



For the comfort of knowing!



Confidential Home Inspection Report

Of

1234 Scenic Drive
Anywhere, Idaho 88888

Date: 6/25/2007

By

Michael Walsh

Inspector ID: NACHI08032004, NEHA/NRPP 105009RT

Of

Sun Valley Home Inspections LLC

PO Box 2627
Hailey, ID 83333

Phone: 208-481-1969

Email: mwalsh@svinspections.com

www.sunvalleyhomeinspections.com

Building Description

Attribute	Description / Type	Address / Comments
Year built	1994	1234 Scenic Drive
Total sq.ft. (livable)	2151	Anywhere, Idaho 88888
Building type	<input checked="" type="checkbox"/> Single family, ranch <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Date of inspection: 6/24/2007 Bedrooms: 3 Bathrooms: 2
Construction	<input checked="" type="checkbox"/> Insulated concrete forms (ICF) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Electric Public utility Natural Gas Public utility Water Public utility Sewer Public utility

Additional Building Description/ Comments

Note: Red text throughout this report indicates items that are damaged, need repair, or may present a health or safety hazard. Brown text indicates cosmetic defects that do not impair function. Green text indicates maintenance tips. Blue indicates additional information

Client Information

Client Name(s)	_____
Address	_____
Phone(s)	_____
Buyer's agent	_____
Phone(s)	_____
Seller's agent	_____
Phone(s)	_____

General Conditions

The home entry faces east. The home was occupied. Some areas could not be inspected due to the presence of furniture and stored items. The home was in generally very good and well maintained condition. The structure appeared sound and its construction in compliance with standard residential construction performance guidelines. The Inspector found no material defects with any major systems. Plumbing, heating, and electrical systems operated properly. Repairs were needed to some components as noted in red in this report.

Observations made and reported were true for the time and date of the inspection. There is no guarantee or implied warranty of any future condition.

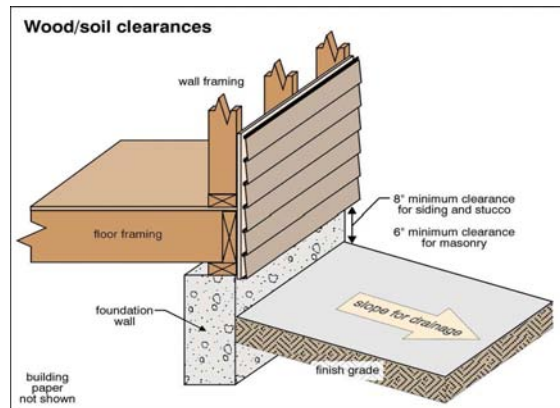
Weather at time of inspection

Temperature	Start Time	General Conditions
56 degrees	2PM	Partly cloudy

I = Inspected NI = Not Inspected NP = Not Present R = Repair Needed D = Defective						
I	NI	NP	R	D	Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Gravel driveway with asphalt apron	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walkways Poured concrete	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fences & gates	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grounds	in serviceable condition
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Retaining wall(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Patio <i>Poured concrete patio at rear and north. Some concrete at rear was heaved causing possible trip hazard. See photo below. Rear patio had hairline shrinkage cracks.</i>	See comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot slope for drainage <i>See diagram below for guidance</i>	in serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood / soil clearance <i>Stucco touches soil at building perimeter in many places. Recommend moving soil away to prevent moisture damage to stucco. Minor repair. No damage present at time of inspection. See diagram below for guidance</i>	See comments

Photos and Additional Comments

Inspection Standards: Inspect driveway, walkways, and patios (if present) for type and condition. Inspect fences and gates which may directly have an effect on the condition of the house. Inspect grounds only for trees or shrubs too close to house, disturbed ground, and proper drainage.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roofing type Fiberglass architectural asphalt shingles	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shingles <i>No damaged or dislodged shingles were visible</i>	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underlayment <i>As viewed at eave. Most underlayment was hidden beneath the roof-covering material and the Inspector was unable to view it or evaluate its proper condition or installation.</i>	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof flashing Sheet metal	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing vents / flashing	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drip and rake edge flashing Sheet metal	In serviceable condition
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Valley flashing Shingled covered	See comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gutters, downspouts The roof had only partial gutters. At exterior doors with no downspouts. See example photo below	See comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Age / remaining life <i>Shingle appears to be of the 40 or more years warranty type. Inspector does not certify roofs as leak-proof as part of a General Home Inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.</i>	






