

# Property Inspection Report

00000

111 Dream House Lane  
Any, II 11111



**Professional Inspections, Inc.**

**Prepared By: Mr. Reliable Inspector**

2424 Anywhere  
All, AZ 11111

# Property Inspection Report

Inspection Number: 00000

INSPECTOR INFORMATION	
<b>Inspector:</b>	Mr. Reliable Inspector
<b>Address:</b>	2424 Anywhere
<b>City:</b>	All
<b>State/Province:</b>	AZ
<b>Zip/Postal Code:</b>	11111
<b>Phone:</b>	(111)111-1111
<b>Mobile:</b>	(111)222-2222
<b>E-Mail:</b>	reliableinsp@yahoo.com

INSPECTION INFORMATION	
<b>Address:</b>	111 Dream House Lane
<b>City:</b>	Any
<b>State/Province:</b>	II
<b>Zip/Postal Code:</b>	11111
<b>Date:</b>	Mar 1 2010
<b>Start Time:</b>	08:30
<b>End Time:</b>	10:30
<b>Type:</b>	Limited Visual
<b>Fees:</b>	\$300.00
<b>Other Fees:</b>	\$0.00

PROPERTY CONDITIONS	
<b>Approximate Sqft:</b>	1600
<b>Estimaged Age:</b>	24
<b>Occupied:</b>	N
<b>Electrical Service:</b>	Y
<b>Gas/Oil Service:</b>	Y
<b>Water Service:</b>	N
<b>Weather:</b>	Dry
<b>Outdoor Temperature:</b>	80°
<b>Building Type:</b>	Framed
<b>Additions/Modifications:</b>	None
<b>Entrance Faces:</b>	N
<b>Soil Conditions:</b>	Appear Normal
<b>Space Below Grade:</b>	Y
<b>Garage:</b>	Attached

SELLER'S INFORMATION	
<b>Name:</b>	Mr. Anxious
<b>E-Mail:</b>	sellers@cox.net
<b>Phone:</b>	111-222-3333
<b>Fax:</b>	111-333-2222
<b>Address:</b>	111 Dream House Lane
<b>City:</b>	Any
<b>State/Province:</b>	II
<b>Zip/Postal Code:</b>	11111
<b>Agent Name:</b>	Agent Mr. Reliable
<b>Agent Company:</b>	Best Realty, Inc.
<b>Agent E-Mail:</b>	reliable@bestrealty.com
<b>Agent Phone:</b>	222-333-4444
<b>Agent Address:</b>	2211 Buyers Lane
<b>Agent City:</b>	Any
<b>Agent State:</b>	AL
<b>Agent Zip:</b>	11111

CLIENT'S INFORMATION	
<b>Name:</b>	Robin Best
<b>E-Mail:</b>	robinbest@yahoo.com
<b>Phone:</b>	111-121-1212
<b>Fax:</b>	111-222-1111
<b>Address:</b>	2424 Anywhere Lane
<b>City:</b>	Any
<b>State/Province:</b>	II
<b>Zip/Postal Code:</b>	11111
<b>Agent Name:</b>	Agent Mrs. Fantastic
<b>Agent Company:</b>	Better Realty Company
<b>Agent E-Mail:</b>	fantastic@betterrealty.com
<b>Agent Phone:</b>	222-333-2222
<b>Agent Address:</b>	1212 Selling Ave
<b>Agent City:</b>	Any
<b>Agent State:</b>	AL
<b>Agent Zip:</b>	11111

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### **Agreement**

The Property Inspection Report, which includes this agreement, the cover page, the inspection information, and the summary (comments and issues) is a total of 24 sections. It is of uppermost importance to review every page of the inspection report, as well as all the photographs in this inspection report. There are two types of property inspections: the Comprehensive Property Inspection, and the Limited Visual Property Inspection. Of the two, the limited visual property inspection is, by far, the most common inspection performed.

The Comprehensive Property Inspection takes approximately one to two days to complete. Inspection time varies based on the conditions and age of the property, as well as sub-contractors scheduling. This type of inspection generally costs between \$2000 and \$5000 or more, again, depending on condition, size and age of the property, as well as inspection scope and geographic region. (An example of inspection scope would be: with or without a pool inspection.)

A Limited Visual Inspection takes approximately two to four hours to complete. Inspection time varies based on the condition, size and age of the property. This type of inspection generally costs between \$200 and \$800, again, depending on condition, size and age of the property, as well as inspection scope and geographic region.

### **THE COMPREHENSIVE PROPERTY INSPECTION**

The Comprehensive Property Inspection is technically exhaustive and can be invasive to the point of some minor destructive testing. Several different trades are scheduled to take part in the inspection process. Testing includes the use of highly specialized equipment, as well as some dismantling of system components. May also include testing of soil by a Geo-technical engineer, and/or examination of the property by a structural engineer.

