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. "Representative number" means, for multiple identical components such as interior doors and windows, one such component shall be operated per room. The home inspector is not required to inspect: paint, wallpaper, and other finish treatments on : interior walls, ceilings, and floors; carpeting, draperies, blinds, or other window treatments.

ROOF

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. Apparent serviceability of roofing system is reported but is not a warranty or guarantee of the remaining life expectancy. The home inspector is NOT required to walk on the roofing or inspect attached accessories including solar systems, antennae and lightning arrestors.

INSULATION

Note: Items noted "R" (needing repair) or "I" (needing further investigation) should be repaired and/or evaluated by a qualified repair person prior to purchase or sale. The home inspector is not required to report on: concealed insulation and vapor retarders; or venting equipment that is integral with household appliances. The home inspector shall: move insulation where readily visible evidence indicates the possibility of a problem; and move floor insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth-filled stoops or porches, and at exterior doors.