



Inspection Report

Sample Report

Property Address:
123 Your Street
Your City, SC 29623



UPSTATE INSPECTIONS SC LLC

JR Dupont SC # 49119
PO Box 6021
Anderson, SC 29623
864-353-0877
www.UpstateInspections.com

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Date: 2/14/2016	Time:	Report ID: Sample-Report
Property: 123 Your Street Your City, SC 29623	Customer: Sample Report	Real Estate Professional:

Comment Key or Definitions

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

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

Not Present (NP) = This item, component or unit is not in this home or building.

(Summary items) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

Summary



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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

General Summary

1.0 Roof Coverings

The roof covering was installed improperly above garage. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair as needed.

1.2 Skylights, Chimneys and Roof Penetrations

Middle skylight shows signs of repair, suggesting a leak did or does exist. Evidence of a leak having occurred also appears in the Den below. A visual inspection cannot determine if the skylight will continue to leak. A qualified contractor should inspect and repair or replace as needed.

2. Exterior

General Summary

2.0 Wall Cladding Flashing and Trim

(1) The Wood siding at the right side and rear of home is missing or incomplete at time of inspection around new windows that have recently been installed. A qualified contractor should inspect and repair as needed.

(2) The wood siding and wood trim around the front left windows of home is damaged, missing or deteriorated. Because of the extent of deterioration it is possible for some unseen framing to also be deteriorated. A qualified contractor should inspect and repair as needed.

(3) The wood siding at left side of home is damaged, missing or deteriorated. A qualified contractor should inspect and repair as needed.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

(1) The brick walkway at the front of home is loose in areas and can be a tripping hazard. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.

(2) The brick patio at the rear of home is loose in areas and can be a trip hazard. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.

2.5 Eaves, Soffits and Fascias

(1) The fascia board at eave on the garage is damaged and deteriorated. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

(2) The soffit panels at eave on the garage are damaged and deteriorated. Where the soffit panels meet the fascia board needs to be sealed. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

(3) The fascia board at eave on the right side of garage is damaged and deteriorated. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

4. Interiors

General Summary

4.0 Ceilings

(1) The drywall on the ceiling reveals a water stain indicating a leak did or still exists, is peeling in areas and needs prep and paint at the dining room. A moisture meter was used and it recorded 19% or higher, which indicates the leak may not have been corrected. A qualified contractor should inspect and repair as needed.

4.1 Walls

(1) Sealant should be applied to all wall and tile seams in Guest Bathroom shower area. A qualified person should repair or replace as needed.

7. Electrical System

General Summary

7.9 Carbon Monoxide Detectors

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

8. Heating / Central Air Conditioning

General Summary

8.7 Cooling and Air Handler Equipment

The foam sleeve on suction line is missing foam sleeve in area(s) at inside unit located behind an access panel in the rear hallway. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To JR Dupont

1. Roofing

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

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Ground
Ladder
Walked roof

Sky Light(s):

Three

Chimney (exterior):

N/A

Items

1.0 Roof Coverings

The roof covering was installed improperly above garage. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair as needed.



1.0 Item 1(Picture) Improper Shingle Installation

1.1 Flashings

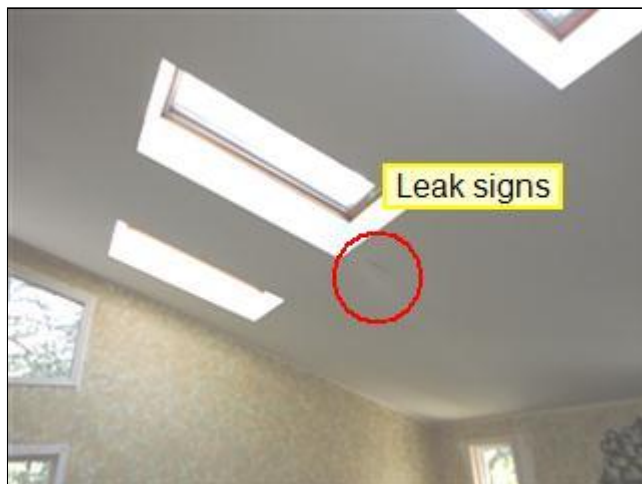
Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Middle skylight shows signs of repair, suggesting a leak did or does exist. Evidence of a leak having occurred also appears in the Den below. A visual inspection cannot determine if the skylight will continue to leak. A qualified contractor should inspect and repair or replace as needed.