Photos and Additional Comments

Inspection Standards: Inspect roof structure for type, materials and condition. Inspect for underlayment. Inspect roof covering for material, proper installation and condition. Inspect apron, valley, sidewall, drip edge, pipe/stack, cricket and/or backer flashing and caulking for type, proper installation and condition. Inspect for ice dam potential. Inspect gutters and downspouts for material, proper installation, condition, drainage, and leaks.



Partial gutter at north



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					Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney structure Wood framed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flue/liner Single-wall galvanized steel	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney cap Sheet metal	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rain cap/spark arrester Sheet metal	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Sheet metal	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior covering Stucco	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Chimney height	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Creosote buildup Flue was clean (as viewed from fireplace). Maintenance tip: Flue should be cleaned at least once a year to prevent creosote build up which can create a fire hazard.	See comments

Photos and Additional Comments

Inspection Standard: Inspect chimney for structure type, proper construction, condition, adequate height, creosote buildup.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Siding Stucco. <i>Cosmetic damage to stucco color coat at north. See photo below</i>	See comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fascia, soffits Wood fascia, plywood soffits. <i>Soffit vent screen at NE corner was varmint damaged. Needs repair to prevent varmint intrusion. See photo below. Soffit finish bleached at dryer vent. See photo below</i>	See comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows and doors Metal clad double-pane glazing wood windows. <i>Inspector cannot warrant that all (if any) failed double pane window seals in the home were identified. The symptoms of some failed thermal seals may be visible under certain weather conditions but probably will not be visible under others.</i>	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trim, flashing, and caulking Log trim	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porches, decks, balcony Wood porch at front. <i>Inaccessible areas under the deck could not be inspected.</i>	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior lighting	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior outlets Ground Fault Circuit Interrupter (GFCI)-protected, enclosed in weather-resistant covers. <i>Outlet at west did not respond to testing. Recommend further evaluation by licensed electrician.</i>	See comments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Photos and Additional Comments

Inspection Standards: Inspect exterior wall system for water intrusion, too close to grade, too close to roofs, mechanical damage. Inspect wall cladding, soffits, fascia, and trim for proper installation, paint/stain condition, and flashing and caulking defects. Inspect windows and doors for appearance, condition, flashing and caulking defects, frame deformation, storm windows and screens missing or damaged, broken glass, air and water leaks. Inspect deck/porch/balcony for proper construction and condition. inspect deck/porch/balcony surface, railings, handrails, stairs, and finishes for condition and safety. Inspect deck/porch/patio cover for proper construction and condition. Inspect exterior light fixtures for operation and condition. Inspect exterior outlets for polarity, grounding, and GFCI protection. Check crawl space vents (if present) for clearance and condition.








Bleached soffit finish at dryer vent



Soffit vent screen at NE corner was varmint damaged.








Surface damage to stucco color coat at north

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					Item	Condition
I	NI	NP	R	D	Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Siding, fascia, soffits, trim	In serviceable condition
Fiber cement siding with plywood soffits and wood fascia and trim						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conventional door to exterior	In serviceable condition
Two metal doors present						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window(s)	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overhead door(s)	In serviceable condition
Two single car roll-up type masonite doors						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door opener(s) / safety eyes / auto-reverse	See comments
Manufacturer: Liftmaster. Automatic reverse feature at west door did not respond to testing. Opener had a missing, inoperable or badly out of adjustment automatic-reverse feature. Recommend correction by a qualified contractor or technician.						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor, walls, and ceiling	In serviceable condition
Concrete floor. Finished drywall walls and ceiling						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink/cabinets	In serviceable condition
<i>Fiberglass sink present</i>						
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Combustion appliance clearance	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical	In serviceable condition

