



Advantage
Inspection

Inspection Report

03.25.2020

Advantage Inspection Services

1084 Briar Rose Lane Ladson SC 29456 | 843-557-2918



prepared for

Sarah Hatfield

Tom Hatfield

Summerville, SC



615 Sienna Way
Summerville SC 29486

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

Thank you for your Trust in Advantage Inspection Services!

Todd Seibel

Inspector:

Todd Seibel SC Lic#1648

Realtor:

N/A N/A



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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.



Advantage
Inspection

Client Letter

03.25.2020

Advantage Inspection Services

1084 Briar Rose Lane Ladson SC 29456 | 843-557-2918

Dear Sarah Hatfield
Tom Hatfield

I want to thank you for selecting Advantage to conduct the inspection of your new property. 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 home, ie., structural, foundation (including moisture levels), roof, HVAC, plumbing, and electrical. A written report is discounted. We invite you to schedule this inspection at any time following a year of occupancy.

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

Sincerely,

Advantage Inspection Services



Advantage
Inspection

Invoice

03.25.2020

Advantage Inspection Services

1084 Briar Rose Lane Ladson SC 29456 | 843-557-2918

BILL TO:

Sarah Hatfield

Tom Hatfield

615 Sienna Way

Summerville, SC 29486

Day Phone: 443-472-6903

Other Phone:

INSPECTION ADDRESS

615 Sienna Way

Summerville, SC 29486

INSPECTION NUMBER

T6U13R75037

REALTOR

N/A N/A

DESCRIPTION OF SERVICES		AMOUNT
Home Inspection Radon Test A/C Diagnostics Mold Testing Lead Testing Well and Septic Test		\$375.00
INVOICE PAYMENT DESCRIPTION	TOTAL BILLING	\$375.00
Invoice paid at time of the inspection		
	AMOUNT PAID	\$375.00
Thanks for choosing Advantage for all your buying and selling needs.		
	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 Services
1084 Briar Rose Lane, Ladson SC 29456
www.advantageinspectioncharleston.com



Advantage
Inspection

Service Contract

03.25.2020

Advantage Inspection Services

1084 Briar Rose Lane Ladson SC 29456 | 843-557-2918

Client(s): Sarah Hatfield
Tom Hatfield

Inspection Address: 615 Sienna Way
Summerville, SC 29486

Inspector: Todd Seibel SC
Lic#1648

Inspection Date: 03/25/2020

Inspection Costs: \$375.00

REAL ESTATE INSPECTION AGREEMENT PAGE 1 OF 2

Client(s):

Address:

SCOPE OF INSPECTION SERVICES (What we WILL inspect): The Company will perform a limited visual inspection (the "Inspection") which will include the following items if present and accessible. This inspection is not intended to identify every item that may have a deficiency but is intended to identify critical areas that may be in need of attention. The inspection is provided as defined by the South Carolina Home Inspection License Board, Standards of Practice. These items are generally accepted as "standard" inspection components" required by most nationally recognized inspector associations and regulatory agency:

General Information: Persons present during the inspection; approximate age of the structure; construction type and style; weather and soil conditions; residence type; number of stories; approximate house orientation; general lot description.

Grounds: Grade/drainage; yard drains; walks and driveways; landscaping; patio/slabs; outside lighting; trees/limbs; outside faucets; retaining walls.

Exterior: Siding; siding cracks; shutters; trim rot; paint and caulking; fascia; soffit/eaves; porch, porch rails; stoop; stoop rails; deck; deck rails; doors; sliding door(s); garage; garage door opener; windows.

Roof: Materials: Roof style; flashing and roof penetrations; sky lights; gutters; downspouts; splash blocks; roof framing; ceiling joists; roof decking; water penetration, whole house fan; ventilation; insulation; attic access.

Fireplace: General condition; gas logs; damper; chimney condition; flue liner.

Foundation - Basement: Accessible areas; moisture penetration; piers; foundation walls; floor joist and sills; girders; sub floor; floors/slabs; insulation; **Crawlspace:** Accessible areas; moisture penetration; sump pump; vapor barrier; piers; foundation walls; floor joist and sills; girders; sub floor; ventilation; insulation. **Slab condition:** View able components.

Electrical: Service entrance; service wires- size and types; grounding equipment; main panel; sub panels; over current protection; ground fault protection; 110 volts and 220 volt circuits; receptacles; light fixture and switches; safety concerns.

HVAC - Heating: Unit manufacturer; model number; serial number; location; air temperature rise; general condition; heating unit description; energy source; system type; total capacity; approximate age. **Cooling:** Unit manufacturer; model number; serial number; air temperature drop; general condition; cooling unit description; energy, location; total capacity; approximate age.

Plumbing: Water supply; well pump; water shut offs; water pressure; water pipes; water pipe support; water pipe insulation; water heater; waste water disposal; waste and vent pipes; waste pipe support; plumbing fixture; kitchen sink; laundry connections; dryer exhaust; bath rooms.

Interior: Rooms/floors; walls; smoke alarms; ceilings; stairs; doors.

Appliances: - Permanently installed: Dishwasher; disposal; oven; range; refrigerator; trash compactor and microwave.

