



Inspection Report

Prepared For:
John Smith
Jane Smith

Property Address:
1223 Happy Valley Trail
Anywhere, WI 53562



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Property: 1223 Happy Valley Trail Anywhere, WI 53562	Customer: John Smith Jane Smith	Real Estate Professional: Jane Realtor Wisconsin Realtors Association

Homes of any age may have areas that are not current in code requirements. This is a new home, and this home should be expected to meet all current code requirements. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Pictures in Report- Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

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 and all costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

SATISFACTORY (S) = 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.

FAIR (F)= The item, component or unit is not functioning as intended or needs repair or maintenance by homeowner/buyer or a qualified contractor, depending on the item and repair/maintenance required. Items, components or units that can be repaired to satisfactory condition may not need replacement.

POOR/DEFECTIVE (P) = The item, component or unit will require immediate repair, replacement, is defective, not functioning as intended, shows signs of excessive wear/damage or needs further inspection by a qualified licensed contractor or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

NOT APPLICABLE (NA) = This item, component or unit is not in this home or building.

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.

Style of Home:
Prairie/Craftsman

Age Of Home:
New Construction

Home Faces:
West

Client Is Present:
Yes

Radon Test:
Yes
Test ID : Unit S/N 47006155

Water Test:
No

Weather:
Overcast and Cold

Rain in last 3 days:
No

Temperature:
Below 20

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

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, solar panels, and 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. 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.

		S	F	P	NA	NI
1.0	ROOF COVERINGS					X
1.1	ROOF VENTILATION	X				
1.2	CHIMNEYS AND PLUMBING VENTS					X
1.3	SKYLIGHTS				X	
1.4	FLASHINGS					X
1.5	CONDITION OF THE RAIN GUTTERS	X	X	X		
1.6	GUTTER DOWNSPOUTS AND DRAINAGE	X				

Styles & Materials
ROOF-TYPE/DESCRIPTION:
 MODERATE SLOPE
 STEEP SLOPE
ROOFING MATERIAL:
 ASPHALT/ FIBERGLASS SHINGLE
ROOF VENTILATION METHOD:
 RIDGE VENTS
 SOFFIT VENTS
ESTIMATED AGE:
 0 TO 1 YEAR
DESIGN LIFE:
 30 TO 40 YEARS

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LOCATION:
 WHOLE HOUSE
INSPECTION METHOD/VIEWED ROOF FROM:
 FROM GROUND WITH BINOCULARS
 NOT INSPECTED DUE TO SNOW COVER
CHIMNEY/VENT (exterior):
 N/A
SKY LIGHT (S):
 NONE
SPECIAL LIMITATIONS:
 SNOW COVER

Comments:

- 1.0 Not inspected due to snow cover at time of inspection. We can inspect in the spring at clients request.
- 1.1 Soffit and ridge vent noted. Appears adequate.
- 1.2 Not inspected due to snow cover at time of inspection. We can inspect in the spring at clients request.
- 1.3 None present.
- 1.4 Not inspected due to snow cover at time of inspection. We can inspect in the spring at clients request.
- 1.5 Majority of gutters appear satisfactory, however made note of area at front that slopes toward home. Due to steep pitch gutters may be too small for roof area. Recommend monitor and replace if necessary. No gutters or downspouts noted at front covered porch area. Add as required.



1.5 Picture 1



1.5 Picture 2

1.6 Not inspected due to snow cover at time of inspection. We can not verify the integrity of the gutters/downspouts at time of inspection, however we can inspect in the spring at clients request. Could possibly be undersized for pitch/size of roof area. Monitor and repair/replace if necessary. See above comments.

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.

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 defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. 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, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

2. EXTERIOR COMPONENTS

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.

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; elements concealed from view by any means cannot be inspected. All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is 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/ROOMS and STRUCTURAL COMPONENTS sections.

NOTE: Inspection of exterior site elements and components 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 component and element conditions may be found under other headings in this report, including the STRUCTURAL COMPONENTS section.

