Inspection Report

Provided by:

Inspect-It Home Inpsections

Inspector:Michael Schreiber

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Property Address

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Clarksville, TN 37040

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SAMPLE

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Report Information

Client Information

Client Name	John Doe

Property Information

Approximate Year Built	2007
Approximate Square Footage	2220
Number of Bedroom	4.
Number of Bath	2.
Direction House Faces	South.

SAMPLE

Inspection Information

Inspection Date	11 September, 2018
Inspection Time	1 pm
Weather Conditions	Recently Rained.
Outside Temperature	82 Degrees
Price for Inspection	$300.

Disclaimer

LIMITS OF THE INSPECTION

The inspection is limited to the readily accessible and visible systems, equipment and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

GENERAL EXCLUSIONS:

The following conditions are NOT within the scope of the inspection:

1) Water or air quality
2) Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water orair supply or from the operation of any equipment.
3) Items that are obstructed, inaccessible or not in plain view.
4) Mold or mold type.
5) Animal or insect infestations.

Examples of the conditions excluded above include, but are not limited to, the presence or absence of environmental hazards, asbestos, lead paint, lead pipes, lead solder, radon, urea formaldehyde insulation, toxic wastes, polluted water, mold, or termite/pest infestation. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation.

SAMPLE

You acknowledge and agree that this Inspection and the inspection report and findings are limited in nature and scope, and that the following are outside the scope of the inspection, therefore they cannot be accurately assessed by the inspector during a limited inspection: appliances, Ancillary electrical systems (including: TV cable systems and antennas, intercom systems, lightning protection systems, playground equipment, swimming pools, hot tubs/spas, free standing heating stoves, humidifiers, air purifiers, solar systems, water softeners and filters, wells, septic systems, latent defects, adequacy of system designs, zoning or building code compliance, heating cables, fire escapes, elevator components and shafts, air-quality analysis, concealed wiring, door opening and doorbell systems, fire alarm systems, security systems, telephone systems). Basic operational testing of built-in kitchen appliances is performed (dishwasher/oven/range/microwave/garbage disposal). No determination beyond basic operation is made regarding the performance or service life of appliances.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will continue to function.

TERMS AND CONDITIONS:

A. The Client recognizes that this report is solely for the benefit of the Client and that any personor party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

B. The client agrees that any claim arising in connection with this agreement shall be made inwriting to the Company at the address above by certified mail, return receipt requested within 10 days after discovering any problem.

C. The client agrees to allow the inspection company to re-inspect before changing the conditionof the problem, except in an emergency. Failure to allow the inspection company the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims client may have against the Company.

D. The Client agrees that, to the extent allowed by law, any damages or breach of this contract orreport are limited to the amount of the inspection fee only. Furthermore, the Client agrees to pay all attorney fees should the Client pursue a civil action against the Company and fail to prevail.

E. The Client agrees that this agreement represents the entire agreement between the parties. Nooral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties and supported by valid consideration.

F. This Agreement shall be interpreted, construed and enforced in all respects in accordance withthe laws of the State of Tennessee.

LIMITATION OF LIABILITY AND ARBITRATION AGREEMENT:

SAMPLE

It is understood and agreed that the Inspection Company (INSPECT-IT Home Inspections) is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The Client hereby releases and exempts the Company and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules of the state of Tennessee. The decision of the Arbitrator appointed thereunder shall be final and binding judgment on the Award that may be entered in any Court of competent jurisdiction

AS = Appears Serviceable: The item appeared to be in working or usable condition with nomajor discrepancies noted.

M = Monitor as specific condition.

RR = RepairReplace: The item was at or near the end of its useful lifespan. A certified professionalshould be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people orproperty. These items need to be repaired as soon as possible. NI = Not Inspected: The item was not inspected during the inspection.

FYI= For Your Information

Personal Property Disclaimer

Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor's attention prior to closing of this property.

SAMPLE

RR = Repair/Replace | AS = Appears Serviceable | NI = Not Inspected | FYI = For Your Information | M = Monitor | S = Safety |

1 Grounds

Grading

1.1) Grading Conditions RR

Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under crawlspace, and / or cracks or movement in the foundation.

SAMPLE

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Driveways - Sidewalks - Walkways

Driveway Material Gravel.

1.2) Driveway Conditions RR

The driveway has some surface erosion and minor deterioration.

Sidewalk Material Concrete Pavers.

1.3) Sidewalk Conditions RR

Deterioration and some settlement was observed at the sidewalk.

SAMPLE

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2 Exterior

Front - Back Entrance

Front Entrance Type Covered Deck.

2.1) Front Entrance Conditions RR

SAMPLE

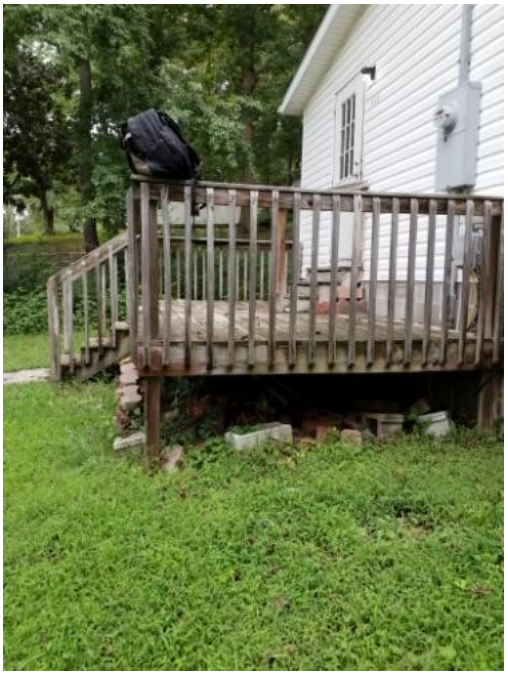
Cracking and / or deterioration were observed to the wood surfaces.

Balluster(s) loose at deck. Recommend repairs as needed.

The surface appeared weathered. Recommend cleaning and maintenance as needed.

Back Entrance Type Deck.

SAMPLE



2.2) Back Entrance Conditions RR

Cracking and / or deterioration were observed to the wood surfaces.

The surface appeared weathered. Recommend cleaning and maintenance as needed.

The railings were loose and should be repaired / secured.

Missing and broken ballusters at deck. Recommend repairs as needed.

SAMPLE

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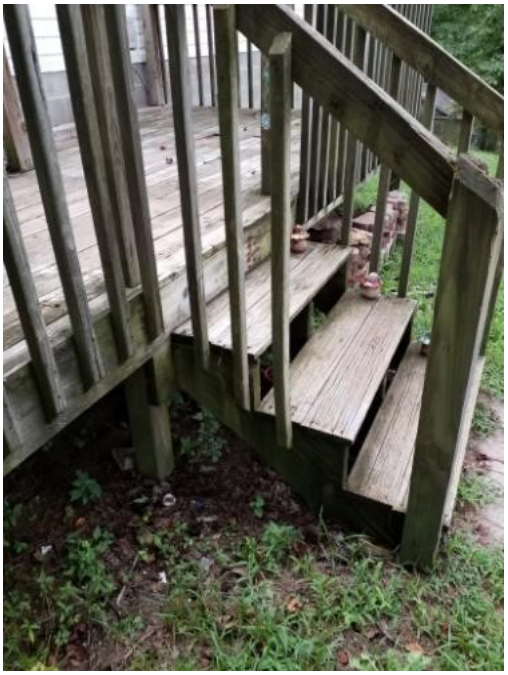

Loose Handrails

SAMPLE

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Exterior Walls

Structure Type	Wood frame.
Exterior Wall Covering	The visible and accessible areas of the exterior siding material are vinyl.

