

# Inspection Report

## Sample Sample

**Property Address:**

Sample Dr.  
Toano Va. 12345

**Nice Associates**

Henry R. Nice Jr.  
106 Landing Lane  
Newport News, Va. 23602  
(757) 880-3652



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<b>Date:</b> 7/16/2016	<b>Time:</b> 01:00 PM	<b>Report ID:</b> Sample 123
<b>Property:</b> Sample Dr. Toano Va. 12345	<b>Customer:</b> Sample Sample	<b>Real Estate Professional:</b> Mary Jane Acme Realty

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**SATISFACTORY (Sat)** = Indicates the component is functionally consistent with its original purpose (may show signs or normal wear and tear and deterioration).

**MARGINAL (Mar)** = Indicates the component is not fully functioning and/or will probably require repair or replacement in the near future.

**POOR (Pr)** = Indicates the component will need repair or replacement now.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

This inspection does NOT include Termite and Moisture or Mold Inspections; it is highly recommended all homes have qualified contractor perform a Termite and Moisture and Mold Inspection.

Excluded from the Home Inspection is the determination of the indoor air quality or sickness of any building including, but not limited to, the presence or absence of all manner of biological activity, such as insects, birds, pets, and other flora and fauna, and their consequent physical damage, toxicity, odors, waste products, and noxiousness.

**In Attendance:**  
Customer and their agent

**Type of building:**  
Single Family (2 story)

**Approximate age of building:**  
16

**Home Faces:**  
SW

**Temperature:**  
75

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Damp

**Rain in last 3 days:**  
No

**Quality:**  
Better

**Maintenance:**  
Moderately to Well Maintained

## 1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

**Viewed roof covering from:**

Ground  
Ladder  
Walked roof  
Binoculars

**Roof-Type:**

Gable  
Hip  
Shed

**Roof Covering:**

Architectural

**Chimney (exterior):**

N/A

**Sky Light(s):**

Three

**Roof Ventilation:**

Soffit Vents  
Thermostatically controlled fan

**Method used to observe attic:**

Walked

**Roof Structure:**

2 X 8 Rafters  
Plywood

**Ceiling Structure:**

2X8

**Attic info:**

Attic access  
Scuttle hole

**Attic Insulation:**

Cellulose

		Sat	Mar	Pr	Ni
1.0	Roof Coverings		•		
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations		•	•	
1.3	Roof Ventilation	•			
1.4	Roof Drainage Systems (gutters and downspouts)		•		
1.5	Roof Structure and Attic		•		
1.6	Ventilation Fans and Thermostatic Controls (Attic)	•			
1.7	Insulation in Attic	•			
1.8	Visible Electric Wiring in Attic	•			

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

### Comments:

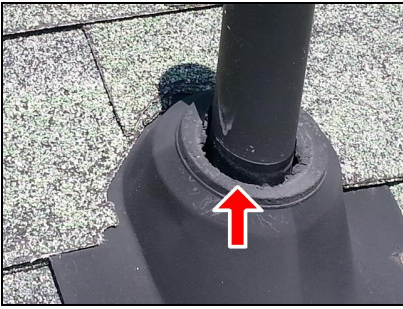
**1.0** Roof is in overall marginal condition, showing signs of heat stress and wear, have roof evaluated and repaired by Roofing Contractor.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

**1.2 (1) Plumbing vent boot/flashing cracked and gaping.**

1.2 Item 1(Picture)



1.2 Item 2(Picture)

**1.2 (2) Signs of past leak at center skylight.**

1.2 Item 3(Picture)

**1.4 Right side ground gutter is settling.**

1.4 Item 1(Picture)



1.4 Item 2(Picture)

**1.5 No hurricane clips installed on detached garage trusses.**

1.5 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; 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; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Beaded  
Lap

**Siding Material:**

Vinyl

**Exterior Entry Doors:**

Wood  
Steel  
Fiberglass  
Insulated glass

**Appurtenance:**

Deck with steps  
Covered porch  
Sidewalk  
Patio

**Driveway:**

Asphalt

		Sat	Mar	Pr	Ni
2.0	Wall Cladding, Flashing and Trim		•		
2.1	Doors (Exterior)	•			
2.2	Windows		•		
2.3	Drives and service walks		•		
2.4	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings		•		
2.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)		•		
2.6	Eaves, Soffits and Fascias		•		
2.7	Plumbing Water Faucets (hose bibs)	•			
2.8	Outlets (Exterior)	•			
2.9	Underground Sprinklers				•
2.10	Light Fixtures		•	•	

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

### Comments:

2.0 (1) Moisture damaged trim on rear screened porch (left facing rear of house).

