



Inspection Report

John Wade

Property Address:
12345 Sample Report
Grand Rapids MI



J.W. Inspection Services of Michigan

**John Wade
4001 Bedaki NE
Lowell MI
616 889 0043**

1. ROOF SYSTEM, DRAINAGE AND ROOF PENETRATIONS

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.

		FN	MR	NP	NI	DF	IP	Styles & Materials
1.0	ROOF COVERINGS					•		VIEWED ROOF COVERING
1.1	FLASHINGS					•		FROM: WALKED ROOF
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS					•		ROOF-TYPE: GABLE
1.3	ROOF VENTILATION	•						VENTILATION: SOFFIT VENTS ROOF VENT
1.4	GUTTER DOWNSPOUTS AND DRAINAGE		•					SHINGLE LAYERS: MULTI
1.5	VALLEYS	•						ROOF COVERING: SHINGLES
1.6	Misc.	•						CHIMNEY: MASONRY
1.7	Sky Light			•				CHIMNEY FLU: TILE

FN= Functional, MR= Maintenance Repair or Replace, NP= Not Present, NI= Not Inspected, DF= Defective - Repair or Replace, IP= Improvement

FN MR NP NI DF IP

Comments:

1.0 We recommend to hire a licensed contractor to repair all the missing shingles on the roof.



1.0 Picture 1

1.1 Flashing all require periodic maintenance.



1.1 Picture 1

1.2 Chimney has evidence of flaking, spalling, chipping, loose mortar we recommend to have check by a certified chimney sweep.

The chimney crown is cracked, we recommend to repair / replace.



1.2 Picture 1

1.4 We recommend that the gutters are cleaned twice a year.

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

2. EXTERIOR 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.

		FN	MR	NP	NI	DF	IP	Styles & Materials
2.0	EXTERIOR SIDING& TRIM	•						SIDING MATERIAL: VINYL
2.1	WINDOWS					•		APPURTENANCE: DECK WITH STEPS
2.2	DOORS (Exterior)	•						DRIVEWAY: CONCRETE
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS					•		
2.4	EXTERIOR FOUNDATION WALLS AND MORTAR JOINTS	•						
2.5	LANDSCAPE DRAINAGE					•		
2.6	RETAINING WALL(S) CONDITION (With respect to their effect on the condition of the building)	•						
2.7	WALKWAY AND DRIVEWAY					•		
2.8	TREES& SHRUBS	•						
2.9	EXTERIOR OUTLETS						•	
2.10	EXTERIOR FAUCETS	•						
2.11	ELECTRICAL SERVICE CABLE					•		
2.12	CRAWL SPACE VENTS	•						
2.13	VENEER	•						
2.14	GAS METER	•						
2.15	DECK FLASHING	•						
2.16	ELECTRICAL METER	•						
2.17	GFCI OUTLETS	•						
2.18	GROUND ROD	•						
2.19	MISC.	•						

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FN MR NP NI DF IP

Comments:

2.0 Termite treatment.



2.0 Picture 1

2.1 see photo

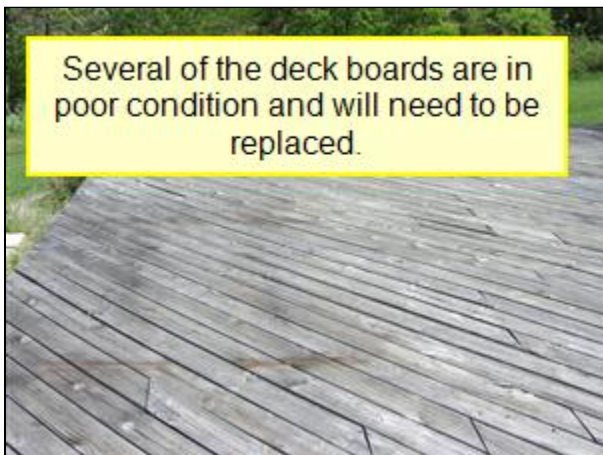


2.1 Picture 1



2.1 Picture 2

2.3 Deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.



2.3 Picture 1

2.5 The grading is flat or sloped back toward the property. We recommend a 10 degree slope away from the foundation walls.