		S	F	P	NA	NI	Styles & Materials
2.0	EAVES/SOFFITS AND FASCIAS	X	X	X			SIDING STYLE: LAP
2.1	SIDING AND TRIM	X					SIDING MATERIAL: WOOD HARDBOARD
2.2	WINDOW WELLS / WINDOWS	X					EXTERIOR ENTRY DOORS: WOOD STEEL INSULATED GLASS
2.3	DOORS (Exterior)	X					
2.4	DECKS, BALCONIES, PATIO(S), STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X		X			PORCH/DECK: MASONRY/CONCRETE COVERED ENTRY/PORCH
2.5	EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS					X	
2.6	LANDSCAPING/GROUND SLOPE AROUND FOUNDATION					X	
2.7	SITE GRADING					X	PATIO: WOOD
2.8	RETAINING WALL(S) CONDITION (With respect to their effect on the condition of the building)	X					PATIO LOCATION: REAR RIGHT SIDE
2.9	WALKWAY AND DRIVEWAY	X					DRIVEWAY: CONCRETE
2.10	HOSE BIBS	X			X		WALKWAY(S): CONCRETE
2.11	EXTERIOR ELECTRIC / GFCI	X					RETAINING WALLS/LOCATIONS: MULTIPLE UNITS RIGHT SIDE LEFT SIDE

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Comments:

2.0 Majority is satisfactory, however made note of several areas of exposed sagging seams of soffit material and areas of damaged fascia board. Also made note of two areas of fascia boards at peak that have large gaps. Recommend repair or replace as required/desired to avoid premature failure or water penetration.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5

2.1 All appears satisfactory at time of inspection. Keep painted to extend usable life and to avoid water damage.

2.3 Wood with glass front and metal/wood garage/rear door noted. Slider off kitchen also noted in satisfactory condition.

2.4 Elevated wood deck/patio at rear in satisfactory condition at time of inspection. Seal as desired. Made note of missing mortar in concrete caps for front porch pillars. Repair as required.



2.4 Picture 1



2.4 Picture 2

2.5 Could not fully inspect due to finish materials. (Insulation wrap and mud coating)

2.6 Appears satisfactory, however due to the nature of new construction/landscaping we recommend monitor frequently to determine runoff pattern and make necessary adjustments. Could not inspect fully due to snow cover around foundation.

2.7 Grading appears adequate, however we recommend monitoring during or after rainfall to determine pattern and adjust as necessary. Difficult to determine runoff pattern due to snow cover.

2.8 Rock retaining walls noted in satisfactory condition at time of inspection. Recommend monitor and adjust as necessary.

2.9 Concrete walks and driveway in satisfactory condition.

2.10 Front operates at time of inspection, side/rear is winterized and was not inspected by our company.

2.11 Operates as designed.

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. NOTE: All surfaces of the 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, and mold. The use of proper treated lumber or alternative products may 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 exist, subsequently develop, or be 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.

Exterior components and 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 evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or 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 serviceperson's is recommended prior to closing.

3. 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 normal 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 ROOF SYSTEM and EXTERIOR COMPONENTS.

		S	F	P	NA	NI	
3.0	ROOFING / SIDING	X				X	Styles & Materials DESCRIPTION: MULTIPLE CAR ATTACHED
3.1	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X					ROOF DESCRIPTION/MATERIAL: REFER TO ROOFING SECTION
3.2	GARAGE DOOR	X					ROOF INSPECTION METHOD: NOT INSPECTED DUE TO SNOW COVER
3.3	DOORS (Exterior)	X					ROOF ESTIMATED AGE: 0 TO 1 YEAR
3.4	ATTIC / VENTILATION	X					GARAGE ATTIC INSPECTION METHOD: ENTERED
3.5	EXPOSED FRAMING	X					INSULATION: NONE
3.6	WALLS / CEILINGS	X					VAPOR BARRIER/RETARDER: NOT FOUND/DETECTED
3.7	WINDOWS (REPRESENTATIVE NUMBER)				X		HOUSE/GARAGE SEPERATION: COVERED FRAMING/MASONRY SOLID DOOR
3.8	FLOORS	X					GARAGE DOOR MATERIAL: METAL
3.9	FOUNDATION	X					GARAGE DOOR TYPE: ONE MANUAL ONE AUTOMATIC
3.10	ELECTRIC / OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					AUTO OPENER MANUFACTURER: 1/2 HORSEPOWER LINEAR

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Comments:

- 3.0** Siding appears satisfactory at time of inspection. Same as house. See roofing and exterior component section. Could not inspect roof due to snow cover. We will inspect in the spring at clients request.
- 3.1** Operates as designed at time of inspection. One door does not have opener installed at time of inspection.
- 3.2** Metal doors noted in satisfactory condition at time of inspection.
- 3.3** Only doors to exterior are metal vehicle doors. Solid/metal service door to house noted.
- 3.4** Appears adequate. Soffit and ridge vents noted. No insulation noted. Add as desired. Recommend adding vent extenders when insulating garage.
- 3.5** 2 x 4 wood noted. 16" on center.
- 3.6** Only interior walls and ceiling are sheetrocked and taped, exterior walls are unfinished.
- 3.7** None noted. Add as desired.
- 3.8** New concrete floor noted with finish applied.
- 3.9** Readily accessible areas appear satisfactory at time of inspection. Elevated sill plates noted.
- 3.10** Operates as designed.

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. 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.

4. ATTIC AND ROOF STRUCTURE

		S	F	P	NA	NI	Styles & Materials
4.0	ATTIC ACCESS	X	X				ATTIC INSULATION: BLOWN FIBERGLASS CELLULOSE
4.1	INSULATION	X					R- VALUE: R-30 OR BETTER
4.2	ROOF STRUCTURE	X					ROOF STRUCTURE: ENGINEERED WOOD TRUSS OSB sheathing
4.3	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (ATTIC VIEW)	X					
4.4	VISIBLE ELECTRIC WIRING IN ATTIC					X	

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CEILING STRUCTURE:
NOT VISIBLE
INSULATION COVERED

METHOD USED TO OBSERVE ATTIC:
ENTERED

ATTIC INFO:
SCUTTLE HOLE
In Garage
In closet
Bathroom closet

Comments:

- 4.0 Several noted. Garage, master bath closet, upstairs bedroom closet. Made note that in upstairs bedroom access it is not boxed in so insulation does not fall out. Box in as required/desired.
- 4.1 Appears adequate. 15-20" of loose fill noted.
- 4.2 Engineered truss system with OSB sheathing.
- 4.3 No skylights or chimney penetrations. Only vent and plumbing vent penetrations noted. Visible penetrations appear satisfactory.
- 4.4 None visible. Insulation covered. Could not inspect.

5. KITCHEN AND COMPONENTS

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 components, elements and appliances may be found under other headings in this report.

		S	F	P	NA	NI	Styles & Materials
5.0	CEILINGS	X					CABINETRY: WOOD
5.1	WALLS	X					COUNTERTOP: CORIAN GRANITE
5.2	FLOORS	X					REFRIGERATOR OPENING WIDTH: 36 1/2 INCHES Extra Info : M/N PSC25MSTASS
5.3	DOORS (REPRESENTATIVE NUMBER)	X					REFRIGERATOR OPENING HEIGHT: 72 1/2 INCHES Extra Info : S/N TL419691
5.4	WINDOWS (REPRESENTATIVE NUMBER)	X					DISHWASHER: GENERAL ELECTRIC S/N : SL888467B M/N PDW8280J1OSS
5.5	OUTLETS AND WALL SWITCHES	X					DISPOSER: IN SINK ERATOR
5.6	OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE					X	EXHAUST/RANGE HOOD: ZEPHYR
5.7	GFCI OUTLETS	X					RANGE/OVEN: GENERAL ELECTRIC
5.8	THE CONDITION OF PLUMBING UNDER THE SINK	X					BUILT-IN MICROWAVE: GENERAL ELECTRIC Extra Info : s/n SLG00526M M/N JE2160SF03
5.9	FAUCET AND SPRAY NOZZLE CONDITION	X					TRASH COMPACTORS: NONE
5.10	DISHWASHER	X					REFRIGERATOR: GENERAL ELECTRIC
5.11	FOOD WASTE DISPOSER	X					
5.12	RANGES/OVENS/COOKTOPS	X					
5.13	RANGE HOOD	X					
5.14	TRASH COMPACTOR					X	
5.15	MICROWAVE COOKING EQUIPMENT	X					
5.16	CABINETS CONDITION	X					
5.17	COUNTERTOP CONDITION	X					
5.18	ELECTRICAL	X					