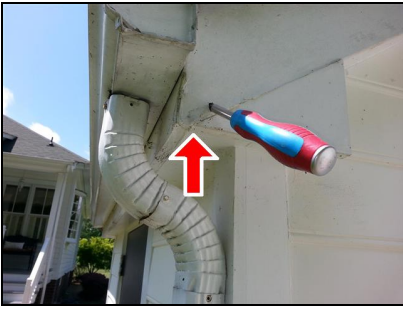


2.0 Item 1(Picture)



2.0 Item 2(Picture)

**2.0 (2)** Moisture damaged dog ear on right rear of detached garage.

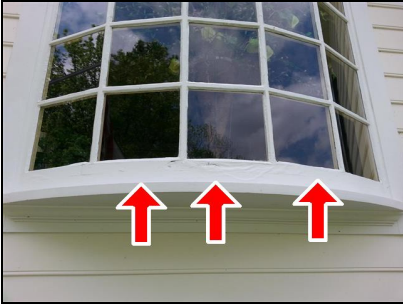


2.0 Item 3(Picture)



2.0 Item 4(Picture)

**2.2** Dinette Bow Window moisture damaged.

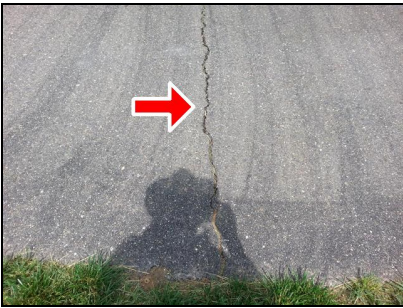


2.2 Item 1(Picture)



2.2 Item 2(Picture)

**2.3 (1)** Open cracks in driveway, promotes spalling in freezing weather, recommend sealing



2.3 Item 1(Picture)

**2.3 (2)** Open mortar joints in service walk, promotes spalling in freezing weather, recommend sealing



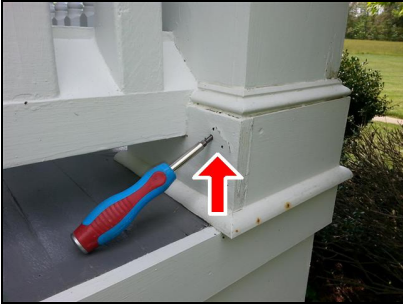
2.3 Item 2(Picture)

2.3 (3) Service walk to detached garage sloped towards door.



2.3 Item 3(Picture)

2.4 (1) Moisture damage on front porch posts.



2.4 Item 1(Picture)



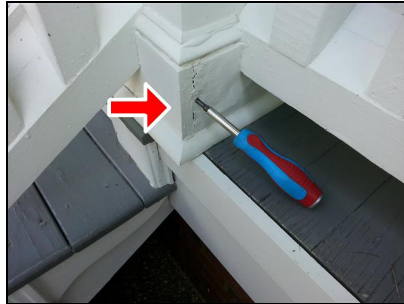
2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

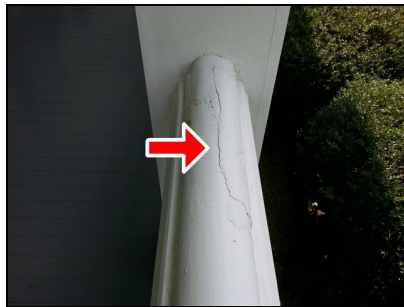


2.4 Item 5(Picture)

2.4 (2) Left side porch rails moisture damaged.



2.4 Item 6(Picture)



2.4 Item 7(Picture)



2.4 Item 8(Picture)



2.4 Item 9(Picture)

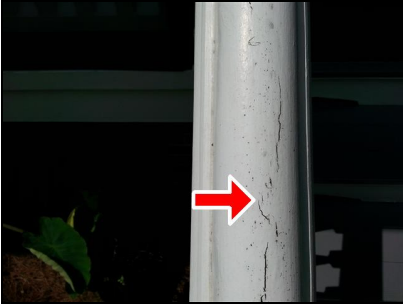


**2.4 (3) Rail post loose at rear steps.**

2.4 Item 10(Picture)



2.4 Item 11(Picture)

**2.4 (4) Handrail on rear steps moisture damaged.**

2.4 Item 12(Picture)



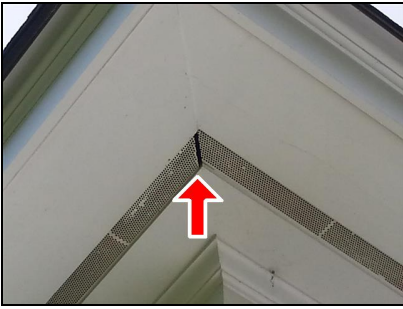
2.4 Item 13(Picture)