2.5 Picture 1

2.7 The driveway and walks has evidence of cracks.



2.7 Picture 1



2.7 Picture 2

2.8 We recommend all trees and shrubs be cut back from the home, siding, roof, fascia& soffits.

2.9 We recommend all exterior outlets be grounded and GFCI protected, based on when the home was built this is only a improvement.

2.11 see photo



2.11 Picture 1

2.12 We recommend crawl space vents be open during the summer and closed during the winter.

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

3. GARAGE

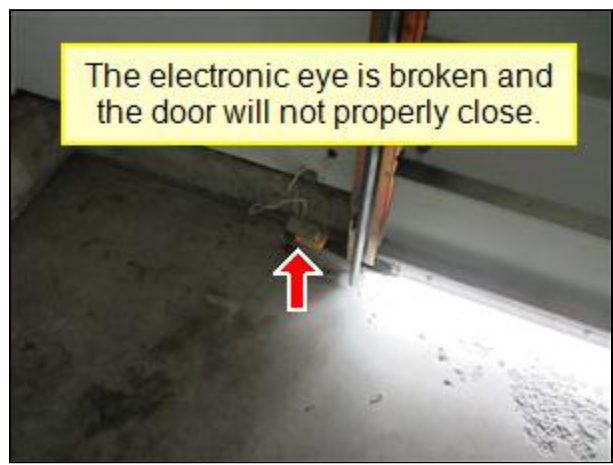
		FN	MR	NP	NI	DF	IP	Styles & Materials
3.0	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)					•		GARAGE DOOR MATERIAL: METAL GARAGE DOOR TYPE: ONE AUTOMATIC
3.1	DOORS (Exterior)					•		
3.2	CEILINGS	•						
3.3	WALLS	•						
3.4	FLOORS	•						
3.5	WINDOWS (REPRESENTATIVE NUMBER)	•						
3.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•						
3.7	FIRE WALL, DOOR, HATCH					•		
3.8	Roof					•		
3.9	Exterior	•						
3.10	Heating			•				
3.11	ELECTRICAL	•						
3.12	Garage door opener.	•						
3.13	Misc.	•						

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Comments:

3.0 The garage door opener was not operating at the time of the inspection.



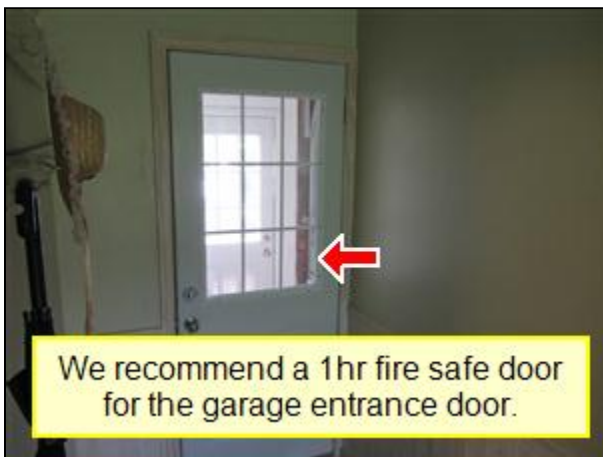
3.0 Picture 1

3.1 Garage door



3.1 Picture 1

3.7 We recommend to install a one hour fire door. (possible fire hazard)



3.7 Picture 1

3.8 Garage roof



3.8 Picture 1

4. 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.

