

Residential Inspection Report



**Prepared For
Your Name**

Inspection Address

1234 Front St., Olive Branch, MS 38654

Inspection Date

7/15/07

Prepared By

HomeSafe/Advanced Home Inspections

PO Box 1068

Olive Branch, MS 38654-1068

Office: 901-229-0822

Facsimile: 662-893-0822

Report: SAMPLE #2

Inspector: Dan Phillips

License: MHIB #0336 NH TN #0142

Expiration: MS 02/28/08 TN 06/30/08

Report Summary

RECOMMENDATION HIGHLIGHTS AND SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. Photographed repairs should not be understood to mean one repair is more important than another. All repairs are important. I try to use photographs for my clients to better understand the repair and possible solutions.

THE HOUSE OVERVIEW

There are recommended repairs for this average quality home.

DEFINITION OF KEY INSPECTION INDUSTRY TERMS

For your convenience, here are the definitions of building inspection industry standard terms used in this report.

Major Concern: Refers to a deficient or unsafe system or component. Significant deficiencies need to be corrected and, except for typical safety items, are likely to involve significant expense.

Safety Issue: A violation of national or regionally established safety standards and should be corrected.

Repair: Refers to an excessively worn, non-functioning, or missing component of a system. Generally, corrective action is required to assure proper functioning and improve system reliability.

Improve or Discretionary Improvement: Suggestions on including features in your home that are found in many other houses.

Monitor: Refers to a worn, but functioning system component that may need further evaluation. Most likely, repairs will be necessary in the foreseeable future.

Please note that those observations listed under “Discretionary Improvements” are considerations for improvements that would be cost effective in the long run or improvements that would make the home significantly more comfortable.

Repair Summary

STRUCTURE OBSERVATIONS / RECOMMENDATIONS

Repair: The clothes dryer vent pipe in the crawl space should be directed to the exterior of the building. Improperly-vented dryer lines introduce humid air (moisture) and may damage the building. Also, a blocked dryer vent line can lead to a fire in the dryer.

Columns (1.3)

Repair: Columns have shifted and are not supporting the floor structure as intended. It is recommended a foundation contractor evaluate the columns and repair as necessary.

ROOFING OBSERVATIONS / RECOMMENDATIONS

Sloped Roofing (2.1)

Repair: Roof leak identified in the living room. It is recommended a licensed roofing contractor be consulted and make any repairs necessary.

Gutters & Downspouts (2.5)

Repair: Damaged downspouts should be repaired. Problem noted on the northwest side of the home.

EXTERIOR OBSERVATIONS / RECOMMENDATIONS

Exterior Eaves (3.2)

Repair: Loose and/or missing fascia and soffit. The wood immediately under the roof (soffit and fascia) are missing or loose thereby exposing the roof rafters to the elements and allowing vermin entry. Problem noted on east side of home.

Exterior Doors (3.3)

Repair: Door latch and striker plate appears to be mis aligned. Problem noted on front door.

ELECTRICAL OBSERVATIONS / RECOMMENDATIONS

Main Distribution Panel (4.2)

Repair: Two or more branch circuits attached to one circuit breaker or fuse. These “double taps” should be separated so that each circuit is served by a separate over current protector.

Outlets (4.5)

Repair: Hot and neutral wired backwards outlet(s) observed. The outlet(s) are polarity reversed and the circuit(s) should be investigated and repaired as necessary. Problem noted in laundry room.

INSULATION / VENTILATION OBSERVATIONS / RECOMMENDATIONS

Crawl Space (7.5)

Repair: Loose, damaged, or missing sections of floor insulation above the crawl space should be repaired.

PLUMBING OBSERVATIONS / RECOMMENDATIONS

Waste / Vent (8.4)

Repair: Waste line observed leaking. Problem observed above the living room ceiling.

INTERIOR OBSERVATIONS / RECOMMENDATIONS

Windows (9.3)

Repair: Sith lord Darth Maul should be removed from in front of the window.

Stairways (9.9)

Repair: Folding attic stairs not not designed for the ceiling height it has been built into.

Repair Summary



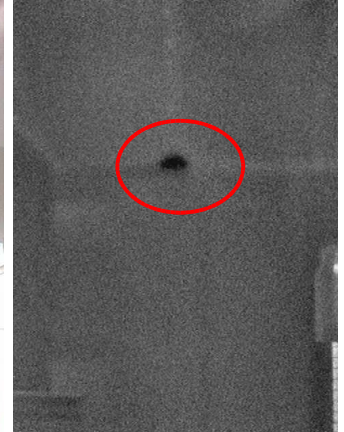
Dryer exhaust vent terminating in the crawl space.



