

INSPECTION CONDITIONS

Pre-Listing Home Inspection.



CLIENT & SITE INFORMATION:

FILE #:	AA1234PRE.
INSPECTION LOCATION:	1234 SW Happy Seller Ln. Topeka, KS 66614.
DATE OF INSPECTION:	27 SEP 2004.
TIME OF INSPECTION:	14:00.
NAME OF SELLER(S):	<i>For Information Contact Happy Seller or Favorite Listing Agent at 123-4567.</i>
Listing Agent:	Favorite Listing Agent.
Company:	The Best Real Estate Company.

CLIMATE CONDITIONS:

WEATHER:	The temperature was approximately, 70-80F, Clear.
SOIL CONDITIONS:	Damp.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:	South.
ESTIMATED AGE OF HOUSE:	25.
STORIES:	Split level/entry.
SPACE BELOW GRADE:	Basement.

UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Public.
UTILITIES STATUS:	All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED?	Yes.
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PAYMENT INFORMATION:

TOTAL FEE:	Prices may change, please refer to web site for current pricing. www.inspectionconnections.com .
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INSPECTION COMPANY INFORMATION:

COMPANY NAME	
ADDRESS & TELEPHONE:	Inspection Connection Inc. Cary Sandmeyer, ASHI Member, # 090338. NAHI Member. CSIA Certified Chimney Sweep #2529. Telephone 785-271-5137. E-mail MyInspector@cox.net .

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal 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.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. See attached Inspection Agreement for specifics.

DEFINITION OF TERMS

GOOD - The term Good implies that this inspector has determined that the referenced item is either in better than expected condition or that the item has been replaced, is new or near new condition.

APPEARS SERVICEABLE - SATISFACTORY - The term Appears Serviceable and Satisfactory implies that this inspector has determined that the referenced item is in working condition or that the item appears to be performing as intended. This term takes into consideration the items age, current status and usage.

RECOMMENDATIONS / IMPROVEMENTS - Recommendations and improvements to your home are generally considered an upgrade to the existing conditions. The age of the home may preclude some modern safety devices such as battery backup smoke detectors next to hard wired ones. Other improvements may be where an item is working but with some changes or additions the item works better or is safer. These items differ from Maintenance Items in that they are usually not an item that needs maintained.

MAINTENANCE ITEM - The term Maintenance Item implies that the referenced item(s) need or will need some minor repair, possible repair of improper items non-life threatening that are found or maintenance now, in the near future or when time permits so that the item will function properly, as intended or better such as cleaning gutters or resetting splash blocks. Maintenance Items are considered normal, everyday or periodic maintenance that the overall general population is capable of doing. These items are usually required to keep a home in working condition. As the saying goes, "An ounce of prevention is worth a pound of cure."

ACTION NECESSARY - The term Action Necessary implies that in order for the referenced item to perform, repair or replacement of some part or all of the item will be necessary. Items which are Unsafe, Broken, Improperly repaired/unsafe items and Major repairs are included in this definition. **The intention here is to disclose the item for your education and or benefit so that you may make a better informed decision. It is highly recommended to get estimates from contractors in the specific field of expertise. Contractor(s) pricing have been known to vary up to 300% due to availability, approach, and material used.** *NOTE: The only true estimate/proposal is one obtained from a Qualified Contractor in the particular field of expertise.*

By affixing my signature to this document, I acknowledge that I have read and understand the Inspection Agreement and Disclaimer and agree to its terms and conditions. I further understand that the liability of this inspection will be limited to the fee paid for the inspection.

Party to Transaction or Their Agent

Date

Job Number: AA1234PUR Property Inspected: 1234 Happy Seller Lane Topeka, KS 66614

Date of Inspection: 09/27/2004

PRE-LISTING INSPECTION

ACTION NECESSARY

In the Opinion of this Inspector, items listed below require repair or replacement so they may work and perform as intended. They are either broken, improperly repaired, unsafe, or a major expense. As an Inspector we can only advise the condition seen and do not have the authority to require any item to be repaired. It is up to you to decide whether a condition is acceptable or not when purchasing a home.

Estimates to repair have not been provided because of the differences in prices between contractor's. Also, an expert may see other repairs necessary only after they have started repairs which were not easily visible during the initial inspection.