2.3) Exterior Wall Conditions RR

Damaged siding was observed at front of home. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration.

Vinyl siding at rear of home appears to have fallen/detached. Recommend repairs as needed.

SAMPLE

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SAMPLE

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Exterior Windows - Doors- Lighting

Window Type Single Hung **Window Material** Vinyl.

2.4) Window Conditions RR

The vinyl window frames are cracked at numerous windows. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

SAMPLE

2.5) Exterior Door Conditions RR

Recommend sealant is applied at rear door exterior. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

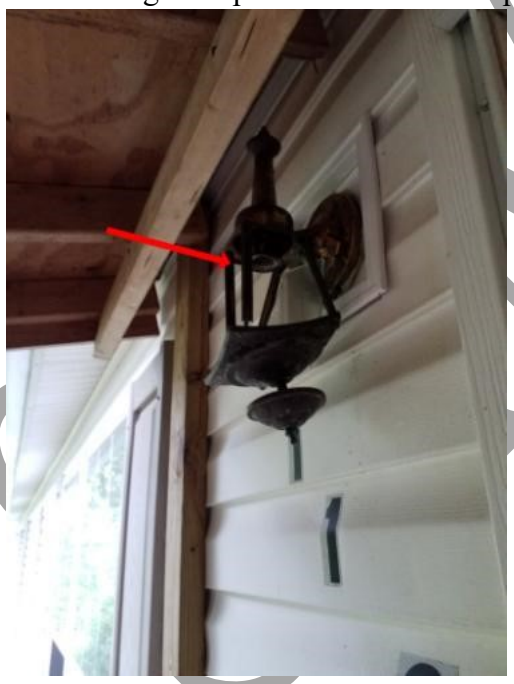
The latching hardware on the exterior door needs adjustment, repair or replacement.

The storm door sticks at the door frame at. Repairs and / or adjustments are recommended.

SAMPLE

2.6) Lighting Conditions RR

Front exterior light inoperable at time of inspection. Recommend repairs as needed.



Exterior Water Faucet(s)

Faucet Location Left and rear of home.

SAMPLE

2.7) Faucet Conditions RR

The hose faucet valve at left side leaked when operated. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

Chimney

2.8) Chimney Conditions RR

Sealing is needed at the chimney. Water penetration has occurred. (See Fireplace photo). It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

SAMPLE

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SAMPLE

3 Roofing

Roof Covering

Roof Section Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Gable.
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One.

3.1) Roof Covering Condition RR

Damaged or missing shingles were observed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

Moss covering was observed on the roof. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture related condition. This condition may also be seasonal depending on tree / leave coverage and the position of the sun during the changing seasons. Client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition.

Minor sagging or depressions were observed to the roof sheathing at the front right roof.

Recommend tree leaves and branches are removed from the roof valleys.

SAMPLE

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SAMPLE

3.2) Flashing Conditions RR

Soft area on roof.

Recommend sealant is applied to all nails penetrating the roof.

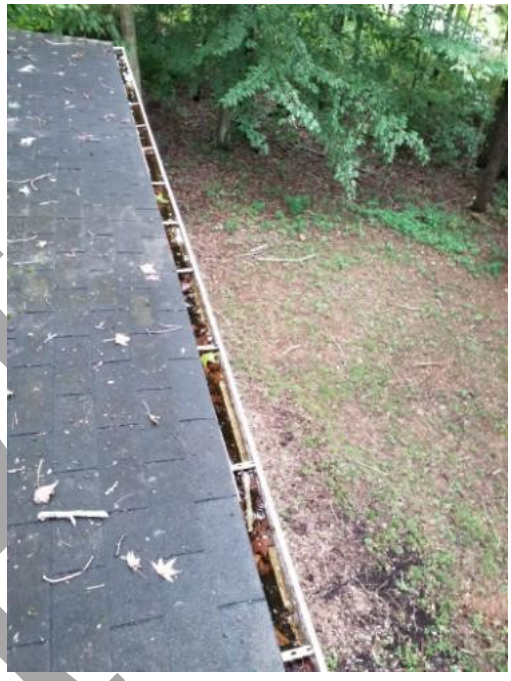
Vent pipe at roof is missing/broken. Recommend a licensed Plumber evaluate. Recommend repairs as needed.

3.3) Gutter & Downspout Conditions RR

SAMPLE

The gutters were filled with debris and water at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.

Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.



SAMPLE

4 Heating - Air

Heating

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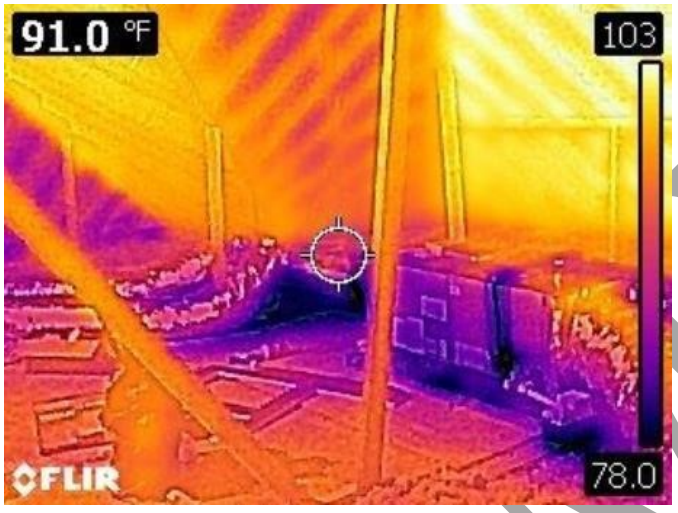
Location of Unit	Hallway
Heating Type	Heat Pump.
Energy Source	Electric.

4.1) Unit Conditions RR

Evidence of deferred maintenance of air handler was observed. Recommend cleaning and / or general servicing of the heating unit by a licensed / qualified heating contractor prior to close.



Distribution Type	The visible areas of the heat distribution system is ductwork with registers.

4.2) Distribution Conditions AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.3) Ventilation Conditions AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.4) Thermostat Condition AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System	Electric

SAMPLE

AC Unit Power 240V.

4.5) AC Unit Conditions AS

Appears Serviceable.

MFD 2019

5 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is overhead.
Electrical Service Material	Copper.
Number of Conductors	Three.

5.1) Electrical Service Conditions AS

The main service entry appeared to be in serviceable condition at the time of inspection.