INSPECTION LIMITATIONS (What we WILL NOT inspect): The Inspection will be a limited visual inspection of the aforesaid items. The Inspection will not be invasive or technically exhaustive, and cannot detect latent conditions or concealed defects such as sewer line back-up or hidden structural damage. The Inspection is intended to reduce risk but will not eliminate risk. Since the Inspection will be based upon visual observations made during a limited time period, the Company will not be responsible for any condition affecting any system or component which is intermittent and not detectable during the Inspection (for example - compromised insulation seals on windows). The Inspector will not light pilot lights, activate the main water, gas or electric systems, energize electrical circuits which are shut off or are otherwise inoperable or operate any system or component which does not respond to normal operating controls.

The Inspection will not include or address the following items: code compliance, durability, environmental concerns INCLUDING MOLD, compliance with any conservation or energy standard, efficiency, fitness for purpose, flood or seismic risks, underground plumbing, future life, future performance, especially that of foundations, insurability, merchantability, obsolescence, quality, safety of any item inspected, septic systems, wells, cisterns, private water supplies water quality or volume, central vacuum systems, solar systems whether active or inactive, security systems, soils systems, lead paint, asbestos, radon, toxic mold, flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, free standing kitchen appliances, laundry appliances, water conditioners, swimming pools, spas, tennis courts, playground equipment or other recreational or leisure appliances and self cleaning or continuous cleaning capabilities of ovens, wood destroying organisms or insects and non wood infesting insects such as fleas, cockroaches, bees, mites, ticks, flies, etc. Unless specifically stated, any opinion in the inspection report pertaining to aforementioned items is to be considered partial and incomplete.

REAL ESTATE INSPECTION AGREEMENT PAGE 2 OF 2

WRITTEN OR ELECTRONIC INSPECTION REPORT: The Company will render a written and or electronic inspection report outlining the condition of items inspected as they existed at the time of the Inspection (the "Report"). The Report will contain the opinions of the Inspector which opinions may change should conditions change which affect the items inspected. Although code compliance and engineering evaluation are specifically excluded from the Inspection, some codes may be used as a reference or basis for the opinion of the Inspector. The inspection services to be provided are further defined and limited by the Report and any attachments thereto. The Company will provide the Report to the Client, or Client's authorized representative (person(s) ordering inspection, submitting payment, or otherwise designated to represent the Client). Distribution of copies of the Report to other parties will be at Client's direction, or as otherwise specified by law. The Report will not be released until payment is received by the Company.

CLIENT RESPONSIBILITY: The Client is responsible for arranging access to the structure to be inspected and is responsible for insuring that all utilities are operational prior to the scheduled Inspection. The attendance of Client during the Inspection is encouraged however Client acknowledges that attendance at the inspection is at the Client's or any other attending party's own risk.

GENERAL STATEMENTS AND AGREEMENTS THAT APPLY TO HOME INSPECTIONS: Before completion of any contractual agreements on the Property, Client should obtain second opinions or cost estimates by appropriate specialists on items where performance may be reported as questionable, in need of repair or servicing or unsafe. It is specifically understood and agreed that the Inspection Company and the Clients are bound only by the terms and conditions of this Agreement and have not relied on any other representations, oral or otherwise.

DISCLAIMER OF WARRANTIES AND GUARANTEES - The inspection company or inspector(s) make no guarantee or warranty as to any of the following:

1. That all repair needs and hazards have been discovered or disclosed in accessible or inaccessible areas.
2. That inspection company or the inspector will pay for the repair of undiscovered problems or conditions.
3. That any of the items inspected are designed or constructed in a good or workmanlike manner.
4. That any of the items inspected will continue to perform in the future as they are performing at the time of inspection.
5. That the building will not experience or contain wood destroying insect activity or damage.
6. No guaranty or warranty of merchantability or fitness of use of the condition of the property.

LIMITS OF LIABILITY: Home inspections are not insurance and do not provide protection against unexpected conditions or repair /replacement needs and costs. The Client acknowledges that there are risks involved in purchasing property, and while the ordering of a home inspection may reduce the risks, risk cannot be eliminated. Client acknowledges that the Company is not an insurer and does not insure against defects in the Property. The maximum liability of the Company or its employees for errors and omissions in the inspection process shall be limited to the amount of the fee paid for the applicable inspection. Client agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by any inspector, owner or employee of the Company as a result of any legal action brought by the Client where the Client does not prevail. Client understands that comprehensive inspections may be available from other companies.

Due to the nature of the services we are providing, it is difficult to foresee or determine (at time this agreement is formed) potential damages in the event of negligence or breach of this agreement by us. Thus, if we fail to perform the services as provided herein or are careless or negligent in the performance of the services and/or preparing the report, our liability for any and all claims related thereto is limited to the fee paid for services (unless contrary to state law) and you release us from any and all additional liability whether based on contract, tort, or any other legal theory. There will be no recovery for consequential damages. You understand that the performance of the services without this limitation of liability would be more technically exhaustive, likely requires specialties, and would cost substantially more than the fee paid for this limited visual inspection. You understand that you are free to consult with another professional if you do not agree with this provision.

DISPUTE RESOLUTION: Should a concern or dispute arise over the condition of an inspected item after the date of the inspection, Client agrees to notify the Company in writing within fourteen (14) days of the discovery of the condition and provide the Company with the opportunity to re-inspect the disputed item and document any concerns prior to the commencement of repair or replacement work. Notwithstanding the above, immediate repairs should be made regardless of whether or not the Company has been given the opportunity to re-inspect a condition should circumstances warrant immediate repair. However, Client's failure to give the Company notice and the opportunity to re-inspect an item where immediate repairs are not required to protect life or property shall preclude Client from pursuing a claim against the Company for that item. In no event shall any action be brought against the inspection company for a breach of this Agreement at any time beyond 90 days after the date of this Agreement.

