

Prepared For Exclusive Use By:

John/Jane Doe

Property Address:

1234 Somewhere St.

Anywhere FL 55555



HouseMaster

Inspector: Steve Lightcap

1698 Second St.

Clermont, FL 34711

877-243-4553

Inspection Date: 1/1/2010

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Table of Contents

Cover Page	1
Table of Contents	3
Intro Page	4
1 ROOFING	7
2 EXTERIOR ELEMENTS	10
3 SITE ELEMENTS	11
4 GARAGE	12
5 ATTIC	13
6 BATHROOM	14
7 KITCHEN	16
8 INTERIOR ELEMENTS	18
9 ELECTRIC SYSTEM	20
10 COOLING SYSTEM	22
11 HEATING SYSTEM	24
12 PLUMBING SYSTEM	25
13 WATER HEATER	26
14 LAWN SPRINKLER	27
15 POOL	28
General Summary	30

INSPECTION INFORMATION

CLIENT:

John/Jane Doe

PROPERTY ADDRESS:

1234 Somewhere St.
Anywhere FL 55555

INSPECTION DATE/TIME:

1/1/2010 - 09:00 AM

INSPECTOR:

Steve Lightcap

INSPECTION COMPANY:

HouseMaster
1698 Second St.
Clermont, FL 34711
877-243-4553

INSPECTION DETAILS

DESCRIPTION:

Site-Built

TYPE OF INSPECTION:

Standard Home Inspection

ESTIMATED AGE OF HOME:

13 years

STATUS OF HOME:

Occupied

WEATHER:

Sunny

ANCILLARY SERVICES:

Irrigation System, Pool

PEOPLE PRESENT:

Buyer, Seller, Agent(s)

TEMPERATURE:

85f

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards.

The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property.

The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of DBR Franchising, LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

ESTIMATED AGES - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Age estimates are given in "years" unless noted.

DESIGN LIFE RANGE - These figures represent the typical economic service life range (in years) for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer

should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

-----ROOF #1-----:

Main

DESCRIPTION:

Moderate Slope

MATERIAL:

Architectural Asphalt Shingle

ESTIMATED AGE:

13 Years

DESIGN LIFE:

16 to 25 years

INSPECTION METHOD:

Walked On

SKYLIGHT(S):

None

S F P NA NI

S	F	P	NA	NI	Item
	•				1.0 -----ROOF #1----- (Picture 1)Trees rubbing roof at front left, trim branches back.
•					1.1 EXPOSED FLASHING Closed weave roof system used, flashing not visible
			•		1.2 SKYLIGHT(S)
•					1.3 VENTILATION COVERS
	•				1.4 PLUMBING STACKS (Picture 1)(Picture 2)Damaged/deteriorated covering at 2 plumbing stacks, replace lead coverings. (Picture 3)Damaged/deteriorated covering at top of right side plumbing stack, reseal.
	•				1.5 DRYER VENT HOOD (Picture 1)Due to large amount of lint removed from dryer vent hood at roof, have entire vent cleaned.
	•				1.6 RAIN GUTTERS / EAVETROUGHES (Picture 1)Debris in gutters, clear for proper function.
•					1.7 DOWNSPOUTS / ROOF DRAINS
•					1.8 FASCIA / SOFFITS

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



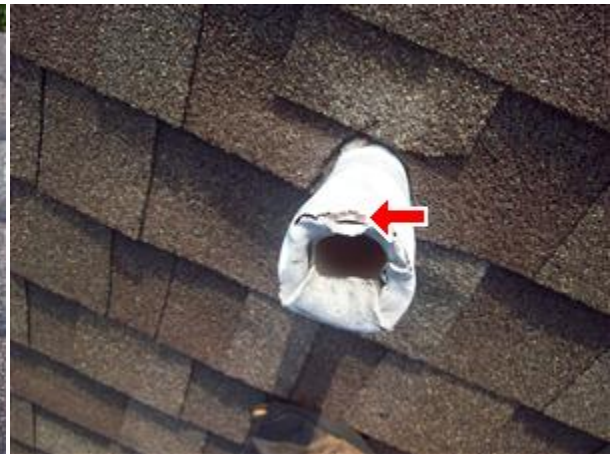
1.0 -----ROOF #1----- Picture 1



1.4 PLUMBING STACKS Picture 1



1.4 PLUMBING STACKS Picture 2



1.4 PLUMBING STACKS Picture 3



1.5 DRYER VENT HOOD Picture 1



1.6 RAIN GUTTERS / EAVETROUGHS Picture 1

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectable during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Ancillary Systems - This inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers or other similar exterior roof or exterior elements.