1.2 Item 1(Picture) Skylight repaired area



1.2 Item 2(Picture) Signs of leak in den

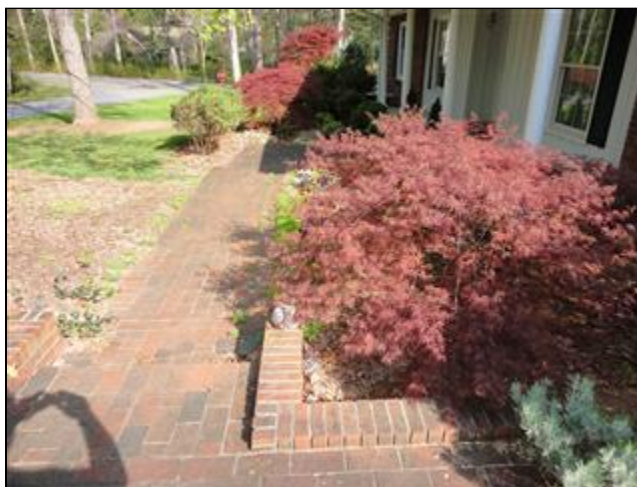
1.3 Roof Drainage Systems

The gutter screens are missing at the front of home above garage. Gutters that drain poorly or get clogged can lead to many problems such as deterioration of fascia, soffit or roof edge. It can also cause the gutters to pull loose and could lead to possible water intrusion. A qualified person should repair or replace as needed.

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

2. Exterior

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



Styles & Materials

Siding Style:

- RB&B (Reverse board and batten)
- Brick

Siding Material:

- Wood
- Full brick

Exterior Entry Doors:

- Steel
- Insulated glass

Appurtenance:

- Covered porch
- Porch
- Sidewalk
- Patio

Driveway:

- Asphalt

Items

2.0 Wall Cladding Flashing and Trim

(1) The Wood siding at the right side and rear of home is missing or incomplete at time of inspection around new windows that have recently been installed. A qualified contractor should inspect and repair as needed.



2.0 Item 1(Picture) Missing siding at right side of home



2.0 Item 2(Picture) Missing siding at rear of home

(2) The wood siding and wood trim around the front left windows of home is damaged, missing or deteriorated. Because of the extent of deterioration it is possible for some unseen framing to also be deteriorated. A qualified contractor should inspect and repair as needed.



2.0 Item 3(Picture) Damaged siding/trim at front left window

(3) The wood siding at left side of home is damaged, missing or deteriorated. A qualified contractor should inspect and repair as needed.



2.0 Item 4(Picture) Damaged siding at left side of home

2.1 Doors (Exterior)

Inspected

2.2 Windows

Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

(1) The brick walkway at the front of home is loose in areas and can be a tripping hazard. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.



2.4 Item 1(Picture) Loose brick at front walkway

(2) The brick patio at the rear of home is loose in areas and can be a trip hazard. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.



2.4 Item 2(Picture)

(3) The brick walkway at the front of home has missing brick. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed.

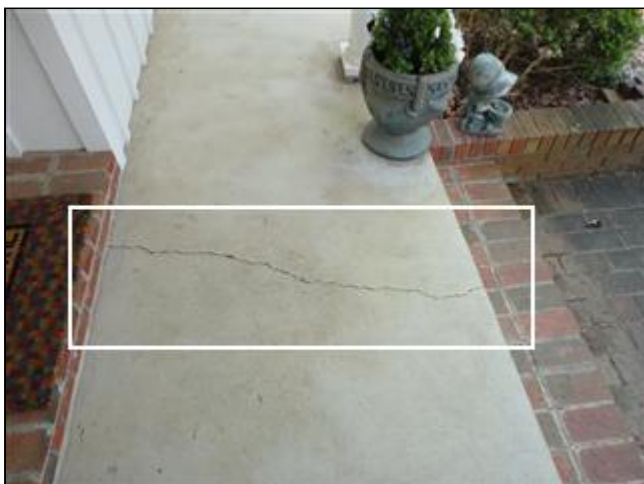


2.4 Item 3(Picture) Missing brick left side



2.4 Item 4(Picture) Missing brick right side

(4) The concrete walkway at the front of home is cracked. The crack itself appears to be cosmetic. Water can cause further deterioration if not repaired and sealed properly. A qualified person should repair or replace as needed.



2.4 Item 5(Picture) Cracked concrete front walkway

(5) The brick floor at rear patio has deteriorated mortar or grout, and is uneven in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified person should inspect and repair as needed.