		FN	MR	NP	NI	DF	IP	Styles & Materials
4.0	FOUNDATION / WALLS AND MORTAR JOINTS					•		FOUNDATION: POURED CONCRETE METHOD USED TO OBSERVE CRAWLSPACE: NO CRAWLSPACE FLOOR STRUCTURE: ENGINEERED FLOOR TRUSS COLUMNS OR PIERS: 3 - 2 x 10
4.1	COLUMNS OR PIERS	•						
4.2	FLOORS (Structural)					•		
4.3	CEILINGS (structural)	•						
4.4	VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE	•						
4.5	INSULATION	•						
4.6	FOUNDATION VENTS OR WINDOWS					•		
4.7	REPORT ANY WATER INTRUSION SIGNS OR UNUSUALLY DAMP AREAS					•		
4.8	SUMP PUMP	•						
4.9	DESCRIBE ANY INACCESSIBLE AREAS IN CRAWLSPACE OR BASEMENT	•						
4.10	Railings	•						
4.11	BASEMENT STAIRS	•						
4.12	Galvinsed Line			•				

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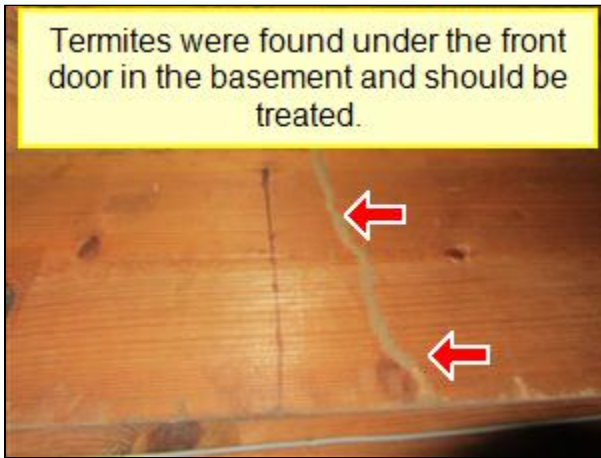
Comments:

4.0 Steel supporting beams were installed to re support the basement walls that were bowing inward, these steel beams appear to be failing and should be replaced or repaired by a company who specializes in these repairs.



4.0 Picture 1

4.2 see photo



4.2 Picture 1

4.6 We recommend to replace all basement windows with vented glass block windows.



4.6 Picture 1

4.7 The basement walls are a block foundation, we recommend to seal the walls with dry lock paint sealant.



4.7 Picture 1



4.7 Picture 2



4.7 Picture 3

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.

5. 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.

		FN	MR	NP	NI	DF	IP	Styles & Materials
5.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS					•		WATER SOURCE: PUBLIC
5.1	HOT WATER HEATER					•		WATER FILTERS: NONE
5.2	WATER HEATER T&P VALVE SHOULD BE PIPED WITHIN 6 INCHES OF THE FLOOR	•						PLUMBING SUPPLY: COPPER
5.3	FLU TO WATER HEATER					•		PLUMBING DISTRIBUTION: COPPER PEX
5.4	WATER TEMP OVER 125 DEGREE	•						PLUMBING WASTE: PVC
5.5	WATER PRESSURE	•						WATER HEATER POWER SOURCE: GAS (QUICK RECOVERY)
5.6	WATER LINES	•						CAPACITY: 50 GAL (2-3 PEOPLE)
5.7	MAIN WATER SUPPLY	•						MANUFACTURER: BRADFORD-WHITE
								AGE: 8
								SERIAL: TM80518

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Comments:

5.0 All toilets are flushed, then checked from below.



5.0 Picture 1

5.1 The water heater gas line was not properly installed, we recommend to hire a licensed contractor to make all necessary repairs.



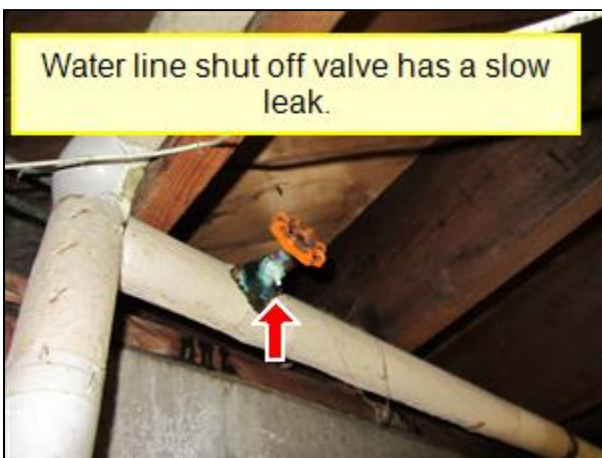
5.1 Picture 1

5.3 When installing a new water heater we recommend to run a new liner up the chimney.



5.3 Picture 1

5.6 see photo



5.6 Picture 1

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.