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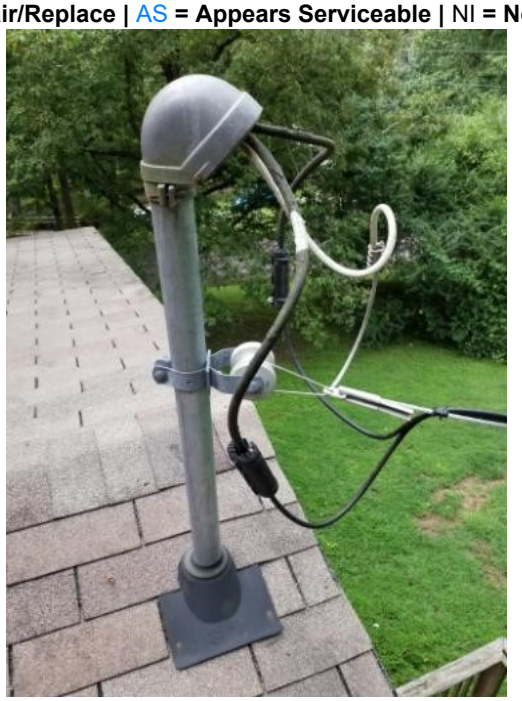


Main Electrical Panel

Main Disconnect Location	At Main Panel.
Electric Panel Location	The main electric panel is located at the laundry area.
Panel Amperage Rating	The electrical capacity of main breaker was listed / labeled as 200 amps.
Circuit Protection Type	Breakers.

5.2) Wiring Methods AS

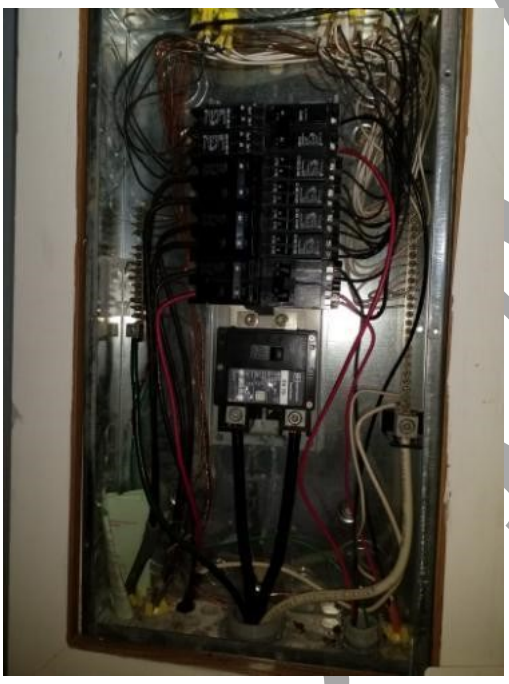
Plastic insulated (romex) type wire is present.

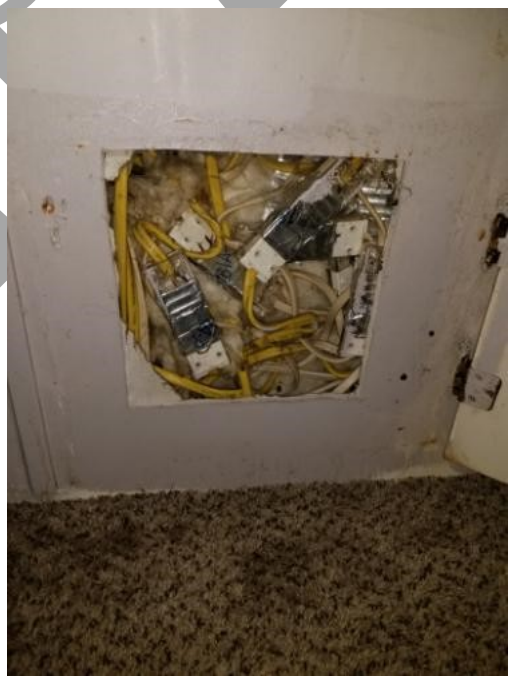
5.3) Electrical Panel Conditions RR

Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.

Recommend licensed Electrician evaluate wire crossovers connections behind panel in living room.

SAMPLE





SAMPLE

6 Plumbing

Water Main Line

Main Shutoff Location	Laundry Room
Main Line Material	The visible material of the main line / pipe appears to be plastic.

6.1) Main Line & Valve Conditions AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is plastic.

6.2) Supply Line Conditions AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type

SAMPLE

Water Heater Location

Water Heater Capacity 6.4)

Water Heater Conditions NI

6 Plumbing

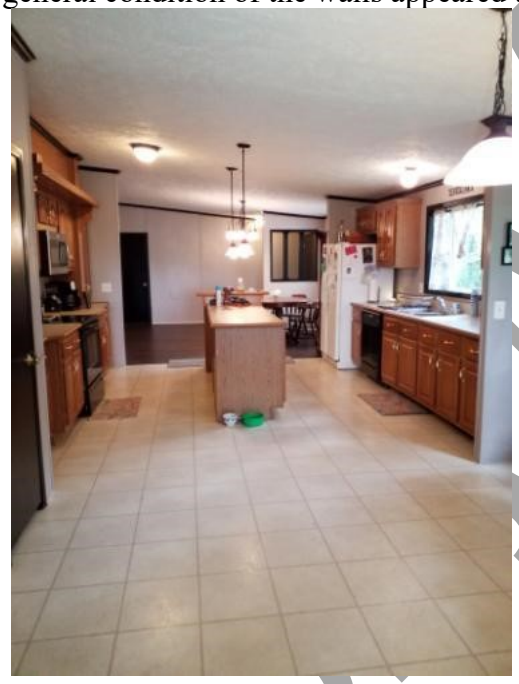
Inaccessible at time of Inspection.

7 Kitchen

Walls - Ceilings - Floors

7.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



7.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

7.3) Floor Conditions RR

The floor coverings were damaged. Recommend repair.

SAMPLE

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SAMPLE

7.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

7.5) Kitchen Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

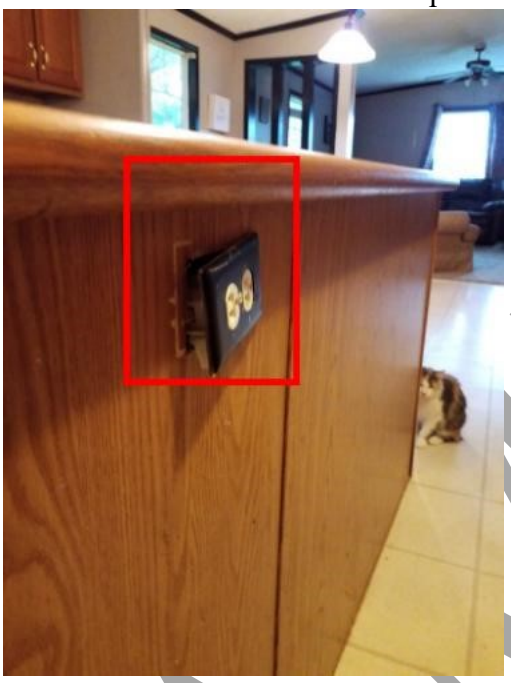
7.6) Kitchen Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

7.7) Electrical Conditions RR

Electrical receptacle is loose at kitchen island. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.



