Building Inspection Report

(Picture of the house here)

123 Anywhere Ln. Bakersfield, Ca. 93301

Inspection Date:

Prepared For:

Prepared By:

Beasley Home Inspection

Report Number:

Inspector:
Raymond Beasley

Report Overview

THE HOUSE IN PERSPECTIVE

This is a sample report, the report for you're home may have some sections either added or removed depending on the style, age, locations ect……..See the general scope of the inspection attached to this sample report.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary*.

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the AHIT® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a 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.

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

BUILDING DATA

Approximate Age:	Years Old
Style:	Single Family
Main Entrance Faces:	
State of Occupancy:	
Weather Conditions:	90-95+ Degrees
Recent Rain:	No
Ground Cover:	**Dry**

STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

Client Name: **Date:**

Inspection Address:

Inspector: Raymond Beasley

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of (AHIT[SM]), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee(s) listed here.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns. This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.
Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this

Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Construction Arbitration Services, Inc.

The inspection contract must be signed and returned prior to the inspection day; if the contract is NOT signed it may delay the inspection process and be subject to a re-scheduling fee of $ 25.00.

Print name: _____

X_____ **Date:** _____

Email: _____ Phone: _____

RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:

1. 1. Foundation *system*
2. 2. Floor framing *system*
3. 3. Under-floor ventilation
4. 4. Foundation anchoring and cripple wall bracing
5. 5. Wood separation from soil
6. 6. Insulation

B. The *Inspector* is not required to:

1. *Determine* size, spacing, location, or adequacy of foundation bolting/ bracing *components* or reinforcing *systems*
2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

A. Items to be *inspected*:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
3. Use a Ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

A. Items to be inspected:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The *Inspector* is not required to:

1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage.

SECTION 4 – Attic Areas and Roof Framing

B. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

B. The *Inspector* is not required to:

1. Inspect mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

B. Items to be *inspected*:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow* and *functional drainage*

B. The *Inspector* is not required to:

1. Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

B. Items to be *inspected*:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *Inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters
2. Remove cover plates
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

SECTION 7 – Heating and Cooling

B. Items to be *inspected*:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

B. The *Inspector* is not required to:

1. *Inspect* heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, solar, hedonic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 – Fireplaces and Chimneys

A. Items to be *inspected*:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The *Inspector* is not required to:

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals, or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – Building Interior

A. Items to be *inspected*:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The *Inspector* is not required to:

1. *Inspect* window, door, or floor coverings
2. *Determine* whether a *building* is secure from unauthorized entry
3. Operate or test smoke alarms or vehicle door safety *devices*
4. Use a ladder to *inspect systems* or *components*

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a *real estate inspection*:

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled

Systems or components

18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies.
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system, component,* or *appliance* that is *shut down,* unsafe to *operate,* or does not respond to *normal user controls*
21. Op*erating* shutoff valves or *shutting down* any *system* or *component* 22.Dismantling any *system, structure,* or *component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building, system, component, appliance,* or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

NOTE:** All definitions apply to derivatives of these terms when ***italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific *function*
Building: The subject of the *inspection* and its *primary parking structure*
Component: A part of a *system, appliance, fixture,* or *device*
Condition: Conspicuous state of being
Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*
Device: A *component* designed to perform a particular task or *function*
Fixture: A plumbing or electrical *component* with a fixed position and *function*
Function: The normal and characteristic purpose or action of a *system, component,* or *device*
Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time
Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously
Inspect: Refer to Part I, "Definition and Scope", Paragraph A
Inspector: One who performs a *real estate inspection?*
Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*
Operate: Cause a *system, appliance, fixture,* or *device* to *function* using *normal user controls*
Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued
Primary Building: A *building* that an *Inspector* has agreed to *inspect*
Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*
Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A
Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets
Safety Hazard: A *condition* that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*
System: An assemblage of various *components* designed to *function* as a whole
Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis.