Damaged column in need of repair.



Roof leak in the area of the living room.



Infrared view of the roof leak. Dark area is moisture.



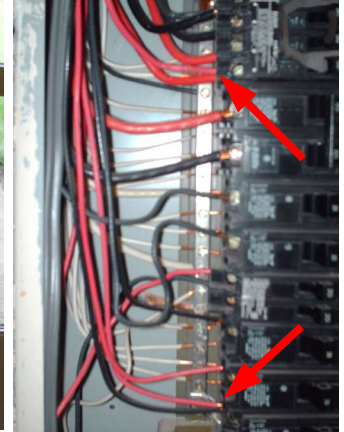
Damaged downspout observed on the northwest corner of the home.



Loose siding on the east side of the home.



Mis aligned door latch and striker plate on the front door.



Double tapped circuits on the main panel.



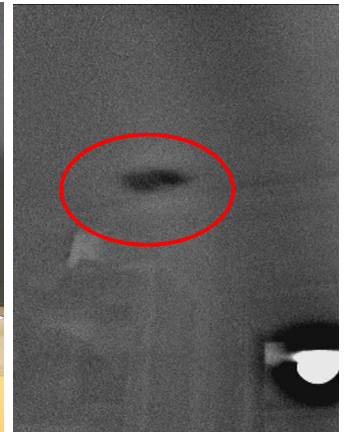
Hot and neutral wire reversed on outlet in the laundry room.



Insulation in the crawl space is falling and in need of repair.



Waste line leak on the living room ceiling.



Infrared view of the leak. Dark are is moisture.

Repair Summary



Sith lords and light sabers are dangerous.



Folding attic stairs to short for the ceiling height.

SCOPE OF A VISUAL INSPECTION

All house structure components designated for inspection in the ASHI® Standards of Practice are inspected in addition to the home appliances. Items not inspected are described in the “Limitations of Inspection” sections within this report.

Home inspection is designed to offer the home buyer additional information that will reduce risk and assist in making the buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This is a visual inspection supported with advanced instrumentation including infrared thermography. However, only a representative sample of building components are viewed in areas that are accessible at the time of the inspection.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

STRUCTURE ORIENTATION

For the purpose of this report, it is assumed that the house faces East.

STRUCTURE USE

Occupied house. Occupied dwellings with furniture as well as storage of occupant's property restrict access to areas normally inspected and, therefore, limit the scope of a visual inspection. The inspector is not liable for deficiencies in structures or components hidden by furniture, occupant's storage, or other property that otherwise would have been normally accessible to a visual inspection.

WEATHER CONDITIONS

Conditions were dry at the time of the inspection.

The estimated outside temperature was approximately 65 degrees Fahrenheit.

RECENT WEATHER CONDITIONS

Wet weather conditions have been experienced in the days leading up to the inspection.

Structure - Section 1.0

DESCRIPTION OF STRUCTURE

Foundation Type:	•Crawl Space Configuration
Foundation Visibility:	•10% of the foundation was visible.
Columns/Pier Type:	•Concrete Block
Floor Structure:	•Wood Joists
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joists and Rafters
Roof Structure:	•Solid Plank Sheathing

STRUCTURE OBSERVATIONS

The construction of the home appears to be good quality. The materials and workmanship, where visible, are good. The inspection process did not reveal evidence of substantial structural movement.

No major defects were observed in the accessible structural components of the house.

OBSERVATIONS AND RECOMMENDATIONS

Foundation (1.1)

No visible defects were noted in the foundation.

Foundation Inspection Limitation(s): None

Crawl Space (1.2)

Repair: The clothes dryer vent pipe in the crawl space should be directed to the exterior of the building. Improperly-vented dryer lines introduce humid air (moisture) and may damage the building. Also, a blocked dryer vent line can lead to a fire in the dryer.

Crawl Space Inspection Limitation(s): None

Columns (1.3)

Repair: Columns have shifted and are not supporting the floor structure as intended. It is recommended a foundation contractor evaluate the columns and repair as necessary.

Floors (1.4)

Floors appear to be level.

Exterior Walls (1.5)

Exterior walls appear to be plumb.

Roof Structure (1.6)

No visible defects were noted.