Any Dispute, controversy, interpretation, or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a non-binding mediation conference and absent a voluntary settlement through non-binding mediation to be followed by final and binding arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolution Systems, Inc utilizing their respective Rules and Procedures. If you would like to utilize the mediation or arbitration services of another dispute resolution provider other than one of those stated please submit your recommendation to us for our consideration. If the dispute is submitted to binding arbitration, the decision of the arbitrator appointed there under shall be final and binding and the enforcement of the arbitration award may be entered in any court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

COMPANY RELATIONSHIPS: Advantage Inspection Services has affiliations with third party providers, Lowes, Nationwide Insurance, ADT, etc.. These providers may offer special, value added services / discounts for our clients. By signing this contract below, you authorize these vendors to contact you about these services. These providers are approved by Advantage Inspection.

MISCELLANEOUS - Entire Agreement: This Agreement, and the Inspection Report issued by the Company, constitutes the sole Agreement between Client and the Company. Third Party Indemnification: All services are performed and the Report are prepared for the sole and exclusive use and benefit of the Client. The Report is not intended for the use or benefit of anyone other than the Client and no third party shall have any right arising from the Inspection or the Report. Reports are non-transferable and may not be relied upon by other parties without the written consent of both the Client and the Company, unless otherwise specified by law. In consideration of the Company furnishing the Report, Client will indemnify and hold the Company harmless from any claims, demands or costs as a result of any third party demand or claim arising out of the Inspection or the Report. Applicable law: This report shall be construed under the laws of the state in which the inspection was performed. Seller's Disclosure: The Report will be supplemental to any real estate transfer or seller's disclosure statement and shall not be used as a substitute for such disclosure statements. Wherever there is a reference herein to the Client, the singular includes the plural and the masculine includes the feminine and the neuter. By signing below, I acknowledge that I have read this Agreement, that I understand the terms and conditions hereof and I agree to be bound by these terms and conditions.

ADDENDUM TO INSPECTION AGREEMENT: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a non-binding mediation conference and absent a voluntary settlement thru non binding mediation to be followed by final and binding arbitration. If necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective rules and regulations. If you would like to utilize the mediation or arbitration services of another dispute resolution provider other than one of the two stated, please submit your recommendation to us for consideration. If the dispute is submitted to binding arbitration, the decision of the arbitrator appointed there under shall be final and binding and the enforcement of the arbitration award may be entered in any court or administrative tribunal having jurisdiction thereof.

NOTICE: You and we would have a right or opportunity to litigate disputes through a court and have a judge or jury decide the disputes but have agreed instead to resolve disputes through mediation and binding arbitration.

The Client agrees to allow the inspection company to upload the client's inspection report to advantageinspection.com for data storage / backup and for confidential online distribution at the client's direction.

CLIENT(S): _____ DATE: _____



Prepared For: Sarah Hatfield
Tom Hatfield
443-472-6903
Report #: T6U13R75037

Inspection Address: 615 Sienna Way
Summerville, SC 29486

Real Estate Agent: N/A N/A

THIS SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN TO THE CLIENT. IT IS STRONGLY RECOMMENDED THAT THE CLIENT READ THE COMPLETE REPORT. THIS SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY OR ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING; OR APPEARS TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST, OR REQUIRES SUBSEQUENT OBSERVATION(S).

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

Needs Repair

Exterior

1. Have builder install the trim around the left side top window and replace any damaged siding to prevent water/damage to occur as soon as possible
2. Have builder install the missing bottom corner pads on all 3 exterior doors as needed
3. Have builder install the missing bottom corner pads on all 3 exterior doors as needed
4. Have builder adjust the soffit on the right side of the front porch that was raised
5. Have builder remove the concrete from the rear screen porch door that splashed on when pouring pad. If not acceptable to buyers door will need to be replaced.
6. Have builder replace the damaged metal on the right side of the garage at the corner as needed (low at 18 inches off ground)
7. Have builder seal all exterior penetrations to prevent water from entering.
8. Have builder finish all exterior painting on the trim as needed, some areas appear to only have 1 coat Have builder clean the splashed concrete on the garage door trim and paint as needed from pouring driveway
9. Per buyers the builder has to install a wooden fence per contract before closing

Electrical

10. Recommend the refrigerator receptacle not be on a GFI or Arc due to possibly tripping and loosing food. Builder to evaluate
11. Have builder install the kitchen pediment lights before closing per contract. Guessing the wall switch to the right of the refrigerator opening is for pendant lights, did not work anything at inspection

Heating

12. The 1st floor thermostat was in the locked position and builder needs to unlock and provide "code" to buyers
13. Have builder secure the a/c duct that was against the metal flue for safety and also trim the roof tar paper at the roof where pipe is also touching. Minimum of 1" clearance for safety

