



Camelot Home Inspections, Inc.
10 Public Square
Willoughby, Ohio 44094

Property Condition Report



1234 Main St.
Mentor, OH 44060



Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior Surface and Components	3
Roof	4
Garage/Carport	4
Electrical	5
Structure	5
Attic	6
Basement	7
Air Conditioning	7
Heating System	8
Plumbing	8
Bathroom	9
Kitchen	10
Bedroom	11
Living Space	12
Laundry Room/Area	13
Summary	14



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Pictures are provided for illustration purposes only and are not to be relied on or regarded as part of the Inspection Report or Summary.

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 Main St.
City Mentor State Ohio Zip 44060

Client Information

Client Name John Smith

Inspection Company

Inspector Name Eric Miller
Company Name Camelot Home Inspections, Inc.
Address 10 Public Square
City Willoughby State Ohio Zip 44094
Phone 440-602-9797 Fax 440-602-9933

Conditions

Inspection Date 01/11/2012
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Building Type Single family Garage Attached



Lots and Grounds

Wood siding should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

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A NPNI M D

- | | | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete - Cracked |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Patio: Concrete - Settlement observed |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Vegetation: Shrubs/trees - Prune vegetation away from structure |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Grading: Moderate slope - Grades toward rear of structure |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete - Cracks in surface |

Exterior Surface and Components

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House and garage Exterior Surface

- | | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Type: Aluminum siding and brick |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Fascia: Aluminum - Missing section |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Soffits: Vinyl |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Entry Doors: Wood |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio Door: Vinyl sliding |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl casement |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Screens: Vinyl mesh - Missing/some stored in basement |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Lighting: Surface mount |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exterior Electric Outlets: 110 VAC - Recommend GFCI's as needed |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Gas Meter: Exterior surface mount at side of home - Rust present:paint as needed |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Main Gas Valve: Located at gas meter |



Roof

Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue. Pictures are provided for illustration purposes only and are not to be relied on or regarded as part of the Inspection Report or Summary.

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Main Roof Surface

Method of Inspection: On roof

Material: Asphalt/Fiberglass shingle

Type: Gables

Approx Age: 10 to 15 Years

Valleys: Asphalt/Fiberglass shingle

Plumbing Vents: PVC

Gutters: Aluminum

Downspouts: Aluminum

Central Chimney

Chimney: Metal - Rust present

Flue/Flue Cap: Metal

Chimney Flashing: Metal

Garage/Carport

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Attached Garage

Type of Structure: Car Spaces: 2

Garage Doors: Wood

Door Operation: Mechanized

Service Doors: Metal - Add closing mechanism to entry door, Missing handle and lock hardware

Walls: Drywall

Ceiling: Drywall - Loose or peeling textured ceiling

Floor/Foundation: Block foundation/poured floor - Settlement cracks, Floor settled approximately 2"

Hose Bibs: Rotary

Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed, Extension cord in use/light not permanent



Garage/Carport (Continued)

Windows: Wood double hung - Boarded over, Broken glass

Electrical

This report reflects general conditions noted during the time of inspection. Electrical systems because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted. Recommended grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations. Pictures are provided for illustration purposes only and are not to be relied on or regarded as part of the Inspection Report or Summary.

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Service Size Amps: 100 Volts: 220 VAC

Service: Aluminum

120 VAC Branch Circuits: Copper

240 VAC Branch Circuits: Copper

Conductor Type: Romex

Ground: Plumbing ground - Recommend grounding to rod

Basement main Electric Panel

Max Capacity: 100 Amps

Main Breaker Size: 100 Amps

Basement Electric Panel

Breakers: CU/AL - Double tap wiring on #1,5,7,12,21:fire hazard, Contact a qualified electrician for further evaluation:breaker connections appear to be rated for 2 wires but label rating reads 1

Is the panel bonded? Yes No

Structure

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A NPNI M D

Structure Type: Wood frame

Foundation: Block - Cracked with displacement:approximately 1/2", A qualified contractor is recommended to evaluate and estimate repairs