7.8) Lighting Conditions AS

Lighting conditions appear Serviceable at time of inspection

Kitchen Sink - Counter tops - Cabinets

7.9) Counter Conditions AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

7.10) Cabinet Conditions AS

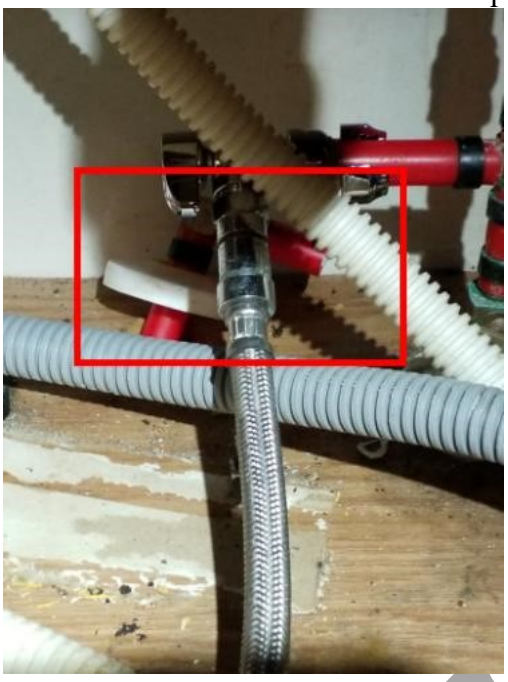
The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

7.11) Sink Plumbing Conditions RR

No hot water pipe supplied to kitchen sink. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

SAMPLE

Sink faucet handle is loose. Recommend repairs as needed.



Appliances

Stove - Range Type Stove and oven or electric

7.12) Stove - Range Condition AS

The stove and oven were in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

SAMPLE

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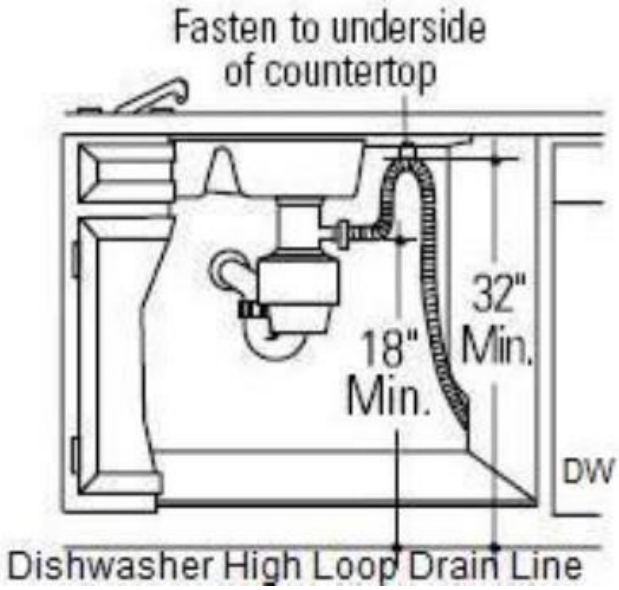
7.13) Hood Fan Conditions AS

The fan / hood and light were in operational condition at the time of the inspection.

7.14) Dishwasher Conditions RR

No high Loop installed at dishwasher. The high loop prevents the drain water from your sink from routing into the bottom of your dishwasher when you drain your kitchen sink. Recommend repairs as needed.



7.15) Microwave Conditions AS

SAMPLE

Microwave conditions appear Serviceable at time of inspection.

8 Living Room

Walls - Ceilings - Floors

8.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

SAMPLE

8.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

8.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

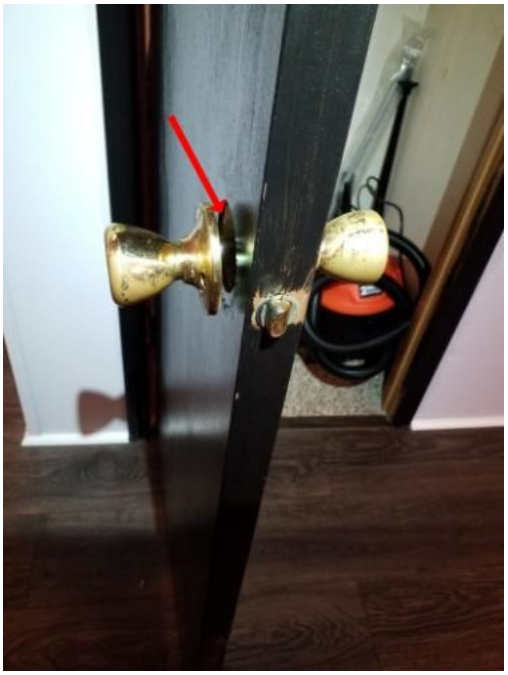
8.5) Interior Window Conditions RR

Left window screen was missing or not installed at time of inspection.

8.6) Interior Door Conditions RR

Closet door hardware was loose. Recommend repairs as needed.

SAMPLE



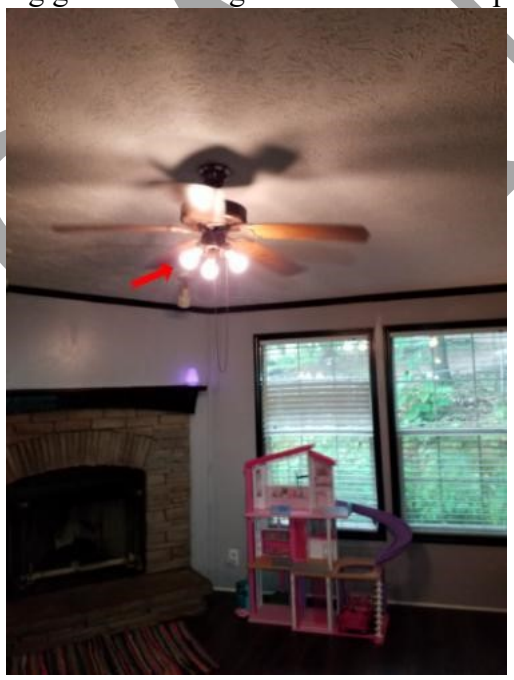
Electrical Conditions

8.7) Electrical Conditions AS

Electrical conditions appear Serviceable at time of inspection

8.8) Lighting Conditions RR

Missing globe at fan lights. Recommend repairs as needed.



SAMPLE

8.9) Ceiling Fan Conditions AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

8.10) Smoke Detector Conditions AS

Smoke Detector responded to push test

Fireplace

Fireplace Location A fireplace is located at the living room.

Fireplace materials The fireplace is metal/pre-fabricated.

8.11) Fireplace Conditions RR

Apparent water penetration at chimney flue. Refer to the Exterior Chimney section.

Water Droplets

SAMPLE

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9 Living Room 2

Walls - Ceilings - Floors

9.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

9.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions RR

SAMPLE

Stains at the carpeting / floor covers were observed. In most cases the stains can be removed by a professional cleaning service, but may need to be replaced in some cases. Recommend evaluation by a flooring professional prior to close.

9.4) Heat Source Conditions FYI

Unable to locate

Windows - Doors

9.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

Electrical Conditions

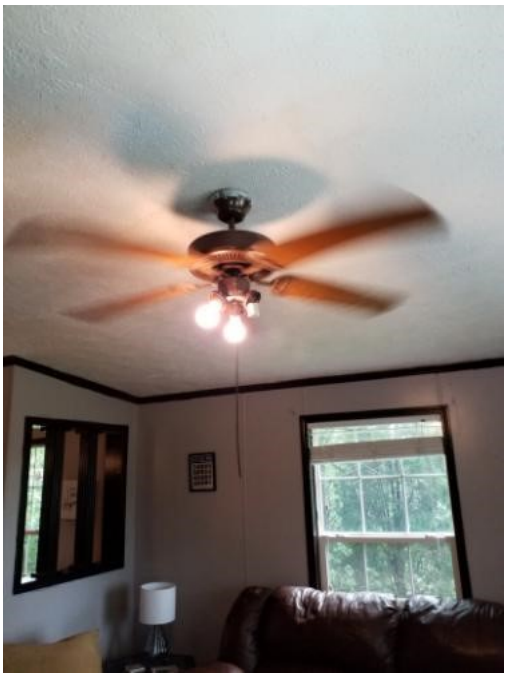
9.6) Electrical Conditions AS

Electrical conditions appear Serviceable at time of inspection

9.7) Lighting Conditions RR

Light bulb and globe are missing. Recommend repairs as needed.