Photos and Additional Comments

Inspection Standards: Inspect garage structure and finishes for condition. Inspect service door for fire protection an condition and overhead door condition. Inspect overhead door opener for smooth operation, safety eyes for operation and auto-reverse system. Inspect window(s). Inspect combustion appliance(s) in garage for adequate clearance. Inspect plumbing (if present). Inspect representative number of switches, receptacles, and light fixtures. Inspect for polarity, grounding, and GFCI protection. Inspect heater (if present)








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					Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access/location Access located in master bedroom closet	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation type Blown-in cellulose and fiberglass batts	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insulation amount Home contains about 18 inches. <i>You can usually obtain an R-value of 3.1 to 4.2 or slightly higher per inch of material with batts. The R-value of loose fill cellulose is usually 3.8 per inch of material. The modern recommended value for our area is R-49.</i>	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof framing Manufactured wood trusses	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof sheathing Oriented strand board (OSB). <i>Not all of the roof sheathing was visible at the time of the inspection.</i>	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation devices Gable end vents. Continuous soffit venting with baffles	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture penetration	None visible
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None combustible exhaust vents	In serviceable condition (where visible)

Photos and Additional Comments

Inspection Standards: Inspect attic access for location, size, insulation, weather stripping. Inspect attic insulation for type, amount, proper installation, damage, and R-value. Inspect Roof framing and sheathing for type, damage, moisture penetration. Inspect attic venting for type, amount and obstruction. Inspect power venting (if present). Inspect duct work and vent pipes for proper installation and condition.



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					Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foundation Type/access location	Access in serviceable condition Crawlspace. Access located in master bedroom closet
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete	In serviceable condition The visible portions of the foundations walls consisted of poured concrete. <i>Hairline and/or small cracks, within normal tolerances, were visible.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Support beam/beam pockets, posts, walls	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor structure	In serviceable condition The visible floor structure in the crawlspace appeared to be in serviceable condition at the time of the inspection. Diomentional lumber construction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sub floor	In serviceable condition OSB. <i>Most of the subfloor in the primary dwelling was concealed by insulation and generally could not be visually inspected.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Insulation	See comments Cellulose sprayed on stemwalls and fiberglass batts at the floor. Some batts had fallen from floor joists. Minor repair
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vapor barrier	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	In serviceable condition Vents at the stemwall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Moisture intrusion	None visible
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Radon mitigation	

Photos and Additional Comments

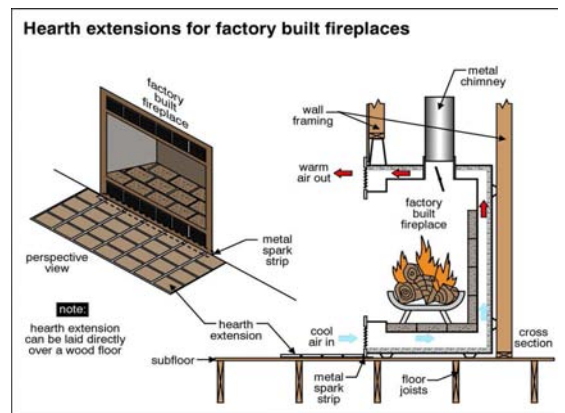
Inspector Standards: Inspect foundation for proper construction and condition. Slab on grade: inspect for cracks, settling, heaving, scaling or spalling. Crawlspace: inspect concrete, support structures, floor framing, and subfloor for proper installation, condition and moisture penetration. Inspect insulation for type, proper installation, and condition. Inspect foundation ventilation for amount and condition. Inspect vapor barrier (if present) for proper installation and condition. Inspect plumbing, electrical, and HVAC. Inspect radon mitigation system (if present) for proper installation and operation. Inspect for pest (general evidence)



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I	NI	NP	R	D	Item Comments	Item Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Type Manufactured wood burning insert	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Firebox	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flue damper	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas igniter Ignited using key and valve to right of firebox. Maintenance tip: Keep igniter free of ash and embers build up.	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hearth Stone	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors Glass	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mantle Stone	In serviceable condition
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Screen(s)	

Photos and Additional Comments

Inspect fireplace for type. Inspect hearth for proper material, size, and condition. Inspect firebox for material type and condition. Inspect lintel for condition. Inspect for proper draft. Inspect damper for size and proper operation. Inspect smoke chamber (if present). Inspect for outdoor combustion air. Inspect glass doors (if present) for operation and condition. Inspect screen (if present) for condition. Inspect heat circulator (if present) for operation. Inspect gas ignitor (if present) for pipe obstruction, rust, clearance, and operation.