Prices have been known to range over 300% between contractors, the materials used, and their individual approach.

NOTE: The only true estimate/proposal is one obtained from a Qualified Contractor in the particular field of expertise.

EXTERIOR - FOUNDATION - BASEMENT

CHIMNEY:

Loose brick, Deteriorated mortar, Needs repair.

BASEMENT/CRAWL SPACE:

Minor bow and cracking are minor, however, a qualified foundation contractor should be retained to examine bow. Appears that one to three beams may be required.

HEATING - AIR CONDITIONING

BURNERS/HEAT EXCHANGERS:

Scale/rust and/or corrosion is noted in the burn chamber. Rust flakes sitting on burners. *Service unit, Prior to Closing*. Contact a qualified heating contractor for service.

PLUMBING

WATER HEATER:

Missing flame shield at burner area. This is a necessary part of the water heater. Contact qualified plumber for spare parts.

ELECTRICAL SYSTEM

MAIN ELECTRICAL PANELS:

Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. This can result in loose connections allowing for corrosion to buildup at the terminals on the breaker. Repair is needed. Approximately 4 double taps have been noted.

SWITCHES & OUTLETS:

Missing switch and two outlet cover plates in basement.

FIREPLACE CHIMNEY & VENTING SYSTEM

Inspector's Comments:

The fireplace flue liners are cracked. This was the cause of creosote catching fire and overheating the tiles until they were damaged. This system is not safe to use until it is repaired. The homeowner should contact their insurance agent so they may file a claim under their homeowner's insurance. This is a covered peril in almost all policies.

NOTE:

PRE-LISTING INSPECTIONS DO NOT COME WITH PHOTOS, EXCEPT FOR THE HOME ON THE FRONT PAGE AND ALL PRINTING IS IN BLACK.

PRICING IS NOT GIVEN UNDER A PRE-LISTING INSPECTION. IT IS BELIEVED THAT THE BUYER IF CONCERNED ABOUT A PARTICULAR ITEM, SHOULD HAVE THIS ITEM LOOKED AT BY A QUALIFIED PERSON, PRIOR TO CLOSING.

MAINTENANCE ITEM(S)

In the Opinion of this Inspector, items listed below represent a minor cost or a normally maintained item during the course of ownership of a home. They are listed here for your convenience so that maintenance may be done when time permits. Also, they are listed here because the items appear to have been deferred or not maintained for awhile. Some items may require more expertise to maintain dependent upon each of our abilities. Cleaning gutters may be difficult for one unable to climb a ladder or a person that does not own a ladder. These items are, in our opinion, what we consider normal for the greater population as a whole without any disrespect for anyone's personal abilities.

Properly maintained, these items should continue to perform as intended or keep other areas of the home from being affected. These items are not necessarily critical to the habitability of the structure, however, they are noted here because maintenance is needed or will be needed soon.

NOTE: A rule of thumb for cost of maintenance is roughly 1% per year of the sales price of the home. Saving this on annual basis should allow you to have money when it is needed. Some years there may be plenty and other years you may be short. Keeping the home maintained should help the sales price and possibility to sell easier, dependent upon market conditions at the time.

HEATING - AIR CONDITIONING

AIR FILTERS: Washable type, wash every 30 days of use. Media filters should be changed every 30 to 45 days of use.

HEATING SYSTEM CONDITION: Service heating and air on a yearly basis.

INTERIOR

INTERIOR DOORS: Appears serviceable. North door at northeast bedroom main floor will not latch. Adjust.

SMOKE / FIRE DETECTOR(S): Add batteries as needed. All were within fifteen feet of bedrooms.

FIREPLACE CHIMNEY & VENTING SYSTEM

FIREPLACE FUEL: Missing fireplace grate. Optimum size is 2/3rds size of inner floor of firebox.

GROUNDS

LANDSCAPING: The landscaping is typical and may need some minor maintenance. Trim plants away from structure. Trees are touching or overhanging the roof. Damage is possible.

GRADING: Gentle slope, Eliminate earth-to-wood contact at east side of home. Siding below soil not inspected.

RECOMMENDED IMPROVEMENTS

In the Opinion of this Inspector, the items listed below are recommended areas of improvement or changes making the item or area safer, more productive, work better or possibly save costly repairs in the future. Please use this list of items for possible improvements and/or upgrades.