SAMPLE



9.8) Ceiling Fan Conditions AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

9.9) Smoke Detector Conditions AS

Smoke Detector responded to push test

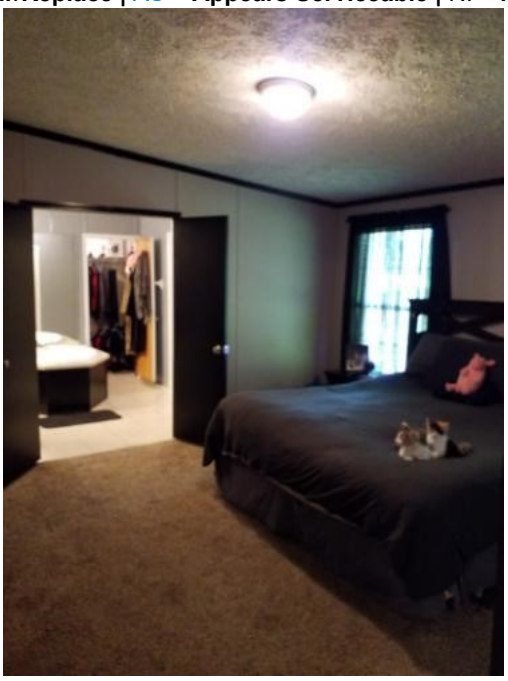
10 Master Bedroom

Walls - Ceilings - Floors

10.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

SAMPLE



10.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

10.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

10.4) Heat Source Conditions AS

Appears Serviceable.

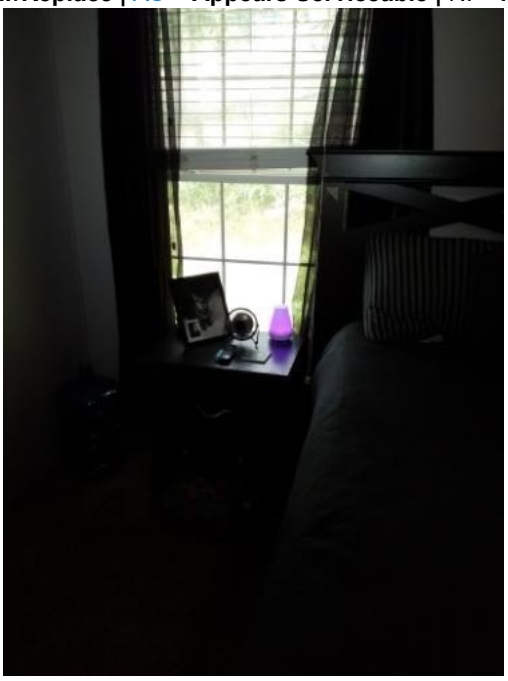
Windows - Doors

10.5) Interior Window Conditions RR

Left window screen was missing or not installed at time of inspection. Recommend repairs as needed.

10 Master Bedroom

SAMPLE



10.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

10.7) Electrical Conditions AS

Electrical conditions appear Serviceable at time of inspection

10.8) Lighting Conditions AS

Lighting conditions appear Serviceable at time of inspection

10.9) Smoke Detector Conditions AS

Smoke Detector responded to push test

11 Master Bathroom

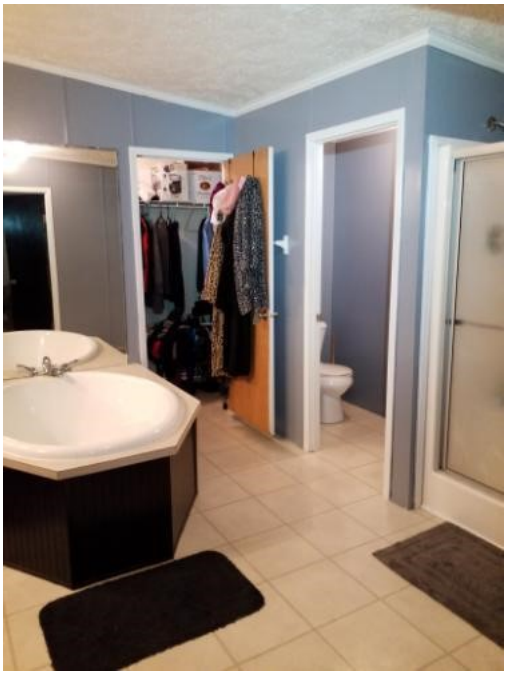
Walls - Ceilings - Floors

SAMPLE

11.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

SAMPLE



11.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

11.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

11.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

11.5) Bathroom Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

SAMPLE

11.7) Lighting Conditions AS

11.6) Electrical Conditions RR

Wall switch in closet is loose. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

Lighting conditions appear Serviceable at time of inspection

11.8) Vent Fan Conditions AS

Appears Serviceable.

Bathroom Sink

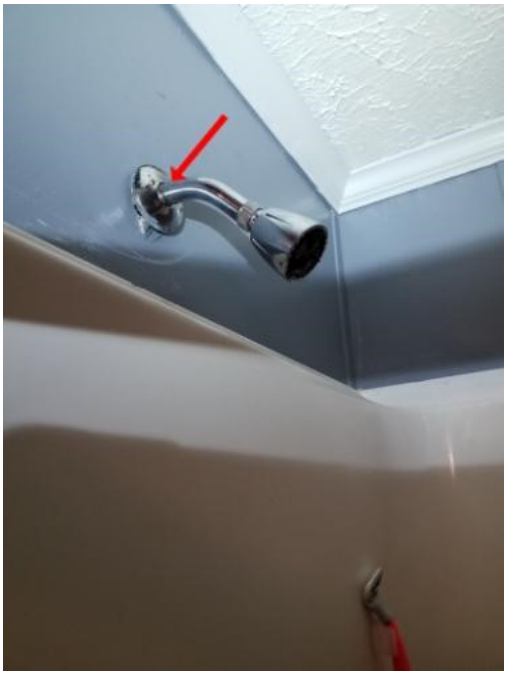
11.9) Counter - Cabinet Conditions AS Appears

Serviceable.

11.10) Sink Conditions AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

SAMPLE



11.12) Toilet Conditions AS

Shower - Tub - Toilet

11.11) Shower - Tub Conditions RR

Shower head is loose. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

The toilet appeared to be in serviceable condition at the time of inspection in bath.