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					Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Master bathroom	*All components In serviceable condition. <i>Floor: slate. Countertop: Marmoleum (natural linoleum). Ventilation: ceiling fan.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bathroom 2	*All components In serviceable condition. <i>Drain stop for the washbasin was defective. Minor repair. Floor: slate. Countertop: Marmoleum (natural linoleum). Ventilation: ceiling fan. Ceiling fan did not appear to work. Recommend further evaluation by licensed electrician</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Photos and Additional Comments

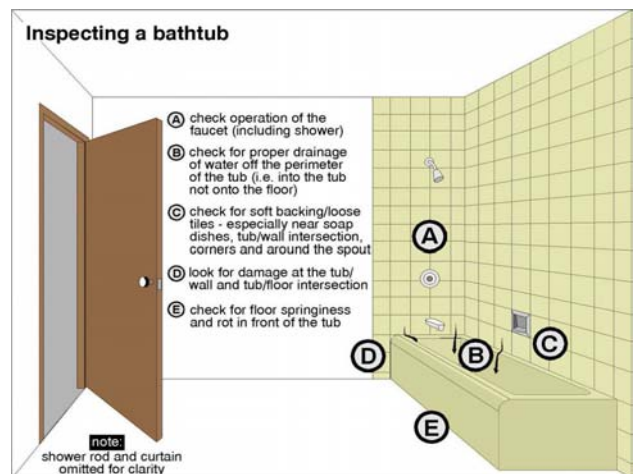
***All components (Inspection Standards):** Inspect floor for soundness and floor covering for damage. Inspect walls and ceilings for water damage, cracks, and deterioration. Inspect representative number of windows for type and operation. Check windows for leakage, sash, trim, glass, hardware, location, and screens. (Determining condition of all dual pane windows is not possible due to temperature, weather, and lighting variations.) Inspect each door for condition and operation. Check door frame, trim, and hardware. Inspect representative sample of switches, outlets, and light fixtures for operation and condition. Inspect plumbing piping, valves, and faucets for proper installation, condition and leaks. Inspect sink(s), toilet, tub/shower and stall enclosure for condition, operation, and leaks. Run water in sink(s), tub, and toilet to inspect water pressure, drainage, and leaking. Inspect jetted tub operator (if present). Inspect representative sample of switches, and light fixtures for operation and condition. Inspect representative number of outlets for polarity, grounding, and GFCI protection. Inspected a representative number of cabinet doors and drawers for condition.








Master bathroom








Bath 2



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					Item	
I	NI	NP	R	D	Item Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior living spaces Solid wood doors in serviceable condition	Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior living spaces <i>Two awning windows at living room did not operate properly. All window screens were installed.</i>	Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior living spaces Painted drywall in serviceable condition	Walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior living spaces Painted drywall in serviceable condition	Ceilings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior living spaces Slate, Marmoleum (natural linoleum), and carpet in serviceable condition	Floors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior living spaces <i>Three way light dimmer switches at main hallway did not function properly.</i>	Electrical and lighting
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior living spaces In serviceable condition	Cabinets and Trim
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior living spaces In serviceable condition	Locks
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Photos and Additional Comments






Inspection Standards: Inspect floor for soundness and floor covering for damage. Inspect walls and ceilings for water damage, cracks, and deterioration. Inspect representative number of windows for type and operation. Check windows for leakage, sash, trim, glass, hardware, location, and screens. (Determining condition of all dual pane windows is not possible due to temperature, weather, and lighting variations.) Inspect each door for condition and operation. Check door frame, trim, and hardware. Inspect switches and all light fixtures for operation and condition. Inspect representative number of outlets for polarity and grounding. Inspect ceiling fan (if present). Inspect closet components including shelving and/or cabinets. Inspect attachments for condition. Inspect stairway(s) for treads and risers, landings, handrails, lighting, headroom.

