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Report: 2010SampleReport Address:

Confidential Inspection Report

**2112 Main St
Anycity, MN 55345**



Prepared for: Mr. and Mrs. Clients

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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August 25, 2010

Mr. & Mrs. Clients

RE: 2112 Main St.
Anycity, MN 55345



Dear Mr. & Mrs. Clients:

At your request, a visual inspection of the above referenced property was conducted on August 25, 2010. An earnest effort was made on your behalf to discover all visible defects, however, it is limited to the items we were able to view and/or test at the time of the inspection. This inspection is limited in scope to the site, the structure and it's systems. The inspection is not intended to identify any hazardous substances, which may warrant further research by someone licensed in that area.

The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This inspection may comment on code compliance, but it is primarily concerned with functionality and health or safety issues.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to you. It is recommended that you read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess 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 strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

ITEMS NEEDING ACTION

SITE

Trees/Shrubs:

Condition:

Defective, Shrubs are too close/rubbing against the exterior siding. Recommend trimming shrubs at least 12" from wall.

ROOF SYSTEM

Gutters & Downspouts:

Defective, gutters are only partial, and sloped improperly. Recommend installing gutters and downspouts to help with site drainage and having the gutters that are already on the house repaired so they slope properly.

Subsurface drains noted - not able to determine where they outlet. Recommend inquiring with the seller where the

drains outlet.

ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

Defective, Pointed screws on panel cover. Recommend replacing pointed screws with blunt-tip screws.

HEATING - AIR CONDITIONING

Heating Equipment:

General Operation & Cabinet:

Defective. Major corrosion is noted. Unit lacks proper amount of combustion air (for a 100,000 BTU furnace, it needs at least a 625 s.f. room). This creates an unsafe condition that could lead to spillage and backdrafting. Further evaluation/replacement recommended by a licensed HVAC contractor.

Burners / Heat Exchangers:

Defective, Excessive scale and corrosion is noted in the burn chamber, soot/charring noted in burn chamber. System lacks make-up air. Contact a licensed HVAC contractor for further evaluation and replacement.

Combustion Air:

Defective, Inadequate, Combustion and return air sources are too close or mixing. No outside make-up air vent provided.

Flues, Vents, Plenum:

Defective. Availability of secondary (make-up) air for combustion and flue draft appears to be inadequate. Services of a qualified licensed professional are required. Lack of a secondary air source is a serious condition, and immediate action is needed. This lack of secondary air can increase the creation of carbon monoxide and/or the spillage of flue gases into the living area of the house.

PLUMBING SYSTEM

Hose Bibs / Hookups:

General:

Defective, Some inoperative.

Water Heater:

Condition:

Defective. Not enough combustion/make-up air provided. Knocking heard at tank. Recommend repairs by a licensed plumber.

Sump Pump:

Defective. The sump pump ejects directly into sanitary waste system. Most municipalities do not allow this. Recommend inquiring with the sellers if they have a permit to eject directly into the sanitary waste system, if not, repairs are recommended.

BATHROOMS

Sink & Cabinetry:

Master Bath:

Defective, The following problems were noted at the sink: Hot and cold are reversed. Recommend repairs by a licensed plumber.

Tub/Shower Fixtures:

Hall Bath:

Defective, Hot and cold are reversed. Recommend repairs by a licensed plumber.

Basement Bath:

Defective, Hot and cold are reversed. Recommend repairs by a licensed plumber.

Tub/Shower And Walls:*Master Bath:*

Defective, Caulking and/or re-grouting is needed to prevent water intrusion.

INTERIOR ROOMSWindows:*Master Bath:*

Defective, Moisture staining noted. Crank handle needs replacement.

ITEMS NEEDING ATTENTION**EXTERIOR - FOUNDATION**Exterior Walls:*Materials & Condition:*

Marginal, Walls are wood frame clad with brick veneer and hardboard siding. Lacks paint or stain, Peeled paint, Siding materials contacting roof. There should be at least a 1" gap between siding and roof shingles. Decayed or worn wood. Repairs/replacement by a carpenter recommended.

Windows

Marginal, Sill/sash showing signs of rot. Recommend repairs/replacement.

ROOF SYSTEMAttic & Insulation:*Insulation/Vapor Barrier:*

Marginal, Fiberglass- Blown, Some insulation is installed unevenly, Recommend additional insulation in the attic area.