PLUMBING

HOSE FAUCETS:NOTE: Do not leave hose(s) connected to faucet during cold weather. This may cause damage at the faucet if freezing occurs.

WATER HEATER: Recommend draining 3 to 5 gallons of water from the faucet at the base of the water heater every 6 months to remove any buildup of sediment. Connect garden hose to faucet and direct to a drain, sump pit or outdoors if walkout type basement. Shut of water inlet valve at top or the main shutoff for the home, making sure it is turned back on when done. This may help prolong tank life. If available, always follow the manufacturers instructions. Never open the TP Valve, high pressure and hot water may spray out and it may also leak from now on. Average tank life for gas fired water heaters is around 12 years. Budget accordingly *if* replacement is needed soon.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS: This home is pre-dated for GFCI outlets. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, unfinished basements, garage & kitchen outlets.

INTERIOR

SECOND STORY WINDOWS: We recommend purchasing a second story escape ladder to have in case of fire.

GARAGE - CARPORT

GARAGE DOOR(S): The following is recommended: Install steel restraint cable(s) inside garage door springs. In case the springs break the steel restraint cable should keep the spring parts contained and from flying around the garage.

ODDS & ENDS

The following are items to that should help remembering the little things that may help moving easier.

GARAGE - CARPORT

GARAGE DOOR(S): Obtain the key code from the Sellers for the exterior garage door key pad. Without the code the pad has to be reset along with several other steps to get a new code installed.

INSPECTION AGREEMENT & DISCLAIMER

Inspection Connection, Inc., American Inspection Group, home condition reports are based on the Standards of Practice and Code of Ethics established by the American Society of Home Inspectors. (Use of these standards is part of our reporting system and a copy is available at no cost to the parties, upon request). The inspection is essentially visual, it is not technically exhaustive, and does not imply that every defect will be discovered. Latent defects or defects detectable only by invasive means are not addressed. The inspection covers only the items listed on the report for assessment of function and safety, not for code compliance. The inspection is not an environmental assessment of the site or building (radon, asbestos, pesticides, etc.) and those items not listed should not be considered inspected. Always check our opinions with specialists prior to closing. Problems or areas of concern may be more extensive upon investigation by a specialist of the particular area. **This report is intended for the sole use of the party (named above) and others intimately related to this transaction only. It is not to be used outside of this transaction or in any way shared with third parties outside of this transaction or used in subsequent transactions. NO EXPRESSED WARRANTY IS GIVEN CONCERNING THE BUILDING(S) AND EQUIPMENT FOR THEIR FUTURE USEFULNESS OR SAFETY.** The party which authorizes the inspection of this property constitutes acceptance of this agreement of this inspection and the inspection fees and authorizes Inspection Connection Inc. and its agents or representatives to disclose information, within the report to the seller(s), purchaser(s), Realtor(s), agents, lenders, and insurers intimate to this transaction for the purposes of clarification or facilitation of repairs. Areas/Items not in the report or delineated, not addressed, or not applicable, were not inspected, were inaccessible, and are totally disclaimed.

LIABILITY CLAUSE

Liability of this inspection will be limited to the amount paid for the inspection and where applicable, for a period of 60 days after the initial inspection. Liability of this report does not transfer with any other party in the transaction.

-NOTICE-

NO DESTRUCTIVE TESTING OF ANY KIND WILL BE PERFORMED. This includes water hose flood testing, chimney smoke test, heat exchanger gas tests, etc. Such testing can be performed with prior arrangement and permission from the property owners. These are exception tests and an appropriate quote will be furnished upon request.

ARBITRATION CLAUSE

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this inspection report shall be submitted in writing first and we reserve and request the right to reinspect disputed items before any repairs are done except in the case of an emergency. Repairs made without us given the proper written notice and the ability to reinspect is excluded from any reimbursement. Second the above shall be submitted to final and binding arbitration under the *Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc.* The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any Court of competent jurisdiction.

Time is Money:

Our fees are based on limited visual observations typically requiring 2 to 3 hours to complete. Return trips and re-inspections, follow-up reports and interpretations will be payable at the rate of \$75.00/hr. with a minimum first hour (1 hr. min.) to be paid at time of consultation.