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					Item	
I	NI	NP	R	D	Item Comments	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinets Wood	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Counter tops Marmoleum (natural linoleum) and butcher block (at island)	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink Porcelain	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical and lighting	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Windows/doors	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls and ceiling Painted drywall	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flooring Slate	In serviceable condition

Photos and Additional Comments

Inspection Standards: Inspect floor for soundness and floor covering for damage. Inspect walls and ceilings for water damage, cracks, and deterioration. Inspect representative number of windows for type and operation. Check windows for leakage, sash, trim, glass, hardware, location, and screens. (Determining condition of all dual pane windows is not possible due to temperature, weather, and lighting variations.) Inspect each door for condition and operation. Check door frame, trim, and hardware. Inspect representative sample of switches, outlets, and light fixtures for operation and condition. Inspect plumbing piping, valves, and faucets for proper installation, condition and leaks. Inspect sink(s) for type and condition. Run water in sink(s) to inspect water pressure, drainage, and leaking. Inspect representative sample of switches, and light fixtures for operation and condition. Inspect representative number of outlets for polarity, grounding, and GFCI protection. Inspect cabinet doors and drawers for condition and a representative number of cabinet doors and drawers for operation.



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					Item Comments	Condition
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas/electric range Manufacturer: Jenn Air gas cooktop and electric oven. Ignited cook top burners and inspected flame(s) for evenness and fuel/air mix. Right rear burner did not ignite. Tested oven for heat.	See comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave Oven Manufacturer: Panasonic portable. Heated water. Maintenance tip: Microwaves should never be turned on when empty, since this may result in damage to the magnetron.	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher Manufacturer: Kenmore. Ran through cycle. Maintenance Tip: The filter which is fitted near the bottom of the dishwasher needs to be cleaned regularly.	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garbage disposal Manufacturer: In-Sink-Erator. Activated. Maintenance Tip: To clean disposal, push a full tray of ice cubes through it while running cold water. Run water during use and for at least two minutes after you finish. Hot water can melt fats and clog the mechanism and the pipes. Do not grind overly fibrous materials, bones, or coffee grounds.	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator Manufacturer: Amana. Refrigerator was cooling and freezing. Ice maker was installed. Activated water and ice dispenser. Maintenance Tip: Once a year, clean the coils on the back or underneath and make sure temperatures is set correctly.	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cooktop ventilation Manufacturer: Down draft integrated with range. Activated.	In serviceable condition
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Photos and Additional Comments






Inspect appliances for manufacturer. Activate appliances when possible. Inspect for proper installation, damage, and operation

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I	NI	NP	R	D	Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinets Melamine In serviceable condition
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Counter tops
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical and lighting In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor Marmoleum In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls and ceiling Painted drywall In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes washer In serviceable condition Manufacturer: Kenmore stacking. Activated. Maintenance Tip: Inspect the rubber connecting hoses. Replace every 2-3 years or sooner if evidence of rot appears.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clothes dryer In serviceable condition Manufacturer: Kenmore stacking. Electric. Activated. <i>Although the Inspector operated the dryer briefly, the dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard.</i>

Photos and Additional Comments

Inspection Standards: Inspect area for all interior components. Inspect for presence of clothes washer connections and waste pipe, dryer vent, sink, faucet, drain, and undersink plumbing ,exhaust fan,



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					Item Comments	Condition
I	NI	NP	R	D		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water meter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut-off valve(s) Main shut-off valve located in mechanical room	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service piping	In serviceable condition (where visible)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Supply piping Copper. Good pressure and flow. <i>Several fixtures were operated simultaneously.</i>	In serviceable condition (where visible)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain piping ABS plastic	In serviceable condition (where visible)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Venting system <i>Note: For the most part, venting systems are not visible. Inspected drainage at plumbing fixtures and inspected roof vents.</i>	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage Ran water in sinks, tubs and showers	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas meter/shutoff Meter and gas shutoff was located at south exterior.	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior faucets Freeze protected. All exterior faucets were operable	In serviceable condition
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation (sprinkler) system <i>There appeared to be an irrigation system installed. Control panel was located at south exterior. Operation and evaluation of irrigation (sprinkler) systems are outside of the scope of a General Home Inspection.</i>	See comments