Beasley Home Inspection
3305 Colony Oak St
Bakersfield, Ca 933311
Office: 661-589-5034
E-Mail: Rbinspector1@aol.com
Web: www.beasleyhomeinspect.com

Invoice Date:	Invoice #:

Report #:	Inspection Date			

Description	Amount
Home Inspection Thank You ! Raymond Beasley	$
	Total Due **$**
The late payment charge rate of interest is1.5% monthly (18% per annum), after 30 days.	Balance Due $

1.0 Structure

DESCRIPTION OF STRUCTURE

Foundation: Concrete/Slab on Grade	•Poured concrete
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss design
Roof Structure:	•OSB Sheathing

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

1.1 CONCRETE SLAB:

- Minor settlement cracks were observed in the garage slab, rear patio slab, and driveway concrete. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Poured Concrete, monolithic slab: Only parts of the exterior stem wall were visible at time of the inspection. It's very common for all slabs to have some settling, shrinkage cracks over time, these type cracks are usually what is called hair line cracks and cracks smaller than a 1/8 inch. The slab inside the home or under the floor furnishings are concealed from view therefore could not be evaluated at this time.

1.2 Exterior Walls:

- Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

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.

2.0 Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Roof type: Pitch: Gable Layers: 1 Age: Years
Roof Flashings:	•Metal
Chimneys:	•None
Roof Drainage System:	•None, Recommended
Skylights:	•None
Method of Inspection:	•Walked on roof
Solar system:	**None**

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

2.O MAIN ROOF:

- Info about the current condition of the roof…….

Roof photo's here…….

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.

3.0 Exterior / Grounds / Garage

EXTERIOR DESCRIPTION / OBSERVATIONS & RECOMMENDATIONS:

3.1 Exterior Walls: Type Stucco

- Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
-

3.2 Eaves, Soffits, And Fascia: Open Wood

- Soffit screens observed to be intact and not restricted
-

3.3 Exterior Windows & Doors: •Solid Wood •Dual pane type windows

- Normal operations observed
- General cleaning and maintenance
- Re-Key all door locks upon occupancy

3.4 Driveways / Entry Walkways And Patios: •Concrete

- Typical cracks noted
-

3.5 Porches, Decks, Steps, Railings: None

-

3.6 Garage (Interior & Exterior) Overhead Garage Door(s): •Steel

- Garage door remote not found or unknown
-

3.7 Surface Drainage •Level Grade with minor slope away from the foundation

- Gutters are recommended to control water off roof and away from the foundation
- Some soil and grading is recommended to prevent standing water near foundation
-

3.8 Fencing: Wood

- Normal wear and tear
- Loose posts and worn slats

3.9 Landscaping / Lawn Irrigation:

- Tested and operated from the auto timer box
- Sprinkler found to be needing some maintenance and repairs
-

Exterior photo's here…….

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.

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

4.0 Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Size:
Service Drop:	•Underground
Service Entrance Conductors:	•AL/Aluminum/ Copper
Service Equipment & Main Disconnects:	•Breakers •Located: Exterior wall of the garage
Service Grounding:	•Copper •Ground Connection Not Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	• Three prong grounded type
Ground Fault Circuit Interrupters:	•Present at: Kitchen, Bath, Exterior, Garage
Smoke & Carbon Detectors:	•Yes (SEE INFO BELOW)

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

4.0 MAIN PANEL:

-

4.1 INTERIOR ELECTRICAL:

-

4.2 EXTERIOR ELECTRICAL:

-

4.3 GARAGE ELECTRICAL:

-

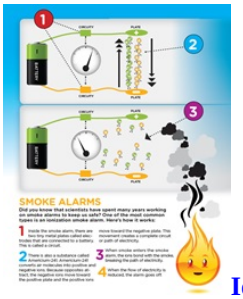
4.4 ATTIC ELECTRICAL:

- Satisfactory

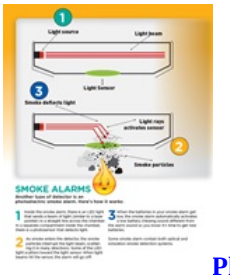
IONIZATION VS PHOTOELECTRIC

The two most commonly recognized smoke detection technologies are:

Ionization smoke detection and **photoelectric smoke detection**.