**2.5 (1) Vegetation should be at least 6" way from structures, recommend trimming as required.**

2.5 Item 1(Picture)

**2.5 (2) Reverse grade at detached garage, recommend regrading as required to provide positive drainage away from foundation.**

2.5 Item 2(Picture)

**2.6** Open soffit vent at right rear corner (insect/wasp/bees etc. entry point).

2.6 Item 1(Picture)

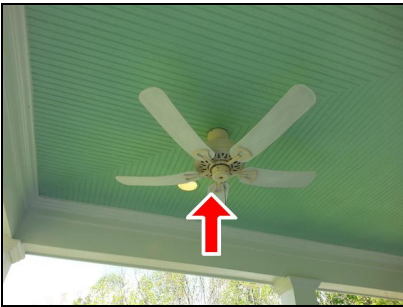


2.6 Item 2(Picture)

**2.9** Location of ALL underground sprinkler components is required for adequate inspection, it is not uncommon to service underground sprinkler heads during the operating season. System should be serviced twice annually (Spring and Fall).

**2.10** (1) Front porch chandelier not operating.

2.10 Item 1(Picture)

**2.10** (2) Front porch ceiling fan not operating (left side).

2.10 Item 2(Picture)



2.10 Item 3(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Garage

#### Styles & Materials

**Garage Door Type:**  
Two automatic

**Garage Door Material:**  
Metal

**Auto-opener Manufacturer:**  
LIFT-MASTER

		Sat	Mar	Pr	Ni
3.0	Garage Ceiling	•			
3.1	Garage Walls (Including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Garage Door Operators (Report whether or not doors will reverse)	•			
3.5	Laundry Sink			•	
3.6	Roof	•			
3.7	Siding	•			
3.8	Windows	•			
3.9	Subpanel	•			
3.10	Electrical Devices		•		

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

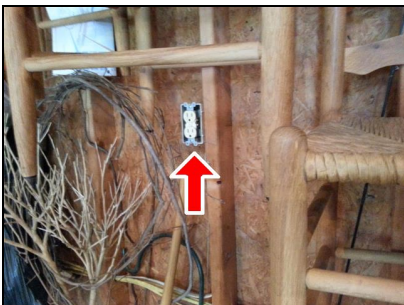
#### Comments:

**3.5 Sprayer on Laundry sink not operating.**



3.5 Item 1(Picture)

**3.10 Missing wall plates on detached garage receptacles.**



3.10 Item 1(Picture)

#### 4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, 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.

#### Styles & Materials

**Dishwasher Brand:**  
GENERAL ELECTRIC

**Disposer Brand:**  
BADGER

**Range/Oven:**  
GENERAL ELECTRIC

**Refrigerator:**  
GENERAL ELECTRIC

**Built in Microwave:**  
GENERAL ELECTRIC

**Cabinetry:**  
Wood

**Countertop:**  
Stone

**Clothes Dryer Vent Material:**  
Metal

**Dryer Power Source:**  
220 Electric

		Sat	Mar	Pr	Ni
4.0	Ceiling	•			
4.1	Walls	•			
4.2	Floor	•			
4.3	Pantry/Closet Doors	•			
4.4	Windows	•			
4.5	Counters and a representative number of Cabinets	•			
4.6	Plumbing Drain and Vent Systems	•			
4.7	Plumbing Water Supply Faucets and Fixtures	•			
4.8	Outlets Wall Switches and Fixtures	•			
4.9	Dishwasher	•			
4.10	Ranges/Ovens/Cooktops	•			
4.11	Microwave Cooking Equipment	•			
4.12	Clothes Dryer Vent Piping	•			
4.13	Refrigerator	•			

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

#### Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**  
Drywall

**Wall Material:**  
Drywall

**Floor Covering(s):**  
Carpet  
Hardwood T&G  
Tile  
Vinyl

**Interior Doors:**  
Hollow core

**Window Types:**  
Double-hung  
Thermal/Insulated  
Extra Info : clad

**Window Manufacturer:**  
ANDERSEN

		Sat	Mar	Pr	Ni
5.0	Ceilings	•			
5.1	Walls		•		
5.2	Floors	•			
5.3	Steps, Stairways, Balconies and Railings	•			
5.4	Doors (Representative number)		•		
5.5	Windows (Representative number)		•		
5.6	Outlets, Switches and Fixtures		•		