Beams: Steel I-Beam

Bearing Walls: Block/frame



Structure (Continued)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Joists/Trusses: 2x10 - Mold visible mostly in laundry area - potential health concern
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Piers/Posts: Steel posts
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor/Slab: Poured slab - Cracked
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairs/Handrails: Wood stairs with wood handrails
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subfloor: Plywood - Mold visible:potential health concern

Attic

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Garage Attic

Method of Inspection: From the attic access

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unable to Inspect: 30% - Insulation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing: 2x4 Truss
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheathing: Plywood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation: Gable and soffit vents
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation: Batts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation Depth: 3-4"
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan: Direct drive - Too cold
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wiring/Lighting: 110 VAC lighting circuit - Inoperative
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture Penetration: None visible

Main Attic

Method of Inspection: From the attic access

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unable to Inspect: 40% - Insulation, Not floored
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof Framing: 2x4 Truss
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sheathing: Plywood - Mold present:potential health concern
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation: Gable, ridge and soffit vents
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation: Batts
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation Depth: 9"
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan: Direct drive - Too cold
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wiring/Lighting: 110 VAC lighting circuit - Loose wiring
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Moisture Penetration: Yes - Mold present:potential health concern
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage



Basement

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal.

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Main Basement

- | | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unable to Inspect: 30% - Finished space |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall - Unfinished |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood - The door is sticking |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits - Loose wiring, outlet lying on floor, Incomplete, Missing outlet(s), switches etc. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Air exchange ventilation/Baseboard |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Windows |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Insulation: None - Recommend installing insulation |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Moisture Location: Walls - Water stains present mostly in n.e. corner and front south wall adjacent garage:active, Mold present on floor joists:potential health concern |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bsmt Stairs/Railings: Wood stairs with wood handrails |

Air Conditioning

This report reflects general conditions noted during the time of the inspection. HVAC systems because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted. Annual cleaning and servicing recommended for best performance and life expectancy.

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Main AC System

- | | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A/C System Operation: Unknown - Too cold to operate, The unit is nearing the end of the manufactures stated design life |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior Unit: Condenser - Unit not level |
| Area Served: Approximate Age: 16 Years | | | | | |
| Fuel Type: 220 VAC Temperature Differential: | | | | | |
| Type: Central A/C Capacity: 3 ton | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerant Lines: Serviceable condition - Torn insulation |



Air Conditioning (Continued)

Electrical Disconnect: Fused switch

Heating System

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Basement Heating System

Heating System Operation: Functional

Type: Forced air Capacity: 100,000 BTUHR

Area Served: Approximate Age: 17 Years

Fuel Type: Natural gas

Heat Exchanger: 4 Burner - Enclosed: recommend inspection by a qualified heating specialist

Blower Fan/Filter: Direct drive with disposable filter - Filter installed in reverse

Distribution: Metal duct

Draft Control: Power vent

Flue Pipe: Single wall - Negative slope at elbow

Thermostats: Individual

Plumbing

This report reflects general conditions noted during the time of the inspection. Plumbing systems because of their nature and complexity are subject to deterioration or breakdown over time that cannot be predicted. Water heater tested for functional operation at time of inspection only. Approximately 200 gallons of water is pushed through sewer drain lines to verify functional drainage of public sewer or septic systems.

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Service Line: Copper



Plumbing (Continued)

- Main Water Shutoff: Basement - **Active leak(s)**
- Water Lines: Copper
- Drain Pipes: PVC
- Service Caps: Not visible
- Vent Pipes: PVC
- Gas Service Lines: Cast iron
- Basement Water Heater _____
- Water Heater Operation: Unknown - **Gas shut-off, Water heater has exceeded design life**
- Type: Natural gas Capacity: 40 gallons
- Approximate Age: 16 Years Area Served:
- Flue Pipe: Single wall - **Flat slope**
- TPRV and Drain Tube: Brass/copper