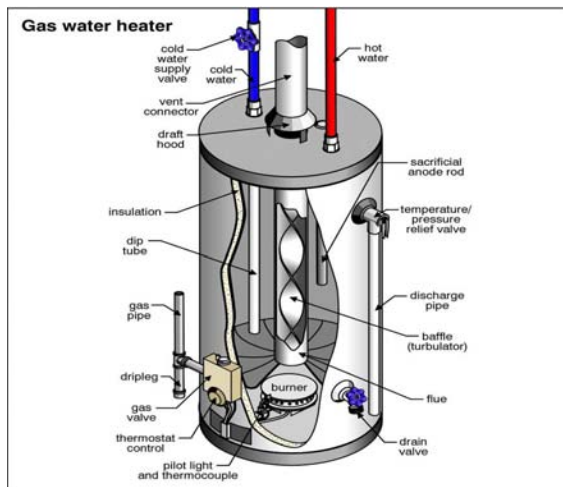
Photos and Additional Comments

Inspection Standards: Inspect water meter for condition. Inspect visible service piping for type, proper installation, condition and leaks. Inspect shutoff valve for location, accessibility, condition and leaks. Inspect visible supply, drain, and vent piping for type, proper installation, condition and leaks. Inspect gas meter for location, presence of main valve, and condition. Inspect sewage ejector pump and/or sump pump if present for condition. Inspect exterior faucets for type, condition and proper operation. *In accordance with accepted professional home inspection standards, Inspector will only operate during the course of the inspection, those valves (or faucets) which would normally be operated by the occupants of the home in their daily use of the plumbing system. Inspector will usually avoid operating: The main water supply shutoff, the temperature – pressure relief valve on the water heater, any boiler relief valves, the water heater tank supply or drain valves, any stop valves supplying water to plumbing fixtures, the laundry supply shutoff valves.*

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I	NI	NP	R	D	Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater type/fuel source/manufactured date/location Manufacturer: Bradford White natural gas heater. Manufactured date: March, 1994. Located in mechanical room. <i>According to NAIB 1997 and Freddie Mac 2002, the average life span for a gas water heater is 15-18 years.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tank	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drain	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flue	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Controls	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Circulation pump Manufacturer: Grundfos	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TPR valve/discharge pipe	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capacity	50 gallons

Photos and Additional Comments

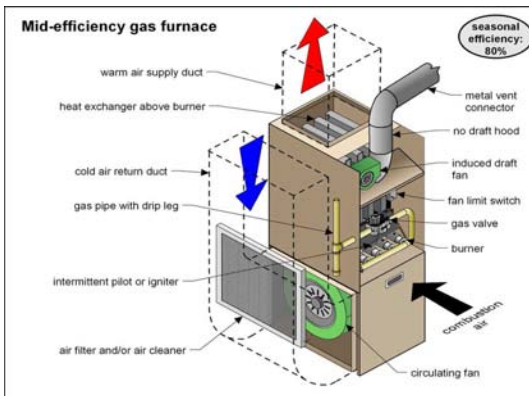
Inspection Standards: Inspect water heater for operation, leaking, rust, damage, clearance from combustibles, temperature/pressure relief valve for proper installation and visual condition, piping, valves, fittings, and drain. **Hot Water Heater Maintenance Tips:** Drain the tank at least once a year to remove sediment. Check the temperature/pressure relief valve (T&P) annually. Replace the anode rod in the tank every 5-10 years. Cleaning the tank annually prolongs the life of the anode rod. Keep the water temperature at 120F to 130F.