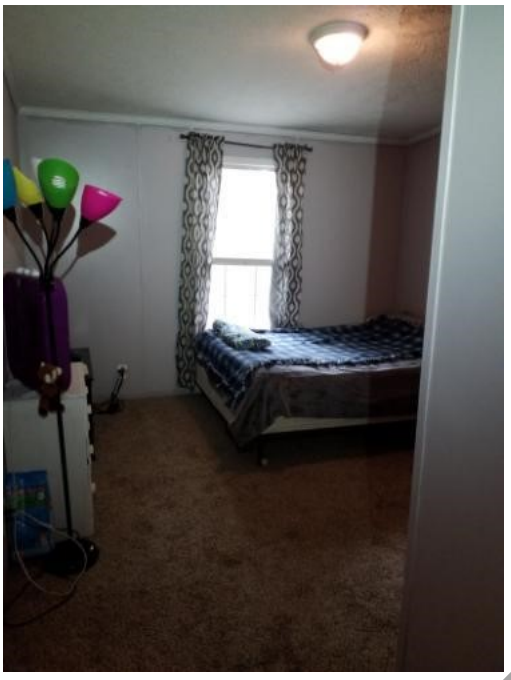
12 Bedroom 2

Walls - Ceilings - Floors

12.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

SAMPLE

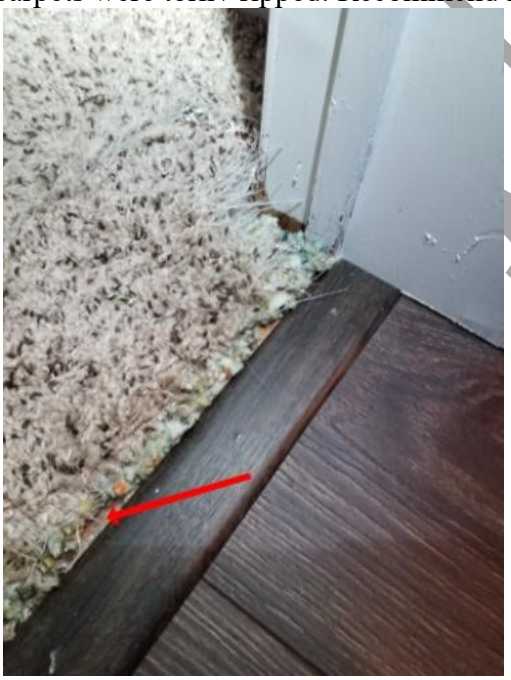


12.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

12.3) Floor Conditions RR

The carpets were torn / ripped. Recommend repairs as needed.



12.4) Heat Source Conditions AS

MPLE

Appears Serviceable.

12 Bedroom 2

Windows - Doors

12.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

12.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

12.7) Electrical Conditions AS

Electrical conditions appear Serviceable at time of inspection

12.8) Lighting Conditions AS

Lighting conditions appear Serviceable at time of inspection

12.9) Smoke Detector Conditions AS

Smoke Detector responded to push test

13 Bedroom 3

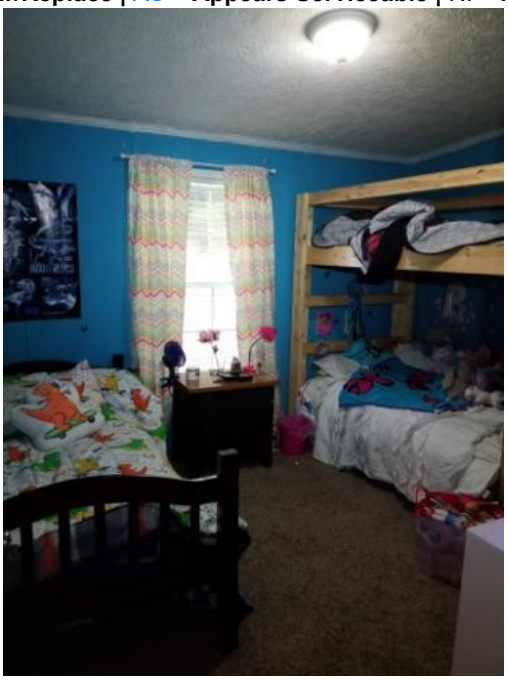
Walls - Ceilings - Floors

13.1) Wall Conditions AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

13 Bedroom 3

SAMPLE



13.2) Ceiling Conditions AS

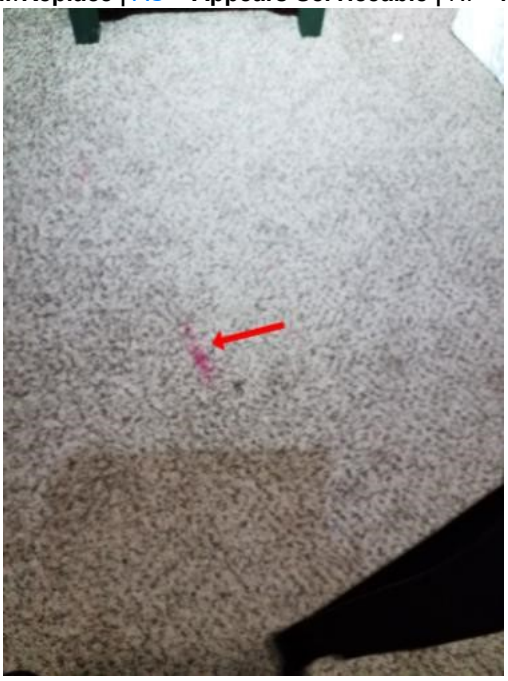
The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

13.3) Floor Conditions RR

Stains at the carpeting / floor covers were observed. In most cases the stains can be removed by a professional cleaning service, but may need to be replaced in some cases. Recommend evaluation by a flooring professional prior to close.

The carpets were torn / ripped at the door threshold. Recommend repairs as needed.

SAMPLE



13.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

13.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

13.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

13.7) Electrical Conditions AS

Electrical conditions appear Serviceable at time of inspection

13.8) Lighting Conditions AS

Lighting conditions appear Serviceable at time of inspection

13.9) Smoke Detector Conditions AS

Smoke Detector responded to push test

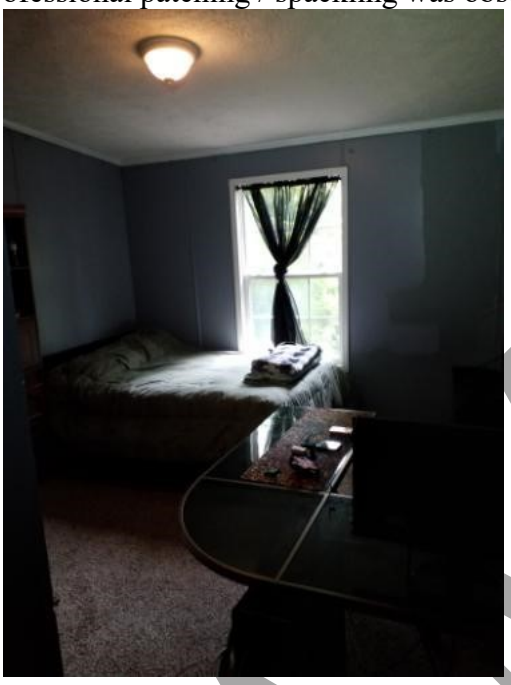
SAMPLE

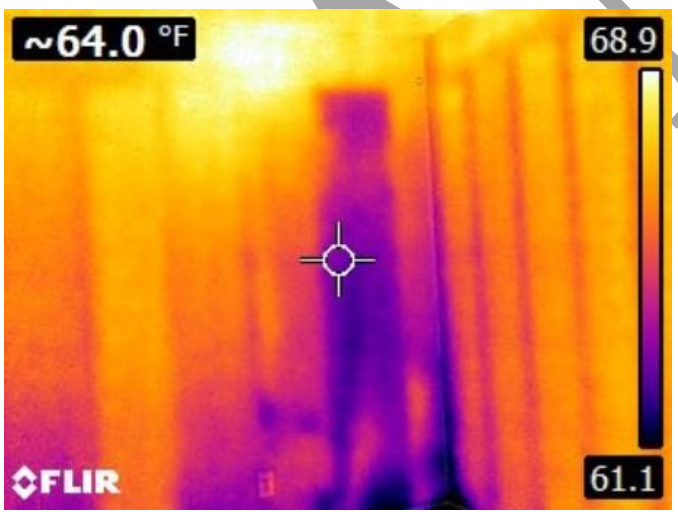
14 Bedroom 4

Walls - Ceilings - Floors

14.1) Wall Conditions RR

Unprofessional patching / spackling was observed. Recommend repairs as needed.