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

### Comments:

**5.1** Could not fully inspect 2nd floor closets due to storage.



5.1 Item 1(Picture)

**5.4** 2nd floor front right bedroom door will not latch.



5.4 Item 1(Picture)

**5.5** (1) Windows need to be recently cleaned to fully inspect for potential thermal seal leaks.

**5.5** (2) Sitting Room window balance is broken (right window facing out).



5.5 Item 1(Picture)



5.5 Item 2(Picture)

**5.5** (3) Plantation shutter hinge broken on 2nd floor front right bedroom window.



5.5 Item 3(Picture)

**5.6** Recessed light and ceiling fan in 2nd floor front left bedroom not operating.



5.6 Item 1(Picture)



5.6 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Bathroom and Components

### Styles & Materials

#### Exhaust Fans:

Fan only

Fan with light

		Sat	Mar	Pr	Ni
6.0	Counters and Cabinets	•			
6.1	Doors (Representative number)		•		
6.2	Windows	•			
6.3	Plumbing Drain, Waste and Vent Systems	•			
6.4	Plumbing Water Supply and Distribution Systems and Fixtures			•	
6.5	Outlets Switches and Fixtures	•			
6.6	Exhaust fan	•			
6.7	Floors	•			
6.8	Tile	•			

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

### Comments:

6.1 (1) Powder Room door will not latch.



6.1 Item 1(Picture)

6.1 (2) Jack-&-Jill bathroom door will not latch.



6.1 Item 2(Picture)

**6.4** Shower valve at Jack-&-Jill bathroom is leaking.



6.4 Item 1(Picture)



## 7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**  
Brick  
Masonry block

**Method used to observe Crawlspace:**  
Crawled

**Floor Structure:**  
Engineered floor trusses

**Wall Structure:**  
2 X 4 Wood

**Columns or Piers:**  
Masonry block

**Floor System Insulation:**  
Batts

		Sat	Mar	Pr	Ni
7.0	Foundations, Basements and Crawlspaces		•		
7.1	Walls (Structural)	•			
7.2	Columns or Piers	•			
7.3	Floors (Structural)		•		
7.4	Ceilings (Structural)	•			
7.5	Insulation under Floor System	•			
7.6	Vapor Retarders (On ground in crawlspace or basement)		•		
7.7	Ventilation of Foundation Area (crawlspace or basement)		•		

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

### Comments:

7.0 Footing undermined at rear center of crawl space.



7.0 Item 1(Picture)

**7.3** Additional support installed at left rear crawl space does not appear to be engineer approved application (incorrect materials and applications).



7.3 Item 1(Picture)



7.3 Item 2(Picture)

**7.6** No vapor barrier installed in crawl space.

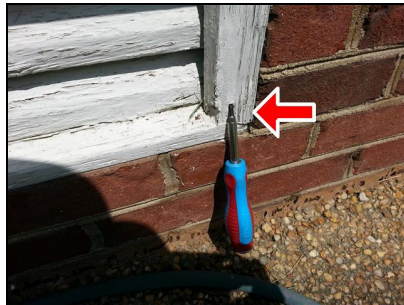


7.6 Item 1(Picture)

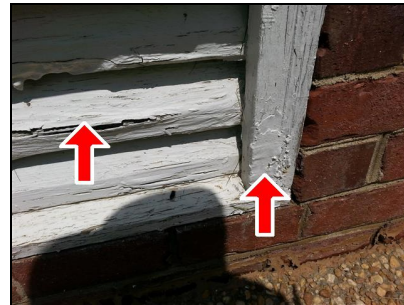
**7.7** Moisture damaged wood foundation vents (right side & right rear).



7.7 Item 1(Picture)



7.7 Item 2(Picture)



7.7 Item 3(Picture)



7.7 Item 4(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. 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; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**  
Well

**Water Filters:**  
None

**Plumbing Water Supply (into home):**  
PVC

**Plumbing Water Distribution (inside home):**  
PEX

**Plumbing Waste Line:**  
PVC

**Water Heater Power Source:**  
Electric

**Water Heater Capacity:**  
50 Gallon (2-3 people)

**Water Heater #1 Manufacturer:**  
RUUD  
Serial # & Year : 0500C00496 / 2000

**Water Heater Location:**  
Closet downstairs

**Main Water Shutoff:**  
Hall Closet

		Sat	Mar	Pr	Ni
8.0	Plumbing Drain, Waste and Vent Systems			•	
8.1	Plumbing Water Supply and Distribution Systems and Fixtures		•		
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents		•		
8.3	Main Water Shut-off Device	•			
8.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
8.5	Main Fuel Shut-off	•			
8.6	Well				•
8.7	Water Softener				•