Acceptance of the Report:

If the party to the transaction is unable to be present at the time of the inspection, acceptance and/or payment of the inspection constitutes acceptance of the home inspection agreement.

Initials

OUR FEES FOR THIS REPORT DO NOT INCLUDE CHECKING OR PERFORMING TESTS FOR THE FOLLOWING ITEMS OR CONDITIONS UNLESS OTHERWISE SPECIFICALLY INCLUDED IN WRITING AND AT A ADDITIONAL PRICE TO THE NORMAL HOME INSPECTION:

1. Accuracy of thermostats or timers on or across a range.
2. Intercoms, security systems and alarms, etc.
3. Efficiencies of heating or cooling systems and alarms, etc.
4. Swimming pools or outdoor spas, hot tubs.
5. Water/air quality. Toxic or allergic substances. Environmental concerns such as: **Asbestos, Mold, Radon, Pesticides, Urea Formaldehyde, Insulation, etc.**
6. Items or conditions which cannot be seen or which require disassembly or removal: Well casings and pumps, sewer, water, electric lines, septic tanks, drain fields, water wells, heat exchangers, humidifiers, air conditioning, duct work, etc.
7. Inaccessible areas or areas likely to pose a hazard to the inspectors, such as wet crawlspaces, vermin infested areas, or low headroom.
8. Utilities not turned on, service panels blocked.
9. Electrical outlets, windows, closets, cabinets or any areas blocked by furniture, appliances or stored items.
10. Defects beneath or behind wall or floor coverings, etc.
11. Secured, disconnected or tagged equipment.
12. Antennae and associated wiring; phone wiring.
13. Radio frequencies for automatic doors or automatic garage door remote control devices or push pads, etc.
14. Other than push button smoke detectors.
15. Drop light or video scanning of chimneys. Fireplace drafting, etc.
16. Any mechanical operation expressly prohibited by the owner.
17. Winterized, sealed or covered items or equipment.
18. Solar systems.
19. Roofs deemed unsafe, too steep, or may possibly damage the roof covering.
20. Operational testing of water heater safety valves (T&P) or air conditioning when temperatures are below 65 degrees F.
21. Removal of paneling, carpeting, wall or floor coverings, trim, etc.
22. Lawn watering systems.
23. Back flow prevention cross connection devices.

THE FOLLOWING POTENTIALS/TESTS/INSPECTION/OPINIONS ARE NOT INCLUDED WITH THIS INSPECTION BUT ARE RECOMMENDED FOR A MORE ACCURATE ASSESSMENT OF A PURCHASE RISK. AN APPROPRIATE SPECIALIST SHOULD BE CONSULTED.

Geological, site and soil analysis, slide, tremor, wind, flood, noise (cars, planes, etc.). Heat exchanger testing; smoke, salt, gas, odor, or color.

Electrical circuitry, impedance, capacity, or compliance with national or local codes. Plumbing/gas pressure, leakage, venting, and materials tests.

Underground piping or utilities or locations, impediments, electrical fields, septic systems, water wells, etc. Easements, covenants, restrictions, rights of way established by City, Community or Homes Association.

Heat/cooling load surveys. Air/water flow/velocity measurements, etc.

Conformance to statutes, laws, codes, regulations, occupancy, suitability for a specific use, other property influences, etc.

Structural/durability analysis, wood destroying insects, pests, etc.

Water leakage and drainage test of any type. Roof, siding, outside faucets, Underground & site drainage, etc. Land, boundary surveys, site hazards, insurability, development potential, etc.

Expert Analysis may be necessary for the structure, electrical, heating/air conditioning, fireplaces, plumbing, waterproof, roofing, siding, glazing, painting, plastering/masonry, swimming pool, environmental, mold, hot tub, security, fire protections, etc., if condition warrants further examination or a more invasive means of inspection is anticipated. Only during the inspection can this be known and a verbal directive will be given with follow up in the written report.

Initials

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings 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 flooring underneath cannot be determined.

WALLS:

MATERIAL: Wood siding.

CONDITION: Appears serviceable.

TRIM:

MATERIAL: Wood.

CONDITION: Appears serviceable.

CHIMNEY:

MATERIAL: Brick.

CONDITION: Loose brick and deteriorated mortar. Several spalled brick noted. Cracks in crown. Repairs needed.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Viewing was restricted by wall coverings, Basement is partially finished, Stairs and handrail serviceable.