### **Examples of Comprehensive Property Inspection Scope Determine Code Compliance**

- Analyze Structural Load Bearing Capacity of Components
- Scope the Chimney Look for Underground Storage Tanks
- Examine the Efficiency of Heating and Cooling Systems
- Disassemble Furnace to Examine Heat Exchanger
- Inspect Solar Systems Inspect Saunas
- Inspect Fire Suppression System
- Test Every Electrical Wall Receptacle and Wall Switch
- Perform and Amp. Load Test on All Circuits
- Scope Main Drain Lines Inspect Septic Systems
- Operate Gas and Water Shutoff Valves and Light Gas Fireplaces
- Inspect Landscape Irrigation System
- Operate All Appliances
- Operate All Windows

## THE LIMITED VISUAL PROPERTY INSPECTION

The Limited Visual Property Inspection is a non-invasive, non-technically exhaustive, physical examination of the property. It is designed to identify material defects in systems, structures, and components of the referenced property and its associated primary parking structures, as they exist at the time of inspection. A material defect is a condition which significantly affects value, desirability, habitability or safety of the building. Style, cosmetic items, neighborhood and appraised value are not part of the inspection. The inspection is limited to those specific systems, components and structures that are present, visually accessible and identified in the inspection report. Systems and their components are operated with normal user controls only, and only as conditions permit. There is no dismantling of any system structure or component, or performing any intrusive or destructive examinations, tests or analysis. Inspection does not include the operation or evaluation of any low voltage electrical antennas, security systems, cable television, Internet, telephone, satellite, intercoms, timers, computers or any other non-primary electrical powered devices. This inspection report meets or exceeds all national professional inspection organization requirements.

The Inspector shall prepare a written inspection report for the sole use and benefit of the Client. The Client agrees to assume risk for all conditions which are concealed from view at the time of the inspection, as well as items outside the inspection scope. Inspection is not code compliant for past or present code conditions, nor is it a permit verification. Additionally, the inspection does not in any way address the possible danger from any potentially harmful substances or environmental hazards including, but not limited to: formaldehyde, toxic materials, combustible materials, mold, radon, lead paint, corrosive contaminants, geologic substances, wildfires or floods.

### Examples of Limited Visual Property Inspection Scope

- Observe Structural Components
- Observe Visible Exterior Items: Foundation, Walls, Roof, Chimney, Patio, and Porches
- Enter Attic, with Minimum Three Feet Headroom
- Observe and Operate Permanently Installed Heating and Air Conditioning Systems with Normal User
- Controls
- Test Sampling of Random Electrical Outlets
- Visually inspect electrical service panel
- Operate All Faucets, Tubs, and Showers
- Observe the Functional Flow of Drains
- Observe All Visible Gas and Water Supplies
- Operate All Built-In Appliances
- Operate One Window per Room

Unless otherwise indicated, Client understands the Inspector is performing a Limited Visual Property Inspection. Client understands and agrees to the limitations of this inspection.

## GLOSSARY OF INSPECTION RATINGS

**Satisfactory (S):** The inspected item or component was found to be in normal condition for its age.

**Not Inspected (NI):** This item or component was not inspected. Items or components may not be accessible due to safety reasons, or furniture, stored articles, trees, shrubs, snow, etc.

**Not Applicable (NA):** Not applicable to this property.

**Attention Required (AR):** These are items and/or components that need further attention. All attention required items have a comment or issue remark.

**Comment:** General information and marginal items. Please note, some items that are marginal can, over time, turn into major issues if not attended to, repaired or replaced. Comments are listed in the report.

**Issues:** These are items that need repair or replacement and/or additional evaluation by a licensed contractor or certified technician. Safety hazards and/or safety enhancement recommendations are also listed as issues. Issues are listed in the report.

**Notes:** Important general information, which may, or may not be applicable to the property.



**SECTION: I. GROUNDS**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Location:** All  
**Type of Grade at House:** Minor

**A. Driveway**  
**Description:** Asphalt

**B. Public Walks**  
**Description:** Concrete

**C. Private Walks**  
**Description:** Concrete

**D. Rear Deck / Porch**  
**Description:** Treated wood

**Issue:** Deck is in poor condition.  
 The deck is sagging in the center; approx 10 inches. Recommend repairs, or rebuilding the deck by licensed OH contractor.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**E. Front Deck / Porch**  
**Description:** Concrete Slab

**F. Property Drainage**  
**Description:** Improperly sloped

**Comment:** Slope is toward the home; recommend adding fill.  
 The slope is incorrect on the west side; recommend adding fill to improve the grade.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**G. Trees Shrubbery**  
**Description:** Trees Shrubs

**H. Fencing**  
**Description:** Wood

**Comment:** Gate Latch  
 Gate latches are difficult to operate; recommend adjustment

**Section Notes:**  
 Cracks that are cosmetic in nature will not be addressed in the inspection report. Trees and shrubbery can cause foundation and roof damage when growing too closely to the structure. All exterior grades should allow the roof and surface water to flow away from the foundation. Actual drainage performance, or the condition of any underground piping, including municipal water and sewer service, as well as septic tanks, are not part of the inspection.

**SECTION: II. EXTERIOR**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Location:** All

**A. Wall Covering - West**

**Description:** Aluminum Siding

**B. Wall Covering - North**

**Description:** Aluminum Siding

**C. Wall Covering - East**

**Description:** Aluminum Siding

**D. Wall Covering - South**

**Description:** Aluminum Siding

**Issue:** Siding missing

Siding is missing; recommend repair, on the south side of structure.