Interior

14. Buyers to supply builder with final punch list to be completed at final walk and before closing. Buyer has marked areas thru out with blue take
15. Buyers to supply builder with final punch list to be completed at final walk and before closing
16. Have builder adjust interior doors at 1st floor left rear bedroom and same bedroom into the bath area and the top right rear bedroom door that rub and/or need adjusted to close properly
17. Buyers to supply builder with final punch list to be completed at final walk and before closing. Buyer has marked areas thru out with blue take

Appliances

18. Per buyer the stove is suppose to be a 5 burner gas. per contract. Replace before closing
19. Per buyer the stove is suppose to be a 5 burner gas. per contract. Replace before closing

Needs Further Investigation

Roof & Attic

20. Suggest installing splash blocks to divert water away from foundation.

Interior

21. Consult builder to see if a finished poly coat is to be applied to stair rails and treads

INSPECTION PICTURE ADDENDUM

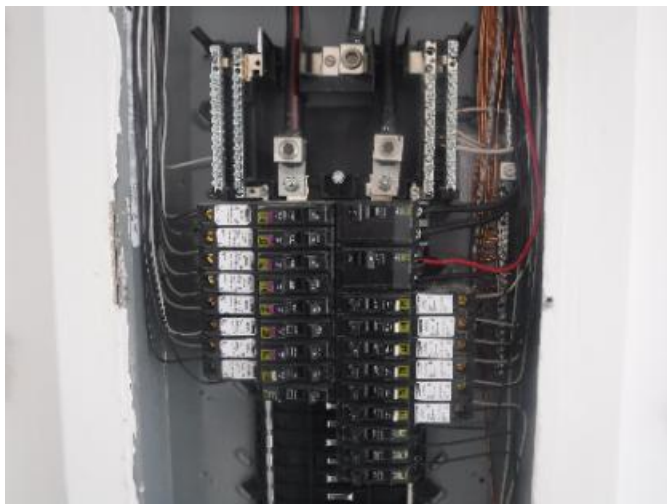
An acceptable water temperature of 106.1 degrees was taken at the kitchen sink with the dishwasher running at the inspection.



Have builder install the missing bottom corner pads on all 3 exterior doors as needed



The main electric shut off was located on the exterior next to the meter and 200 Amp Aluminium service with ARC breakers was noted in the garage. panel was fine at time of the inspection.



INSPECTION PICTURE ADDENDUM

Per buyer the stove is suppose to be a 5 burner gas. per contract. Replace before closing



The temperature output with respect to return temperature on the furnace was within normal limits. 70 degrees at the return grill and 115 degrees at the supply vent



The temperature output with respect to return temperature on the furnace was within normal limits. 70 degrees at the return grill and 115 degrees at the supply vent



INSPECTION PICTURE ADDENDUM

Reference photo of the attic gas a/c unit and drain pan with no water in pan at time of the inspection



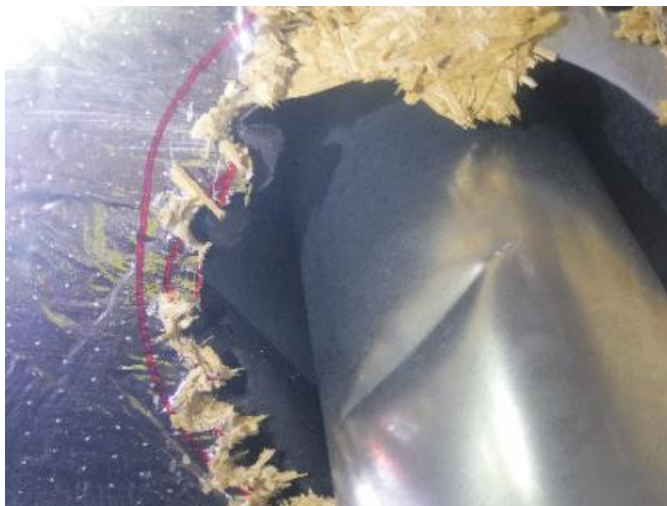
Have builder secure the a/c duct that was against the metal flue for safety and also trim the roof tar paper at the roof where pipe is also touching. Minimum of 1" clearance for safety

At unit in attic



Have builder secure the a/c duct that was against the metal flue for safety and also trim the roof tar paper at the roof where pipe is also touching. Minimum of 1" clearance for safety

Roof area in attic



INSPECTION PICTURE ADDENDUM

Reference of the trussed roof system,blown R-30 insulation and the a/c duct work at the inspection.



13.5 +/- inches of blown fiberglass insulation is present in attic and is rated at R-30+/- . This meets current standards



The temperature output with respect to return temperature on air conditioner was within normal limits - unit working fine at time of inspection. 75 degrees at the return grill and 58 degrees at the supply vent



INSPECTION PICTURE ADDENDUM

The temperature output with respect to return temperature on air conditioner was within normal limits - unit working fine at time of inspection. 75 degrees at the return grill and 58 degrees at the supply vent



Have builder replace the damaged metal on the right side of the garage at the corner as needed (low at 18 inches off ground)



Reference of the right side of the house, underground electric, main electric shut off and the A/C unit



INSPECTION PICTURE ADDENDUM

Have builder seal all exterior penetrations to prevent water from entering.

Right side



The main electric shut off was located on the exterior next to the meter and 200 Amp Aluminium service



Have builder finish all exterior painting on the trim as needed, some areas appear to only have 1 coat

Right side



INSPECTION PICTURE ADDENDUM

Have builder seal all exterior penetrations to prevent water from entering.