BASEMENT WALLS - TYPE:

CONDITION: Poured concrete.

Minor bow and cracking are minor, however, a qualified foundation contractor should be retained to examine bow. Refer to their report for any action items. Appears that one to three beams may be required. Recommend doing this before closing.

BEAMS: Appears serviceable where visible.

FLOOR JOISTS: Appear serviceable, This item is not fully visible.

COLUMNS/SUPPORTS: Appear serviceable, Area is not fully visible.

BASEMENT FLOOR AND DRAINAGE: Adequacy of basement drainage or de-watering systems are not determined, due to the underground nature of the system. Sump pump appears serviceable.

WINDOW WELLS: The window wells appear serviceable.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

**ACCESSIBILITY AND
CONDITION:**

Attic is partial, Conventional framing, The roof sheathing is, plywood. Ventilation is provided.

**INSULATION TYPE AND
CONDITION:**

Mineral wool, Appears serviceable.

DEPTH AND R-FACTOR:

Not determined.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.

**ROOF COVERING
STATUS:**

Appears serviceable/within useful life.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Composition, Rubber, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full, Appears serviceable. Continue to maintain downspout drainage away from the foundation.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground 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 drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:	Copper.
CONDITION:	Appears serviceable, Valve is operational, Main line is 1/2 inch diameter, Water pressure appears adequate. Water softener installed - not part of this inspection.

SUPPLY LINES:

MATERIAL:	Copper.
CONDITION:	Appears serviceable.

WASTE LINES:

MATERIAL:	Plastic, Cast Iron.
CONDITION:	Appears serviceable, Plumbing vents appear serviceable, Lines not fully visible.

HOSE FAUCETS:

OPERATION:	Sample operated, appeared serviceable, NOTE: Do not leave hose(s) connected to faucet during cold weather. This may cause damage at the faucet if freezing occurs.
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WATER HEATER:

TYPE:	Gas, Rheem 1993.
SIZE:	40 Gallons.
LOCATION:	Basement. Missing flame shield at burner area. this is a necessary part of the water heater. Add or replace flame shield.
CONDITION:	Appears serviceable, Pressure relief valve noted, not tested, Flue vent intact, A water shutoff valve is installed. Recommend draining 3 to 5 gallons of water from the faucet at the base of the water heater every 6 months to remove any buildup of sediment. Connect garden hose to faucet and direct to drain, sump pump basin or outdoors if walkout type basement. This may help prolong tank life. Average tank life for gas fired water heaters is around 12 years. Budget accordingly <i>if</i> replacement is needed soon.

FUEL SYSTEM:

METER/TANK LOCATION- CONDITION:	Meter located at exterior in back of home, appears serviceable.
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HEATING - AIR CONDITIONING

Thorough inspections of heat exchangers of furnaces and boilers for evidence of cracks, metal fatigue or holes can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. High efficiency or closed systems can only be inspected using special equipment. We do not light pilot lights due to not knowing why the unit is without a pilot. Safety devices, except for fan limit switches which are accessible, are not tested by the inspector. NOTE: Asbestos materials is a commonly used material normally found on ductwork of older homes. Determining the presence of asbestos can ONLY be preformed by laboratory testing the material and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. These items usually require high maintenance and should be evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is not part of this inspection. If a tank is found or there is knowledge of one it should be known that leaking tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

SYSTEM TYPE:	Forced Air. York PCMUCD16N0958 - ENAM442308.
FUEL TYPE AND NOTES:	Public gas supply, natural. Unit has a standing pilot light.
CAPACITY OF UNIT:	95,000.
APPROXIMATE AGE IN YEARS:	25.

HEATING SYSTEM CONDITION:

LOCATION OF PRIMARY UNIT:	Basement.
PRIMARY UNIT:	Appears operational.
BURNERS/HEAT EXCHANGERS:	Unusual flame pattern noted, rust laying on burners. Have system fully serviced. Partially observed, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. Contact a licensed heating contractor for further evaluation and repairs as needed. The furnace needs to be cleaned/serviced for a full evaluation.
PUMP/BLOWER FAN:	Appears Serviceable.
COMBUSTION AIR:	Appears serviceable.
VENTING:	Appears serviceable.
AIR PLENUM:	Appears serviceable.
AIR FILTERS:	Washable type, wash every 30 days of use.
NORMAL CONTROLS:	Appear serviceable, The home is equipped with a setback thermostat which allows different settings throughout the day for saving energy if you are away.
GENERAL SUGGESTIONS:	Suggest cleaning/servicing blower motor, pilot light, vent system and burners annually.