**E. Painting / Caulking**

**Description:** Painting & caulking is recommended

**Comment:** Painting and Caulking needed at random locations; recommend 100% inspection & repair as needed.

**F. Trim**

**Description:** Wood

**Issue:** Damaged present.

Trim is rotted in several areas; recommend 100% inspection & repair as needed. See below photos as well.

**Issue:** Wood rot is present.

**Issue:** Wood rot is present.

**Issue:** Wood rot is present.

**G. Fascia**

**Description:** Wood

**H. Doors**

**Description:** Metal

**I. Window Screens**

**Description:** Vinyl Mesh

**Section Notes:**

Wall insulation and R-value is not verified, conditions inside the wall cannot be judged. Any wall cracks that are cosmetic in nature, will not be addressed in the inspection report. However all wall and floor cracks can be a potential source for moisture entry. To prevent seepage, it is recommended that all cracks be sealed.

**SECTION: III. ROOF**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**A. Covering**

**Description:** Asbestos Shingle

**B. Chimney**

**Description:** Wood Framed

**Comment:** Chimney cap is in need of attention.

Chimney cap is rusted; recommend re-painting.

**C. Downspouts/Extensions**

**Description:** Aluminum

**Comment:** Downspouts are not aligned with drains; recommend adjustment

**D. Gutters**

**Description:** Aluminum

**Comment:** Debris is building up, recommend cleaning.

**E. Vents**

**Description:** ABS

**F. Skylight**

**Description:** None

**G. Flashing-Counter**

**Description:** Galvanized

**H. Flashing-Valley**

**Description:** Galvanized

**Inspection Address :** 111 Dream House Lane

**SECTION: III. ROOF**

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**S    NI    NP    AR**

**INSPECTION ITEM**

**Section Notes:**

All roofing types require some type of annual maintenance (some types more frequent). Failure to perform routine maintenance will usually result in leaks and accelerated roof covering and flashing's deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this.

Today there are dozens of roofing products on the market, which makes a choice a little more difficult. You have the traditional roofing products, but additionally homeowners today can benefit from a large variety of roofing materials and products. New roofing products are being developed in response to the drawbacks of older roofing materials, the needs of modern building techniques, and the increasing stiffer building codes.

Most of today's roofing materials are tested for their fire resistance and flame spread. They are rated according to flame resistance standards. Most roofing materials are covered by a manufacturer's warranty, with typical warranties ranging from 15 to 40 years. Some roofing materials are specifically designed and recommended for special applications. These include locations with high wind conditions, high heat areas, heavy snowfall, salt-water exposure, and forested areas.

In addition to the variety of choices in roofing materials available today, there are also numerous roofing-related products on the market. Some are designed to assist with traditional roofing-related problems such as moss accumulation and drainage. Other products are specifically designed for today's energy efficient homes and construction practices, to make the roof a portion of the home's venting and insulation system.

**SECTION: IV. STRUCTURAL**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Approximate Age of Structure:** 21 - 25 yrs

**A. Foundation Walls**

**Description:** Block

**Comment:** Monitoring recommended: The inspected item or component will require regular monitoring to determine if its condition is degenerating or may degenerate to a point where it will no longer function in a satisfactory framework.

Slight cracking on south wall.

**B. Foundation Beams**

**Description:** Steel I-beam

**C. Posts / Columns**

**Description:** Steel

**D. Roof Structure**

**Description:** Trusses

**E. Bearing Walls**

**Description:** Wood framed

**F. Floor**

**Description:** Concrete

**G. Sub Floor**

**Description:** Wood

**Comment:** Carpenter ant present; recommend treatment

**H. Insulation**

**Description:** Fiberglass

**I. Crawl Space**

**Description:** None

**Section Notes:**

This inspection does not include geological conditions, such as soil expansion or soil compaction. Hairline and small cracks are often the result of the concrete shrinking during curing and /or minor settlement. This usually does not effect the foundation strength in any way. Areas which are blocked from the inspectors view will not be moved during the inspection, and therefore are not part of the inspection. View can be blocked by stored articles, shrubbery, trees, and plants. Trees and shrubbery can cause foundation and roof damage when growing too closely to the structure.