6. 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.

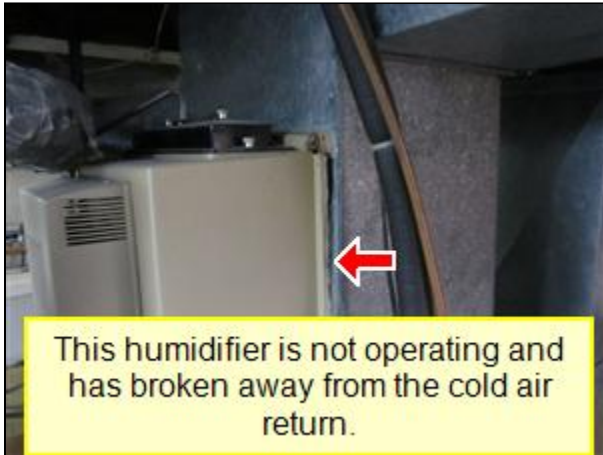
		FN	MR	NP	NI	DF	IP	Styles & Materials
6.0	HEATING EQUIPMENT	•						HEAT TYPE: FORCED AIR
6.1	NORMAL OPERATING CONTROLS	•						ENERGY SOURCE: GAS
6.2	AUTOMATIC SAFETY CONTROLS (ELECTRIC WIRING)	•						NUMBER OF HEAT SYSTEMS (excluding wood): NONE
6.3	CHIMNEYS, FLUES AND VENTS (FOR FURNACE)	•						HEAT SYSTEM BRAND: GOODMAN
6.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•						DUCTWORK: NON-INSULATED
6.5	HUMIDIFIER					•		FILTER TYPE: DISPOSABLE
6.6	RETURN AIR	•						AGE: 8 YR
6.7	Filter					•		SERIAL: EB5D302F

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FN MR NP NI DF IP

Comments:

6.5 Humidifiers should be used a medium to low setting not to put to much moisture into the home.



6.5 Picture 1

6.7 We recommend to replace the furnace filter once a month.



6.7 Picture 1

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.

7. 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.

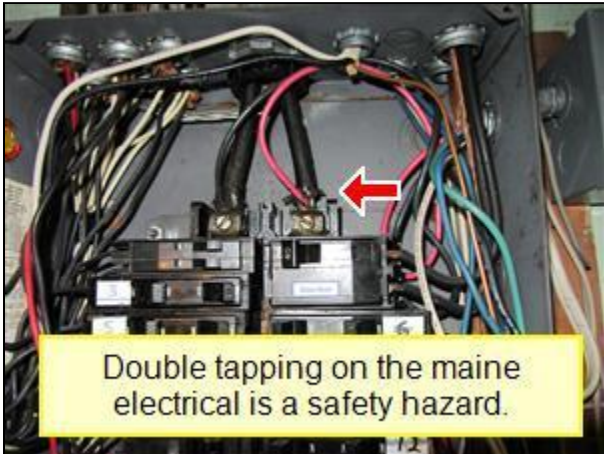
		FN	MR	NP	NI	DF	IP	Styles & Materials
7.0	MAIN ELECTRICAL SERVICE PANEL					•		ELECTRICAL SERVICE
7.1	LOCATION OF MAIN AND DISTRIBUTION PANELS	•						CONDUCTORS: OVERHEAD SERVICE
7.2	LIGHT FIXTURES					•		PANEL CAPACITY: 200 AMP
7.3	REVERSE POLARITY	•						PANEL TYPE: CIRCUIT BREAKERS
7.4	SMOKE DETECTORS					•		BRANCH WIRE 15 and 20
7.5	UN-GROUNDED OUTLETS					•		AMP: COPPER
7.6	MISSING FACE PLATES - JUNCTION BOX COVERS	•						WIRING METHODS: ROMEX
7.7	LOOSE SPLICED WIRES					•		GROUNDED TO A WATER
7.8	Exterior Ac unit.	•						PIPE: YES
7.9	EXPOSED ROMEX	•						MAIN SHUTOFF
7.10	LAUNDRY					•		LOCATION: ON THE ELECTRICAL PANEL
7.11	OUTLETS / SWITCHES	•						
7.12	Garbage Disposal	•						
7.13	Electrical Meter	•						
7.14	MAIN PANEL GROUNDED	•						
7.15	Water softener			•				
7.16	Misc.	•						