The observable leaves should be cleared and the area should be cleaned by a qualified person. Allowing leaves and debris to collect in this area and areas similar will retain moisture and could cause damage to the underlying structure or system.

The observable moss growth indicates standing water that is not reaching the drain properly. I recommend the moss be cleared and the area be cleaned by a qualified person. I recommend further observation and/or testing of water flow to drain from all areas of patio.



2.4 Item 6(Picture)

(6) For your information, I observed a bee hive beginning to form on right side of front steps.



2.4 Item 7(Picture)

2.5 Eaves, Soffits and Fascias

(1) The fascia board at eave on the garage is damaged and deteriorated. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.5 Item 1(Picture) Fascia deteriorated at garage

(2) The soffit panels at eave on the garage are damaged and deteriorated. Where the soffit panels meet the fascia board needs to be sealed. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.5 Item 2(Picture) Soffit damage at garage

(3) The fascia board at eave on the right side of garage is damaged and deteriorated. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



2.5 Item 3(Picture)

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

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:Insulated
Metal**Auto-opener Manufacturer:**

SEARS

Items

3.0 Garage Ceilings

Inspected

3.1 Garage Walls (including Firewall Separation)

Inspected

3.2 Garage Floor

Inspected

3.3 Garage Door (s)

Inspected

3.4 Occupant Door (from garage to inside of home)

Inspected

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Three tests were performed on the garage door operation and safety systems.

The garage door did open and close properly using the wall mounted control system.

The garage door did reverse when met with resistance at 3.5" from floor.

The sensors in place for garage door did reverse the door when sensor pattern was violated.

3.6 Garage window (s)

Inspected

4. Interiors

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

Styles & Materials

Ceiling Materials:

Gypsum Board
Suspended ceiling panels

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Hardwood T&G
Tile

Interior Doors:

Raised panel
Wood

Window Types:

Thermal/Insulated
Double-hung
Tilt feature
Casement

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood
Veneer

Countertop:

Laminate
Granite

Items

4.0 Ceilings

(1) The drywall on the ceiling reveals a water stain indicating a leak did or still exists, is peeling in areas and needs prep and paint at the dining room. A moisture meter was used and it recorded 19% or higher, which indicates the leak may not have been corrected. A qualified contractor should inspect and repair as needed.



4.0 Item 1(Picture) Leak stain at dining room

(2) The ceiling has a stain indicating a leak did or still exists at the den. A visual inspection cannot determine if a leak still exist. I recommend monitoring for and the repair of any leak if detected.



4.0 Item 2(Picture) Leak at ceiling in den

(3) The light panel has a stain indicating a leak did or still exists at the basement. I did not observe any water or moisture but a visual inspection cannot determine if a leak is still active. I recommend monitoring and repair by a qualified person if a leak is detected.



4.0 Item 3(Picture) Basement light panel leak stain

4.1 Walls

(1) Sealant should be applied to all wall and tile seams in Guest Bathroom shower area. A qualified person should repair or replace as needed.

(2) The wallboard behind the door in guest bath is damaged or deteriorated. The framing in the wall may need repair as well (not visible). The damage indicates moisture or intrusion did or still may be occurring. Most likely the wall was damaged by water from failing to properly control shower water. While this damage is cosmetic, it needs to be repaired to prevent further water damage to shower/bath walls.



4.1 Item 1(Picture) Guest bath drywall damage

(3) The wallboard is dented or damaged from door knob at the Guest Bedroom. This is a cosmetic issue for your information. I recommend repair as desired.



4.1 Item 2(Picture) Guest bedroom drywall damage

4.2 Floors

Carpet is loose and cut short in areas around the perimeter of the Den. It appears these areas are where electric baseboards have been removed. This could be a trip hazard. This could be a safety issue if you have pets. Failure to repair or mitigated the issue could result in the missing carpet areas getting larger in size. This is cosmetic and for your information.



4.2 Item 1(Picture) Carpet problems in den

4.3 Steps, Stairways, Balconies and Railings

Stair cover trim is unfinished and needs proper preparation and paint at stairs. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



4.3 Item 1(Picture) Unfinished trim at stairs

4.4 Counters and Cabinets (representative number)

(1) Kitchen base cabinetry is missing doors. This is a cosmetic issue for your information. Recommend repair or replace as necessary.



4.4 Item 1(Picture) Kitchen base cabinet missing doors

(2) Trim is missing at kitchen upper cabinets. This is a cosmetic issue for your information. Repair or replace as necessary.