Info for the exterior A/C unit

3.5 Ton

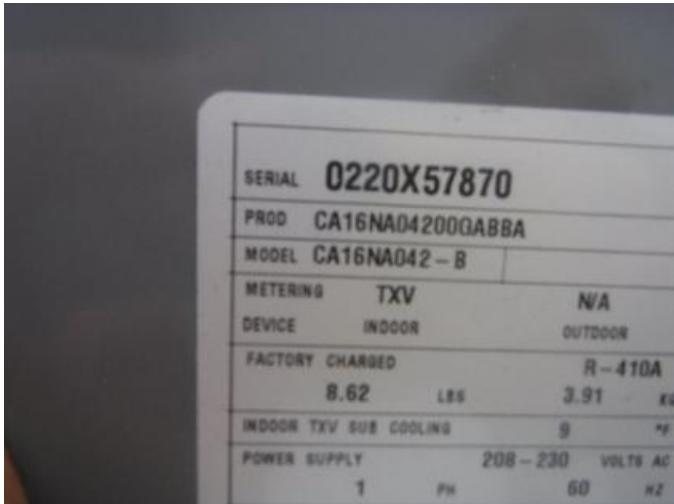


Photo of the rear of the house and screen porch



INSPECTION PICTURE ADDENDUM

Have builder remove the concrete from the rear screen porch door that splashed on when pouring pad. If not acceptable to buyers door will need to be replaced.



Good construction practices of kick out flashing at eaves.
Majority of flashing was not visible for inspection due to finished products being installed



Reference photo of the left side of the house, gas meter and water heater



INSPECTION PICTURE ADDENDUM

Have builder install the trim around the left side top window and replace any damaged siding to prevent water/damage to occur as soon as possible



Water heater info for Rudd tank less unit



MODEL NO. RUTG-70XLN-1

SERIAL NUMBER W052012738

AUTOMATIC INSTANTANEOUS WATER HEATER

ANSI Z21.10.3 CSA 4.3-2017

FOR OUTDOOR INSTALLATION ONLY

TYPE OF GAS: NAT

MAX. INLET GAS PRESSURE: 10.5 "W.C.

MIN. INLET GAS PRESSURE: 4.0 "W.C.

GENERAL INFORMATIONReport Number
T6U13R75037******* GENERAL COMMENTS ON THE INSPECTION *********INSPECTION TIME**

9:00 AM

PEOPLE PRESENT AT THE INSPECTION

Buyer

APPROXIMATE AGE

New

HOME STYLE

Traditional

CONSTRUCTION TYPE

Wood Frame

WEATHER AND SOIL CONDITIONS

Clear at the time of inspection with recent light rain

TEMPERATURE

65 Degrees Fahrenheit

STRUCTURE OCCUPIED

No

RESIDENCE TYPE

Single family detached

NUMBER OF STORIES

Two

APPROXIMATE HOUSE ORIENTATION

Not noted

LOT DESCRIPTION

Typical residential lot in densely populated neighborhood

S = Item is satisfactory

R = Item needs repair

I = Item needs investigated

NP = Item not present

NI = Item not inspected

STRUCTURALReport Number
T6U13R75037

= Tips, Tools, and Savings

S R I NP NI**FOUNDATION DETAILS****FOUNDATION-** Slab**INSPECTION METHOD & ACCESSIBLE AREAS**

Limited attic inspection by walking or crawling through it. Attic inspection limited in those areas concealed by insulation, duct work, plumbing pipes and low or inaccessible areas.

FLOOR/SLAB- Concrete

This house has a concrete slab foundation. The inspection is limited due to floor coverings, landscaping, etc. Where visible, there were no signs of significant deformation or settling observed.

SUBFLOOR- Plywood/Osb

Finished ceiling areas prevented inspection of sub floor. The floor felt secure when walking through house.

PIER/COLUMNS/FOUND. WALL-**FLOOR JOIST & SILLS-**

Finished areas prevented inspection of floor joists and sills.

GIRDER-

Finished areas prevented inspection of girder.

MOISTURE Wood Moisture content 6-12 % Acceptable levels are below 19%**SUMP PUMP****CRAWL SPACE VAPOR BARRIER-****ROOF DETAILS****ROOF FRAMING-** Conventional truss system**CEILING JOISTS-** Conventional truss system**ROOF DECKING-** OSB

Foil backed roof decking helps reduce heat in the summer months, good product

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)