Roof Structure Inspection Limitation(s): Access was restricted to sections of the roof space or attic.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing - Section 2.0

DESCRIPTION OF ROOFING

Roof Type:	•Asphalt Shingle
Roof Flashings:	•Asphalt/Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum
Drainage Discharge:	•Downspouts, without extensions, discharge at foundation level.
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

The roof coverings appear to be in average condition.

OBSERVATIONS AND RECOMMENDATIONS

Sloped Roofing (2.1)

Repair: Roof leak identified in the living room. It is recommended a licensed roofing contractor be consulted and make any repairs necessary.

Roofing Inspection Limitations: None

Flashings (2.3)

Roof flashing appears normal for a building of this age.

Chimneys (2.4)

Repair: Missing chimney cap. A rain cap and vermin screen should be installed on the chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

Chimney Inspection Limitations: None

Gutters & Downspouts (2.5)

Repair: Damaged downspouts should be repaired. Problem noted on the northwest side of the home.

Discretionary Improvements (2.6)

As a preventative measure, it may be wise to redirect all downspouts so they discharge at least five (5) feet from the house.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior - Section 3.0

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick Composite Concrete Siding
Eaves, Soffits, and Fascias:	•Wood Composite Concrete
Exterior Doors:	•Solid Wood Metal
Window/Door Frames and Trim:	•Vinyl Wood
Entry Driveways:	•Exposed Aggregate Concrete
Entry Walkways and Patios:	•Exposed Aggregate Concrete
Front Entry/Porch:	•Finished Concrete Brick
Back Porches, Decks, Steps, Railings	•Exposed Aggregate Concrete
Overhead Garage Door(s):	•Segmented, Steel and Automatic Opener
Surface Drainage:	•Graded Away From House
Fencing:	•Steel/Iron/Masonry

EXTERIOR OBSERVATIONS

There is normal wear and tear around the exterior for a home of this age.

OBSERVATIONS AND RECOMMENDATIONS

Exterior Walls (3.1)

No visible defects were noted in the exterior walls.

Exterior Eaves (3.2)

Repair: Loose and/or missing fascia and soffit. The wood immediately under the roof (soffit and fascia) are missing or loose thereby exposing the roof rafters to the elements and allowing vermin entry. Problem noted on east side of home.

Exterior Doors (3.3)

Repair: Door latch and striker plate appears to be mis aligned. Problem noted on front door.

Windows (3.4)

No visible defects were noted in the windows.

Carport/Garage (3.5)

Automatic door opener and safety reverse mechanism appear operate properly (radio controlled remote buttons not tested).

Lot Drainage (3.6)

No visible defects were noted in storm water drainage patterns.

Front Porch (3.7)

No visible defects were noted in the porch.

Deck (3.8)

Deck appeared normal for a structure of this age.

Back Porch/Patio (3.9)

No visible defects observed on the patio.

Driveway/Walkway (3.10)

Driveway/walkway cracking but no significant separation or settling.

Landscaping (3.12)

Most trees, shrubs, and vines were appropriately separated about two feet from the structure.

Fencing (3.13)

No visible defects were noted in the fencing.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Additional Limitations:

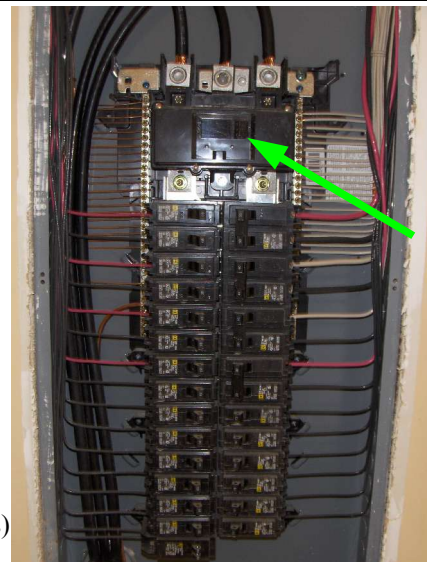
None

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical - Section 4.0

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•200 Amp 120/240 Volt Main Service
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Main Service Disconnects:	•Main Breaker Rating 200 Amps
Service Grounding:	•Copper with Ground Rod Connection
Distribution Panel:	•Breaker Panel Rating: 200 Amp
Location of Main Panel:	•Located In The Garage
Distribution Wiring Type:	•Copper
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Three-Prong Grounded
Ground Fault Circuit Interrupters:	•Exterior Garage Kitchen Bathroom(s) Laundry Room Whirlpool
Arc Fault Circuit Interrupters:	•Bedrooms
Smoke Detectors:	•Present



Main electrical panel located in the garage.. Main electrical cut off.