Roof Flashings/Seal - Initial roof leaks and/or recurring roof leakage problems are often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

Skylights - Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. It is not possible to readily determine the cause of a skylight/sky window leakage. Properly assess conditions before undertaking repair.

Downspouts Into Ground - Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is readily determinable during a home inspection.

Splash Blocks/Extensions - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

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2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING #1:

Stucco over block

PORCH #1:

Covered-Front

PORCH #2:

Screened-Rear

S F P NA NI

S	F	P	NA	NI	
					2.0 SIDING #1 (1) Cracks in stucco, re-seal cracks in stucco and finish in a manor consistent with existing exterior to prevent moisture intrusion. (most indicated by dots) (2) Advise buyer to trim back vegetation from structure at least one foot to prevent moisture and pest intrusion.
•					2.1 WINDOWS
•					2.2 ENTRY DOORS
•					2.3 STAIRS / STOOPS
•					2.4 PORCH #1
•					2.5 PORCH #2 Cosmetic ripped areas of screens noted.
•					2.6 FOUNDATION SURFACE
•					2.7 ELECTRIC / GFCI Exterior receptacles reset at garage GFCI receptacle.

S F P NA NI

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NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAY:

Concrete

DRIVEWAY:

Concrete

S F P NA NI

S	F	P	NA	NI	
•					3.0 WALKWAYS
•					3.1 DRIVEWAY
•					3.2 GROUND SLOPE AT FOUNDATION
•					3.3 SITE GRADING

S F P NA NI

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NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:

Multiple Car
Attached

HOUSE/GARAGE SEPARATION:

Covered Framing/Masonry
Solid Door

INSULATION:

None

GARAGE ATTIC INSPECTION METHOD:

Entered

ROOF DESCRIPTION:

Refer to ROOFING Section

S F P NA NI

S	F	P	NA	NI	
•					4.0 FLOOR SLAB
•					4.1 FOUNDATION
•					4.2 ATTIC VENTILATION
	•				4.3 WALLS / CEILINGS Damaged rear wall of garage, repair.
•					4.4 VEHICLE DOOR(S)
•					4.5 DOOR OPERATOR(S)
•					4.6 ELECTRIC / GFCI

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NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Overhead Door Operator - Inspection of door operators is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

Garage to House Door - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:

Multiple Areas
Scuttle

INSPECTION METHOD:

Entered

FRAMING:

Wood Trusses

SHEATHING:

Structural Panels-O.S.B.

INSULATION:

10 to 12 Inches
Batt/Rolled-Fiberglass

S F P NA NI

•					5.0	ROOF FRAMING
•					5.1	ROOF DECK / SHEATHING
•					5.2	VENTILATION PROVISIONS
•					5.3	INSULATION

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NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Attic Ventilators - Attic ventilators are usually thermostatically controlled and cannot be checked if in the off cycle or if temperatures are cool. Adequate intake air (soffit vents) should be provided for optimum flow. Confirm operation when possible. If needs dictate automatic operation in cold weather, a humidistat controller should be considered.

Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

6. BATHROOM

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

-----BATHROOM #1-----:

Guest

LOCATION:

Hallway

VENTILATOR(S):

Exhaust Fan

-----BATHROOM #2-----:

Master Bath

LOCATION:

Master Bedroom

VENTILATOR(S):

Exhaust Fan

S F P NA NI

•					6.0	-----BATHROOM #1-----
•					6.1	SINK(S)
•					6.2	CABINET(S)
	•				6.3	TOILET Guest toilet loose at base; repair.
	•				6.4	BATHTUB Separated sealant at guest tub tile, reseal.
•					6.5	FLOOR(ING)
•					6.6	WALLS / CEILING
•					6.7	VENTILATION
	•				6.8	ELECTRIC / GFCI (1) Guest bathroom receptacle is loose in wall, repair. (2) GFCI receptacle resets in Master bathroom.
•					6.9	-----BATHROOM #2-----
•					6.10	SINK(S)
•					6.11	CABINET(S)
•					6.12	TOILET
•					6.13	BATHTUB
	•				6.14	SHOWER Separated sealant at master shower tile; reseal.
•					6.15	FLOOR(ING)
•					6.16	WALLS / CEILING
•					6.17	VENTILATION
•					6.18	ELECTRIC / GFCI

