

Prepared For:
Sample Report

Property Address:
1234 Sample Rd
Sample, AZ 85555



Rogers & Kunnen Inc dba HouseMaster Home and Termite Inspections

Inspector: Harold J Kunnen

3030 S Rural Rd, STE #109
Tempe AZ 85282
480-345-8570

Inspection Date: 2/14/2006

INSPECTION INFORMATION

CLIENT:

Sample Report

PROPERTY ADDRESS:

1234 Sample Rd
Sample, AZ 85555

INSPECTION DATE/TIME:

2/14/2006 - 2:00 PM

INSPECTOR:

Harold J Kunnen

INSPECTION COMPANY:

Rogers & Kunnen Inc dba HouseMaster Home and
Termite Inspections

3030 S Rural Rd, STE #109

Tempe AZ 85282

480-345-8570

INSPECTION DETAILS

DESCRIPTION:

Single Family

AGE OF HOME:

4

TYPE OF INSPECTION:

Standard Home Inspection

STATUS OF HOME:

Vacant

WEATHER:

Clear

ANCILLARY SERVICES:

Lawn Sprinkler Only/WDIIR/FIR

PEOPLE PRESENT:

Samples

TEMPERATURE:

70

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any

engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

SATISFACTORY - Element was functional at the time of inspection. Element was in visible working or operating order and its condition was at least sufficient for its minimum required function.

FAIR - *An element listed FAIR requires, or has a probability of requiring, monitoring, maintenance, repair, replacement, and/or other remedial work now or in the near future.* Element condition was sufficient for its minimum required function at the time of inspection, but exhibited condition limitations and/or other notable concerns. Such condition limitations or concerns mean element exhibited wear, deterioration, damage or other material defects, was at an advanced age (near the end of or beyond its normal design or service life), has at least a moderate potential to become *significantly deficient*, has a limited future service life, and/or did not meet normal condition expectations.

POOR/DEFECTIVE - *An element rated POOR/DEFECTIVE requires immediate repair, replacement, or other remedial work, or has a high probability of requiring such work in the immediate future, or requires further evaluation.* Element was *significantly deficient* in the immediate future. Such conditions mean the element was not functional, was not in working or operating order, exhibited substantial wear, deterioration, damage or other defects, exhibited conditions conducive to imminent failure, was missing when it should have been present, and/or was not likely to perform its intended function.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside the scope of the inspection, and/or was not inspected or rated due to other factors, stated or otherwise. *Independent inspection(s) may be required to evaluate element conditions.* If any conditions limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under SPECIAL LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

SIGNIFICANTLY DEFICIENT - A condition representing a material defect that could affect the use or function of an element and/or cause consequential damage.

NOTE: *All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine house and element conditions at the time of closing. If any decision about the property, or its purchase, would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decision.*

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HMA Franchise Systems, Inc. ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company rather than the Franchisor.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard home inspection **does not include** aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a house or property.

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings are not included.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company to arrange a re-inspection to assess conditions** Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUM -The Inspection of condominium/cooperative do not include exteriors/typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

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ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

Styles & Materials

ROOF 1 DESCRIPTION:

Moderate Slope
Concrete Tile

ROOF ESTIMATED AGE:

0 to 5 years

DESIGN LIFE:

35-40 years

LOCATION:

Whole House

INSPECTION METHOD:

Walked On

CHIMNEY/VENT:

Not Applicable

SKYLIGHT(S):

None

S F P NA NI

●					1.0	ROOF
			●		1.1	CHIMNEYS / VENTS
●					1.2	EXPOSED FLASHING
			●		1.3	SKYLIGHT(S)
●					1.4	VENTILATION COVERS
●					1.5	PLUMBING STACKS
			●		1.6	RAIN GUTTERS / EAVETROUGHS
			●		1.7	DOWNSPOUTS / ROOF DRAINS
●					1.8	FASCIA / SOFFITS

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectible and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Asphalt/Fiberglass - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified

roofer should be consulted if there are any reported or suspected concerns.