Ionization smoke alarms are generally more responsive to flaming fires.
How they work: Ionization-type smoke alarms have a small amount of radioactive material between two electrically charged plates, which ionizes the air and causes current to flow between the plates. When smoke enters the chamber, it disrupts the flow of ions, thus reducing the flow of current and activating the alarm.



Photoelectric smoke alarms are generally more responsive to fires that begin with a long period of smoldering (called "smoldering fires").
How they work: Photoelectric-type alarms aim a light source into a sensing chamber at an angle away from the sensor. Smoke enters the chamber, reflecting light onto the light sensor; triggering the alarm.

For each type of smoke alarm, the advantage it provides may be critical to life safety in some fire situations. Home fatal fires, day or night, include a large number of smoldering fires and a large number of flaming fires. You can not predict the type of fire you may have in your home or when it will occur. Any smoke alarm technology, to be acceptable, must perform acceptably for both types of fires in order to provide early warning of fire at all times of the day or night and whether you are asleep or awake.

For best protection, use both types of smoke alarm technologies

For best protection, it is recommended both (ionization and photoelectric) technologies be used in homes. In addition to individual ionization and photoelectric alarms, combination alarms that include both technologies in a single device are available.

Electrical photo's here…….

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.

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

5.0 Heating System

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Forced Air Furnace
Vents, Flues, Chimneys: •Metal-Multi Wall
Heat Distribution Methods: •Ductwork
HEATER UNIT IS LOCATED:
HEATER BRAND: M # S# AGE:

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

5.0 HEATER / FURNACE:

- Current information about the heater goes here!

Heating unit photo's here…….

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.

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

6.0 Air Conditioning / Evaporator

DESCRIPTION OF AIR CONDITIONING / EVAPORATOR

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning
Other Components: •Air Handler/Fan
A/C UNIT TYPE: System Type: 220 Volts, Freon charged unit
A/C UNIT LOCATION:
A/C UNIT BRAND: M # S# AGE:

AIR CONDITIONING / EVAPORATOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

6.0 A/C UNIT / EVAPORATOR:

- Current info about the cooling system here!

Cooling systems photo's here…….

LIMITATIONS OF AIR CONDITIONING / EVAPORATOR 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:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

7.0 Attic / Insulation / Ventilation

DESCRIPTION OF ATTIC / INSULATION / VENTILATION

Attic Insulation:	• R-38 Value is Approx. 12-16+ in Main Attic Loose -fill
Exterior Wall Insulation:	•Not accessible
Vapor Retarders:	•Foil/Tar paper
Roof Ventilation:	•Roof Vents •Soffit venting
Exhaust Fan/vent Locations:	•Roof

ATTIC / INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

7.0 ATTIC INSULATION AND VENTILATION:

- Original insulation levels observed
- All insulation appears to be satisfactory
- Ventilation and circulation appears satisfactory but improvements by adding in an attic fan would help the overall energy efficiency of the home.

Attic photo's here…….

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.

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

8.0 Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•House exterior wall
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•ABS/DWV
Water Heater:	•Natural Gas
Gas meter /Fuel Shut-Off Valves:	•Natural Gas Main Valve at Meter
Other Components:	•Backflow Preventers on Hose Bibs is recommended

•Sprinkler System

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

8.0 MAIN GAS METER AND SHUT OFF:

- Gas meter present, gas was on during the inspection.
- Note: No gas pressure test was performed during the visual inspection. This is usually done by a licensed plumber or the gas company if needed. This type of service is above and beyond the general scope of a visual inspection.

8.1 WATER HEATER BRAND:

M# **S#** **AGE:** **BTU:** **Gallons:**

WATER HEATER FINDINGS:

-

Water heater photo's here…….