S F P NA NI

S=Satisfactory, F=Fair, P=Poor/Defective, NA=Not Applicable, NI=Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

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7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

LOCATION:

Main Kitchen

VENTILATOR:

Recirculating

DESIGN LIFE:

8-10 years on all kitchen appliances

FREESTANDING RANGE/OVEN:

13 years

DISHWASHER:

13 years

DISPOSAL:

13 years

S F P NA NI

•					7.0	PLUMBING / SINK Left side kitchen sink has slow drain, repair.
•					7.1	FLOOR(ING)
•					7.2	WALLS / CEILING
•					7.3	ELECTRIC / GFCI GFCI left of the sink does not reset properly, replace.
•					7.4	COOKING UNIT Unit is functional at time of inspection but rated fair due to limited service life and normal wear; not subject to guarantee.
•					7.5	DISHWASHER Unit is functional at time of inspection but rated fair due to limited service life and normal wear; not subject to guarantee.
•					7.6	DISPOSAL Unit is functional at time of inspection but rated fair due to limited service life and normal wear; not subject to guarantee.
			•		7.7	MICROWAVE
•					7.8	VENTILATOR
•					7.9	CABINETS
•					7.10	COUNTERTOP

S F P NA NI

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NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Cabinetry/Countertop - Assessment is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

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8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT CEILINGS:

Sheetrock

PREDOMINANT WALLS:

Sheetrock

PREDOMINANT FLOORS:

Slab

PREDOMINANT WINDOWS:

Double Insulated/Glazed

DETECTOR(S):

Hard-Wired

DETECTOR LOCATION(S):

Hallway

SLAB CONSTRUCTION:

Full House (Ground Level)
w/Concrete Foundation

FIREPLACE(S):

Type: Fireplace
Material: Metal
w/Metal Liner

S F P NA NI

S	F	P	NA	NI	Item
•					8.0 CEILINGS Drywall tape separation noted at living room ceiling. Staining noted at living room ceiling, no current moisture detected with moisture meter.
•					8.1 WALLS
	•				8.2 FLOORING 5 feet area of tile at rear guest bedroom floor has detached thin-set, investigate/repair.
•					8.3 WINDOWS
•					8.4 ROOM DOORS
•					8.5 PATIO / DECK DOORS(S)
•					8.6 DETECTOR TEST
	•				8.7 FIREPLACE(S) Creosote build-up noted, have cleaned by chimney contractor.

S F P NA NI

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NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular

cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Molds - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

9. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

SERVICE LINE:

Underground
Estimated Volts: 120/240

ENTRANCE LINE:

Aluminum

SERVICE DISCONNECT(S):

Single Main
Location: Exterior
Estimated Amps: 150

DISTRIBUTION PANEL:

Circuit Breaker
Location: Garage
Estimated Amps: 150

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):

Copper

HOUSEHOLD (120 VOLT) CIRCUITS:

Copper

GFCI:

At Receptacle(s)

S F P NA NI

•					9.0 SERVICE / ENTRANCE LINE
•					9.1 SERVICE GROUNDING PROVISIONS
•					9.2 MAIN DISCONNECT(S)
•					9.3 DISTRIBUTION PANEL
	•				9.4 DEVICES Foyer dimmer switch is not operating properly, investigate/repair.
•					9.5 WIRING / CONDUCTORS
•					9.6 GFCI TEST

S F P NA NI

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NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

AFCI - As of January 1st, 2002 many areas required the installation of a safety device, known as an Arc-fault Circuit-interrupter (AFCI)'s, in new construction. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCI's are not be evaluated as part of a standard home inspection. If present, AFCI devices should be

checked periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed electrician.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard home inspection.

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10. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

-----COOLING SYSTEM #1-----:

Electric Heat Pump

ESTIMATED AGE:

7 years

SYSTEM MAKE:

Lennox

DESIGN LIFE:

8 to 10 years

SYSTEM LOCATION:

Right side

GENERAL DISTRIBUTION:

Ducted/Registers
Individual Room Supply

SPECIAL LIMITATIONS:

HP Cool Mode Only

S F P NA NI

•						10.0	-----COOLING SYSTEM #1----- When supply air temperature is compared to return temperature the difference(split) is at or above tolerance(14 degrees) and operating properly.
	•					10.1	OUTDOOR UNIT(S) Exterior A/C compressor has vegetation growing around unit, trim back for proper function.(Picture 1)
•						10.2	INDOOR BLOWER / FAN
•						10.3	CONDENSATE PROVISIONS
	•					10.4	DUCTWORK Surface mildew noted at ductwork above air handler; treat/repair.
•						10.5	THERMOSTAT