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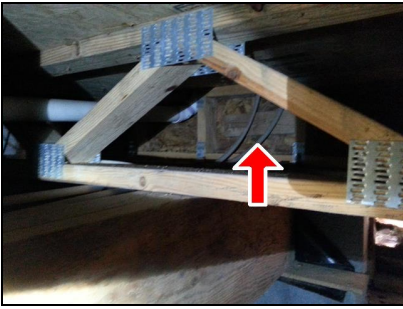
Sat Mar Pr Ni

### Comments:

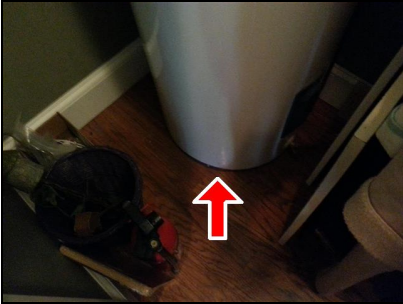
**8.0 Guest Bathroom toilet closet flange is leaking in crawl space.**



8.0 Item 1(Picture)

**8.1 Insulate crawl space water lines within 3' for foundation perimeter,**

8.1 Item 1(Picture)

**8.2 No overflow pan under water heater (recommend pans under water heaters when in finished areas).**

8.2 Item 1(Picture)

**8.6 A courtesy inspection was performed on the well, recommend a Well Contractor be consulted for inspection.****8.7 We do not inspect water softener systems.**

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. 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; or Observe: 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.

### Styles & Materials

**Electrical Service Conductors:**

Below ground  
220 volts

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

GENERAL ELECTRIC

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

**Panel Location:**

Laundry

		Sat	Mar	Pr	Ni
9.0	Service Entrance Conductors	•			
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage	•			
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•			
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
9.6	Location of Main and Distribution Panels	•			
9.7	Smoke Detectors				•
9.8	Security System				•

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

### Comments:

**9.7** It is not uncommon for tripped and/or tested safety and security system not to re-set requiring replacement. Systems should be tested by homeowner quarterly.

**9.8** It is not uncommon for tripped and/or tested safety and security system not to re-set requiring replacement. Systems should be tested by homeowner quarterly.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. 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 Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Air Handler #1:</b> Goodman Serial #/ Year : 0001573369 / 2000	<b>Air Handler #2:</b> Trane Serial # / Year : 11235WKS2V / 2011	<b>Ductwork:</b> Insulated
<b>Filter Type:</b> Disposable Cartridge	<b>Types of Fireplaces:</b> Vented gas logs	<b>Operable Fireplaces:</b> One
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Only Units:</b> Two	<b>Condensing Unit #1:</b> Goodman Serial # / Year : 0001573369 / 2000	<b>Condensing Unit #2:</b> Trane Extra Info : 11171PGW4F / 2011
<b>Temperature Differential Cooling:</b> Degrees Extra Info : 20 first floor		

		Sat	Mar	Pr	Ni
10.0	Heating Equipment	•			
10.1	Normal Operating Controls	•			
10.2	Automatic Safety Controls				•
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)		•		
10.4	Presence of installed heat source in each room	•			
10.5	Gas/LP Firelogs and Fireplaces	•			
10.6	Cooling and Air Handler Equipment	•			
10.7	Temperature Differential / A/C -Heat Pump		•		
10.8	Normal Operating Controls	•			
10.9	Presence of installed cooling source in each room	•			

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

Sat Mar Pr Ni

### Comments:

**10.2** It is not uncommon for tripped and/or tested safety and security system not to re-set requiring replacement. Systems should be tested by homeowner annually.

**10.3** Return Air filters were not clean at time of inspection.

10.3 Item 1(Picture)

**10.7** Recorded 2 degree temperature differential on second floor system, have HVAC system evaluated and repaired by HVAC Contractor.

10.7 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Water Wells

Styles & Materials

Pump Type:

Below ground  
Submersible

Accessories:

Air bladder tank

Water Pressure:

Operating Pressures  
Cut in / Cut out : 30 on / 50 off

Well Location:

Front Yard  
Extra Info : right

		Sat	Mar	Pr	Ni
11.0	Well Pump and Equipment	•			
11.1	Filters and Conditioners				•

Sat= Satisfactory, Mar= Marginal, Pr= Poor, Ni= Not Inspected

SatMarPrNi

Comments:

11.1 We do not inspect filter and conditioners.