Bathroom

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A NPNI M D

Family room Bathroom _____

- Ceiling: Drywall
- Walls: Drywall
- Floor: Ceramic tile
- Doors: Hollow wood
- Electrical: 110 VAC outlets and lighting circuits - **Recommend GFCI's as needed**
- Counter/Cabinet: Marble and wood
- Sink/Basin: Molded single bowl
- Faucets/Traps: Fixtures with a metal trap - Past leaks/rust
- Toilets: Porcelain - **Flush valve leaks**
- HVAC Source: Air exchange ventilation
- Ventilation: Electric ventilation fan - **Loose cover**

Hall Bathroom _____

- Ceiling: Drywall
- Walls: Drywall
- Floor: Ceramic tile
- Doors: Hollow wood
- Electrical: 110 VAC outlets and lighting circuits - **Recommend GFCI's as needed**
- Counter/Cabinet: Marble and wood



Bathroom (Continued)

- Sink/Basin: Molded single bowl
- Faucets/Traps: Fixtures with a metal trap - *Past leaks, Rust*
- Tub/Surround: Fiberglass
- Toilets: Porcelain
- HVAC Source: Air exchange ventilation
- Ventilation: Electric ventilation fan with heater

Master Bathroom

- Ceiling: Drywall - Loose or peeling paint
- Walls: Drywall
- Floor: Tile
- Doors: Hollow wood
- Windows: Vinyl casement
- Electrical: 110 VAC outlets and lighting circuits - *Recommend GFCI's as needed*
- Counter/Cabinet: Marble and wood
- Sink/Basin: Molded single bowl
- Faucets/Traps: Fixtures with a metal trap - *Past leaks, Rust*
- Shower/Surround: Fiberglass
- Toilets: Porcelain - Flush valve fills very slowly, The tank is loose
- HVAC Source: Air exchange ventilation
- Ventilation: Electric ventilation fan with heater

Kitchen

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A NPNI M D

1st Floor Kitchen

- Cooking Appliances: Natural gas
- Ventilator: Vented through filter
- Disposal: In-Sinkerator
- Dishwasher: Built-in
- Trash Compactor: Functional - *Noisy*
- Refrigerator: Side by side - *Ice maker/water line leaks*
- Sink: Molded dual bowl
- Electrical: 110 VAC outlets and lighting circuits - *Recommend GFCI's as needed, Missing outlet cover, Encase romex as needed*
- Plumbing/Fixtures: Fixtures with a PVC trap
- Counter Tops: Laminate



Kitchen (Continued)

- Cabinets: Wood
- Ceiling: Drywall
- Walls: Drywall
- Floor: Ceramic tile
- Doors: Wood
- Windows: Vinyl casement/wood double hung
- HVAC Source: Air exchange ventilation

Bedroom

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A NPNI M D

Side center Bedroom

- Closet: Single
- Ceiling: Drywall
- Walls: Drywall
- Floor: Carpet - Stains
- Doors: Wood
- Windows: Wood double hung
- Electrical: Outlets, lighting and ceiling fan
- HVAC Source: Air exchange ventilation

Front south Bedroom

- Closet: Single
- Ceiling: Drywall
- Walls: Drywall
- Floor: Carpet
- Doors: Wood
- Windows: Wood double hung
- Electrical: Outlets, lighting and ceiling fan
- HVAC Source: Air exchange ventilation

Front north Bedroom

- Closet: Single
- Ceiling: Drywall
- Walls: Drywall
- Floor: Carpet - Stains
- Doors: Hollow wood
- Windows: Wood double hung



Bedroom (Continued)

- Electrical: 110 VAC outlets and lighting circuits
- HVAC Source: Air exchange ventilation - Cover(s) missing

Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal.