ELECTRICAL OBSERVATIONS

Electrical service appears to be sufficient for typical single family needs. All fuses/breakers are properly sized and the electrical circuits in the distribution panel are well arranged. Visible wiring appears to be copper. Copper is an excellent electrical conductor. There appears to be a satisfactory distribution of electrical load among the house circuits.

Electrical repairs are recommended. Although these are not costly, they should be high priority for safety reasons. Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted to undertake the repairs recommended below.

OBSERVATIONS AND RECOMMENDATIONS

Main Service Entrance (4.1)

No visible defects were noted in service wires, main service mast or, underground service, the meter

Main Distribution Panel (4.2)

Repair: Two or more branch circuits attached to one circuit breaker or fuse. These "double taps" should be separated so that each circuit is served by a separate over current protector.

Distribution Sub-Panel(s) (4.3)

No visible defects were noted in auxiliary panel.

Distribution Wiring (4.4)

Distribution wiring was neatly routed and no visible defects were noted.

Outlets (4.5)

Repair: Hot and neutral wired backwards outlet(s) observed. The outlet(s) are polarity reversed and the circuit(s) should be investigated and repaired as necessary. Problem noted in laundry room.

Switches (4.6)

Tested switches appear to be in working order.

Lights/Ceiling Fans (4.7)

Tested light fixtures and ceiling fans appear to be in working order.

Smoke Detectors (4.8)

Improve: Installed smoke detectors have not been tested. It is recommended that smoke detectors be tested before the occupant takes possession. It is also recommended that the smoke detectors be tested regularly and the batteries (or battery back up) be replaced every six months.

Carbon Monoxide Detectors (4.9)

Carbon Monoxide detector(s) integrated into home security circuits. Not tested.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Additional Limitations:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating-Section 5.0

DESCRIPTION OF HEATING

Energy Source: •2 units, Gas
Heating System : •Forced Air Furnace
Furnace Location: •Located in Attic

Heating Unit #1 **Manufacturer:** Goodman
Model Number: GBC80904BNAB
Serial Number: 0702073352
Year of Manufacture: 2007
Filter Size: 16 x 25 x 1

Heating Unit #2 **Manufacturer:** Goodman
Model Number: GBC80703ANAB
Serial Number: 07109536
Year of Manufacture: 2007
Filter Size: 16 x 25 x 1

Vents, Flues, Chimneys: •Metal-Multi Wall
Heat Distribution Methods: •Ductwork



Heating Unit #1



Heating Unit #2

HEATING OBSERVATIONS

Heating system appears to be working and typical for this size and age home. There appears to be adequate heating capacity and distribution provided by the system.

The heating system shows no visible evidence of major defects.

OBSERVATIONS AND RECOMMENDATIONS

Furnace(s) (5.1)

Furnace shows no visible evidence of major defects.

Supply Air Ductwork (5.2)

Supply ductwork shows no visible evidence of major defects.

Return Air Ductwork (5.3)

Return ductwork shows no visible evidence of major defects.

Combustion / Exhaust (5.4)

The combustion chamber components appear to be in working condition and within their expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service.

Exhaust Vent / Chimney (5.5)

From what could be seen, the chimney(s) appeared in working order without major defects.

Thermostat (5.6)

Heating and Cooling Thermostat combined. Thermostat appears to be working properly.

Heat Exchanger Ventilator (5.7)

The heat exchanger could not be viewed without disassembling the heating unit. This is beyond the scope of a home inspector.

Discretionary Improvements (5.8)

Air filters should be changed regularly according to filter manufacture's recommendations.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Additional Limitations:

None

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation - Section 7.0

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Twelve Inches of Loose Insulation Between Ceiling Joist (about R30)
Roof Cavity Insulation:	•Not Visible Infrared confirmed insulation in roof cavity.
Exterior Wall Insulation:	•Not Visible. Infrared confirmed insulation in exterior walls.
Floor Cavity Insulation:	•None
Vapor Retarders:	•Plastic
Roof Ventilation:	•Gable Vents Power Ventilation
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan / Vent Locations:	•Bathroom(s), Laundry/Dryer

INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction.
No major defects in the house insulation and ventilation were found.