4.4 Item 2(Picture) Trim missing at kitchen upper cabinets

4.5 Doors (representative number)

Inspected

4.6 Windows (representative number)

Inspected

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

5. Structural Components

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

Styles & Materials

<p>Foundation: Masonry block</p>	<p>Method used to observe Crawlspace: Limited access</p>	<p>Floor Structure: 2 X 8 Wood joists Slab Engineered floor trusses</p>
<p>Wall Structure: Masonry 2 X 4 Wood</p>	<p>Columns or Piers: Steel lally columns Supporting walls</p>	<p>Ceiling Structure: 2X4</p>
<p>Roof Structure: Engineered wood trusses</p>	<p>Roof-Type: Gable</p>	<p>Method used to observe attic: Walked</p>
<p>Attic info: Attic access</p>		

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

5.1 Walls (Structural)

Inspected

5.2 Columns or Piers

Inspected

5.3 Floors (Structural)

Inspected

5.4 Ceilings (Structural)

Inspected

5.5 Roof Structure and Attic

Hallway attic access is sealed and no longer an attic access. Attic access pull down stairs are located at garage ceiling.



5.5 Item 1(Picture)

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

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Location: Under Stairs
WH Manufacturer: A.O. SMITH		

Items

6.0 Plumbing Drain, Waste and Vent Systems

Inspected

6.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected

6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

6.3 Main Water Shut-off Device (Describe location)

The main shut off is located outside in the ground at front left of property near the street.

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

6.5 Main Fuel Shut-off (Describe Location)

The main fuel shut off is at propane tank outside at left side of the rear yard.

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

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Overhead service 220 volts	Panel Capacity: 200 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: GENERAL ELECTRIC	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex

Items

7.0 Service Entrance Conductors

Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Inspected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

7.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Inspected

7.7 Location of Main and Distribution Panels

The main panel box is located at the garage.

7.8 Smoke Detectors

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

7.9 Carbon Monoxide Detectors

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

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

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

<p>Heat Type: Heat Pump Forced Air (also provides cool air)</p>	<p>Energy Source: Electric</p>	<p>Number of Heat Systems (excluding wood): Two</p>
<p>Heat System Brand: BRYANT</p>	<p>Ductwork: Insulated</p>	<p>Filter Type: Washable</p>
<p>Filter Size: 20x20</p>	<p>Types of Fireplaces: Conventional</p>	<p>Operable Fireplaces: One</p>
<p>Number of Woodstoves: None</p>	<p>Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)</p>	<p>Cooling Equipment Energy Source: Electricity</p>
<p>Number of AC Only Units: None</p>	<p>Central Air Brand: BRYANT</p>	

Items

8.0 Heating Equipment

Inspected

8.1 Normal Operating Controls

Inspected

8.2 Automatic Safety Controls

Inspected

8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

The filter in the hallway is dirty and needs to be cleaned. A dirty filter can degrade the efficiency of the system and effect the air quality in the home. A qualified person should clean and maintain as needed.



8.3 Item 1(Picture) Dirty filter in hall

8.4 Presence of Installed Heat Source in Each Room

Inspected

8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

8.7 Cooling and Air Handler Equipment

The foam sleeve on suction line is missing foam sleeve in area(s) at inside unit located behind an access panel in the rear hallway. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.7 Item 1(Picture) Missing foam sleeve

8.8 Presence of Installed Cooling Source in Each Room

Inspected

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

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown
Cellulose
R-30 or better

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

Faced
Batts

Items

9.0 Insulation in Attic

Inspected

9.1 Insulation Under Floor System

Inspected

9.2 Vapor Retarders (in Crawlspace or basement)

Inspected

9.3 Ventilation of Attic and Foundation Areas

Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

9.5 Ventilation Fans and Thermostatic Controls in Attic

Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

GENERAL ELECTRIC

Disposer Brand:

GENERAL ELECTRIC

Exhaust/Range hood:

GENERAL ELECTRIC

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

Items

10.0 Dishwasher

The dishwasher is loose and needs securing to underside of countertop. I recommend a qualified person repair as necessary.



10.0 Item 1(Picture)

10.1 Ranges/Ovens/Cooktops

Inspected

10.2 Range Hood (s)

Inspected

10.3 Microwave Cooking Equipment

The handle for the microwave in kitchen is missing. This is for your information. Repair or replace as necessary.



10.3 Item 1(Picture) Microwave handle missing

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