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Patio enclosure Living Space

- Windows: Wood casement - Screens loose/torn
- Electrical: 110 VAC outlets and lighting circuits - *Recommend GFCI's as needed*

Family Room Living Space

- Closet: Single
- Ceiling: Drywall
- Walls: Drywall
- Floor: Carpet - *Stains*
- Doors: Vinyl slider
- Windows: Wood double hung
- Electrical: Outlets, lighting and ceiling fan - *Missing switch cover*
- HVAC Source: Air exchange ventilation

Dining/family Room Living Space

- Ceiling: Drywall - Cracks present
- Walls: Drywall
- Floor: Laminate
- Windows: Vinyl casement - *Missing window crank knobs*
- Electrical: 110 VAC outlets and lighting circuits
- HVAC Source: Air exchange ventilation

Foyer/hallway Living Space

- Closet: Several - *Door sticks*
- Ceiling: Drywall - *Water stains present:inactive at this time*
- Walls: Drywall
- Floor: Carpet/ceramic tile
- Electrical: 110 VAC outlets and lighting circuits
- HVAC Source: Air exchange ventilation



Laundry Room/Area

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Basement Laundry Room/Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed, Single receptacle outlets recommended at washer/dryer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry Tub: Fiberglass
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Laundry Tub Drain: Electric pump/PVC - Missing check-valve
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer Hose Bib: Rotary
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer and Dryer Electrical: 110-220 VAC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer Vent: Rigid metal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dryer Gas Line: Cast iron - Shut-off
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer Drain: On wall system
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor Drain: Surface drain - Missing cover



Not Inspected Summary

IMPORTANT NOTE - PLEASE READ:

The Not Inspected Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the ASHI Standards of Practice limitation and Pre-Inspection Agreement must be carefully read to fully access the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent. It is recommended that any items Not Inspected and the components/systems related to these not inspected items noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate items not inspected. Please call our office for any clarifications or further concerns.

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Attic

1. Garage Attic Attic Fan: Direct drive - Too cold
2. Main Attic Unable to Inspect: 40% - Insulation, Not floored
3. Main Attic Attic Fan: Direct drive - Too cold

Air Conditioning

4. Main AC System A/C System Operation: Unknown - Too cold to operate, The unit is nearing the end of the manufactures stated design life

Heating System

5. Basement Heating System Heat Exchanger: 4 Burner - Enclosed: recommend inspection by a qualified heating specialist

Plumbing

6. Basement Water Heater Water Heater Operation: Unknown - Gas shut-off, Water heater has exceeded design life

Laundry Room/Area

7. Basement Laundry Room/Area Dryer Gas Line: Cast iron - Shut-off



Marginal Summary

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Lots and Grounds

1. Walks: Concrete - Cracked
2. Patio: Concrete - Settlement observed



3. Vegetation: Shrubs/trees - Prune vegetation away from structure
4. Grading: Moderate slope - Grades toward rear of structure
5. Driveway: Concrete - Cracks in surface

Exterior Surface and Components

6. Fascia: Aluminum - Missing section
7. Exterior Electric Outlets: 110 VAC - Recommend GFCI's as needed
8. Gas Meter: Exterior surface mount at side of home - Rust present: paint as needed

Roof

9. Central Chimney Chimney: Metal - Rust present

Garage/Carport

10. Attached Garage Service Doors: Metal - Add closing mechanism to entry door, Missing handle and lock hardware
11. Attached Garage Ceiling: Drywall - Loose or peeling textured ceiling
12. Attached Garage Floor/Foundation: Block foundation/poured floor - Settlement cracks, Floor settled approximately 2"
13. Attached Garage Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed, Extension cord in use/light not permanent



Marginal Summary (Continued)

14. Attached Garage Windows: Wood double hung - **Boarded over, Broken glass**
Electrical

15. Ground: Plumbing ground - Recommend grounding to rod
Structure

16. Floor/Slab: Poured slab - **Cracked**
Attic

17. Garage Attic Unable to Inspect: 30% - Insulation

18. Garage Attic Wiring/Lighting: 110 VAC lighting circuit - **Inoperative**

19. Main Attic Wiring/Lighting: 110 VAC lighting circuit - Loose wiring

20. Main Attic Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage



Basement

21. Main Basement Walls: Drywall - **Unfinished**

22. Main Basement Doors: Hollow wood - **The door is sticking**

23. Main Basement Insulation: None - **Recommend installing insulation**

Air Conditioning

24. Main AC System Exterior Unit: Condenser - **Unit not level**

25. Main AC System Refrigerant Lines: Serviceable condition - **Torn insulation**

Heating System

26. Basement Heating System Blower Fan/Filter: Direct drive with disposable filter - **Filter installed in reverse**

27. Basement Heating System Flue Pipe: Single wall - **Negative slope at elbow**



Plumbing

28. Service Caps: Not visible

29. Basement Water Heater Flue Pipe: Single wall - **Flat slope**





Marginal Summary (Continued)