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

EXTERIOR		Report Number T6U13R75037	= Tips, Tools, and Savings <table border="1" style="display: inline-table; text-align: center; font-size: 0.8em;"> <tr> <td>S</td><td>R</td><td>I</td><td>NP</td><td>NI</td> </tr> </table>		S	R	I	NP	NI
S	R	I	NP	NI					
WALL CLADDING- Fiber Cement 									
Have builder install the trim around the left side top window and replace any damaged siding to prevent water/damage to occur as soon as possible									
FLASHING 									
Good construction practices of kick out flashing at eaves. Majority of flashing was not visible for inspection due to finished products being installed									
TRIM 									
Have builder finish all exterior painting on the trim as needed, some areas appear to only have 1 coat Have builder clean the splashed concrete on the garage door trim and paint as needed from pouring driveway									
FRONT DOOR- <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Double <input type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> Glass <input checked="" type="checkbox"/> Single 									
Have builder install the missing bottom corner pads on all 3 exterior doors as needed									
REAR DOORS- <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Double <input type="checkbox"/> Fiberglass <input checked="" type="checkbox"/> Glass <input type="checkbox"/> Single 									
Have builder install the missing bottom corner pads on all 3 exterior doors as needed									
SIDE DOORS- <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Wood <input type="checkbox"/> Double <input type="checkbox"/> Fiberglass <input type="checkbox"/> Glass <input checked="" type="checkbox"/> Single 									
This is door to the garage									
SLIDING GLASS DOOR- <input type="checkbox"/> Tempered <input type="checkbox"/> Insulated <input type="checkbox"/> Screened 									
WINDOWS- (exterior side) <input type="checkbox"/> Double Hung <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Awning <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Metal <input type="checkbox"/> Slider 									
<input checked="" type="checkbox"/> Single Hung <input type="checkbox"/> Wood <input type="checkbox"/> Casement <input checked="" type="checkbox"/> Insulated <input checked="" type="checkbox"/> Screens <input type="checkbox"/> Storm									
GARAGE- Two car attached DOOR OPENER- Genie (auto reverse) 									
DECK- 									
DECK RAILS- 									
EXTERIOR BALCONY- 									
EXTERIOR BALCONY RAILS- 									
STOOP- Concrete 									
At front									
STOOP RAILS- 									
PORCH- Slab on grade 									
Have builder remove the concrete from the rear screen porch door that splashed on when pouring pad. If not acceptable to buyers door will need to be replaced.									
PORCH RAILS- Metal 									
SOFFIT/EAVES- Vinyl 									
Have builder adjust the soffit on the right side of the front porch that was raised									

S = Item is satisfactory

R = Item needs repair

I = Item needs investigated

NP = Item not present

NI = Item not inspected

EXTERIOR

Report Number
T6U13R75037

 = Tips, Tools, and Savings

☐ S ☒ R ☐ I ☐ NP ☐ NI

FASCIA- Alum. clad

 ☐ ☒ ☐ ☐ ☐ ☐

Have builder replace the damaged metal on the right side of the garage at the corner as needed (low at 18 inches off ground)

DRIVEWAY- Concrete

 ☒ ☐ ☐ ☐ ☐ ☐

PATIOS/SLABS-

 ☐ ☐ ☐ ☐ ☒ ☐

WALKS- Concrete

 ☒ ☐ ☐ ☐ ☐ ☐

RETAINING WALLS-

 ☐ ☐ ☐ ☐ ☒ ☐

VEGETATION- Grass

 ☒ ☐ ☐ ☐ ☐ ☐

TREES/LIMBS

 ☒ ☐ ☐ ☐ ☐ ☐

GRADE/DRAINAGE

 ☒ ☐ ☐ ☐ ☐ ☐

Relatively flat site. It will not be uncommon to have areas of standing water after heavy rains.

ADDITIONAL EXTERIOR ITEMS (IF NEEDED)

Wooden Fence

☐ ☒ ☐ ☐ ☐ ☐

Per buyers the builder has to install a wooden fence per contract before closing

Exterior Penetrations

☐ ☒ ☐ ☐ ☐ ☐

Have builder seal all exterior penetrations to prevent water from entering.

S = Item is satisfactory

R = Item needs repair


I = Item needs investigated

NP = Item not present

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ROOF

Report Number
T6U13R75037

 = Tips, Tools, and Savings

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

ROOF COVERINGS- Fiberglass / Asphalt Composition



ROOF STYLE- Gable



GUTTERS- Aluminum



DOWNSPOUTS- Aluminum



SPLASH BLOCKS DISCHARGE- Not Present



Suggest installing splash blocks to divert water away from foundation.

FLASHING & ROOF PENETRATIONS



SKYLIGHTS



WATER PENETRATION



ADDITIONAL ROOF ITEMS (IF NEEDED)



ROOF INSPECTED FROM:



The roof was inspected from attic & grade.

ROOF AREAS NOT INSPECTED



Roof was too high to access to walk.

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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PLUMBINGReport Number
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S **R** **I** **NP** **NI****WATER SUPPLY DETAILS****WATER SUPPLY TYPE -** ☒ 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-** ☒ Meter ☒ Water heater ☒ Foundation ☒ ☐ ☐ ☐ ☐

The main water shut off was located on the left side garage wall

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

Since the water supply to this home is provided by a public utility, the water pressure can vary depending on the total demand.

WATER DISTRIBUTION DETAILS**WATER PIPES-** ☐ Copper ☒ Plastic
☐ Galvanized ☐ Polybutylene ☒ ☐ ☐ ☐ ☐

The majority of water lines are concealed in floors and walls and could not be observed. No leaks were observed at time of the inspection.

FUNCTIONAL FLOW ☒ ☐ ☐ ☐ ☐

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

WATER PIPE SUPPORT ☐ ☐ ☐ ☐ ☒

Majority of pipes concealed in walls & slab.

WATER PIPE INSULATION ☒ ☐ ☐ ☐ ☐**WASTE & VENT PIPE DETAILS****WASTE & VENT PIPES-** ☒ Plastic ☐ Cast Iron
☐ Galvanized ☐ Copper ☒ ☐ ☐ ☐ ☐**FUNCTIONAL DRAINAGE** ☒ ☐ ☐ ☐ ☐

The drainage system was tested by running water through all fixtures and drains except the washing machine drain. Functional drainage appeared normal.