ELECTRICAL SYSTEMElectrical Outlets:*General:*

Marginal. GFCI outlets recommend for installation in the kitchen countertop outlets for safety.

HEATING - AIR CONDITIONINGHeating Equipment:*Pump / Blower Fan:*

Marginal. Access to blower compartment blocked. Unable to view.

Air Filters:

Marginal. Air filter slot needs a proper cover.

Ductwork / Distribution:*Ducts / Air Supply:*

Marginal, Low air volume noted in the second story. Recommend further evaluation by a licensed HVAC technician.

Master Bedroom:

Marginal. Very little airflow felt at vent.

Bedroom #2:
Marginal. Very little air flow felt coming out of vent.

Bedroom #3:
Marginal. Very little airflow felt at vent.

BATHROOMS

Tub/Shower And Walls:

Basement Bath:

Marginal, Caulking and/or re-grouting is needed to prevent water intrusion. Recommend removing tape along bottom edge of tile/top of shower pan and caulking instead.

INTERIOR ROOMS

Windows:

Living Room:

Marginal. Moisture staining noted.

Dining Room:

Marginal. Moisture staining noted.

Master Bedroom:

Marginal, Moisture staining noted.

Bedroom #2:

Marginal, Moisture staining noted.

Bedroom #3:

Marginal, Moisture staining noted. Sash lacks stain.

LAUNDRY AREA

Laundry:

Dryer Vent:

Marginal, Clean the lint out of the exterior portion of the vent so the flap will close.

GARAGE - CARPORT

Garage Walls:

Separation Wall

Marginal, Repair any openings with approved materials to restore its fire rating.

POTENTIAL ITEMS

SITE

Decks / Balcony:

Condition:

Potential. Decayed/damaged boards noted. Recommend replacement.

ELECTRICAL SYSTEM

Switches & Fixtures:

Bedroom #2:

Potential, Light did not respond when pressing light button.

Garage Walls:

Potential, One switch taped. Not tested for function.

Electrical Outlets:

Kitchen Interior:

Potential, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at the counter outlets.

KITCHEN - APPLIANCES

Ventilation:

Type & Condition:

Potential. Although not generally required by code, for gas range/cook-tops we recommend an externally vented hood, or replacement with an electric range/cook-top.

INTERIOR ROOMS

Windows:

Kitchen Interior:

Potential. Moisture staining noted.

Other Room:

Potential. Moisture staining noted.

Thank you for choosing us to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to give us a call.

Sincerely,

Jon Errickson
Errickson Home Inspections, LLC

GENERAL INFORMATION

Client & Site Information:

Inspection Date: August 25, 2010 03:00 AM.	Client: Mr. & Mrs. Clients	Inspection Site: 2112 Main St. Anycity, MN 55345	People Present: Buyer's agent, Purchaser, Purchasers spouse.
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Building Characteristics:

Main Entry Faces: South.	Estimated Age/Year Built: 1987.	Building Style & Type: 1 family, Colonial.	Stories: 2
Space Below Grade: Basement.	Water Source: Public.	Sewage Disposal: Public.	Utilities Status: All utilities on.

Climatic Conditions:

Weather: Clear.	Soil Conditions: Dry.	Outside Temperature (f): 70-80.
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About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

"Functional" = Item was inspected and we did not observe any adverse conditions that would lead us to believe problems existed with this system or component. Some functional items may show wear and tear. Other conditions may be noted in the body of the report.

"Defective" = Item, component, or unit is not functioning as intended and needs repair or replacement. Or item may pose a safety hazard. Further evaluation may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

"Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future.

"Potential Items" = Item, component, or unit is not functioning as intended but is only a minor repair or may need monitoring. Or the item was not viewed operating and could potentially not function as intended.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. The inspection is performed in compliance with the Standards of Practice of the American Society of Home Inspectors, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

Throughout this report the sides of the house are referred to Right, Left, Front and Back as viewed looking at the house from the front yard.

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Driveway: Functional, Driveway Type: Concrete.
Walks: Functional, Sidewalk type: Concrete, Minor cracks noted.
Exterior Steps / Stoops: Functional.

Decks / Balcony:

Condition: Potential. Decayed/damaged boards noted. Recommend replacement.

Grading/Drainage:

Site: Functional.

Trees/Shrubs:

Condition: Defective, Shrubs are too close/rubbing against the exterior siding. Recommend trimming shrubs at least 12" from wall.



EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. Many parts of the structure are concealed behind finished walls or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of movement or deterioration. If there are no visible symptoms then hidden problems may go undetected. All exterior grades should allow for surface and roof water to flow away from the foundation.

Exterior Walls:

Materials & Condition:

Marginal, Walls are wood frame clad with brick veneer and hardboard siding. Lacks paint or stain, Peeled paint, Siding materials contacting roof. There should be at least a 1" gap between siding and roof shingles. Decayed or worn wood. Repairs/replacement by a carpenter recommended.



Flashing & Caulking:
Windows

Functional.
Marginal, Sill/sash showing signs of rot. Recommend repairs/replacement.



Foundation:

Materials & Condition:
Recent Movement:

Functional, Concrete block.
There is no evidence of any recent movement.

BASEMENT - CRAWLSPACE

Water seepage and moisture penetration is common in basements and is usually the result of inadequate water management above ground. Most cases can be corrected by improving grading and drainage. Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Basement:

<i>Access:</i>	Functional, Basement is fully accessible, Basement is partially finished.
<i>Walls:</i>	Not visible, finished basement.
<i>Foundation Bolts:</i>	Not visible, finished basement.
<i>Beams/Underfloor:</i>	Not fully visible because of the finished basement, but the visible areas are functional.
<i>Floor:</i>	Visible portions appear functional.
<i>Windows:</i>	Functional.

Insulation & Vapor Retarders:

<i>In Unfinished Areas:</i>	Not visible.
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ROOF SYSTEM

We generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Leaks can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

<i>Type/Style:</i>	Wood Frame, Hip.
<i>Roof Access:</i>	Walked on roof.
<i>Roof Covering:</i>	Functional, Asphalt composition shingles.
<i>Number Of Layers</i>	1 Layer.

Flashings:

Functional.

Valleys:

Functional, The valleys on the roof are open with metal valleys.

Eaves - Soffits - Fascias:

Functional.

Gutters & Downspouts:

Defective, gutters are only partial, and sloped improperly. Recommend installing gutters and downspouts to help with site drainage and having the gutters that are already on the house repaired so they slope properly. Subsurface drains noted - not able to determine where they outlet. Recommend inquiring with the seller where the drains outlet.



Gutters and Downspouts: Gutters and drains are important because water from the roof entering the ground adjacent to the foundation can cause structural damage and is a frequent source of water problems in basements or crawl spaces. Unless it is raining during the inspection it may be difficult to see leaks or other problems.

Although many homeowners ignore them, gutters and drains need regular maintenance and cleaning to make sure that water flows through the system and then flows well away from the structure after it exits downspouts (at least six feet from the foundation). Some gutters need cleaning several times per year, depending on landscaping.

Attic & Insulation:

<i>Access:</i>	Attic is partial, Viewing was limited, to observing from hatch areas only. Access is restricted by low headroom or stored goods. Recommend adding weather stripping around access hatch to help prevent moisture intrusion/heat loss into attic space.
<i>Structure:</i>	Functional, Wood frame trusses. The spacing is 24 inch on center. The roof decking material is plywood sheeting.
<i>Ventilation:</i>	Functional, There are ridge vents installed. There are soffit vents installed.
<i>Insulation/Vapor Barrier:</i>	Marginal, Fiberglass- Blown, Some insulation is installed unevenly, Recommend additional insulation in the attic area.
<i>Depth & R-factor:</i>	15 inches, R-38 Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.

Attic and Insulation: In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

ELECTRICAL SYSTEM

We make every effort to test all accessible switches and outlets for functionality. Those that are not accessible due to furniture, storage, or those that have electronic items (clocks, computers, etc.) plugged into them are not tested. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Any electrical repairs or upgrades should be made by a licensed electrician. Smoke Alarms and carbon monoxide detectors should be installed within 10 feet of all bedroom doors, and tested regularly.

The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Motion lights are not tested for operation. Cover plates are not removed. Operation of time clock motors is not verified. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

<i>Type & Condition:</i>	Functional, Underground, 120/240 Volt, Circuit breakers.
<i>Service Amperage</i>	150 Amp.
<i>Grounding Equipment:</i>	Grounded via plumbing and rod in ground.

Electrical Distribution Panels:

<i>Main Panel Location:</i>	Garage.
<i>Main Disconnect Location:</i>	At main panel.