**SECTION: V. PLUMBING**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>Remarks:</b> Plumbing could not be inspected because the water services to the structure were off.</p> <p><b>Main Shut Off Valve Location:</b> Basement</p> <p><b>A. Main Shut Off Valve</b>  <b>Description:</b> Copper</p> <div style="border: 1px solid black; padding: 2px;"> <p><b>Issue:</b> Leaking at valve</p> </div> <div style="border: 1px solid black; padding: 2px;"> <p>Evidence of a leaking valve was visible.</p> </div>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>B. Sump Pump</b>  <b>Description:</b> Submerged</p> <div style="border: 1px solid black; padding: 2px;"> <p><b>Issue:</b> Pump not operated.</p> </div> <div style="border: 1px solid black; padding: 2px;"> <p>Sump pump piping is damaged; recommend repair.</p> </div>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>C. Water Pressure</b>  <b>Description:</b> Not inspected</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>D. Service Line</b>  <b>Description:</b> Copper</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>E. Water Lines</b>  <b>Description:</b> Copper</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>F. Drain Pipes</b>  <b>Description:</b> ABS</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>G. Vent Pipes</b>  <b>Description:</b> PVC</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>H. Fuel Pipes</b>  <b>Description:</b> Black Iron</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>I. Hose Bibs</b>  <b>Description:</b> Anti-Siphon</p>
				<p><b>Section Notes:</b>                  City sewer service, septic tanks, fuel tanks and underground pipes as well as pipes inside walls are not part of the inspection. Water quality testing and fire suppression systems are not part of the home inspection. Any valve which is not operated on a daily basis will tend to dry out and cause brittleness of the washers and packing. Additionally, so can an accumulation of corrosion and sediment. Operating these valves will often result in excessive dripping and /or the valve not shutting or back completely. It is recommended at a minimum you operate the main water supply shutoff jointly with the home seller before you close escrow on the property. It would be a good idea to have a plumber available for any repairs or replacements needed from operating this valve or any others.</p>

**SECTION: VI. GARAGE**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Structural Type:** Block

**Location:** Attached

**A. Vehicle Door 1**

**Description:** Wood

**Comment:** Door was not operated; it was padlocked.

**B. Automatic Door Opener 1**

**Description:** Chain Drive

**C. Service Door**

**Description:** No Description

**D. Floor**

**Description:** Poured Concrete Slab

**E. Interior**

**Description:** Drywall

**F. Fire Separation**

**Description:** Proper fire separation is present

**G. Electrical**

**Description:** 110 VAC

**H. Garage Attic Access**

**Description:** Pull down ladder system

**I. Exterior Surface**

**Description:** Aluminum Siding

**Section Notes:**

Stored articles or belongings will not be moved during the inspection. Many times the floor slab, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. It is recommended a thorough walk through be done with the seller before closing on the property. The inspector does not determine the heat resistance rating of firewalls. Flammable products should not be stored in the garage, or against the structure's exterior.

**SECTION: VII. COOLING**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Capacity:** 2 Tons  
**Approximate Age:** 16 years  
**Manufacturer:** Goodman  
**Type:** Central Air  
**Location:** Inside Outside Split

**A. Unit Operation**

**Description:** Unit Operated Faulty

**Issue:** Unit operated faulty, evaluation and / or repair by a licensed HVAC technician is recommended.

No cool air produced when operated.

**B. Temperature Split**

**Description:** Poor

**C. Ductwork**

**Description:** Flex

**D. Refrigerant Line(s)**

**Description:** Copper

**E. Electrical Disconnect**

**Description:** Present

**F. Evaporator / Blower**

**Description:** Split System

**G. Condenser**

**Description:** Split System

**H. Life Expectancy**

**Description:** 10 to 15 Years

**Comment:** Unit is at its life expectancy

**I. Area Served**

**Description:** Entire Structure

**Section Notes:**

The inspector will not operate the air conditioner when the outside temperature is below 65 degrees Fahrenheit. To do so invites the risk of the compressor seizing, with the only option being replacement. No pressure tests are performed on the cooling system by the inspector, therefore no representation is made regarding the coolant charge, or the coolant line integrity. Normal service and maintenance by a licensed HVAC contractor is recommended on a yearly basis.

Temperature Split is the difference between the air temperature at the return air grill and the air register. The temperature difference should fall between 16 and 22 degrees, optimum is 20 to 22 degrees.

**Inspection Address :** 111 Dream House Lane

**SECTION: VIII. HEATING**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Manufacturer:</b> Lennox
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Approximate Age:</b> 25 years
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Capacity:</b> 2.5 Tons
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Unit Location(s):</b> Basement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Unit Operation</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> Unit Operated
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Area Served</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> Entire Structure
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Fuel</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> Natural Gas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. Thermostat</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> Individual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Heat Exchanger</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> Limited Visibility
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F. Burners</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> 4 Burner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Flue / Vent Pipe</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> Single Wall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Blowers / Fan Belts</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> Direct Drive
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Ductwork</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> Flex
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Life Expectancy</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Description:</b> 20 - 30 years
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>K. Humidifier</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Description:</b> April Aire

<b>Issue:</b> Not operating
Humidifier does not operate; recommend service and repair.

**Section Notes:**

The examination of the furnace during a normal home inspection may only be able to cover five to twenty percent (sometimes none) of the heat exchangers interiors, for this reason it is beyond the scope of the inspection. Any cracks or holes in the heat exchanger of any size, could permit hazardous, even toxic combustion gases to enter the living area. The installation of carbon monoxide detectors is always recommended near garages and around fuel heating systems at a minimum. Lighting of any pilot lights, the testing of any safety devices, electric air cleaners, humidifiers, and de-humidifiers are beyond the scope of a standard visual inspection.