S F P NA NI

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Comments:

- 5.2 Wood flooring noted in satisfactory condition at time of inspection.
- 5.4 All operate as designed at time of inspection.
- 5.6 I could not identify or inspect outlet for refrigerator. I do not move refrigerators in order to access outlet.
- 5.7 Installed GFCI outlets operate as designed.
- 5.9 Operates as designed at time of inspection.
- 5.10 Ran normal wash cycle and operates as designed at time of inspection.
- 5.11 Operates as designed at time of inspection.
- 5.12 Wall oven, and gas cooktop noted in satisfactory condition at time of inspection.
- 5.13 Vents to exterior as intended.
- 5.14 None present.
- 5.15 Combo microwave/vent fan noted. Operates as designed at time of inspection.
- 5.16 All operate as designed at time of inspection.
- 5.17 Solid material countertops in satisfactory condition at time of inspection.

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 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 (GFCI's) 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.

6(A). Master Bath

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 components 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 may be found under other headings, including the PLUMBING SYSTEM.

		S	F	P	NA	NI	Styles & Materials
6.0.A	CEILINGS	X					EXHAUST FAN TYPES: FAN WITH LIGHT
6.1.A	WALLS	X					DESCRIPTION: FULL BATH
6.2.A	FLOORS	X					LOCATION: UPSTAIRS MASTER BEDROOM
6.3.A	DOORS (REPRESENTATIVE NUMBER)	X					
6.4.A	WINDOWS (REPRESENTATIVE NUMBER)	X					
6.5.A	VERIFY DUPLEX GFCI OUTLET IN BATHROOM	X					
6.6.A	SINK BASE AND CABINetry	X					
6.7.A	PLUMBING FIXTURES	X					
6.8.A	SHUT-OFF VALVES UNDER THE SINK AND TOILET	X					
6.9.A	SINK PLUMBING	X					
6.10.A	SINK FAUCETS AND STOP VALVE	X					
6.11.A	TOILET SHOULD BE SECURE AND OPERATIONAL	X					
6.12.A	SHOWER/BATH SHOULD DRAIN PROPERLY	X		X			
6.13.A	SHOWER HEAD, TUB FAUCETS AND STOP VALVE	X					
6.14.A	EXHAUST FAN	X					
6.15.A	ENCLOSURE	X					

S F P NA NI

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Comments:**6.2.A** Tile flooring noted.**6.3.A** Solid doors noted.**6.4.A** Fixed glass windows noted.**6.5.A** Operates as designed at time of inspection.**6.12.A** Jetted tub and freestanding shower noted. No access to jetted tub mechanicals noted. Add as required/desired.**6.14.A** Operates as designed at time of inspection.**6.15.A** Tile enclosure noted. Appears satisfactory at time of inspection, however conditions behind tile are indeterminate.

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 (GFCI's) are recommended for all bathroom receptacle outlets.

6(B). Hall Bath

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 components 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 may be found under other headings, including the PLUMBING SYSTEM.

		S	F	P	NA	NI	Styles & Materials
6.0.B	CEILINGS	X					EXHAUST FAN TYPES: FAN WITH LIGHT
6.1.B	WALLS	X					DESCRIPTION: FULL BATH
6.2.B	FLOORS	X					LOCATION: UPSTAIRS HALLWAY
6.3.B	DOORS (REPRESENTATIVE NUMBER)	X					
6.4.B	WINDOWS (REPRESENTATIVE NUMBER)				X		
6.5.B	VERIFY DUPLEX GFCI OUTLET IN BATHROOM	X					
6.6.B	SINK BASE AND CABINETY	X					
6.7.B	PLUMBING FIXTURES	X					
6.8.B	SHUT-OFF VALVES UNDER THE SINK AND TOILET	X					
6.9.B	SINK PLUMBING	X					
6.10.B	SINK FAUCETS AND STOP VALVE	X					
6.11.B	TOILET SHOULD BE SECURE AND OPERATIONAL	X					
6.12.B	SHOWER/BATH SHOULD DRAIN PROPERLY	X					
6.13.B	SHOWER HEAD, TUB FAUCETS AND STOP VALVE	X					
6.14.B	EXHAUST FAN	X					
6.15.B	ENCLOSURE	X					

S F P NA NI

S=SATISFACTORY, F=FAIR, P=POOR, NA=NOT APPLICABLE, NI=NOT INSPECTED

Comments:**6.2.B** Tile flooring noted.**6.3.B** Solid door noted.**6.4.B** No windows present.**6.5.B** Operates as designed at time of inspection.**6.14.B** Operates as designed at time of inspection.**6.15.B** Fiberglass/plastic enclosure noted. Maintain caulking as required. Appears satisfactory. Conditions behind enclosure are indeterminate.