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I	NI	NP	R	D	Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Source/location/manufacturer/manufactured date (if labelled)/BTUs input/output Natural gas-fired forced warm-air mid-efficiency furnace. Located in mechanical room. Manufacturer: Amana. Manufactured date: 12, 1994. BTUs input/output: 100,000/80,000	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace cabinet	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas piping, valves, and fittings	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flue piping Galvanized steel	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Blower/air filter(s) <i>Activated.</i> Mechanical air filter(s). Filter(s) was dirty. Minor repair. Maintenance tip: Proper maintenance of the air filter is important for the efficiency of the furnace. Filters should be checked every three months and replaced as necessary. A dirty or clogged air filter restricts the air flow through the system and can cause an excessive rise in the temperature. This temperature rise may cause damage to the heat exchanger, or lower operating efficiency.	See comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas burner <i>Activated</i>	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Combustion air	In serviceable condition
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heat Exchanger <i>Cracks or holes in heat exchangers can be tricky to find and often require partial dismantling which is beyond General Home Inspector standards. Inspector performed visual inspection of visible exchanger only and found no damage. Inspector always recommends installation of carbon monoxide detector at furnace location.</i>	See comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Duct systems, registers, and grilles Flex duct	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Thermostat(s) <i>Activated each</i>	In serviceable condition

Photos and Additional Comments

Inspection Standards: Inspect gas piping, valves, and fittings for proper installation, materials, adequate support, rusting, inspect for adequate combustion air. Inspect gas burner for correct operation, rust, gas odor or leak, and short cycling. Inspect heat exchanger for cracks, holes or rust, soot or deposits. Inspect cabinet for rust, mechanical damage, missing components, combustible clearances, obstructed air intake or scorching. Inspect duct insulation. Inspect thermostat for location, level, loose, dirty, or damage. Inspect blower for proper operation. Inspect mechanical air filter for proper installation and condition. Inspect heat shield for condition. Inspect ducts for proper installation, insulation and condition. Inspect registers. Inspect grilles for proper location and condition. **Maintenance Tip:** Check furnace filters every two months during the heating season; clean or replace them as needed. Clean the fan blades annually. Keep the area around the furnace housing free of dust, lint and litter.



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					Item Comments	Condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service entrance cable/conduit	In serviceable condition
					Underground service entrance located at south exterior. Aluminum	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Service Size	
					Amps: 200 Volts: 240V/120V	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main panel	In serviceable condition
					See photo below	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main breaker/disconnect	In serviceable condition
					Circuit breaker type disconnect located at south exterior	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grounding electrode	In serviceable condition
					<i>The sub-panel appeared to be grounded to a driven rod.</i>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Branch panel(s)	In serviceable condition
					200 amps. Manufacturer: Square D panel located in mechanical room. Panel flush mounted. Wiring is installed correctly. No knockouts or bushings missing. Circuit label present. See photos below	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Breakers	In serviceable condition
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Branch circuit wiring	In serviceable condition (where visible)
					Modern vinyl-insulated copper wire	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GFCIs/AFCIs	In serviceable condition
					GFCI protection at outlets	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors	In serviceable condition
					Interconnected. Activated. Maintenance Tip: Clean smoke detectors at least once a year. Open the cover and vacuum all the dust and debris that may hinder detection of smoke. Replace batteries every six months. Put tape on the side of the detector and write the date on it as reference.	

Photos and Additional Comments

Inspection Standards: Inspect service drop (or lateral) for proper installation. Inspect service size, service panel for location, condition, overheating, main disconnect amperage rating, breaker size, wiring, grounding system. Inspect sub-panel(s) for location, manufacturer, condition, amperage rating, location, proper installation, damage. Inspect fuses and/or breaker condition, panel wires for proper connections and damage. Inspect (visible) branch circuit wiring for type, size, proper installation, and condition, and label information present. Inspect smoke detectors for proper location. Test smoke detectors. *Low voltage lighting, yard and landscape lighting and low voltage irrigation timers are outside the scope of a home inspection and are specifically excluded from our inspection and this report.*



Interior



Living room



Dining area



Kitchen



Master bedroom



West bedroom



East bedroom

Exterior



Front view



SE rear view



NE rear view



East view



Front porch



West view