**Inspection Address :** 111 Dream House Lane

**SECTION: X. ELECTRICAL - PANEL**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

**Service Size Volts:** 240

**Type:** Main

**Panel Location:** Basement

**A. Service Wire**

**Description:** Aluminum Stranded

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Service Method**

**Description:** Underground

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Indexed**

**Description:** Fully

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Grounding**

**Description:** Plumbing Only

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**E. Overcurrent Protection**

**Description:** Circuit Breakers

**Issue:** Double tapping is present.

Recommended adding breakers by a OH licensed electrical contractor.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**F. Branch Circuits (220 VAC)**

**Description:** Aluminum Stranded

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**G. Branch Circuits (110 VAC)**

**Description:** Copper

**Section Notes:**

Electrical service supply can come from an overhead power line or an underground power line. If overhead, the conductors loop down from a utility pole to an entrance head, also known as a weather head. When underground, a conduit with conductors inside will attach to the meter base.

**Inspection Address :** 111 Dream House Lane

**SECTION: XI. ELECTRICAL - LIGHTING**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**A. Exterior Receptacles**

**Description:** 110 VAC - GFCI

**Comment:** Outlet cover is damaged; recommend replacement

**B. Interior Receptacles**

**Description:** 110 VAC

**C. Interior GFCI**

**Description:** 110 VAC Ground Fault Circuit Interrupter

**D. AFCI**

**Description:** See Note

**Comment:** AFCI not present, it was not a requirement at the time of construction.

You may want to have an electrician install an AFCI, after moving in. It is a safety enhancement.

**E. Exterior Lights**

**Description:** 110 VAC

**F. Interior Lights**

**Description:** 110 VAC

**G. Interior Fans**

**Description:** Four Blade

**Comment:** Light fixture did not operate (bulbs ?)

**Issue:** Attic house fan did not operate.

Fan does not operate; recommend repair.

**H. Smoke Detectors**

**Description:** Both Electric Battery Powered

**I. Carbon Monoxide Detector**

**Description:** Not present

**Comment:** Carbon monoxide detector is recommended since the structure does have natural gas.

**J. Wiring**

**Description:** Non Metallic / Romex

**SECTION: XI. ELECTRICAL - LIGHTING**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S    NI    NP    AR**

**INSPECTION ITEM**

**Section Notes:**

A GFCI (ground fault circuit interrupter) is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit. GFCI protection was required by national standards for receptacles in bathrooms and in exterior locations in 1971. Coverage was extended to garages in 1975, and to kitchen receptacles within six feet of the sink in 1984. Basements were added in 1987, followed by under building crawl spaces in 1990, and finally wet bars in 1993. Local jurisdictions may have delayed their adoption by several years. A AFCI (arc fault circuit interrupter) is a circuit breaker designed to prevent fires by detecting non-working electrical arcs and disconnect power before the arc starts a fire. Advanced electronics inside an AFCI breaker detect sudden bursts of electrical current in milliseconds, long before they would trip a regular over current circuit breaker or fuse. The AFCI should distinguish between a working arc that may occur in the brushes of a vacuum sweeper, light switch, or other household devices and a non-working arc that can occur, for instance, in a lamp cord that has a broken conductor in the cord from overuse. Effective with the 2002 version of the National Electrical Code in the United States, AFCI's are now required in all circuits that feed outlets in bedrooms of dwelling units.

Reverse polarity is the term used to describe the condition where electrical wires are connected to the wrong terminals of a receptacle; it's a common condition that can be hazardous if the "hot" side of your electrical system gets connected to certain types of lamps or equipment. Hot / Ground Reversed: The bare and black wires are connected to the wrong terminals. Hot Neutral Reversed: The black and white wires are connected to the wrong terminals.

A ground is a direct electrical connection to the earth, or a connection to a particular point in an electrical circuit. Electrical grounding is important because it provides a reference voltage level (called zero potential or ground potential) against which all other voltages in a system are established and measured. An effective electrical ground connection also minimizes the susceptibility of equipment to interference, reduces the risk of equipment damage due to lightning, and eliminates electrostatic buildup that can damage system components. In effect, an electrical ground drains away any unwanted buildup of electrical charge.

Low voltage electrical devices, including fire-burglar alarm, intercoms, telephone, TV antenna, stereo speakers, landscape lighting and sprinkler times, as well as their associated wiring, is not part of the home inspection.

**Inspection Address :** 111 Dream House Lane

**SECTION: XII. ATTIC**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

S	NI	NP	AR	INSPECTION ITEM
				<b>Method of Inspection:</b> Traversed
				<b>Access Location:</b> Bedroom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. Insulation</b>
				<b>Description:</b> Fiberglass
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. Insulation Depth</b>
				<b>Description:</b> 13 to 14 inches
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. Ventilation</b>
				<b>Description:</b> Roof Soffit Vents
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. Venting / Roof Penetrations</b>
				<b>Description:</b> Bathroom, Kitchen Laundry Vents
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Lighting / Wiring</b>
				<b>Description:</b> 110 VAC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>F. Moisture Conditions</b>
				<b>Description:</b> Dry
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Sheathing</b>
				<b>Description:</b> Strandboard
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Trusses / Rafters</b>
				<b>Description:</b> 2 X 4 Trusses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>I. Accessibility</b>
				<b>Description:</b> 100%
				<b>Section Notes:</b>

**SECTION: XIII. BATHROOM - MAIN**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Remarks:** The bath fixtures, and plumbing were visibly inspected. However since the water was turned off at the time of the inspection, all the bath fixtures, and plumbing were unable to be tested for leaks.