S F P NA NI

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10.1 OUTDOOR UNIT(S) Picture 1

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Heat Pumps - Heat pumps are designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40 degrees F or 5 degrees C). Due to design, anticipate low air flow/temperatures from registers. Also review pertinent HEATING SYSTEM comments. Identification of the presence of a Heat Pump unit (versus Central Cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

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14. LAWN SPRINKLER

Lawn sprinkler (irrigation) system inspections are not part of a standard home inspection. When provided as an ancillary service, the inspection of lawn sprinkler (irrigation) systems is limited to readily visible and accessible elements as listed herein. **The inspection does include a pressure test of piping integrity**, assessment of water/content effects on the building and/or site elements, the operation of timing devices and other controls, test of backflow preventers, or evaluation of systems efficiency and effectiveness.

DESCRIPTION:

In-Ground

ZONES/STATIONS:

4

APPROXIMATE AREAS SERVICED:

All Sides

OPERATION:

Automatic

WATER SUPPLY:

House Line

S F P NA NI

•						14.0	SPRAY HEADS
•						14.1	COVERAGE PROVISIONS
•						14.2	EXPOSED PIPING
	•					14.3	CONTROL PANEL Rain sensor is installed too low, repair to roof.

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Irrigation systems require regular maintenance. A qualified irrigation system specialist should pressure check the system, perform seasonal startup and shutdown, and complete repairs when needed.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - A lawn sprinkler inspection is limited to a check of the visible components. No analyses of possible underground leakage, water/content effects on the building and/or site elements or overall efficiency were performed. In some areas the mineral contents of the water may cause staining of exterior components.

Sprinkler Head Conditions - Minor sprinkler head damage is typically a maintenance item; however, if a malfunction occurs, the possibility of water supply concerns or concealed defects must be considered.

15. POOL

Pool inspections are not part of a standard home inspection. When provided as an ancillary service, **the inspection of pools is limited to readily visible and accessible elements as listed herein.** Elements below the water line or otherwise concealed from view cannot be inspected. The inspection does not include testing of the electrical bonding system, the chemical composition or quality of the water, or internal filter conditions and filtering adequacy. A full inspection for structural damage and/or leakage is not possible without continual observation and/or drainage of the pool. There are special health and safety risks associated with the presence and use of pools; all homeowners should be aware of these risks.

DESCRIPTION:

In-Ground

LINER/SURFACE:

Concrete/Gunite

ESTIMATED AGE:

5 to 10 years

S F P NA NI

•					15.0	DECK OR PATIO AT POOL Typical cosmetic cracking noted.
•					15.1	INTERIOR FINISH/LINER Staining noted at interior finish/liner.
•					15.2	COPING / EDGING
•					15.3	TILEWORK / GROUTING
•					15.4	EXPANSION JOINTS
•					15.5	SKIMMER(S)
			•		15.6	LADDER(S)
•					15.7	STAIRS / RAILS
			•		15.8	DIVING BOARD
			•		15.9	SLIDES
	•				15.10	IN-POOL LIGHTING Pool light not operating, Repair.
•					15.11	ELECTRIC / GFCI
			•		15.12	HEATER
			•		15.13	GAS / FUEL LINES
•					15.14	PUMP / MOTOR(S)
•					15.15	FILTER SHELL
•					15.16	PIPING / VALVES
•					15.17	CHEMICAL FEEDER
•					15.18	CONTROL CONDITION
•					15.19	FENCING / GATES

S F P NA NI

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Obtain information on pool design and operation from the owner and service company. Follow the manufacturer's pool use and maintenance guidelines. All patios or other surfaces around the pool should be maintained to allow for water drainage and to prevent slip/trip hazards. Check all components regularly for defects or other detrimental conditions. A properly working Ground-fault Circuit-interrupter (GFCI) should be provided on pool circuits. A qualified electrician should check pool grounding and bonding provisions. Proper water treatment is required to minimize water quality concerns and health hazards. Fencing or other suitable barriers are required are recommended to help prevent unauthorized use. The installation of self-closing/

self-latching child-resistant gates and water entry alarms is also advised when children may be present. Be aware; however, that neither fencing nor other devices are substitutes for the proper supervision of children. Check with local authorities for requirements. A qualified pool service company should perform pool repair or servicing work, including seasonal startup and shutdown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Pool/Spa - Evaluation of all elements is limited to the visible condition of components above ground or water level. Evaluation for structural damage and/or leakage is not possible without continual observation and/or drainage. Electrical ground continuity, chemical composition of water and internal filter condition were also not determined. Obtain information on system design and operation from the owner and service company. For a detailed assessment of the pool's history of service and condition, contact the service company that installed/serviced the pool.