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FN MR NP NI DF IP

Comments:

7.0 The main electrical panel has been double taped off the main breaker using two dissimilar metals, this is a safety hazard and we recommend to have the electrical panel repaired or replaced by a licensed contractor.



7.0 Picture 1

7.2 The lights are set up as a two way switch the were not wired properly, we recommend to have a licensed electrician make all the proper repairs.



7.2 Picture 1



7.2 Picture 2

7.4 We recommend to replace all smoke detector batteries or smoke detectors upon moving in.



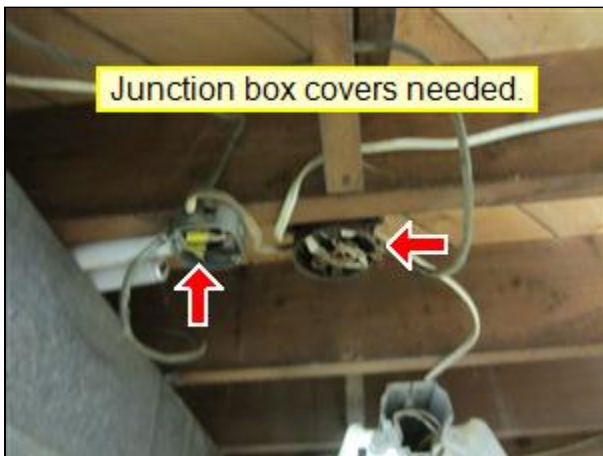
7.4 Picture 1

7.5 If a outlet is ungrounded it should no be replaced with a three prong grounded outlet, it should be replaced with a two prong un grounded outlet.



7.5 Picture 1

7.6 We recommend to cover all open junction boxes with proper covering, for safety.

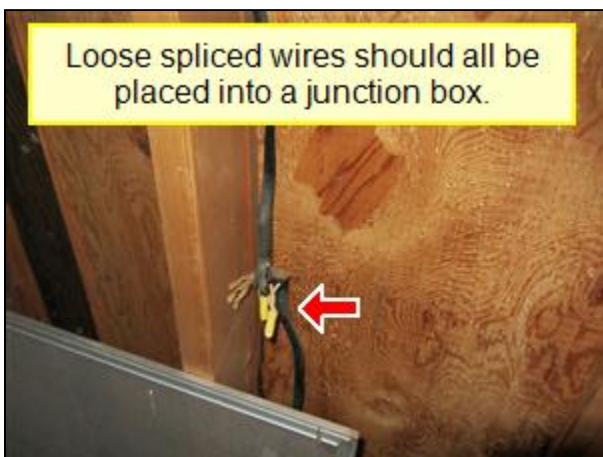


7.6 Picture 1



7.6 Picture 2

7.7 We recommend all loose spliced wires be placed into junction boxes.



7.7 Picture 1

7.10 We recommend that all laundry outlets are run thru a dedicated outlet and are grounded outlets.



7.10 Picture 1

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

8. KITCHEN AND COMPONENTS

		FN	MR	NP	NI	DF	IP	Styles & Materials
8.0	CEILINGS	•						Kitchen Stove Gas or Electric: GAS & ELECTRIC
8.1	WALLS	•						
8.2	FLOORS	•						
8.3	WINDOWS (REPRESENTATIVE NUMBER)	•						
8.4	OUTLETS AND WALL SWITCHES	•						
8.5	GFCI OUTLETS	•						
8.6	THE CONDITION OF PLUMBING UNDER THE SINK	•						
8.7	FAUCET AND SPRAY NOZZLE CONDITION					•		
8.8	GARBAGE DISPOSAL	•						
8.9	Misc.					•		
8.10	Shut off valves.	•						