8.2 Fixtures / Faucets / Sinks / Toilets:

Tubs / showers:

-

Sinks:

-

Toilets:

-

Other plumbing photo's here…….

8.3 KITCHEN & LAUNDRY:

-

8.4 WATER SUPPLY AND SEWER DRAIN PIPES:

- Satisfactory static water pressure
- Shut off valves noted at exterior wall and meter box
- Buried water and sewer line not visible or accessible during the visual inspection were not inspected tested or evaluated.

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, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

9.0 Interior

DESCRIPTION OF INTERIOR

General Condition of Interior Finishes
On the whole, the interior finishes of the home are in average condition for age. Typical flaws were observed in some areas.

General Condition of Windows and Doors
The majority of the doors and windows are good quality for age. The windows have been lacking maintenance.

9.0 WINDOWS / SHADES / BLINDS:

-

9.1 DOORS /KNOBS / HANDLES / LOCKS:

-

9.2 WALLS & CEILINGS:

-

9.3 FLOORING: Wood, carpet, tile, vinyl:

-

9.4 LIGHTING/FANS:

-

Interior photo's here…….

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.

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

10.0 Appliances

DESCRIPTION OF APPLIANCES

☑ Disposal	*Operates*:	☑ Yes	☐ No	☐ Trash compactor	*Operates*:	☐ Yes	☐ No
☑ Oven	*Operates*:	☑ Yes	☐ No	☐ Exhaust fan	*Operates*:	☐ Yes	☐ No
☑ Range	*Operates*:	☑ Yes	☐ No	☐ Refrigerator	*Not evaluated*		
☑ Dishwasher	*Operates*:	☑ Yes	☐ No	☐ Microwave	*Operates*:	☐ Yes	☐ No
Dishwasher Air-gap:		☐ Yes	☐ No				

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

10.0 OVEN/STOVE / COOK TOP:

-

- Anti-tip brackets have been required by Underwriter Laboratories (UL) and the American National Standards Institute (ANSI) since June 1991 for all free-standing and slide-in stoves/ovens. Some manufacturers have incorporated anti-tip brackets into their stove designs since well before 1991. An anti-tip bracket is an “L” shaped piece of metal that should be installed at the wall/floor joint behind the kitchen stove. Modern stoves have a small groove or opening built into them so that they can slide into place over the bracket. The groove or opening can be located on the right or left of the stove’s rear side (depending upon the stove’s manufacturer and model). The bracket allows the oven to be slid out for cleaning or inspection behind the stove, yet prevents the stove from tipping out into the kitchen.

10.1 HOOD-VENT/MICROWAVE:

-

10.2 DISHWASHER:

- Normal operations, no leaks

10.3 DISPOSAL:

- Normal operations, no leaks
-

10.6 LAUNDRY ROOM:

-
-

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.

11.0 Fireplace & Chimney

DESCRIPTION OF FIREPLACES / WOOD STOVESCHIMNEY

Fireplaces: •
Vents, Flues, Chimneys: •

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments
On the whole, the fireplace and its components are in average condition. Typical minor flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

11.0 Fireplaces

-

11.2 CHIMNEY:

Fireplace and Chimney
photo's here…….

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 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.

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

12.0 Swimming Pool

DESCRIPTION OF SWIMMING POOL

Pool Type:	•In-ground plaster
Heater:	•None
Filters:	•Cartridge, Dirty and needs replacement
Pumps:	•Satisfactory, No leaks
Blowers:	•None
Valves:	•Satisfactory, no leaks
Electrical Components:	•Satisfactory
Fencing:	•None
Decking / Coping:	•Concrete

SWIMMING POOL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

12.0. Pool interior:

-

12.1. Pool pump and filter:

-

12.2. Pool electrical:

-

Swimming pool photo's here…….

LIMITATIONS OF SWIMMING POOL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

Components beneath the water level are not inspected.
Chemical composition of the water is not inspected as part of the inspection.
Underground piping or electrical components are not inspected.
Effectiveness of the filter(s) and heating system(s) are not inspected.

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