Maintenance/Service - Pool repairs/services should be performed by a qualified pool service company. Review operating and maintenance requirements with service technician.

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SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/ conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action**. Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 -----ROOF #1-----

Fair

(Picture 1) Trees rubbing roof at front left, trim branches back.



1.0 Picture 1

1. ROOFING

1.4 PLUMBING STACKS

Fair

(Picture 1)(Picture 2)Damaged/deteriorated covering at 2 plumbing stacks, replace lead coverings.

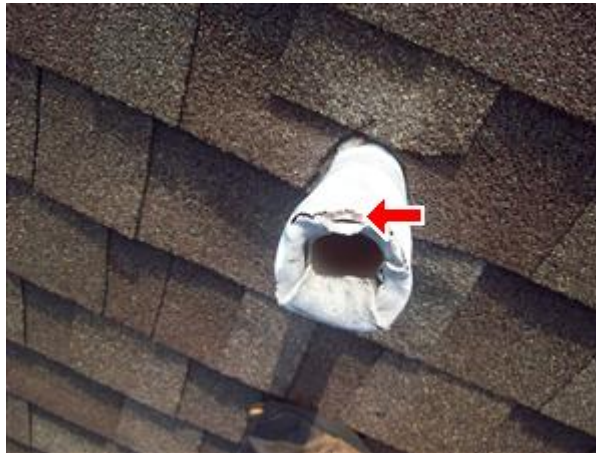
(Picture 3)Damaged/deteriorated covering at top of right side plumbing stack, reseal.



1.4 Picture 1



1.4 Picture 2



1.4 Picture 3

1. ROOFING

1.5 DRYER VENT HOOD

Fair

(Picture 1)Due to large amount of lint removed from dryer vent hood at roof, have entire vent cleaned.



1.5 Picture 1

1.6 RAIN GUTTERS / EAVETROUGHS

Fair

(Picture 1)Debris in gutters, clear for proper function.



1.6 Picture 1

2. EXTERIOR ELEMENTS

2.0 SIDING #1

Fair

2.0 (1) Cracks in stucco, re-seal cracks in stucco and finish in a manor consistent with existing exterior to prevent moisture intrusion. (most indicated by dots)

4. GARAGE

4.3 WALLS / CEILINGS

Fair

Damaged rear wall of garage, repair.

6. BATHROOM

6.3 TOILET

Fair

Guest toilet loose at base; repair.

6.4 BATHTUB

Fair

Separated sealant at guest tub tile, reseal.

6.8 ELECTRIC / GFCI

Fair

6.8 (1) Guest bathroom receptacle is loose in wall, repair.

6.14 SHOWER

Fair

Separated sealant at master shower tile; reseal.

7. KITCHEN

7.0 PLUMBING / SINK

Fair

Left side kitchen sink has slow drain, repair.

7.3 ELECTRIC / GFCI

Fair

GFCI left of the sink does not reset properly, replace.

8. INTERIOR ELEMENTS

8.2 FLOORING

Fair

5 feet area of tile at rear guest bedroom floor has detached thin-set, investigate/repair.

8.7 FIREPLACE(S)

Fair

Creosote build-up noted, have cleaned by chimney contractor.

9. ELECTRIC SYSTEM

9.4 DEVICES

Fair

Foyer dimmer switch is not operating properly, investigate/repair.

10. COOLING SYSTEM

10.1 OUTDOOR UNIT(S)

Fair

Exterior A/C compressor has vegetation growing around unit, trim back for proper function.(Picture 1)



10.1 Picture 1

10.4 DUCTWORK

Fair

Surface mildew noted at ductwork above air handler; treat/repair.

12. PLUMBING SYSTEM

12.4 EXTERIOR FAUCET(S)

Fair

Right side hose bib leaks at handle, repair.

14. LAWN SPRINKLER

14.3 CONTROL PANEL

Fair

Rain sensor is installed too low, repair to roof.

15. POOL

15.10 IN-POOL LIGHTING

Fair

Pool light not operating, Repair.