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 (GFCI's) are recommended for all bathroom receptacle outlets.

6(C). Half (1/2) Bath

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 components 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 may be found under other headings, including the PLUMBING SYSTEM.

		S	F	P	NA	NI	Styles & Materials
6.0.C	CEILINGS	X					EXHAUST FAN TYPES: FAN ONLY
6.1.C	WALLS	X					DESCRIPTION: HALF BATH
6.2.C	FLOORS	X					LOCATION: MAIN LEVEL
6.3.C	DOORS (REPRESENTATIVE NUMBER)	X					
6.4.C	WINDOWS (REPRESENTATIVE NUMBER)	X					
6.5.C	VERIFY DUPLEX GFCI OUTLET IN BATHROOM		X				
6.6.C	SINK BASE AND CABINetry	X					
6.7.C	PLUMBING FIXTURES	X					
6.8.C	SHUT-OFF VALVES UNDER THE SINK AND TOILET	X					
6.9.C	SINK PLUMBING	X					
6.10.C	SINK FAUCETS AND STOP VALVE	X					
6.11.C	TOILET SHOULD BE SECURE AND OPERATIONAL	X					
6.12.C	EXHAUST FAN	X					

S F P NA NI

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Comments:**6.2.C** Wood flooring noted.**6.3.C** Solid doors noted.**6.5.C** Operates, however could not find reset. Recommend locate for future reference.**6.12.C** Operates as designed at time of inspection.

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 (GFCI's) are recommended for all bathroom receptacle outlets.

7. INTERIOR/ROOMS

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

		S	F	P	NA	NI	Styles & Materials
7.0	CEILINGS	X					CEILING MATERIALS: SHEETROCK
7.1	WALLS	X					WALL MATERIAL: SHEETROCK
7.2	FLOORS	X					FLOOR COVERING(S): CARPET TILE WOOD
7.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X					
7.4	DOORS (REPRESENTATIVE NUMBER)	X	X				INTERIOR DOORS: SOLID WOOD
7.5	WINDOWS (REPRESENTATIVE NUMBER)	X	X				WINDOW TYPES: THERMAL/INSULATED DOUBLE-HUNG SLIDERS AWNING
7.6	OUTLETS AND WALL SWITCHES	X					
7.7	WASHER/DRYER CONNECTIONS	X					
7.8	LAUNDRY CHUTE					X	WINDOW MANUFACTURER: PELLA

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Comments:

- 7.2 Satisfactory condition at time of inspection. Multiple floorings noted. Construction still in progress.
- 7.4 Made note of unsecured cabinet door in laundry area and some missing screws at door hanging hardware. Repair as required.
- 7.5 Majority are satisfactory, however made note of damaged weather strip at kitchen window over sink and hardware that has not been installed on upstairs bedroom awning window. Repair as required.
- 7.8 None noted.

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.

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, 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 regular basis.

8. ELECTRICAL SYSTEMS

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.

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 (GFCI's) 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 headings in this report.

		S	F	P	NA	NI	Styles & Materials
8.0	SERVICE ENTRANCE CONDUCTORS	X					ELECTRICAL SERVICE CONDUCTORS: BELOW GROUND ALUMINUM 220 VOLTS
8.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X					PANEL CAPACITY: 200 AMP
8.2	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					PANEL TYPE: CIRCUIT BREAKERS
8.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					ELEC. PANEL MANUFACTURER: SQUARE D
8.4	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)	X					BRANCH WIRE 15 and 20 AMP: COPPER
8.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X					WIRING METHODS: ROMEX
8.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X					
8.7	SMOKE DETECTORS	X					

S F P NA NI

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Comments:

8.2 Located in basement.

8.6 Installed GFCI receptacles operate as designed.

8.7 Hard wired with battery backup. recommend test on regular basis.

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.