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** ☒ ☐ ☐ ☐ ☐


Hose faucets are not the freeze proof type, recommend covering in cold weather.

KITCHEN SINK ☒ ☐ ☐ ☐ ☐


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S	R	I	NP	NI
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LAUNDRY CONNECTIONS-
☒ Elect. Dryer
 ☐ Gas Dryer
 ☐ Mop Sink
 ☒ Washer
 
☐ ☐ ☐ ☒ ☐

Water and drain connections observed only - not tested.

ADDITIONAL PLUMBING ITEMS (IF NEEDED)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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PLUMBING

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WATER HEATER

 = Tips, Tools, and Savings

S	R	I	NP	NI

WATER HEATER

1

Water Heater Location Left Exterior

Tankless Gallon

Manufacturer Rudd

Serial Number W052012738

Estimated Age 1

Model Number RUTG-70XLN-1

☐ Electric ☒ Gas ☐ Other ☐ Propane

Water Temperature 106.1



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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An acceptable water temperature of 106.1 degrees was taken at the kitchen sink with the dishwasher running at the inspection.

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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PLUMBING

Report Number
T6U13R75037

BATHROOM

= Tips, Tools, and Savings

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

BATH FIXTURES # 1 - First Floor Hall

BATH FIXTURES # 2 - Second Floor Hall

BATH FIXTURES # 3 - Second Floor Master

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

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

SERVICE ENTRANCE- Underground

The electrical service entrance wire is underground and not visible for inspection.

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

GROUNDING EQUIPMENT- ☒ To Ground Stake ☐ To Water Pipe ☐ Not Present

MAIN PANEL- Located at- Garage

The main electric shut off was located on the exterior next to the meter and 200 Amp Aluminium service with ARC breakers was noted in the garage. panel was fine at time of the inspection.

SUB PANELS- Located at-

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

GROUND FAULT PROTECTION- ☒ Exterior ☒ Baths ☒ Garage

Currently present at: ☒ Kitchen ☐ Carport ☐ Whirlpool

Recommend the refrigerator receptacle not be on a GRI or Arc due to possibly tripping and loosing food. Builder to evaluate

110 VOLT CIRCUITS - Material- ☒ Copper ☐ Aluminum ☐ Could not Inspect

220 VOLT CIRCUITS - Material- ☒ Copper ☐ Aluminum ☐ Could not Inspect

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

INTERIOR LIGHT FIXTURES, CEILING FANS & SWITCHES

Have builder install the kitchen pediment lights before closing per contract.

Guessing the wall switch to the right of the refrigerator opening is for pendent lights, did not work anything at inspection

EXTERIOR LIGHT FIXTURES, CEILING FANS & SWITCHES

SMOKE DETECTORS

DOORBELL

ADDITIONAL ELECTRICAL ITEM (IF NEEDED)

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HEATINGReport Number
T6U13R75037

= Tips, Tools, and Savings

S **R** **I** **NP** **NI****HEATING UNIT MFG # 1**

Carrier

MODEL NUMBER

CNPH4221ALAAAA

SERIAL NUMBER

2519X54877

ENERGY SOURCE☐ Electric☐ Oil☒ Natural Gas☐ Propane**Area Served:**

1st & 2nd Floors

HEATING UNIT DESCRIPTION☒ Heat Pump ☐ Hot Water ☐ Steam☐ Forced Air ☐ Radiant Heat☐ Baseboard ☐ Solar**TOTAL CAPACITY(in BTU's)**

Per model # 3.5 Ton

APPROXIMATE AGE(in years)

1

SYSTEM☒ Central☐ Room unit**TYPE**☐ Package System☒ Split System**UNIT LOCATION**☒ Attic☐ Crawlspace☐ Garage☐ Inside☐ Outside**HEATING EQUIPMENT** ☒ ☐ ☐ ☐ ☐

Recommend HVAC technician service units annually to maintain maximum operating efficiency.

OPERATION - AIR TEMP. RISE

Return - 70

Supply - 115

☒ ☐ ☐ ☐ ☐

The temperature output with respect to return temperature on the furnace was within normal limits. 70 degrees at the return grill and 115 degrees at the supply vent

OPERATING & SAFETY CONTROLS ☐ ☒ ☐ ☐ ☐

The 1st floor thermostat was in the locked position and builder needs to unlock and provide "code" to buyers

FLUE ☒ ☐ ☐ ☐ ☐**ADDITIONAL HEATING ITEM (IF NEEDED)****Metal Flue Line**☐ ☒ ☐ ☐ ☐Have builder secure the a/c duct that was against the metal flue for safety and also trim the roof tar paper at the roof where pipe is also touching.
Minimum of 1" clearance for safety

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 CONDITIONINGReport Number
T6U13R75037

= Tips, Tools, and Savings

S **R** **I** **NP** **NI****A/C MFG UNIT # 1**

Carrier

SYSTEM☒ Central**TYPE**☒ Dual zone**LOCATION**☐ Inside**MODEL NUMBER**

CA16NA042-B

☐ Room units☐ Package system☒ Outside**SERIAL NUMBER**

CA16NA04200GABBA

☒ Split system**ENERGY****TOTAL CAPACITY(in Tons)**

Per model # 3.5 ton

APPROXIMATE AGE(in years)

1

☒ Electric ☐ Propane☐ Gas**AREA SERVED:**

1st & 2nd Floors

A/C EQUIPMENT ☒ ☐ ☐ ☐ ☐ ☐

Recommend HVAC technician service units annually to maintain maximum operating efficiency.