Main Panel Observations:

Defective, Pointed screws on panel cover. Recommend replacing pointed screws with blunt-tip screws.

Conductors:

<i>Entrance Cables:</i>	Aluminum.
<i>Branch Wiring:</i>	Functional, Copper, Aluminum (220 volt OK)
<i>Wiring Methods</i>	Non-metallic sheathed.

Switches & Fixtures:

<i>General:</i>	Functional.
<i>Basement:</i>	Functional.
<i>Kitchen Interior:</i>	Functional.
<i>Master Bath:</i>	Functional.
<i>Hall Bath:</i>	Functional.
<i>Mainfloor Bedrooms:</i>	Functional.
<i>Basement Bath:</i>	Functional.
<i>Living Room:</i>	Functional.
<i>Dining Room:</i>	Functional.
<i>Master Bedroom:</i>	Functional.
<i>Bedroom #2:</i>	Potential, Light did not respond when pressing light button.
<i>Bedroom #3:</i>	Functional.
<i>Basement Bedroom:</i>	Functional.
<i>Other Room:</i>	Functional.
<i>Laundry:</i>	Functional.
<i>Garage Walls:</i>	Potential, One switch taped. Not tested for function.

Electrical Outlets:

<i>General:</i>	Potential. GFCI outlets recommend for installation in the kitchen countertop outlets for safety.
<i>Exterior Walls:</i>	Functional.
<i>Basement:</i>	Functional.
<i>Kitchen Interior:</i>	Potential, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at the counter outlets.
<i>Master Bath:</i>	Functional.
<i>Hall Bath:</i>	Functional.
<i>Mainfloor Bedrooms:</i>	Functional.
<i>Basement Bath:</i>	Functional.
<i>Living Room:</i>	Functional.
<i>Dining Room:</i>	Functional.
<i>Master Bedroom:</i>	Functional.
<i>Bedroom #2:</i>	Functional.
<i>Bedroom #3:</i>	Functional.
<i>Basement Bedroom:</i>	Functional.
<i>Other Room:</i>	Functional.
<i>Laundry:</i>	Functional.
<i>Garage Walls:</i>	Functional, Note: outlet trips GFCI in upstairs hall bathroom.

Ceiling Fans:

<i>Bedroom #2:</i>	There is a ceiling fan installed in this room. It is functional.
<i>Bedroom #3:</i>	There is a ceiling fan installed in this room. It is functional.

HEATING - AIR CONDITIONING

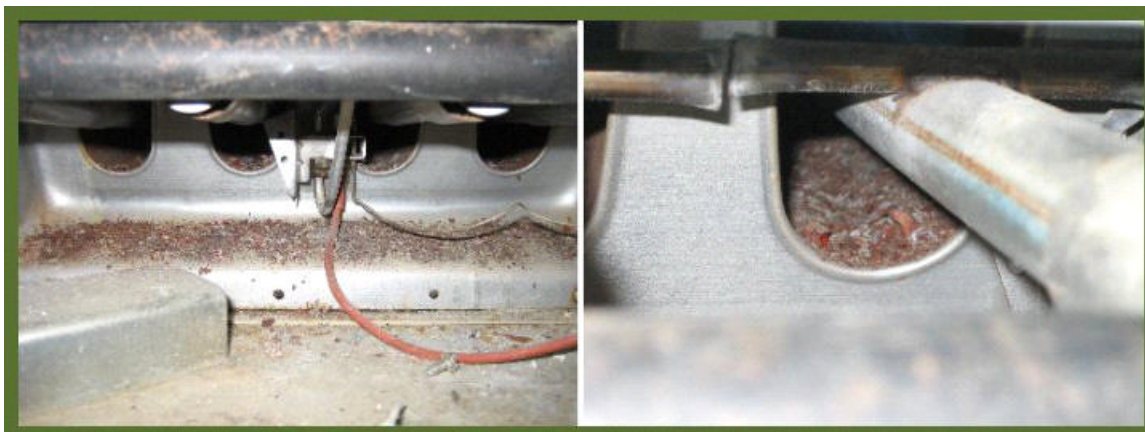
The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Manufacturer: Arcoaire.	Model: GUF100A012-IN.	Serial Number: 0000211401-P03-0042.	Input Capacity Of Unit (btu): 100,000.
Type & Location: Forced Air, Natural Draft, Basement.	Fuel Source: Natural Gas.	Approx. Age/Year: 1987. The unit is old and has reached the end of its service life. Due to the condition and age of this unit, replacement is recommended.	