OBSERVATIONS AND RECOMMENDATIONS

Attic (7.1)

Attic/Roof appear to be well insulated and ventilated.

Exterior Walls (7.2)

Infrared scan indicates insulated exterior walls.

Floors (7.3)

Concrete floor structure.

Exhaust Fan / Vent (7.4)

Bathroom exhaust fan(s) appeared to work properly. Dryer vent exhaust to the exterior of building.

Crawl Space (7.5)

Repair: Loose, damaged, or missing sections of floor insulation above the crawl space should be repaired.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Additional Limitations:

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing - Section 8.0

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Water Valve Location:	•Hall Bathroom
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer
Drain, Waste, & Vent Piping:	•Plastic
Location of Water Heater:	•Located in Attic
Water Heater:	•Gas

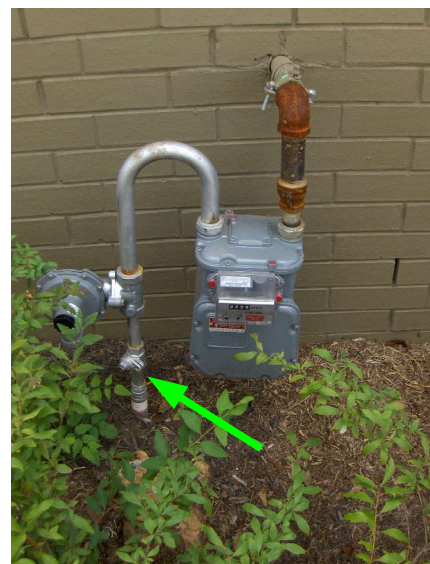
Water Heater #1 **Manufacturer:** AO Smith
Approximate Capacity : 50 gallons
Model Number: FSG 50 240
Serial Number: MA07-0064238-240
Year of Manufacture: 2007

Water Heater #2 **Manufacturer:** AO Smith
Approximate Capacity : 75 gallons
Model Number: FSG 75 230
Serial Number: MH07-0068157-230
Year of Manufacture: 2007

Fuel Storage & Distribution:	•No Fuel Storage - Piped Natural Gas Supply
Fuel Shut-Off Valves:	•Natural Gas Valve Located at Gas Meter
Water Pressure	•75 psi



Main water valve located in the first floor hall bathroom.



Main gas valve located on the north side exterior, at the gas meter.

PLUMBING OBSERVATIONS

Excellent water pressure. Water pressure was between 50 and 80 pounds per square inch (PSI). Only a slight drop in water flow was seen when operating two fixtures at the same time. The plumbing system appears to be in generally good condition.

Repairs to the plumbing system are needed.

OBSERVATIONS AND RECOMMENDATIONS

Water Heater (8.1)

The water heater(s) appear to be in working condition and within their expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service.

Gas Piping (8.2)

The gas pipe system appears to be functional and built to meet current standards.

Supply Plumbing (8.3)

No visible defects observed in portions of visible plumbing.

Waste / Vent (8.4)

Repair: Waste line observed leaking. Problem observed above the living room ceiling.

Fixtures (8.5)

The fixtures appear to be in working condition and within their expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service.

Jacuzzi (8.6)

Whirlpool appears to operate normally without excessive noise or leakage.

Discretionary Improvements (8.7)

For general whirlpool maintenance, once a month, pour 2 cups of chlorine bleach into a filled whirlpool tub and let it run for 15min. This will help control mildew in the interior piping of the whirlpool.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, private waste disposal (septic) systems, public sewer systems, and private wells or other private water supply systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Additional Limitations:

None

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior - Section 9.0

DESCRIPTION OF INTERIOR

Wall Materials:	•Sheetrock, tape, plaster
Ceiling Materials:	•Sheetrock and Texture
Floor Surfaces:	•Carpet Wood Tile
Window and Glazing:	•Double Hung-Double Glazed Fixed Pane-Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

Although a few minor flaws were noticed, overall, the interior finishes are in good condition.

General Condition of Windows and Doors

Inspected windows appear to have been well-maintained.

General Condition of Floors

The floor structure appears to be good. Floors are mostly level and walls are mostly plumb.

OBSERVATIONS AND RECOMMENDATIONS

Wall/Ceiling Finishes (9.1)

No major defects were observed in walls and ceilings.

Floors (9.2)

No major defects were observed in the floors.