OPERATION - AIR TEMP. DROP

Return - 75

Supply - 58


☒ ☐ ☐ ☐ ☐ ☐The temperature output with respect to return temperature on air conditioner was within normal limits - unit working fine at time of inspection.
75 degrees at the return grill and 58 degrees at the supply vent**A/C OPERATING CONTROLS** ☒ ☐ ☐ ☐ ☐ ☐**ADDITIONAL A/C 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. 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.

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HVAC Distribution

Report Number
T6U13R75037

 = Tips, Tools, and Savings

S	R	I	NP	NI
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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): Varies

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Change filters monthly for optimal performance

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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INTERIOR

Report Number
T6U13R75037

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☐ S ☐ R ☐ I ☐ NP ☐ NI

WALLS & CEILINGS

 ☐ ☒ ☐ ☐ ☐ ☐

Buyers to supply builder with final punch list to be completed at final walk and before closing. Buyer has marked areas thru out with blue take

FLOORS (does not include carpeting or finish treatments)

 ☐ ☒ ☐ ☐ ☐ ☐

Buyers to supply builder with final punch list to be completed at final walk and before closing.
Buyer has marked areas thru out with blue take

STEPS & STAIRWAYS

 ☒ ☐ ☐ ☐ ☐ ☐

INTERIOR BALCONY & RAILINGS

 ☐ ☐ ☒ ☐ ☐ ☐

Consult builder to see if a finished poly coat is to be applied to stair rails and treads

COUNTERS & BUILT-IN CABINETS (representative #)

 ☐ ☒ ☐ ☐ ☐ ☐

Buyers to supply builder with final punch list to be completed at final walk and before closing

INTERIOR DOORS (representative #)

 ☐ ☒ ☐ ☐ ☐ ☐

Have builder adjust interior doors at 1st floor left rear bedroom and same bedroom into the bath area and the top right rear bedroom door that rub
and/or need adjusted to close properly

WINDOWS (interior side of windows)

 ☒ ☐ ☐ ☐ ☐ ☐

ADDITIONAL INTERIOR ITEMS (IF NEEDED)

☐ ☐ ☐ ☒ ☐ ☐

☐ ☐ ☐ ☒ ☐ ☐

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INSULATION & VENTILATIONReport Number
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S R I NP NI

BASEMENT INSULATION-		<input type="checkbox"/> in. thick	<input type="checkbox"/> Blown	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> N/A		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CRAWLSPACE INSULATION-		<input type="checkbox"/> in. thick	<input type="checkbox"/> Blown	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> N/A		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ATTIC INSULATION-		13 1/2 in. thick	<input checked="" type="checkbox"/> Blown	<input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/> N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.5 +/- inches of blown fiberglass insulation is present in attic and is rated at R-30+/- . This meets current standards											
VAPOR RETARDERS-		<input type="checkbox"/> Plastic	<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"/>
CRAWLSPACE VENTILATION-		<input type="checkbox"/> 8" x 16" Foundation Vents	<input type="checkbox"/> Other				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> Fan	<input type="checkbox"/> Screened Crawl Door								
ATTIC VENTILATION-		<input checked="" type="checkbox"/> Ridge	<input checked="" type="checkbox"/> Louvers	<input type="checkbox"/> Static			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/> Soffit	<input type="checkbox"/> Powerfan	<input type="checkbox"/> Turbine							
WHOLE HOUSE FAN							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BATHROOM VENTS- To attic & over to soffit							<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRYER VENT- To exterior wall							<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer hose is installed vertically. This type of exhaust should be checked periodically for lint build up which can be a fire hazard.											
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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.

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BUILT-IN KITCHEN APPLIANCES

Report Number
T6U13R75037

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

KITCHEN # 1	Manufacturer	Model #	Serial #						
DISHWASHER	Whirlpool	WDF33OPAHS3	F94107824		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RANGE- Gas	Whirlpool	WFG515SOJOSO	R94314679		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Per buyer the stove is suppose to be a 5 burner gas. per contract. Replace before closing									
OVEN- Gas	Whirlpool	WFG515SOJOSO	R94314679		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Per buyer the stove is suppose to be a 5 burner gas. per contract. Replace before closing									
TRASH COMPACTOR					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	Moen	GXP33C	1L95643956		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RANGE HOOD VENT	Re-circulating	Microwave	N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE (Built-in)	Whirlpool	WMH31017H7-3	TR 9 52 37112		<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
ADDITIONAL APPLIANCE 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 checked="" type="checkbox"/> <input type="checkbox"/>									

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.

SAFETY INSPECTORReport Number
T6U13R75037

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SMOKE DETECTORS # - 7**SMOKE DETECTORS WORK? - Yes****CARBON MONOXIDE DETECTORS # - Yes****CARBON MONOXIDE DETECTORS WORKING? - Yes****DEADBOLTS INSTALLED? - 3****DEADBOLTS WORKING? - Yes****FIRE EXTINGUISHERS # - No****SECURITY SYSTEM INSTALLED? No****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 repair person 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, 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 INFORMATION

Report Number
T6U13R75037

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.