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FN MR NP NI DF IP

Comments:

8.5 We recommend to install GFCI outlets within 6ft of water in all kitchens.

8.7 We recommend repair/replace the leaking kitchen faucet.



8.7 Picture 1

8.9 see photo



8.9 Picture 1

9. BATHROOM AND LAUNDRY

		FN	MR	NP	NI	DF	IP	Styles & Materials
9.0	CEILINGS	•						EXHAUST FAN TYPES: FAN WITH LIGHT DRYER - GAS OR ELECTRIC: GAS & ELECTRIC
9.1	WALLS	•						
9.2	FLOORS	•						
9.3	DOORS (REPRESENTATIVE NUMBER)	•						
9.4	GFCI OUTLET IN BATHROOM	•						
9.5	SINK / PLUMBING UNDER SINK	•						
9.6	CUT-OFF VALVES UNDER THE SINK AND TOILET					•		
9.7	SINK FAUCETS, STOP VALVE AND DRAIN	•						
9.8	TOILET SHOULD BE SECURE AND OPERATIONAL					•		
9.9	SHOWER/BATH SHOULD DRAIN PROPERLY					•		
9.10	SHOWER HEAD, TUB FAUCETS AND STOP VALVE	•						
9.11	EXHAUST FAN	•						
9.12	SHOWER SURROUND	•						
9.13	Bathroom Light	•						
9.14	BATHROOM TUB	•						
9.15	LAUNDRY TUB& FAUCET	•						
9.16	DRYER LINES	•						
9.17	WET BAR / GFCI OUTLETS	•						
9.18	Misc.	•						

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FN MR NP NI DF IP

Comments:

9.2 Recommend silicone caulk along floor and tub.



9.2 Picture 1

9.6 We recommend to install shut off valves to the toilet.



9.6 Picture 1



9.6 Picture 2

9.8 see photo



9.8 Picture 1



9.8 Picture 2

9.9 see photo



9.9 Picture 1

10. 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.

		FN	MR	NP	NI	DF	IP	Styles & Materials
10.0	CEILINGS	•						INTERIOR DOORS: HOLLOW CORE WINDOW TYPES: THERMAL/INSULATED
10.1	WALLS					•		
10.2	FLOORS	•						
10.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•						
10.4	DOORS (REPRESENTATIVE NUMBER)					•		
10.5	WINDOWS (REPRESENTATIVE NUMBER)					•		
10.6	OUTLETS AND WALL SWITCHES	•						
10.7	MISC.	•						

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Comments:

10.1 see photo



10.1 Picture 1



10.1 Picture 2

10.4 see photo

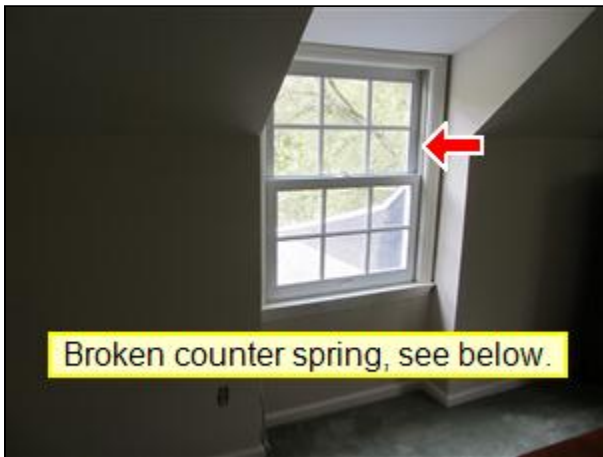


10.4 Picture 1



10.4 Picture 2

10.5 When opening the window the upper window will drop down.



10.5 Picture 1



10.5 Picture 2

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.