14.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

SAMPLE

14.3) Floor Conditions RR

The carpets were torn / ripped. Recommend repairs as needed.

14 Bedroom 4

= Safety |

14.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

14.5) Interior Window Conditions AS

The sample of windows tested were operational at the time of the inspection.

14.6) Interior Door Conditions AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

14.7) Electrical Conditions AS

Electrical conditions appear Serviceable at time of inspection

14.8) Lighting Conditions AS

Lighting conditions appear Serviceable at time of inspection

SAMPLE

14.9) Smoke Detector Conditions AS

Smoke Detector responded to push test

15 Full Bath 1

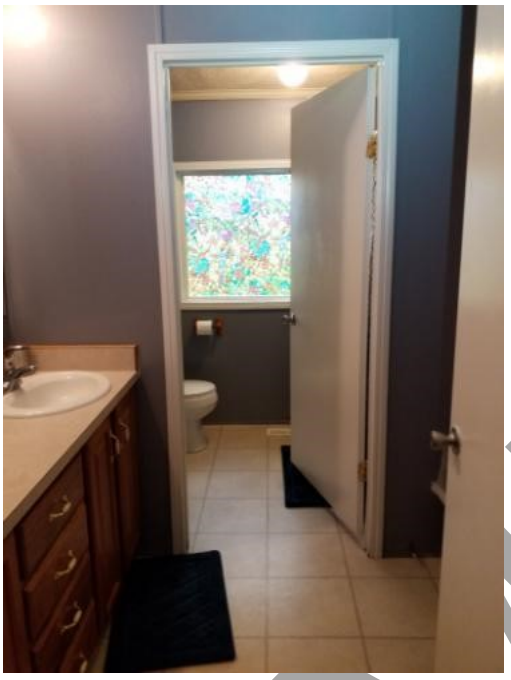
SAMPLE

RR = Repair/Replace | AS = Appears Serviceable | NI = Not Inspected | FYI = For Your Information | M = Monitor | S = Safety |

Walls - Ceilings - Floors

15.1) Wall Conditions RR

The interior walls were damaged. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



15.2) Ceiling Conditions AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

15.3) Floor Conditions AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

15.4) Heat Source Conditions AS

Appears Serviceable.

Windows - Doors

15.5) Bathroom Window Conditions AS

Appears Serviceable.

15.6) Bathroom Door Conditions AS

SAMPLE

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

15.7) Electrical Conditions AS

Electrical conditions appear Serviceable at time of inspection

15.8) Lighting Conditions RR

Light bulbs inoperable at time of inspection . Recommend repairs as needed.

15.9) Vent Fan Conditions AS

Appears Serviceable.

Bathroom Sink

15.10) Counter - Cabinet Conditions AS Appears

Serviceable.

15.11) Sink Conditions AS

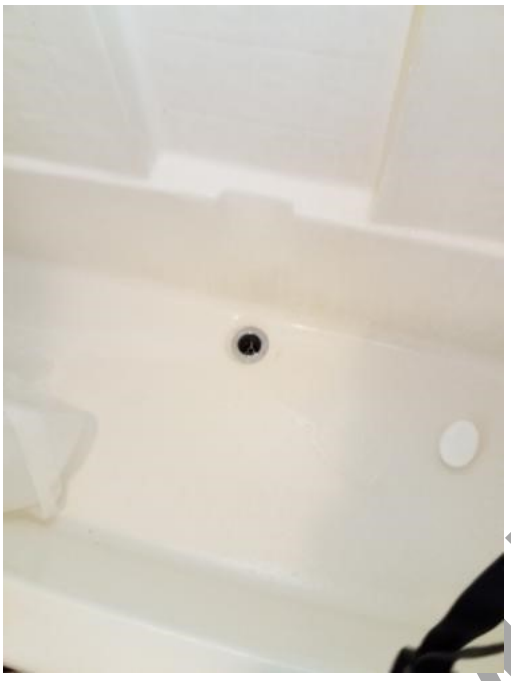
The sink appeared to be in serviceable condition at the time of inspection in bath.

Shower - Tub - Toilet

SAMPLE

15.12) Shower - Tub Conditions RR

Drain stopper missing or inoperable at time of inspection. Recommend repairs as needed.



15.13) Toilet Conditions AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

16 Laundry

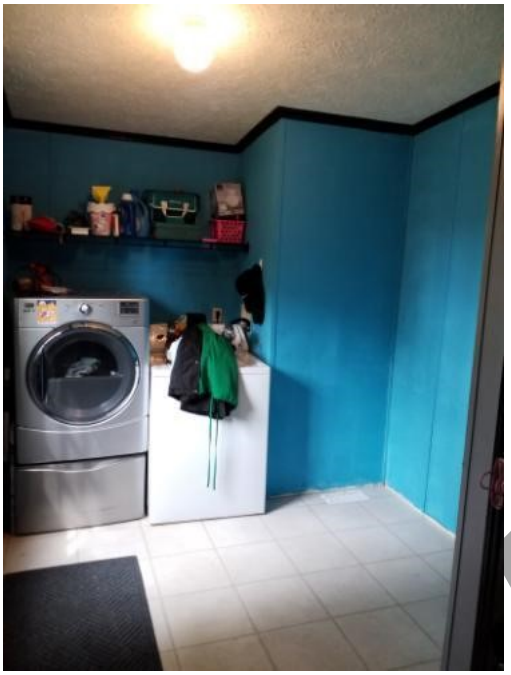
Laundry Room

Location The laundry facilities are located in the laundry room.

16.1) Laundry Room Conditions AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

SAMPLE



17 Foundation - Crawl Space

Foundation

Foundation Type Crawl Space.

Foundation Material Block.

17.1) Foundation Conditions AS

Appears Serviceable.

SAMPLE

RR = Repair/Replace | AS = Appears Serviceable | NI = Not Inspected | FYI = For Your Information | M = Monitor | S = Safety |

Flooring Structure

Flooring Support Type Steel I Beams

17.2) Flooring Support Conditions RR

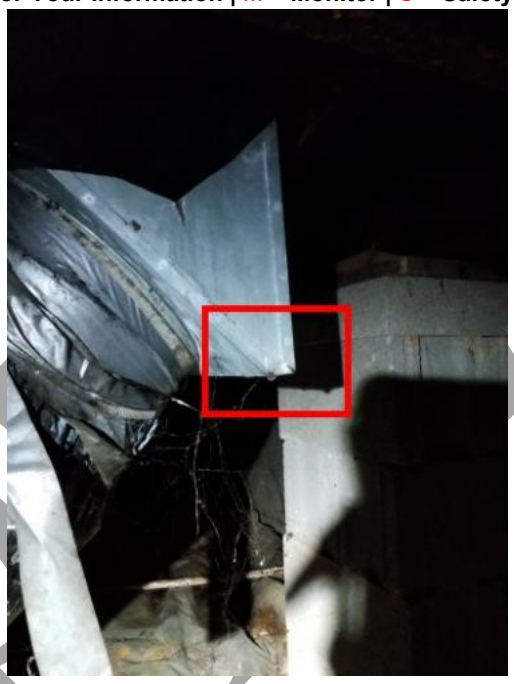
Belly wrap is torn from apparent previous repair. Recommend re-sealing this section. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Condensation near Air Handler trunk line connections causing water pooling in crawlspace. It is suggested that a "Licensed HVAC Contractor" be contacted for further evaluation and repair.