Bathroom

30. Family room Bathroom Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed
31. Family room Bathroom Ventilation: Electric ventilation fan - Loose cover
32. Hall Bathroom Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed
33. Hall Bathroom Faucets/Traps: Fixtures with a metal trap - Past leaks, Rust
34. Master Bathroom Ceiling: Drywall - Loose or peeling paint
35. Master Bathroom Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed
36. Master Bathroom Faucets/Traps: Fixtures with a metal trap - Past leaks, Rust

Kitchen

37. 1st Floor Kitchen Trash Compactor: Functional - Noisy
38. 1st Floor Kitchen Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed, Missing outlet cover, Encase romex as needed



Bedroom

39. Side center Bedroom Floor: Carpet - Stains
40. Front north Bedroom Floor: Carpet - Stains

Living Space

41. Patio enclosure Living Space Windows: Wood casement - Screens loose/torn
42. Patio enclosure Living Space Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed
43. Family Room Living Space Floor: Carpet - Stains
44. Family Room Living Space Electrical: Outlets, lighting and ceiling fan - Missing switch cover
45. Dining/family Room Living Space Ceiling: Drywall - Cracks present
46. Dining/family Room Living Space Windows: Vinyl casement - Missing window crank knobs
47. Foyer/hallway Living Space Closet: Several - Door sticks
48. Foyer/hallway Living Space Ceiling: Drywall - Water stains present:inactive at this time

Laundry Room/Area

49. Basement Laundry Room/Area Electrical: 110 VAC outlets and lighting circuits - Recommend GFCI's as needed, Single receptacle outlets recommended at washer/dryer
50. Basement Laundry Room/Area Laundry Tub Drain: Electric pump/PVC - Missing check-valve
51. Basement Laundry Room/Area Floor Drain: Surface drain - Missing cover



Defective Summary

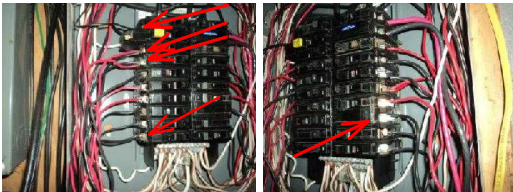
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Electrical

1. Basement Electric Panel Breakers: CU/AL - Double tap wiring on #1,5,7,12,21:fire hazard, Contact a qualified electrician for further evaluation:breaker connections appear to be rated for 2 wires but label rating reads 1



Structure

2. Foundation: Block - Cracked with displacement:approximately 1/2", A qualified contractor is recommended to evaluate and estimate repairs



3. Joists/Trusses: 2x10 - Mold visible mostly in laundry area - potential health concern



Attic

4. Main Attic Sheathing: Plywood - Mold present:potential health concern
5. Main Attic Moisture Penetration: Yes - Mold present:potential health concern





Defective Summary (Continued)

Basement

6. Main Basement Electrical: 110 VAC outlets and lighting circuits - **Loose wiring, outlet lying on floor, Incomplete, Missing outlet(s), switches etc.**



7. Main Basement Moisture Location: Walls - **Water stains present mostly in n.e. corner and front south wall adjacent garage:active, Mold present on floor joists:potential health concern**



Plumbing

8. Main Water Shutoff: Basement - **Active leak(s)**



Bathroom

9. Family room Bathroom Toilets: Porcelain - **Flush valve leaks**



10. Master Bathroom Toilets: Porcelain - Flush valve fills very slowly, The tank is loose

Kitchen

11. 1st Floor Kitchen Refrigerator: Side by side - **Ice maker/water line leaks**