Wood Roofing - The service life of a wood roof will vary significantly depending upon its locale, quality and the degree of maintenance provided. Routine maintenance requires annual inspection and repair of warped, missing or damaged shingles or shakes. The determination of wood roof replacement needs are often discretionary as the decision may be based on the cost of replacement versus continued maintenance, rather than functionality.

Slate/Tile/Cement Roofs - The key to the watertightness and longevity for these types of roofs is annual inspection and repair of any loose, missing or damaged shingles. In many cases, repairs will provide reasonable serviceability; however, replacement may be needed based on cost factors. Some of the cementitious roofs are asbestos-containing. If left intact, there is usual minimal concern; if damaged or removed, fibers may be released; proper precautions must be followed and additional costs should be anticipated to address this concern.

Flat Roofs/Membranes - Due to the low or minimal slope of flat roofs, they are particularly prone to leakage due to improper installation, ponding or poor maintenance. They generally require more maintenance than sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up roofs with gravel cover, are not readily visible for inspection.

Composite/Simulated Materials - The use of compositional/simulated roofing materials including hardboards and fiber cements has increased in recent years. The identification of these products is often difficult/not possible. Some products are asbestos-containing. Many of these products have a long service life; others may fail prematurely.

Ice Dams - Ice/snow accumulation at the roof edge can cause leaks and consequential damage. The occurrence of ice dams is usually unpredictable and may only occur with certain roof designs or weather conditions.

Roof Flashings/Seal - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Roof Flashings/Seal - Initial roof leaks and/or recurring roof leakage problems are often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

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EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

Styles & Materials

SIDING 1:

Stucco

PORCH/DECK:

N/A

S F P NA NI

●					2.0	SIDING 1 Noted common stucco cracks at door and window openings.
●					2.1	WINDOWS Windows are dirty. Clean as needed.
●					2.2	ENTRY DOORS
			●		2.3	STAIRS / STOOPS
			●		2.4	PORCH(ES) / DECK(S)
			●		2.5	RAILINGS
●					2.6	FOUNDATION SURFACE
●					2.7	ELECTRIC / GFCI

S F P NA NI

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NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Hardboard/Composition - Many hardboard or other composite sidings are subject to rapid deterioration due to improper installation, finishing or maintenance. Monitor conditions and/or perform any required remedial work promptly to maximize the service life. If significant deterioration is allowed to occur, repair may not be feasible. Product identification in the field is generally not possible. Contact the manufacturer or installer for repair or warranty information, when possible. There may be some recourse for certain repair needs under class-action settlement.

Cementitious Products - Cementitious products are generally durable and have a relatively long service life; however, some products contain asbestos (e.g., asbestos cement shingles). While exposure to the material in its normal rigid form is generally not a concern; however, it may become hazardous if it is damaged or during repair or removal. Proper abatement procedures must be followed when any remedial work or removal is required.

Lead-Based Paints - Exterior surfaces may be covered with lead-based paint, particularly in pre-1978 homes. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Storms/Screens - Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

Exterior Faucets - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

Exterior Electric - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present. GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All exterior circuitry should be inspected by a qualified electrician.

Synthetic Stucco/EIFS - Some synthetic stucco includes products such as Exterior Insulation Finish Systems (EIFS). EIFS incorporates foam insulation panels, reinforcement mesh and a textured finish coating. Certain EIFS products and/or installation methods create conditions that are highly susceptible to moisture infiltration and subsequent mold growth and/or structural damage due to water infiltration at penetrations, joints, and roof terminations. A moisture intrusion evaluation by a specialist is recommended, as a precaution. See MOISTURE/MOLD CONDITIONS comments.

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SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

Styles & Materials

PATIO(S): Concrete	PATIO LOCATION: Rear	WALKWAY: Concrete
DRIVEWAY: Concrete	RETAINING WALLS: N/A	RETAINING WALL LOCATION: N/A

S F P NA NI

●				3.0	PATIO(S)
●				3.1	WALKWAYS
●				3.2	DRIVEWAY
		●		3.3	RETAINING WALL(S)
		●		3.4	WINDOW WELLS
		●		3.5	SUB-GRADE ENTRYWAY
●				3.6	GROUND SLOPE AT FOUNDATION
	●			3.7	SITE GRADING Soil has eroded on the west side by the garage back door. Repair. Landscape is unfinished in the rear yard.