SAMPLE

RR = **Repair/Replace** | AS = **Appears Serviceable** | NI = **Not Inspected** | FYI = **For Your Information** | M = **Monitor** | S = **Safety** |

Condensation



Condensation

Condensation

SAMPLE

RR = **Repair/Replace** | AS = **Appears Serviceable** | NI = **Not Inspected** | FYI = **For Your Information** | M = **Monitor** | S = **Safety** |

SAMPLE

Report Summary Page		
This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition#	Comment
Grounds		
Grading Conditions	1.1	Minor re-grading near the foundation was observed. We recommend regrading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under crawlspace, and / or cracks or movement in the foundation.
Driveway Conditions	1.2	The driveway has some surface erosion and minor deterioration.
Sidewalk Conditions	1.3	Deterioration and some settlement was observed at the sidewalk.
Exterior		
Front Entrance Conditions	2.1	Cracking and / or deterioration were observed to the wood surfaces. Balluster(s) loose at deck. Recommend repairs as needed. The surface appeared weathered. Recommend cleaning and maintenance as needed.
Back Entrance Conditions	2.2	Cracking and / or deterioration were observed to the wood surfaces. The surface appeared weathered. Recommend cleaning and maintenance as needed. The railings were loose and should be repaired / secured. Missing and broken ballusters at deck. Recommend repairs as needed.
Exterior Wall Conditions	2.3	Damaged siding was observed at front of home. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. Common cracks were found in the exterior walls. Recommend sealing to reduce the possibility of water penetration. Vinyl siding at rear of home appears to have fallen/detached. Recommend repairs as needed.

SAMPLE

Window Conditions	2.4	The vinyl window frames are cracked at numerous windows. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

Report Summary Page		
Exterior Door Conditions	2.5	Recommend sealant is applied at rear door exterior. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. The latching hardware on the exterior door needs adjustment, repair or replacement. The storm door sticks at the door frame at. Repairs and / or adjustments are recommended.
Lighting Conditions	2.6	Front exterior light inoperable at time of inspection. Recommend repairs as needed.
Faucet Conditions	2.7	The hose faucet valve at left side leaked when operated. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Chimney Conditions	2.8	Sealing is needed at the chimney. Water penetration has occurred. (See Fireplace photo). It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Roofing		
Roof Covering Condition	3.1	Damaged or missing shingles were observed. Recommend further evaluation and repair as needed by a qualified / licensed contractor. Moss covering was observed on the roof. While mostly cosmetic and not immediately harmful, this condition can indicate a moisture related condition. This condition may also be seasonal depending on tree / leave coverage and the position of the sun during the changing seasons. Client should consult a roofing contractor or roofing supply company regarding maintenance related issues and products that can reduce this condition. Minor sagging or depressions were observed to the roof sheathing at the front right roof. Recommend tree leaves and branches are removed from the roof valleys.

SAMPLE

Flashing Conditions	3.2	Recommend sealant is applied to all nails penetrating the roof. Vent pipe at roof is missing/broken. Recommend a licensed Plumber evaluate. Recommend repairs as needed.

Report Summary Page		
Gutter & Downspout Conditions	3.3	The gutters were filled with debris and water at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.
Heating - Air		
Unit Conditions	4.1	Evidence of deferred maintenance of air handler was observed. Recommend cleaning and / or general servicing of the heating unit by a licensed / qualified heating contractor prior to close.
Electrical		
Electrical Panel Conditions	5.3	Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits. Recommend licensed Electrician evaluate wire crossovers connections behind panel in living room.
Plumbing		
Water Heater Conditions	6.4	Inaccessible at time of Inspection.
Kitchen		
Floor Conditions	7.3	The floor coverings were damaged. Recommend repair.
Electrical Conditions	7.7	Electrical receptacle is loose at kitchen island. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

SAMPLE

Sink Plumbing Conditions	7.11	No hot water pipe supplied to kitchen sink. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair. Sink faucet handle is loose. Recommend repairs as needed.
Dishwasher Conditions	7.14	No high Loop installed at dishwasher. The high loop prevents the drain water from your sink from routing into the bottom of your dishwasher when you drain your kitchen sink. Recommend repairs as needed.
Living Room		
Interior Window Conditions	8.5	Left window screen was missing or not installed at time of inspection.

Report Summary Page		
Interior Door Conditions	8.6	Closet door hardware was loose. Recommend repairs as needed.
Lighting Conditions	8.8	Missing globe at fan lights. Recommend repairs as needed.
Fireplace Conditions	8.11	Apparent water penetration at chimney flue. Refer to the Exterior Chimney section.
Living Room 2		
Floor Conditions	9.3	Stains at the carpeting / floor covers were observed. In most cases the stains can be removed by a professional cleaning service, but may need to be replaced in some cases. Recommend evaluation by a flooring professional prior to close.
Lighting Conditions	9.7	Light bulb and globe are missing. Recommend repairs as needed.
Master Bedroom		
Interior Window Conditions	10.5	Left window screen was missing or not installed at time of inspection. Recommend repairs as needed.
Master Bathroom		
Electrical Conditions	11.6	Wall switch in closet is loose. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.
Shower - Tub Conditions	11.11	Shower head is loose. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Bedroom 2		
Floor Conditions	12.3	The carpets were torn / ripped. Recommend repairs as needed.

SAMPLE

Bedroom 3		
Floor Conditions	13.3	Stains at the carpeting / floor covers were observed. In most cases the stains can be removed by a professional cleaning service, but may need to be replaced in some cases. Recommend evaluation by a flooring professional prior to close. The carpets were torn / ripped at the door threshold. Recommend repairs as needed.
Bedroom 4		
Wall Conditions	14.1	Unprofessional patching / spackling was observed. Recommend repairs as needed.
Floor Conditions	14.3	The carpets were torn / ripped. Recommend repairs as needed.
Full Bath 1		
Wall Conditions	15.1	The interior walls were damaged. Recommend further evaluation and repair as needed by a qualified / licensed contractor.
Lighting Conditions	15.8	Light bulbs inoperable at time of inspection . Recommend repairs as needed.

Report Summary Page		
Shower - Tub Conditions	15.12	Drain stopper missing or inoperable at time of inspection. Recommend repairs as needed.
Foundation - Crawl Space		
Flooring Support Conditions	17.2	Belly wrap is torn from apparent previous repair. Recommend re-sealing this section. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair. Condensation near Air Handler trunk line connections causing water pooling in crawlspace. It is suggested that a "Licensed HVAC Contractor" be contacted for further evaluation and repair.

SAMPLE