<i>General Operation & Cabinet:</i>	Defective. Major corrosion is noted. Unit lacks proper amount of combustion air (for a 100,000 BTU furnace, it needs at least a 625 s.f. room). This creates an unsafe condition that could lead to spillage and backdrafting. Further evaluation/replacement recommended by a licensed HVAC contractor.
<i>Burners / Heat Exchangers:</i>	Defective, Excessive scale and corrosion is noted in the burn chamber, soot/charring noted in burn chamber. System lacks make-up air. Contact a licensed HVAC contractor for further evaluation and replacement.



Pump / Blower Fan:

Marginal. Access to blower compartment blocked. Unable to view.

Combustion Air:

Defective, Inadequate, Combustion and return air sources are too close or mixing. No outside make-up air vent provided.

Flues, Vents, Plenum:

Defective. Availability of secondary (make-up) air for combustion and flue draft appears to be inadequate. Services of a qualified licensed professional are required. Lack of a secondary air source is a serious condition, and immediate action is needed. This lack of secondary air can increase the creation of carbon monoxide and/or the spillage of flue gases into the living area of the house.

Air Filters:

Marginal. Air filter slot needs a proper cover.



Normal Controls:

Functional, Thermostat is located in the main floor hallway.

Fireplaces / Solid Fuel Heating:

Metal insert. Metal flue liner. Flue not visible.

Air Conditioning:

Primary Type:

Central, Split System-Electric.

Manufacturer:

Ruud.

Model Number:

UAMB-030JAZ.

Serial Number

6262F430108400.

Tonnage Or Btu

2.5ton.

Min/Max Fuse Or Circuit

Breaker:
19/30.

Fuel Source:

220 Volt.

Approx. Age/Year:

2001.

Return Air Temp:

70.

Supply Air Temp:

55.

Air Temp Drop:

15.

<i>System Condition:</i>	Functional.
<i>Condensate Line:</i>	Functional.
<i>Normal Controls:</i>	Functional.

Ductwork / Distribution:

<i>Ducts / Air Supply:</i>	Marginal. Low air volume noted in the second story. Recommend further evaluation by a licensed HVAC technician.
<i>Kitchen Interior:</i>	Functional.
<i>Living Room:</i>	Functional.
<i>Dining Room:</i>	Functional.
<i>Master Bedroom:</i>	Marginal. Very little airflow felt at vent.
<i>Bedroom #2:</i>	Marginal. Very little air flow felt coming out of vent.
<i>Bedroom #3:</i>	Marginal. Very little airflow felt at vent.
<i>Other Room:</i>	Functional.

PLUMBING SYSTEM

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. Concealed pipes within walls, floors and ceilings or that are buried below soil can not be evaluated. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. Although it may not be detected during the inspection, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drain pipe condition is usually directly related to their age. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:

Main shutoff valve is located next to water heater.



Material:

Copper, Main line is 1 inch.

Pressure:

Water pressure appears adequate.

Supply Lines:

Material:

Copper.

Condition:

Functional.

Waste Lines:

Material:

Plastic - PVC
Plastic - ABS.

Condition:

Functional, Lines not fully visible.

Hose Bibs / Hookups:

General: Defective, Some inoperative.

Water Heater:

Manufacturer: AO SMITH.	Model Number: FCG 40 248.	Serial Number: GJ01-0176109-248.	Power Source: Gas.
Capacity: 40 Gallons.	Approx. Age/Year: 2001.	Location: Basement.	

Condition: Defective. Not enough combustion/secondary air provided. Knocking heard at tank. Recommend repairs by a licensed plumber.

Fuel System:

Main Shutoff Main shutoff is located: to the left of the furnace.
Meter / Tank: Meter located at exterior.

Sump Pump:

Defective. The sump pump ejects directly into sanitary waste system. Most municipalities do not allow this. Recommend inquiring with the sellers if they have a permit to eject directly into the sanitary waste system, if not, repairs are recommended.



See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink: Functional, Porcelain.

Hose Bibs / Hookups/Sink Faucets:

Laundry: Not tested.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting. These items should be considered outside the scope of the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:*Type & Condition:*

Functional. Separate gas cooktop. Electric oven.