S F P NA NI

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3.7 SITE GRADING Picture 1



3.7 SITE GRADING Picture 2

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate

grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

Drainage From Surfaces - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

Lawn Irrigation - Lawn Irrigation systems are not inspected within the scope of a standard home inspection. Advise evaluation prior to closing by a qualified contractor. Buried lines are subject to hidden damage or leakage. Seasonal maintenance will be required. Chronic spray from lawn sprinklers onto the house may cause structural damage, insect infestation or other problems. Entire system should be checked and corrected for orientation and spray pattern.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

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GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

Styles & Materials

DESCRIPTION:

Multiple Car

ROOF DESCRIPTION:

Refer to ROOFING Section

ROOF MATERIAL:

Refer to ROOFING Section
Tile

ROOF ESTIMATED AGE:

0 to 5 years

ROOF DESIGN LIFE:

35-40 Years

ROOF INSPECTION METHOD:

Walked On

HOUSE/GARAGE SEPARATION:

Solid Door
Self-Closing Door
Covered Framing

INSULATION:

Not applicable

VAPOR RETARDER:

Observed; Extent Indeterminate

GARAGE ATTIC INSPECTION METHOD:

Limited Entry

S F P NA NI

•					4.0	ROOFING
				•	4.1	EXPOSED FRAMING Framing is covered.
	•				4.2	FLOOR SLAB Storage prevents viewing on the slab and stem walls. Noted termite treatment drill holes on the west wall. See termite report.
	•				4.3	FOUNDATION Storage covering the floor prevents viewing of the floor and foundation. Wiped off termite tube noted on the west stem wall. See termite report and treatment records.
•					4.4	ATTIC VENTILATION
	•				4.5	WALLS / CEILINGS Normal wear.
•					4.6	SIDING
•					4.7	VEHICLE DOOR(S)
•					4.8	DOOR OPERATOR(S) Only the two car door has an opener.
	•				4.9	ELECTRIC / GFCI Recommend refrigerator not be plugged into GFCI.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



4.2 FLOOR SLAB Picture 1



4.3 FOUNDATION Picture 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Garage/House Separation - Fire-rated wall/ceiling assemblies are generally required between the house and garage. This report does not fully address any specific requirement; rather it is generally limited to a determination of whether frame walls are covered or not. The integrity of any fire separation assembly must be maintained for proper protection. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists.

Overhead Door Operator - Inspection of door operators is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

Decay/Insects - Any observed damage or infestation should be checked for full extent of repairs and treatment required. Hidden insect damage or decay may also exist.

Finished Room Over Garage - It is common practice in many areas to finish the area over the garage for living space. Due to the location, the use of appropriate insulation and fire rated assemblies is particularly important. A home inspection does not include evaluation of such design and construction issues. Confirm all renovation work meets with approval of local authorities.

Door Operator Function - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

Door Hardware/Mechanism - Damaged tracks, springs and cables may cause door operation malfunction but also represent potential safety hazards. A qualified specialist should inspect and repair any defective or missing components.

Garage to House Door - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

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ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

Styles & Materials

DESCRIPTION:

Scuttle

INSPECTION METHOD:

Limited Entry

FRAMING:

Rafters

SHEATHING:

Wood/Wood Composite

INSULATION:

Loose Fill
Fiberglass
12 inches

VAPOR RETARDER:

Observed; Extent Indeterminate

S F P NA NI

●				5.0	ROOF FRAMING
●				5.1	ROOF DECK / SHEATHING
●				5.2	VENTILATION PROVISIONS
			●	5.3	ATTIC VENTILATOR(S)
			●	5.4	WHOLE HOUSE FAN
●				5.5	INSULATION

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5.0 ROOF FRAMING Picture 1

NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

Truss Construction - Truss framing members should not be cut or field altered without design analysis. Once altered, a change in the loading pattern often dictates that the manufacturer, or structural engineer, must determine what remedial action is needed.