AIR CONDITIONING:

MAIN UNIT TYPE:	Central. York, Luxaire HAMC-F042SA - EAAM018890.
POWER SOURCE:	220 Volt, Electrical disconnect present at exterior. Has 2-40 amp cartridge fuses located inside.



COMPRESSOR AGE IN YEARS:

9

CAPACITY OF UNIT:

3.5 ton.

RETURN AIR TEMPERATURE:

71.

SUPPLY AIR TEMPERATURE:

50.

AIR TEMPERATURE DROP:

21.

SYSTEM CONDITION:

Appears serviceable.

CONDENSATE LINE:

Condensate line installed.

NORMAL CONTROLS:

Appear serviceable.

DUCTWORK:

DUCTS/AIR SUPPLY:

Appears serviceable.



ELECTRICAL SYSTEM

Inoperative light fixtures, switches not working, often lack bulbs or have dead bulbs installed; there may be other deficiencies not known due to missing light bulbs. Light bulbs are not changed during the inspection, due to time constraints. Outlets behind furniture are not tested; we do not move furnishings or personal belongs. Operation of time clock motors is not verified. Smoke alarms test buttons are used to inspect alarms, we do not use smoke. All bedrooms should have a smoke alarm installed within 15 feet of all doors, and tested regularly. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. Solid aluminum wiring requires periodic inspection and maintenance by a licensed electrician. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen.

SERVICE:

TYPE AND CONDITION: Underground. 110/220 Volt, Circuit breakers.

MAIN ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Basement.

Inspector Notes: Circuit and wire sizing correct so far as visible, Grounding system is present, Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected. This can result in loose connections allowing for corrosion to buildup at the terminals on the breaker. Approximately 4 double taps have been noted. Additional breakers will be needed.

OF 110 VOLT CIRCUITS: 14.

OF 220 VOLT CIRCUITS: 3

WIRING:

ENTRANCE CABLES: Aluminum- OK, 100 amp ITE panel.

BRANCH WIRING: Copper, Appears serviceable.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house appear to be in serviceable condition. This home is pre-dated for GFCI outlets. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, unfinished basements, garage & kitchen outlets. Stored items prevent access and testing at some outlets and switches. Missing switch and two outlet cover plates in basement.

INTERIOR

The condition of walls and floors behind wall and floor coverings, paneling and furnishings cannot be fully inspected. Furniture, drapes and pictures are not moved. Only the general condition of visible portions of floors and walls are included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not normally reported under any summary page. Determining the source of odors, some stains or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. Determining the condition of failed seals in insulated glass windows is not always possible due to temperature, weather and lighting conditions. One should check with owners for further information. All fireplaces or wood burning appliances should be inspected on an annual basis having repairs and sweeping done as necessary. Cracks in flue liners can occur from a chimney fire without the knowledge of the homeowner. Repairing items within the home as needed should help maintain buyer's appeal when reselling the home.

DOORS:

MAIN ENTRY DOOR:

Appears serviceable.

OTHER EXTERIOR DOORS:

Sliding glass, Standard side/rear door, Appears serviceable.

INTERIOR DOORS:

Appears serviceable. North door at northeast bedroom main floor will not latch. Adjust.

WINDOWS:

TYPE & CONDITION:

Aluminum, Sliding, A representative sampling was taken. Windows as a grouping are generally operational. The storm windows appear satisfactory.

SECOND STORY WINDOWS:

We recommend purchasing a second story escape ladder to have in case of fire.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, Stored items or furnishings prevent full inspection, Typical cracks noted, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION:

Drywall, General condition appears serviceable. Typical cracks noted.

FLOORS:

TYPE & CONDITION:

Carpet, Vinyl, Wood. Rugs and floor coverings prevent viewing of primary floor materials, Stored items or furnishings prevent full inspection, General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable, Stair handrail serviceable.