**Location:** Main Floor

**A. Lighting**

**Description:** 110 VAC

**B. Receptacles**

**Description:** 110 VAC - GFCI

**C. Bathtub / Shower Combo**

**Description:** No Description

**D. Bathtub / Whirlpool Tub**

**Description:** Synthetic Marble

**E. Shower Enclosure**

**Description:** No Description

**F. Toilet**

**Description:** Gravity

**G. Cabinets**

**Description:** Composite Wood

**H. Sink / Vanity - Underneath**

**Description:** Copper Piping

**I. Sink / Vanity - Topside**

**Description:** Porcelain

**J. Wall / Ceiling Finishes**

**Description:** Drywall Painted

**K. Floor Covering**

**Description:** Vinyl

**L. Ventilation**

**Description:** Exhaust Fan

**Comment:** Fan is somewhat noisy.

**Section Notes:**

Valves not operated on a daily basis will not be operated by the inspector. Operating these valves will often result in dripping or not shutting off completely. Determining whether or not shower pans are water tight, is beyond the scope of the inspection.

Grouting and caulking needs to be well maintained, minor imperfections can allow water penetration into the wall or floor areas, and eventually cause damage, as well as mold growth.

**Inspection Address :** 111 Dream House Lane

**SECTION: XIV. BATHROOM - BASEMENT**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Remarks:** The bath fixtures, and plumbing were visibly inspected. However since the water was turned off at the time of the inspection, all the bath fixtures, and plumbing were unable to be tested for leaks.

**Location:** Basement

**A. Lighting**

**Description:** 110 VAC

**B. Receptacles**

**Description:** 110 VAC - GFCI

**C. Sink / Vanity - Topside**

**Description:** No Description

**D. Sink / Vanity - Underneath**

**Description:** Copper Piping

**E. Shower Enclosure**

**Description:** Ceramic tile

**F. Toilet**

**Description:** Gravity

**G. Cabinets**

**Description:** Composite

**H. Wall / Ceiling Finishes**

**Description:** Drywall Painted

**I. Floor Covering**

**Description:** Ceramic

**J. Ventilation**

**Description:** None

**Issue:** No ventilation present.

**Section Notes:**

Valves not operated on a daily basis will not be operated by the inspector. Operating these valves will often result in dripping or not shutting off completely. Determining whether or not shower pans are water tight, is beyond the scope of the inspection.

Grouting and caulking needs to be well maintained, minor imperfections can allow water penetration into the wall or floor areas, and eventually cause damage, as well as mold growth.

**Inspection Address :** 111 Dream House Lane

**SECTION: XV. INTERIOR**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Location:** Main Floor

**A. Windows**

**Description:** Aluminum Single Hung

**B. Stairs / Landing**

**Description:** Wood

**Issue:** Railing is missing.  
Stairs that lead into the basement.

**C. Closet Doors**

**Description:** Hollow Core

**D. Interior Doors**

**Description:** Hollow Core

**E. Floor Covering**

**Description:** Carpet and Ceramic

**F. Ceiling / Moisture Penetration**

**Description:** Painted drywall - OK

**G. Wall Finishes / Moisture Penetration**

**Description:** Painted drywall - OK

**Section Notes:**

Furniture or belongings will not be moved during the inspection. Many times windows, floor covering, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. Cosmetic deficiencies are considered normal wear and tear, and therefore are not required to be addressed in the inspection. It is recommended a thorough walk through be done with the seller before closing on the property. Determining the condition of the insulated glass panes is not always possible due to temperature, weather, lighting conditions, and the cleanliness of the glass.



**Inspection Address :** 111 Dream House Lane

**SECTION: XVII. KITCHEN**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Remarks:** The kitchen fixtures, and plumbing were visibly inspected. However since the water was turned off at the time of the inspection, all the fixtures, and plumbing were unable to be tested for leaks.

**Location:** Main Floor

**A. Windows**

**Description:** Aluminum Single Hung

**B. Sink**

**Description:** Double Basin

**C. Garbage Disposal**

**Description:** Batch Feed

**D. Dishwasher**

**Description:** No Description

**E. Range / Oven**

**Description:** General Electric

**F. Refrigerator**

**Description:** General Electric

**G. Counter Top**

**Description:** Laminate

**H. Cabinets**

**Description:** Laminate Composite

**I. Floor Covering**

**Description:** Ceramic

**J. Lighting**

**Description:** 110 VAC

**K. Receptacles**

**Description:** 110 VAC - GFCI

**Section Notes:**

Valves not operated on a daily basis will not be operated by the inspector.

Operating these valves will often result in dripping or not shutting off completely.

**Inspection Address :** 111 Dream House Lane

**SECTION: XVIII. LAUNDRY**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

**Remarks:** Since the water was turned off at the time of the inspection, the plumbing was unable to be observed for active leaks.