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BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

Styles & Materials

Bathroom 1:

Master Bath

LOCATION:

Master Bedroom

VENTILATOR(S):

Exhaust Fan

Bathroom 2:

Full Bath

LOCATION:

Hallway

VENTILATOR(S):

Exhaust Fan

Bathroom 3:

Powder Room

LOCATION:

Hallway

VENTILATOR(S):

Exhaust Fan

S F P NA NI

•					6.0	SINK(S) _____ Master Bath Shut-off valves are stiff.
•					6.1	TOILET
•					6.2	BATHTUB
•					6.3	STALL SHOWER
•					6.4	WALL TILE
•					6.5	SURROUNDS / ENCLOSURES
•					6.6	FLOOR(ING)
•					6.7	WALLS / CEILING
•					6.8	VENTILATION
	•				6.9	ELECTRIC / GFCI GFCI outlet in the closet is not wired correctly. The power stays on when it is tripped. Repair.
•					6.10	JETTED BATH
•					6.11	SINK(S) _____ Guest
•					6.12	TOILET
•					6.13	BATHTUB
•					6.14	STALL SHOWER
•					6.15	SURROUNDS / ENCLOSURES
•					6.16	VENTILATION
•					6.17	FLOOR(ING)
•					6.18	WALLS / CEILING
•					6.19	ELECTRIC / GFCI
•					6.20	SINK(S) _____ Powder room

S F P NA NI

S F P NA NI

●					6.21	TOILET
			●		6.22	SHOWER
●					6.23	FLOOR(ING)
●					6.24	WALLS / CEILING
●					6.25	VENTILATION
●					6.26	ELECTRIC / GFCI

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NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

Ancillary Systems - A standard inspection does not include evaluation of ancillary items such as saunas, steam baths, etc. unless specifically included.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Drain Mechanisms - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

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KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

Styles & Materials

LOCATION:

Main Kitchen

VENTILATOR:

Exhaust Fan

COUNTERTOP RANGE:

Estimated Age: 0 to 5 years

WALL OVEN:

Estimated Age: 0 to 5 years

MICROWAVE:

Estimated Age: 0 to 5 years

DISHWASHER:

Estimated Age: 0 to 5 years

DISPOSAL:

Estimated Age: 0 to 5 years

REFRIGERATOR:

Estimated Age: 0 to 5 years

S F P NA NI

●					7.0	PLUMBING / SINK RO Water purifier should be serviced periodically. Shut-off valves are stiff.
●					7.1	FLOOR(ING)
●					7.2	WALLS / CEILING
●					7.3	ELECTRIC / GFCI
●					7.4	COOKING UNIT
●					7.5	MICROWAVE
	●				7.6	DISHWASHER Normal wear.
	●				7.7	DISPOSAL Normal wear.
●					7.8	VENTILATOR
●					7.9	CABINETS
●					7.10	COUNTERTOP
●					7.11	Refrigerator
	●				7.12	Compactor Normal wear.

S F P NA NI

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NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer. Review WATER TEMPERATURE comments and Bathroom Section.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Microwaves - Evaluation of these units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Cabinetry/Countertop - Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

Sinks/Faucets - Feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be discretionary.

Spray Attachment - A sink spray attachment is an optional accessory item. Repair to prevent any consequential damage from water leakage. In some cases, it may be necessary to replace the faucet in order add a sprayer or restore/ repair an existing one.

Dishwasher Air Gap - Faulty installation/drainage problems or other factors may cause dishwasher drain water backup out of sink level air vent. Have the unit checked and evaluated by a qualified serviceperson.

GFCI Test - Ground-Fault Circuit-Interrupters (GFCIs) are required in the kitchens of most newer houses; they are a recommended safety improvement for older houses. Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately. While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected. The GFCI failed to operate properly when tested. This may indicate a wiring problem or a malfunctioning GFCI. Recommend inspection and correction by a licensed electrician.