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. GFCI's 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 GFCI's 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.

9. 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.

		S	F	P	NA	NI	Styles & Materials
9.0	FOUNDATION / WALLS AND MORTAR JOINTS	X					FOUNDATION: POURED CONCRETE
9.1	COLUMNS OR PIERS	X					FLOOR STRUCTURE: ENGINEERED FLOOR JOISTS
9.2	FLOORS (Structural)	X					WALL STRUCTURE: 2 X 4 WOOD
9.3	CEILINGS (structural)	X					COLUMNS OR PIERS: STEEL LALLY COLUMNS
9.4	INSULATION	X					
9.5	FOUNDATION VENTS OR WINDOWS	X					
9.6	REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS	X					
9.7	SUMP PUMP	X					

S F P NA NI

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Comments:

9.0 Only visible/accessible areas inspected. Appears satisfactory at time of inspection.

9.1 Steel columns with steel I-beam/main beam noted.

9.5 Awning/casement style noted.

9.6 No apparent areas of seepage, due to conditions it is difficult to determine if foundations are seeping. Recommend monitor. No musty odors detected.

9.7 Installed and operable at time of inspection.

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.

10. 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.

		S	F	P	NA	NI	Styles & Materials
10.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X		X			WATER SOURCE: PUBLIC
10.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X					WATER FILTERS: WHOLE HOUSE CONDITIONER (We do not inspect filtration systems)
10.2	INSPECT FOR FUNCTIONAL FLOW (water pressure and volume)	X					PLUMBING SUPPLY: COPPER
10.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X					PLUMBING DISTRIBUTION: CPVC
10.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					WASHER DRAIN SIZE: NOT VISIBLE
10.5	CONDITION OF VENT PIPE (from furnace/water heater to chimney)	X					PLUMBING WASTE: PVC
10.6	WATER HEATER T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR	X					WATER HEATER POWER SOURCE: GAS (QUICK RECOVERY)
10.7	WAS THE CHIMNEY LINER INSPECTED (for gas water heater only)				X		
10.8	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X		X			

S F P NA NI

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CAPACITY:
75 GALLON
MANUFACTURER:
RHEEM
Serial # : RHNG0706102129

Comments:

- 10.0 Majority are satisfactory, however made note of leak under shop sink in the basement. Repair as required.
- 10.3 Located in basement.
- 10.4 Appears to be satisfactory. This is a new power vent unit.
- 10.5 Power vent unit vents via PVC pipe to exterior. Appears satisfactory at time of inspection.
- 10.7 N/A. Power vent unit vents via PVC piping to exterior.
- 10.8 Majority appears satisfactory, however did not make note of in line shutoff for gas fireplace. Add as desired/required.

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.

11. HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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.

		S	F	P	NA	NI	Styles & Materials
11.0	HEATING EQUIPMENT	X					HEAT TYPE: HEAT PUMP (FORCED AIR)
11.1	NORMAL OPERATING CONTROLS	X					ENERGY SOURCE: NATURAL GAS
11.2	AUTOMATIC SAFETY CONTROLS	X					NUMBER OF HEAT SYSTEMS (excluding wood): ONE
11.3	CHIMNEYS, FLUES AND VENTS (FOR FURNACE)	X					HEAT SYSTEM BRAND: CARRIER
11.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					DUCTWORK: NON-INSULATED
11.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X					FILTER TYPE: DISPOSABLE
							FILTER SIZE: 16x20

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Comments:

- 11.0 Newer high efficiency unit noted in satisfactory condition at time of inspection. Recommend routine maintenance to extend usable life.
- 11.1 Observed and operable.
- 11.2 Functions as designed.
- 11.3 High efficiency unit has PVC air intake and exhaust. Keep both unobstructed at exterior.

The heating 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.

12. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment 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: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

		S	F	P	NA	NI	Styles & Materials
12.0	COOLING AND AIR HANDLER EQUIPMENT					X	COOLING EQUIPMENT TYPE: AIR CONDITIONER UNIT
12.1	NORMAL OPERATING CONTROLS	X					COOLING EQUIPMENT ENERGY SOURCE: ELECTRICITY
12.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X					CENTRAL AIR MANUFACTURER: CARRIER Extra Info : S/N 2906E15923 M/N 24ABA348A300
12.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X					NUMBER OF A/C UNITS: ONE
12.4	CONDENSATION PROVISIONS	X					

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Comments:

12.0 Unit was visually inspected. We did not run due to exterior temperature is below normal operating range. Not inspected by our company. Unit is new. Made note that unit is not level. Level as required.

12.1 Observed and operable.

12.4 Appears adequate, however we recommend monitor and clean lines as necessary to achieve proper drainage.

The 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 HVAC contractor would discover (Heating, Ventilation, and Air Conditioning). 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.

13. FIREPLACES

		S	F	P	NA	NI	Styles & Materials
13.0	GAS/LP FIRELOGS AND FIREPLACES	X					TYPES OF FIREPLACES: DIRECT VENT GAS FIREPLACE
13.1	CLEARANCE FROM COMBUSTIBLES	X					OPERABLE FIREPLACES: ONE
13.2	DAMPER CONDITION AND FUNCTION				X		NUMBER OF WOODSTOVES: NONE
13.3	FIRE-BRICK WALLS OR METAL WALLS	X					
13.4	CONDITION OF HEARTH, MANTLE AND WALL	X					
13.5	WAS THE LINER INSPECTED OR FULLY VISIBLE FROM END TO END				X		

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Comments:

13.0 Operates as designed at time of inspection, however this item not checked code compliance.

13.2 Direct vent fireplace. not applicable.

13.5 Direct vent unit noted. N/A

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Maintenance Summary



**780 Miller Drive
Oregon, WI 53575-1611
Cell (608) 358-3073 Office (608) 835-0511**

Customer
John Smith
Jane Smith

Property Address
1223 Happy Valley Trail
Anywhere, WI 53562

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. **Please refer to the General Summary for more significant repairs.** 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. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.5 CONDITION OF THE RAIN GUTTERS SATISFACTORY, FAIR, POOR

Majority of gutters appear satisfactory, however made note of area at front that slopes toward home. Due to steep pitch gutters may be too small for roof area. Recommend monitor and replace if necessary. No gutters or downspouts noted at front covered porch area. Add as required.

2. EXTERIOR COMPONENTS

2.0 EAVES/SOFFITS AND FASCIAS SATISFACTORY, FAIR, POOR

Majority is satisfactory, however made note of several areas of exposed sagging seams of soffit material and areas of damaged fascia board. Also made note of two areas of fascia boards at peak that have large gaps. Recommend repair or replace as required/desired to avoid premature failure or water penetration.

2.4 DECKS, BALCONIES, PATIO(S), STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS SATISFACTORY, POOR

Elevated wood deck/patio at rear in satisfactory condition at time of inspection. Seal as desired. Made note of missing mortar in concrete caps for front porch pillars. Repair as required.

4. ATTIC AND ROOF STRUCTURE

4.0 ATTIC ACCESS SATISFACTORY, FAIR

Several noted. Garage, master bath closet, upstairs bedroom closet. Made note that in upstairs bedroom access it is not boxed in so insulation does not fall out. Box in as required/desired.

6(A). Master Bath**6.12.A SHOWER/BATH SHOULD DRAIN PROPERLY****SATISFACTORY, POOR**

Jetted tub and freestanding shower noted. No access to jetted tub mechanicals noted. Add as required/desired.

6(C). Half (1/2) Bath**6.5.C VERIFY DUPLEX GFCI OUTLET IN BATHROOM****FAIR**

Operates, however could not find reset. Recommend locate for future reference.

7. INTERIOR/ROOMS**7.4 DOORS (REPRESENTATIVE NUMBER)****SATISFACTORY, FAIR**

Made note of unsecured cabinet door in laundry area and some missing screws at door hanging hardware. Repair as required.

7.5 WINDOWS (REPRESENTATIVE NUMBER)**SATISFACTORY, FAIR**

Majority are satisfactory, however made note of damaged weather strip at kitchen window over sink and hardware that has not been installed on upstairs bedroom awning window. Repair as required.

10. PLUMBING SYSTEM**10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS****SATISFACTORY, POOR**

Majority are satisfactory, however made note of leak under shop sink in the basement. Repair as required.