Ventilation:*Type & Condition:*

Potential. Although not generally required by code, for gas range/cook-tops we recommend an externally vented hood, or replacement with an electric range/cook-top.

Refrigerator:*Type & Condition:*

Functional, Electric.

Dishwasher:*Condition:*

Functional.

Garbage Disposal:*Condition:*

Functional.

Kitchen Interior:*Counters & Cabinets:*

Functional, Counters are granite/marble, Cabinets functional.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show up except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing monitoring and maintenance will be required.

Sink & Cabinetry:

<i>Master Bath:</i>	Defective, The following problems were noted at the sink: Hot and cold are reversed. Recommend repairs by a licensed plumber.
<i>Hall Bath:</i>	Functional.
<i>Mainfloor Bedrooms:</i>	Functional.
<i>Basement Bath:</i>	Functional.

Toilet:

<i>Master Bath:</i>	Functional.
<i>Hall Bath:</i>	Functional.
<i>Mainfloor Bedrooms:</i>	Functional.
<i>Basement Bath:</i>	Functional.

Tub/Shower Fixtures:

<i>Master Bath:</i>	Functional.
<i>Hall Bath:</i>	Defective, Hot and cold are reversed. Recommend repairs by a licensed plumber.
<i>Basement Bath:</i>	Defective, Hot and cold are reversed. Recommend repairs by a licensed plumber.

Tub/Shower And Walls:

<i>Master Bath:</i>	Defective, Caulking and/or re-grouting is needed to prevent water intrusion.
<i>Hall Bath:</i>	Functional.
<i>Basement Bath:</i>	Marginal, Caulking and/or re-grouting is needed to prevent water intrusion. Recommend removing tape along bottom edge of tile/top of shower pan and caulking instead.

Bath Ventilation:

<i>Master Bath:</i>	Functional.
<i>Hall Bath:</i>	Functional.
<i>Mainfloor Bedrooms:</i>	Functional.
<i>Basement Bath:</i>	Functional.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing accessible windows and doors, switches and outlets. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage or common settling, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

Doors:

<i>Main Entry Door:</i>	Functional.
<i>Other Exterior Doors:</i>	Functional.
<i>Overall Interior Door Condition:</i>	Functional.
<i>Master Bath:</i>	Functional.
<i>Hall Bath:</i>	Functional.
<i>Mainfloor Bedrooms:</i>	Functional.
<i>Basement Bath:</i>	Functional.
<i>Master Bedroom:</i>	Functional.
<i>Bedroom #2:</i>	Functional.
<i>Bedroom #3:</i>	Functional.
<i>Basement Bedroom:</i>	Functional.

Windows:

<i>General Type & Condition:</i>	Wood, Insulated glass, Casement windows. The majority of the windows showed signs of moisture staining and lacked stain on the lower sash/sill. This needs to be addressed before further damage to the windows occur - cleaning and repairs are recommended. Moisture build-up on the windows during the heating months is likely the cause. Ways to prevent this or minimize it in the future include keeping the humidity levels in the home below 30% during heating months and keeping the window shades/curtains partially open.
<i>Kitchen Interior:</i>	Potential. Moisture staining noted.
<i>Master Bath:</i>	Defective, Moisture staining noted. Crank handle needs replacement.
<i>Living Room:</i>	Marginal. Moisture staining noted.
<i>Dining Room:</i>	Marginal. Moisture staining noted.
<i>Master Bedroom:</i>	Marginal, Moisture staining noted.
<i>Bedroom #2:</i>	Marginal, Moisture staining noted.
<i>Bedroom #3:</i>	Marginal, Moisture staining noted.
<i>Basement Bedroom:</i>	Functional.
<i>Other Room:</i>	Marginal. Moisture staining noted.

Walls:

<i>General Material & Condition:</i>	Functional, Wood frame (viewed in unfinished areas only), Drywall.
<i>Kitchen Interior:</i>	Functional.
<i>Master Bath:</i>	Functional.
<i>Hall Bath:</i>	Functional.
<i>Mainfloor Bedrooms:</i>	Functional.
<i>Basement Bath:</i>	Functional.
<i>Living Room:</i>	Functional.

<i>Dining Room:</i>	Functional.
<i>Master Bedroom:</i>	Functional.
<i>Bedroom #2:</i>	Functional.
<i>Bedroom #3:</i>	Functional.
<i>Basement Bedroom:</i>	Functional.
<i>Other Room:</i>	Functional.