SMOKE / FIRE DETECTOR(S):

COMMENTS:

Some operated. Others may need batteries or replaced. Add batteries as needed. All were within fifteen feet of bedrooms.

FIREPLACE CHIMNEY & VENTING SYSTEM

Fireplace Location(s):

Main floor.

Inspector's Comments:

The fireplace flue liners are cracked. This was the cause of creosote catching fire and overheating the tiles until they were damaged. This system is not safe to use until it is repaired. The homeowner should contact their insurance agent and file a claim under their homeowner's insurance. This is a covered peril in almost all policies. Contact a CSIA Certified Chimney Sweep for estimate. Repair before using.



Type of Fireplace:	The fireplace(s) is/are made of mortar and brick or stone.
Fireplace Fuel:	Wood - This fireplace is designed to burn wood. This fireplace has a gas starter to help ignite the wood. It was not lighted. The handle was worn out and could not be used. It is longer than normal. A standard key will not work.
Comments:	Missing fireplace grate. Optimum size is 2/3rds size of inner floor of firebox.
Firebox Condition:	Missing mortar between the firebrick in the firebox presents an unsafe condition during normal usage. Some replacement or repair is needed. Add mortar as needed.
Damper Condition:	Good - There is a functional damper control located outside the firebox.
Glass Doors and Screens:	There is a set of glass doors installed and used correctly, these will help minimize heat loss when the fireplace is not in use. These glass doors are shock resistant but not heat resistant and should be open when fire is present. The screens installed are in satisfactory shape.
Hearth Condition:	The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side.
Mantle/Trim:	There is a mantle installed, which projects more than 1.5 inches. It meets the 12 above the fireplace opening minimum clearance.
Flue Condition from Firebox:	There is evidence of cracked tile in the visible portions of the fireplace flue. Action is necessary. The present homeowner should contact their insurance carrier, a chimney fire has occurred. One cracked tile in a flue renders the system unsafe for use until it is repaired or relined. Do not use.
Smoke Chamber:	Satisfactory - The smoke chamber walls corbel towards the flue and appear to be without voids or holes in the chamber.
Flue Condition From Roof:	Conditions viewed from the roof verified conditions noted from the firebox view.
Exterior Stack Material:	See Exterior.
Ash pit Present:	Yes - There is an ash pit below the fireplace.
Source of Combustion Air:	Room air is used for combustion in the fireplace.
Flue Lined:	The fireplace flue is lined with terra cotta clay flue tiles.
Size of flue liner(s):	The flue size is, 13X13.
Chimney Cap:	The chimney cap is made of metal. Its function is to keep water out of the stack and break up sparks. It appears to be functioning as intended, except for the rust starting.
Chimney Height and Clearance:	The chimney installation appears to meet clearance requirements.
Chimney Flashing:	The flashing around the chimney appears to be satisfactory.
Inspector's Recommendations and Suggested Maintenance:	According to the National Fire Protection Association, Chimneys, fireplaces and vents shall be inspected at least once a year for soundness, freedom from deposits and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary. We recommend waterproofing to help maintain and prolong the life of the brick. Applying water repellent to the chimney will prolong the life of the chimney by repelling water. This type of maintenance is highly recommended for used brick and/or cement crowns that may be deteriorating from the elements. We highly recommend installing rain cap(s)/spark arrestors to keep rain, leaves, snow, animals, and large sparks from landing on the roof. from. A new homeowner should invest in stainless caps due to their limited lifetime warranty and the fact that they will never rust.



Limitations of inspection and disclaimer:

This inspection is a visual inspection unless noted above under Degree of Access required. To be a CSIA Certified Chimney Sweep we are tested over the ability to interpret the National Fire Protection Association Manual commonly referred to as NFPA 211. The inspection does not include drop lights, smoke test, or video scanning. We do not light gas starters or gas log systems. The flue may be too dirty to fully inspect the integrity of the flue tiles and cleaning may be necessary. Consult this report if further action is requested. Also, fireplace draft nor the possibility of smoke crossover when there are multiple flues can not be determined during a visual inspection. These technical and extended inspections can be performed for an additional fee.

Disclaimer:

This inspection is not a certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, we make no warranty of the safety or function of any appliance and none is to be implied.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached, Two car. No door between the home and the garage.

ROOF:

CONDITION:

Same as house.