**Location:** Main Floor

**A. Wall Finishes**

**Description:** Drywall Painted

**B. Floor Covering / Floor Drain**

**Description:** Ceramic

**C. Ventilation**

**Description:** Exhaust Fan

**D. Lighting**

**Description:** 110 VAC

**E. Receptacles**

**Description:** 110 VAC - GFCI

**F. Laundry Tub**

**Description:** None

**G. Tub Drain**

**Description:** ABS

**H. Washer Supply Valves**

**Description:** Multi Port

**I. Washer Supply Hoses**

**Description:** Rubber

**J. Dryer Vent**

**Description:** Metal Flex

**K. Gas Line**

**Description:** Black Iron

**Section Notes:**

Valves not operated on a daily basis will not be operated by the inspector. Operating these valves will often result in dripping or not shutting off completely. Washing machines and dryers are not operated or tested in any capacity, nor are drains or supply valves.

**Inspection Address :** 111 Dream House Lane

**SECTION: XIX. FIREPLACE**

**S** = Satisfactory    **NI** = Not Inspected    **NP** = Not Present    **AR** = Attention Required

**S**    **NI**    **NP**    **AR**

**INSPECTION ITEM**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Type:** Gas  
**Location:** Family Room

**A. Hearth**

**Description:** Flush

<b>Issue:</b> Gas valve not operating.
Gas valve does not operate; recommend replacement.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Damper**

**Description:** Metal

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**C. Flue Lining**

**Description:** Metal

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Firebox Construction**

**Description:** Pre-fab

**Section Notes:**

Fireplaces should be cleaned and inspected on a regular basis to make sure there is no build up of creosote, and to insure that no cracks, or gaps have developed. Creosote buildup can not only be dangerous but it can also cause bad odors, and dust to come out of the fireplace. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. The damper is tested for opening and closing. Testing for actual drawing of the chimney is not part of the home inspection. No pilot lights are lit by the inspector.



## Summary Comments:

### **Section: I. Grounds » Item: F. Property Drainage**

**C-1:** Slope is toward the home; recommend adding fill.



The slope is incorrect on the west side; recommend adding fill to improve the grade.

### **Section: I. Grounds » Item: H. Fencing**

**C-2:** Gate Latch

Gate latches are difficult to operate; recommend adjustment

### **Section: II. Exterior » Item: E. Painting / Caulking**

**C-3:** Painting and Caulking needed at random locations; recommend 100% inspection & repair as needed.

### **Section: III. Roof » Item: B. Chimney**

**C-4:** Chimney cap is in need of attention.



Chimney cap is rusted; recommend re-painting.

**Section: III. Roof » Item: C. Downspouts/Extensions**

**C-5:** Downspouts are not aligned with drains; recommend adjustment



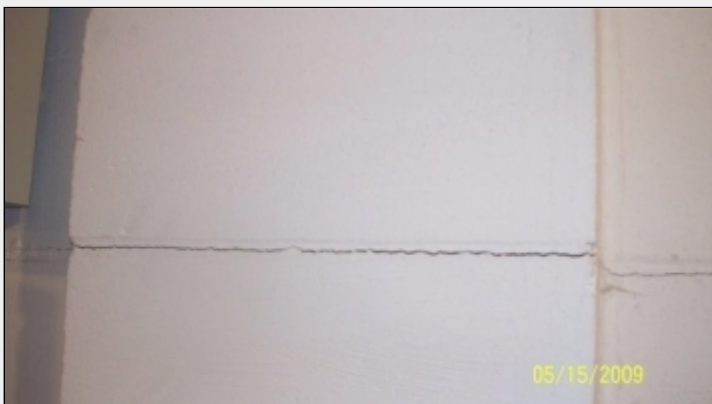
**Section: III. Roof » Item: D. Gutters**

**C-6:** Debris is building up, recommend cleaning.



**Section: IV. Structural » Item: A. Foundation Walls**

**C-7:** Monitoring recommended: The inspected item or component will require regular monitoring to determine if its condition is degenerating or may degenerate to a point where it will no longer function in a satisfactory framework.



Slight cracking on south wall.

**Section: IV. Structural » Item: G. Sub Floor**

**C-8:** Carpenter ant present; recommend treatment



**Section: VI. Garage » Item: A. Vehicle Door 1**

**C-9:** Door was not operated; it was padlocked.

**Section: VII. Cooling » Item: H. Life Expectancy**

**C-10:** Unit is at its life expectancy

**Section: XI. Electrical - Lighting » Item: A. Exterior Recepticles**

**C-11:** Outlet cover is damaged; recommend replacement



**Section: XI. Electrical - Lighting » Item: D. AFCI**

**C-12:** AFCI not present, it was not a requirement at the time of construction.

You may want to have an electrician install an AFCI, after moving in. It is a safety enhancement.

**Section: XI. Electrical - Lighting » Item: G. Interior Fans**

C-13: Light fixture did not operate (bulbs ?)

**Section: XI. Electrical - Lighting » Item: I. Carbon Monoxide Detector**

C-14: Carbon monoxide detector is recommended since the structure does have natural gas.