Ventilator Discharge - Due to the fire hazard that exists if grease-laden exhaust vents into an enclosed space, such as an attic, all exhaust type ventilators should discharge directly to the exterior. Recirculating type units can be vented into the kitchen; however, exterior venting is advisable.

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INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

Styles & Materials

PREDOMINANT CEILINGS:

Sheetrock

PREDOMINANT WALLS:

Sheetrock

PREDOMINANT FLOORS:

Slab

PREDOMINANT WINDOWS:

Sliders
w/Screens
w/Double Glazing

DETECTOR(S):

Battery
Hard-Wired

DETECTOR LOCATION(S):

Hallway
Bedrooms

SLAB CONSTRUCTION:

Full House (Ground Level)

FIREPLACE(S):

N/A

S F P NA NI

●					8.0	CEILINGS
●					8.1	WALLS
●					8.2	FLOORS
			●		8.3	STAIRS
			●		8.4	RAILINGS
●					8.5	WINDOWS
●					8.6	ROOM DOORS
●					8.7	PATIO / DECK DOORS(S)
●					8.8	DETECTOR TEST
			●		8.9	FIREPLACE(S)
			●		8.10	FIREPLACE GAS BURNERS
			●		8.11	FLOOR SLAB(S) Covered areas are indirectly inspected.

S F P NA NI

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NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a

SUPPLEMENTAL INFORMATION - Review the additional details below.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted.

Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Molds - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the house are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage.

House Settlement - Ceilings (and associated floors) may exhibit settlement/downward movement due to construction practices, loads applied, materials used, and/or structural defects. Moderate settlement may not have an adverse affect other than off level floors provided there are no underlying structural defects. However, significant settlement conditions, or conditions that are indeterminable due to covered framing, or other factors require further evaluation. Recommend inspection by an engineer or qualified contractor to determine the nature of the condition and whether remedial work is required to provide level surfaces or to correct deficiencies.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Security/Safety Systems - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Window/Door Seals - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

Glass Surfaces - Sliders and other glass doors prone to impact/contact damaged and should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

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ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

Styles & Materials

SERVICE LINE:

Underground

ENTRANCE LINE:

Copper

SERVICE DISCONNECT(S):

Single Main
Location: Exterior
200 Amp

DISTRIBUTION PANEL:

Circuit Breaker
Location: Exterior
200 Amp

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):

Aluminum
Copper

HOUSEHOLD (120 VOLT) CIRCUITS:

Copper

GFCI:

At Receptacle(s)

S F P NA NI

●					9.0	SERVICE / ENTRANCE LINE
●					9.1	SERVICE GROUNDING PROVISIONS
●					9.2	MAIN DISCONNECT(S)
●					9.3	DISTRIBUTION PANEL
			●		9.4	SUBPANEL(S)
●					9.5	DEVICES
●					9.6	WIRING / CONDUCTORS
			●		9.7	GFCI TEST

S F P NA NI

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NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If HOUSEHOLD CIRCUITS are listed as aluminum wiring, review any inspector comments and ALUMINUM (120 V) WIRING comments below. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

AFCI - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-fault Circuit-interrupter (AFCI's), in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCI's are not to be evaluated as part of a standard home inspection. If present, AFCI devices should be checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Service Disconnects - The absence of a single or sub-main disconnect generally does not effect system function but may be required and/or pose a potential safety hazard.

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI, it should be corrected.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Electric Distribution - Electric service to areas of the house may be minimal and/or inadequate for present/future needs. Anticipate upgrade needs.

Site Lighting/Wiring - Advise check of all site lighting components to ensure proper wiring procedures/operation.