Windows (9.3)

Repair: Sith lord Darth Maul should be removed from in front of the window.

Doors (9.4)

No major defects were observed in the doors.

Bathroom Vanity (9.5)

Installed vanity and cabinets were typical with normal wear for a home of this age.

Kitchen Counters (9.6)

No major defects observed on kitchen counters

Kitchen Cabinets (9.7)

No major defects observed with the kitchen cabinets.

Stairways (9.9)

Repair: Folding attic stairs not not designed for the ceiling height it has been built into.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Additional Limitations:

None

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances - Section 10.0

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Electric Range Microwave Oven Dishwasher Waste (Garbage) Disposer
Laundry Facility:	•120 Volt Circuit for Washer 240 Volt Circuit for Dryer Hot and Cold Water Supply for Washer Waste Standpipe for Washer Dryer Vented to Building Exterior
Other Components Tested:	•Door Bell

APPLIANCES OBSERVATIONS

Tested appliances appeared to work satisfactorily. Kitchen and laundry are organized for efficiency.

Appliances appear to have reached the middle of their useful life. In general major appliances are reliable and you should see years of service, but still be prepared for the possibility of breakdowns.

OBSERVATIONS AND RECOMMENDATIONS

Electric Range (10.1)

Electric range appeared to work properly. No missing control knobs, switches operated, and burners heated.

Dishwasher (10.2)

Dishwasher appeared to work. Wash, rinse, soap door, and heater cycled properly.

Waste Disposer (10.3)

Waste disposer appeared to work properly.

Microwave (10.4)

Combination Built-in Microwave/Recirculating Exhaust Hood/Cooking Light Microwave appears to work properly. No missing or damaged control knobs/buttons, door and controls operated, and microwave heated water.

Door Bell (10.5)

Door bell(s) appeared to work properly.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves - Section 11.0

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:	<ul style="list-style-type: none"> •Gas Burning Masonry Lined Steel firebox Located in the living room
Vents, Flues, Chimneys:	<ul style="list-style-type: none"> •Vent Free
Combustion Air:	<ul style="list-style-type: none"> •Inside Combustion Air Employed



FIREPLACES / WOOD STOVES OBSERVATIONS

Average fireplace and components. Some, but usual, flaws were noted.

OBSERVATIONS AND RECOMMENDATIONS

Fireplaces (11.1)

Ignition of fires in existing fireplaces or wood stoves is outside the scope of a home inspection. For gas-fired logs and unitary heating systems, the client is advised to consult with the current owner or utility company for proper operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of inaccessible flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

Other Fireplace/Stove Components Not Inspected:

- Interiors of inaccessible flues or chimneys
- Fire screens and doors
- Wood or Coal stove gaskets and doors
- Automatic fuel feed devices
- Mantles and fireplace surrounds
- Combustion air makeup devices
- Heat distribution assists (gravity or fan)

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace the batteries when ever the time changes.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired
- Undertake improvements to all stairways, decks, porches, and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement for further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating, and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged . Re-charge if necessary.
- Examine heating / cooling air filters and replace or clean if necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts, ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of the shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check all plumbing fixtures for evidence of leakage .
- Repair or replace leaking faucets or shower heads.
- Secure toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings, and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking and movement. Watch for bird nests or other vermin activity.
- Survey the basement and or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming into the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement, or safety hazards.

- Clean windows and test their operation. Improve caulking and weather stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sill and frames as necessary.
- Test all ground fault circuit interrupters (GFCI) devices as identified in the home inspection report.
- Shut off isolating valves and insulate all exterior hose bibs in the fall, if below freezing temperatures are expected.
- Test the temperature and pressure relief (TPR) valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood soil contact around the perimeter around home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect, and or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Have the heating, cooling, and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating, Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and plumbed as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventive treatments may be recommended in some cases

PREVENTION IS THE BEST APPROACH

Although we have heard it many times, nothing could be more true than the old cliché “ an ounce of prevention is worth a pound of cure.” Preventive maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact me should you have any questions regarding the operation or maintenance of your home. I always strive to give my clients the best, most comprehensive home inspection available. If you have any questions concerning this report please give me a call, or e-mail me. Thank you for choosing me for your home inspection.

Thank you,



Dan Phillips
HomeSafe-Advanced Home Inspections
PO Box 1068
Olive Branch, MS 38654-1068
901-229-0822