**Section: XIII. Bathroom - Main » Item: L. Ventilation**

C-15: Fan is somewhat noisy.

**Section: XX. Pro Recommendations » Item: D. Plumbing**

C-16: Water was turned off at the time of the inspection.

Since the water was turned off, the inspector was unable to test the plumbing for active leaks.

**Summary Issues:**

**Section: I. Grounds » Item: D. Rear Deck / Porch**

I-1: Deck is in poor condition.



The deck is sagging in the center; approx 10 inches. Recommend repairs, or rebuilding the deck by licensed OH contractor.

**Section: II. Exterior » Item: D. Wall Covering - South**

I-2: Siding missing



Siding is missing; recommend repair, on the south side of structure.

**Section: II. Exterior » Item: F. Trim**

**I-3:** Damaged present.



Trim is rotted in several areas; recommend 100% inspection & repair as needed. See below photos as well.

**I-4:** Wood rot is present.



**I-5:** Wood rot is present.



**I-6:** Wood rot is present.



**Section: V. Plumbing » Item: A. Main Shut Off Valve**

**I-7:** Leaking at valve



Evidence of a leaking valve was visible.

**Section: V. Plumbing » Item: B. Sump Pump**

**I-8:** Pump not operated.



Sump pump piping is damaged; recommend repair.

### **Section: VII. Cooling » Item: A. Unit Operation**

**I-9:** Unit operated faulty, evaluation and / or repair by a licensed HVAC technician is recommended.

No cool air produced when operated.

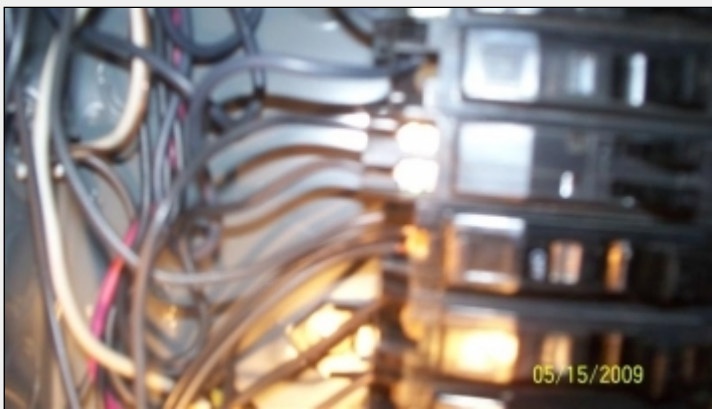
### **Section: VIII. Heating » Item: K. Humidifier**

**I-10:** Not operating

Humidifier does not operate; recommend service and repair.

### **Section: X. Electrical - Panel » Item: E. Overcurrent Protection**

**I-11:** Double tapping is present.



Recommended adding breakers by a OH licensed electrical contractor.

### **Section: XI. Electrical - Lighting » Item: G. Interior Fans**

**I-12:** Attic house fan did not operate.



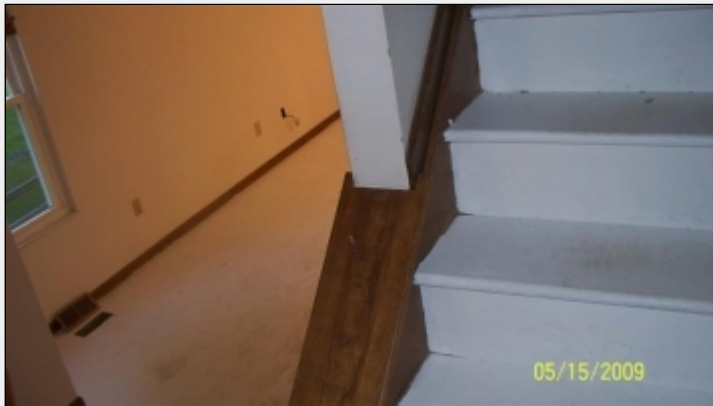
Fan does not operate; recommend repair.

**Section: XIV. Bathroom - Basement » Item: J. Ventilation**

**I-13:** No ventilation present.

**Section: XV. Interior » Item: B. Stairs / Landing**

**I-14:** Railing is missing.



Stairs that lead into the basement.

**Section: XVI. Interior - Basement » Item: G. Wall Finishes / Moisture Penetration**

**I-15:** Mold present



What appears to be mold or mildew is present, recommend testing by mold remediation company, and to remedy.

**I-16:** Mold present



What appears to be mold or mildew is present, recommend testing by mold remediation company, and to remedy.

**Section: XIX. Fireplace » Item: A. Hearth**

**I-17:** Gas valve not operating.



Gas valve does not operate; recommend replacement.

**Section: XX. Pro Recommendations » Item: A. Cooling**

**I-18:** Due to age, it is recommended that a licensed contractor or technician to conduct the manufacturer's recommended comprehensive maintenance service this system.

**Section: XX. Pro Recommendations » Item: H. Mold**

**I-19:** Mold present

See interior basement.

**Address:** 111 Dream House Lane Any, II 11111

**Inspection Number:** 00000

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