10.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**SATISFACTORY, POOR**

Majority appears satisfactory, however did not make note of in line shutoff for gas fireplace. Add as desired/required.

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.

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General Summary



**780 Miller Drive
Oregon, WI 53575-1611
Cell (608) 358-3073 Office (608) 835-0511**

Customer
John Smith
Jane Smith

Property Address
1223 Happy Valley Trail
Anywhere, WI 53562

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 appear to warrant 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, efficiency, or safety 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. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

1.0 ROOF COVERINGS NOT INSPECTED

Not inspected due to snow cover at time of inspection. We can inspect in the spring at clients request.

1.2 CHIMNEYS AND PLUMBING VENTS NOT INSPECTED

Not inspected due to snow cover at time of inspection. We can inspect in the spring at clients request.

1.4 FLASHINGS NOT INSPECTED

Not inspected due to snow cover at time of inspection. We can inspect in the spring at clients request.

1.5 CONDITION OF THE RAIN GUTTERS SATISFACTORY, FAIR, POOR

Majority of gutters appear satisfactory, however made note of area at front that slopes toward home. Due to steep pitch gutters may be too small for roof area. Recommend monitor and replace if necessary. No gutters or downspouts noted at front covered porch area. Add as required.

2. EXTERIOR COMPONENTS

2.0 EAVES/SOFFITS AND FASCIAS SATISFACTORY, FAIR, POOR

Majority is satisfactory, however made note of several areas of exposed sagging seams of soffit material and areas of damaged fascia board. Also made note of two areas of fascia boards at peak that have large gaps. Recommend repair or replace as required/desired to avoid premature failure or water penetration.

2.4 DECKS, BALCONIES, PATIO(S), STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE

RAILINGS**SATISFACTORY, POOR**

Elevated wood deck/patio at rear in satisfactory condition at time of inspection. Seal as desired. Made note of missing mortar in concrete caps for front porch pillars. Repair as required.

**2.5 EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS
NOT INSPECTED**

Could not fully inspect due to finish materials. (Insulation wrap and mud coating)

**2.6 LANDSCAPING/GROUND SLOPE AROUND FOUNDATION
NOT INSPECTED**

Appears satisfactory, however due to the nature of new construction/landscaping we recommend monitor frequently to determine runoff pattern and make necessary adjustments. Could not inspect fully due to snow cover around foundation.

**2.7 SITE GRADING
NOT INSPECTED**

Grading appears adequate, however we recommend monitoring during or after rainfall to determine pattern and adjust as necessary. Difficult to determine runoff pattern due to snow cover.

3. GARAGE

**3.0 ROOFING / SIDING
SATISFACTORY, NOT INSPECTED**

Siding appears satisfactory at time of inspection. Same as house. See roofing and exterior component section. Could not inspect roof due to snow cover. We will inspect in the spring at clients request.

4. ATTIC AND ROOF STRUCTURE

**4.4 VISIBLE ELECTRIC WIRING IN ATTIC
NOT INSPECTED**

None visible. Insulation covered. Could not inspect.

5. KITCHEN AND COMPONENTS

**5.6 OUTLET FOR REFRIGERATOR 3 PRONG GROUNDED OR ACCESSIBLE
NOT INSPECTED**

I could not identify or inspect outlet for refrigerator. I do not move refrigerators in order to access outlet.

6(A). Master Bath

**6.12.A SHOWER/BATH SHOULD DRAIN PROPERLY
SATISFACTORY, POOR**

Jetted tub and freestanding shower noted. No access to jetted tub mechanicals noted. Add as required/desired.

10. PLUMBING SYSTEM

**10.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS
SATISFACTORY, POOR**

Majority are satisfactory, however made note of leak under shop sink in the basement. Repair as required.

**10.8 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)
SATISFACTORY, POOR**

Majority appears satisfactory, however did not make note of in line shutoff for gas fireplace. Add as desired/required.

12. CENTRAL AIR CONDITIONING**12.0 COOLING AND AIR HANDLER EQUIPMENT****NOT INSPECTED**

Unit was visually inspected. We did not run due to exterior temperature is below normal operating range. Not inspected by our company. Unit is new. Made note that unit is not level. Level as required.

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