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COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

Styles & Materials

SYSTEM 1:

Electric Central Air Conditioning

SYSTEM MAKE:

Carrier

SYSTEM LOCATION:

Attic
West

ESTIMATED AGE:

0 to 5 years

DESIGN LIFE:

5 to 10 years

GENERAL DISTRIBUTION:

Ducted/Registers

SYSTEM 2:

Electric Central Air Conditioning

SYSTEM MAKE:

Carrier

SYSTEM LOCATION:

Attic
Outside
West

ESTIMATED AGE:

0 to 5 years

DESIGN LIFE:

5 to 10 years

GENERAL DISTRIBUTION:

Ducted/Registers

S F P NA NI

●					10.0	COOLING SYSTEM 1 No evaluations are made as part of a home inspection regarding HVAC system efficiency, compliance with current energy standards, or costs and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC heating or air conditioning equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation itself, there may be additional expenses related to structural or distribution system alterations. 30 RLA 72-54=18 deg temp diff. Recommend annual service to maintain performance.
	●				10.1	COOLING SYSTEM 2 16.7 RLA 72-54=18 deg temp diff. Recommend annual service to maintain performance.
●					10.2	OUTDOOR UNIT(S)
●					10.3	INDOOR BLOWER / FAN
●					10.4	CONDENSATE PROVISIONS
●					10.5	DUCTWORK
●					10.6	THERMOSTAT

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Heat Pumps - Heat pumps are designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Single Mode HP Operation - Due to system design factors, only a single mode operational test of a Heat Pump may be performed. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function may not be possible, particularly if unit can only be operated in the cooling mode.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

Cool/Cold Weather Factors - Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for inspection when temperatures are above approximately 60 degrees F (15 degrees C) for several days.

Condensate Removal - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Distribution System - Due to system design, balancing methods or other factors, airflow and/or supply provisions to areas appear limited/uneven. Improve as required or desired. Anticipate heat stratification.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

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HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

Styles & Materials

SYSTEM TYPE:

Hot Air
Fuel: Natural Gas

SYSTEM MAKE:

Carrier

SYSTEM LOCATION:

Attic

ESTIMATED AGE:

0 to 5 years

DESIGN LIFE:

5 to 10 years

GENERAL DISTRIBUTION:

Ducted/Registers

SYSTEM 2 TYPE:

Hot Air
Fuel: Natural Gas

SYSTEM LOCATION:

Attic

ESTIMATED AGE:

0 to 5 years

DESIGN LIFE:

5 to 10 years

S F P NA NI

●					11.0	HEATING UNIT 1
●					11.1	HEATING UNIT 2
●					11.2	BURNERS
●					11.3	GAS / FUEL LINES AT UNIT
			●		11.4	COMBUSTION AIR PROVISIONS
●					11.5	VENT CONNECTOR
●					11.6	BLOWER
			●		11.7	CIRCULATOR PUMP
●					11.8	DISTRIBUTION SYSTEM
			●		11.9	HEAT COIL
			●		11.10	EXPOSED FUEL TANK
●					11.11	THERMOSTAT
			●		11.12	HEAT RECOVERY VENTILATOR

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried

fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Auxiliary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Hot Water/Steam Systems - Steam and hot water systems should have pressure relief valves. Steam boilers should also have a low water cut-off. These safety controls were not operated during the inspection; however, they should be checked regularly.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Oil Heating - Regardless of the current fuel supply system/type tank, there is a possibility of a buried tank. No determination was made as part of the inspection.

Heat Pumps - This system is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Unit/Vent Clearance - Adequate clearances from combustible materials must be provided; use suitable heat shields where appropriate. Required clearances will vary depending on unit and type venting.

Gas Lines/Valves - Any possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut-off located in the same room/area as the unit. Advise checking for presence and labeling all valves.

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PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

Styles & Materials

WATER PIPING:

Copper Where Visible

WATER SHUT-OFF LOCATION:

At Meter

GAS SHUT-OFF LOCATION:

At Meter

DRAIN/WASTE LINES:

Plastic

WATER TREATMENT SYSTEM:

Water Softener

S F P NA NI

●					12.0	WATER PIPING Recommend regular service of water softener. Needs service.
●					12.1	WATER FLOW AT FIXTURES
●					12.2	DRAIN / WASTE PIPING
●					12.3	FIXTURE DRAINAGE
●					12.4	EXTERIOR FAUCET(S)
●					12.5	LAUNDRY AREA
			●		12.6	INTERIOR WASTEWATER PUMP
●					12.7	GAS PIPING

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Lead Piping/Lead-in-Water - This inspection does not include assessment of lead piping or lead in water whether from the supply, piping, solder or other sources. Independent testing is available to determine lead concerns.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter or treatment system, irrigation system,

outdoor plumbing, backflow preventers (anti-siphon devices), fire sprinklers or similar systems.