11. ATTIC AND ROOF STRUCTURE

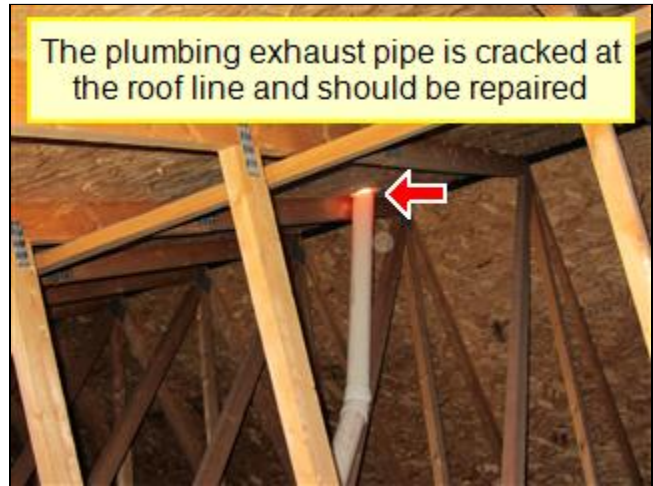
		FN	MR	NP	NI	DF	IP	Styles & Materials
11.0	ATTIC ACCESS	•						ATTIC INSULATION: BLOWN FIBERGLASS ROOF STRUCTURE: 2 X 6 RAFTERS 16" ON CENTER METHOD USED TO OBSERVE ATTIC: WALKED ATTIC INFO: PULL DOWN STAIRS INCHES OF INSULATION: 14-16
11.1	INSULATION	•						
11.2	ROOF STRUCTURE	•						
11.3	VENTILATION	•						
11.4	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (ATTIC VIEW)					•		
11.5	VISIBLE ELECTRIC WIRING IN ATTIC	•						
11.6	SHEATHING					•		
11.7	Ridge Vent	•						
11.8	Roof Vents			•				
11.9	Gable Vents			•				
11.10	Soffit Vents	•						

FN= Functional, MR= Maintenance Repair or Replace, NP= Not Present, NI= Not Inspected, DF= Defective - Repair or Replace, IP= Improvement

FN MR NP NI DF IP

Comments:

11.4 see photo



11.4 Picture 1



11.4 Picture 2

11.6 We recommend to have all the mold cleaned by a licensed mold contractor.



11.6 Picture 1

12. FIREPLACES

		FN	MR	NP	NI	DF	IP	Styles & Materials
12.0	DAMPER CONDITION AND FUNCTION	•						TYPES OF FIREPLACES: CONVENTIONAL OPERABLE FIREPLACES: ONE NUMBER OF WOODSTOVES: NONE
12.1	FIRE-BRICK WALLS	•						
12.2	CONDITION OF HEARTH, MANTLE	•						
12.3	FIREPLACE LINER					•		
12.4	Gas Fireplace	•						

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FN MR NP NI DF IP

Comments:

12.3 We recommend to have the chimney cleaned and certified by a licensed chimney sweep.

13. 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.

		FN	MR	NP	NI	DF	IP	Styles & Materials
13.0	COOLING AND AIR HANDLER EQUIPMENT	•						COOLING EQUIPMENT
13.1	NORMAL OPERATING CONTROLS	•						TYPE: AIR CONDITIONER UNIT
13.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•						COOLING EQUIPMENT
13.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•						ENERGY SOURCE: ELECTRICITY
13.4	CONDENSER					•		NUMBER OF A/C UNITS: ONE

FN= Functional, MR= Maintenance Repair or Replace, NP= Not Present, NI= Not Inspected, DF= Defective - Repair or Replace, IP= Improvement

FN MR NP NI DF IP

Comments:

13.0 A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit (S).

13.4 see photo



13.4 Picture 1

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.