FLOOR:

CONDITION:

Appears serviceable, Floor is not fully visible, due to stored items, Typical cracks noted.

WALLS:

CONDITION:

Appears serviceable. Walls were not fully visible due to stored items.

FIRE WALL:

CONDITION:

Appears serviceable.

GARAGE DOOR(S):

CONDITION:

Appears serviceable, Automatic door opener(s)- operational, Automatic reverse feature is, Door opener tension needs adjustment however, to insure safe conditions. The following is recommended: Install steel restraint cable(s) inside garage door springs. In case the springs break the steel restraint cable should keep the spring parts contained and from flying around the garage.

MISCELLANEOUS:

The garage is predated for GFCI protection. We recommend installing a GFCI outlet when time permits.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Appears serviceable, Faucet is serviceable, There are shutoffs present. Viewing below the sink is restricted by stored items.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Combination, Appears serviceable.

VENTILATION:

TYPE AND CONDITION: Internal, Fan/Hood operational.

DISHWASHER:

CONDITION: Appears serviceable, There is a shutoff installed for the dishwasher. Air gap device or high-loop is present on drainline- Proper.

GARBAGE DISPOSAL:

CONDITION: Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate) Appear serviceable, Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS: Walls and ceilings appear serviceable, Floor covering is vinyl/linoleum, Appears serviceable.

WINDOWS/DOORS: Appear serviceable.

SWITCHES/FIXTURES/OUTLETS: Appear serviceable, The home is pre-dated for having GFCI outlets in the kitchen. We recommend installing GFCI's in any outlet within 6 feet of water.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing appears serviceable, Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided.

WASHER AND DRYER:

CLOTHES WASHER: Washer was not operated at the time of inspection.

CLOTHES DRYER: Dryer was not operated at the time of inspection.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, lead or fiberglass and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and causing damage. Proper and necessary ongoing maintenance will be required during ownership. Also, bathrooms are sometimes crowded with furnishings including the closets and visibility is limited.

BATHROOM AREA:

BATH LOCATION:	Hall, Upstairs.
CONDITION OF SINK:	Appears serviceable. The following were noted at the drain: Drainage is slower than normal. Stopper is missing or did not operate properly. Counters/cabinets appear serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable, Drain appears serviceable. Shower head appears serviceable.
TUB/SHOWER AND WALLS:	Tub area appears serviceable, Shower area appears serviceable.
BATH VENTILATION:	Window is used for venting.
ELECTRICAL	The outlets appear grounded, The outlets are protected by Ground Fault Circuit Interrupter protection (GFCI) .

BATHROOM AREA:

BATH LOCATION:	Hall.
CONDITION OF SINK:	Appears serviceable. Drain appear serviceable. Counters/cabinets appear serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable, Drain appears serviceable. Shower head appears serviceable.
TUB/SHOWER AND WALLS:	Tub area appears serviceable, Shower area appears serviceable.
BATH VENTILATION:	Window is used for venting.
ELECTRICAL	The outlets appear grounded, The outlets are protected by Ground Fault Circuit Interrupter protection (GFCI) .

BATHROOM AREA:

BATH LOCATION:	Basement.
CONDITION OF SINK:	Drain appear serviceable.
CONDITION OF TOILET:	The following were noted at the toilet: Toilet is loose at floor, tighten. No moisture visible.
BATH VENTILATION:	Appears serviceable.
ELECTRICAL	The outlets appear grounded, The outlets near the sink do not have the modern protective outlets, GFCI's. The age of the home predates the requirement of having these installed so we recommend installation after you have possession of the home.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. 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 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. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Fences and gates are not normally part of the home inspection. Ownership is sometimes not known during the inspection.

DRIVEWAY:

CONDITION: Cracks noted are typical, Appears serviceable.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: The landscaping is typical and may need some minor maintenance. Trim plants away from structure, Trees are touching or overhanging the roof. Damage is possible.

GRADING:

SITE: Gentle slope, Eliminate earth-to-wood contact at east side of home.

PATIO:

TYPE: Concrete.

CONDITION: Appears serviceable, There is a working GFCI on the patio or deck.

PATIO/PORCH COVER:

TYPE: Same as structure.

CONDITION: Appears serviceable.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable. Settlement noted in front of stoop.