Ceilings:

<i>General Type & Condition:</i>	Functional, Wood joists (viewed in unfinished areas only), Drywall.
<i>Kitchen Interior:</i>	Functional.
<i>Master Bath:</i>	Functional.
<i>Hall Bath:</i>	Functional.
<i>Mainfloor Bedrooms:</i>	Functional.
<i>Basement Bath:</i>	Functional.
<i>Living Room:</i>	Functional.
<i>Dining Room:</i>	Functional.
<i>Master Bedroom:</i>	Functional.
<i>Bedroom #2:</i>	Functional.
<i>Bedroom #3:</i>	Functional.
<i>Basement Bedroom:</i>	Functional.
<i>Other Room:</i>	Functional.

Floors:

<i>General Material & Condition:</i>	Functional, Wood Joists, 16" o.c. (viewed in unfinished areas only)
<i>Subfloor Material</i>	Plywood.
<i>Kitchen Interior:</i>	Functional, The floor covering material is ceramic or glazed tile.
<i>Master Bath:</i>	Functional, The floor covering material is ceramic or glazed tile.
<i>Hall Bath:</i>	Functional, The floor covering material is ceramic or glazed tile.
<i>Mainfloor Bedrooms:</i>	Functional, The floor covering material is ceramic or glazed tile.
<i>Basement Bath:</i>	Functional, The floor covering material is vinyl.
<i>Living Room:</i>	Functional. The floor covering material is engineered hardwood.
<i>Dining Room:</i>	Functional, The floor covering material is engineered hardwood.
<i>Master Bedroom:</i>	Functional, The floor covering material is carpet.
<i>Bedroom #2:</i>	Functional, The floor covering material is carpet.
<i>Bedroom #3:</i>	Functional, The floor covering material is carpet.
<i>Basement Bedroom:</i>	Functional, The floor covering material is carpet.
<i>Other Room:</i>	Functional, The floor covering material is carpet.
<i>Laundry:</i>	Functional, The floor covering material is vinyl.

Closets:

<i>General:</i>	Functional.
<i>Master Bedroom:</i>	The closet is lighted.

Stairs & Handrails:

<i>Material & Condition:</i>	Functional.
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Report: 2010SampleReport **Address:**

Smoke / Fire Detector:

General:

Noted, but not all tested. Recommend replacing batteries in all smoke detectors/CO detectors after moving into the house. Recommend adding a CO detector within 10' of all bedrooms.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

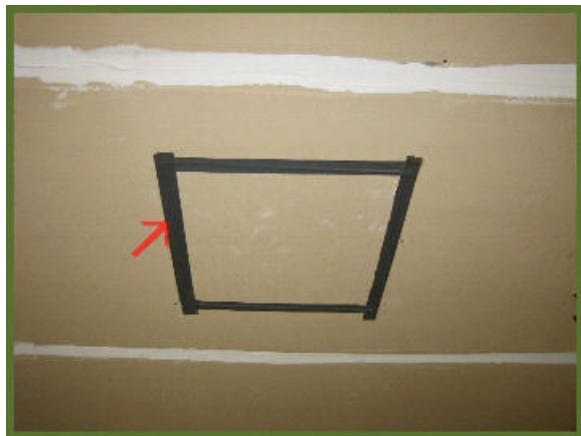
<i>Location:</i>	Service area main floor.
<i>Fuel System:</i>	Gas service is capped.
<i>Clothes Washer:</i>	Not tested.
<i>Clothes Dryer:</i>	Not tested.
<i>Dryer Vent:</i>	Marginal, Clean the lint out of the exterior portion of the vent so the flap will close.

GARAGE - CARPORT

Determining the heat resistance rating of separation walls (the wall between the garage and all living spaces) is beyond the scope of this inspection. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete.

Type:

Attached, Two car.

Roof:*Condition:* Same as house.**Ceilings:***Condition:* Functional.**Garage Door:***Material - Condition:* Functional, Metal.*Door Operator:* Functional, Automatic reverse feature is, operational.*Service Doors:* Functional.**Garage Exterior Walls:***Materials & Condition:* Same as house - See house report.**Garage Walls:***Type & Condition:* Functional, Drywall.*Separation Wall* Marginal, Repair any openings with approved materials to restore its fire rating.**Floor:***Condition:* Functional, Concrete.