Backflow Preventer - These device are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

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WATER HEATER

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

Styles & Materials

WATER HEATER 1 TYPE:

Direct-heated Tank
Fuel: Natural Gas

WATER HEATER LOCATION:

Garage

ESTIMATED CAPACITY:

65 Gal

SYSTEM MAKE:

Bradford White

ESTIMATED AGE:

0 to 5 years

DESIGN LIFE:

10 to 15 years

S F P NA NI

●					13.0	WATER HEATER 1
●					13.1	VENT CONNECTOR
●					13.2	GAS / FUEL LINES AT UNIT
●					13.3	SAFETY VALVE PROVISIONS

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Dip Tubes - The dip tube is located in the water heater to direct incoming cold water to the bottom of the tank. Due to a manufacture defect, plastic dip tubes used in many tanks manufactured in 1993-1996 are subject to premature failure. To confirm possible coverage for replacement costs or consequential damage, contact a local plumber or the water heater manufacturer.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

Water Temperatures - Hot water temperature generally should not exceed approximately 120°F (48°C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

On-Demand Systems - There is often little or no storage capacity with these systems and water temperatures and volume may be marginally acceptable, particularly as the system ages. A mixing valve is needed with some systems to temper the water temperature. Regular coil cleaning will be required. For some systems, a supplemental or separate heater is often required.

T&PRV Discharge - Valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is allowed, only high temperature plastic is acceptable.

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LAWN SPRINKLER

Lawn sprinkler (irrigation) system inspections are not part of a standard home inspection. When provided as an ancillary service, the inspection of lawn sprinkler (irrigation) systems is limited to readily visible and accessible elements as listed herein. **The inspection does include a pressure test of piping integrity**, assessment of water/content effects on the building and/or site elements, the operation of timing devices and other controls, test of backflow preventers, or evaluation of systems efficiency and effectiveness.

Styles & Materials

DESCRIPTION: In-Ground	ESTIMATED ZONES: 2	APPROXIMATE AREAS SERVICED: Front Only
OPERATION: Automatic	WATER SUPPLY: Backflow Preventer	

S F P NA NI

●					14.0 SPRAY HEADS Could not see all drip heads due to landscape and plants. Expect normal adjustments
●					14.1 COVERAGE PROVISIONS Expect normal adjustments as weather changes. Some of the plants appear to need water or they have gone dormant.
●					14.2 EXPOSED PIPING Most of the piping is buried under ground.
●					14.3 CONTROL PANEL Most valves are buried in wet conditions. Anticipate periodic servicing.

S F P NA NI

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NOTE: Irrigation systems require regular maintenance. A qualified irrigation system specialist should pressure check the system, perform seasonal startup and shutdown, and complete repairs when needed.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - A lawn sprinkler inspection is limited to a check of the visible components. No analyses of possible underground leakage, water/content effects on the building and/or site elements or overall efficiency were performed. In some areas the mineral contents of the water may cause staining of exterior components. A service company should be contacted if full evaluation of the system is desired or required.

Maintenance/Service - Routine service, winterization, seasonal startup or if deficiencies exist, use of a qualified specialist is recommended.

Electric Components - All wiring should be protected from physical damage and maintained in covered watertight junction boxes. Ground-Fault Circuit Interrupters are recommended.

Automatic Controls - The presence of automatic controls may have prevented or at least limited evaluation of the system. Advise review of operation with owner and/or qualified service person.

Sprinkler Head Conditions - Minor sprinkler head damage is typically a maintenance item; however, if a malfunction occurs, the possibility of water supply concerns or concealed defects must be considered.

System Coverage - Any irregular or incomplete system watering coverage concerns should also include assessment for possible damage of system components.

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