



Prepared For: Gina McMann

Property Address: 111 Worthington Circle
New Market, AL 35761

Inspector: John Smith
Company: JS Lee III Enterprises LLC
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Services Included in this Report:

Extended Home Inspection

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NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of conditions that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

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EXPLANATION OF TERMS

This report was prepared and written with the age of the structure and the comparable condition of neighborhood structures taken into consideration. Below is an explanation of the terms used in the report.

GOOD: Items marked Good appear to be new or nearly new. There are no visible indications of failure at the time the services were performed. The inspector recommends checking with the seller concerning any installation information that may pertain to this item.

FUNCTIONAL: Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed.

SATISFACTORY: Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

ATTENTION: Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

MAINTENANCE: Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

ACTION REQUIRED: Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

N/A: Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.



WIN Home Inspection Extended Home Inspection

This report contains confidential information and is supplied
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Work Order Number: 14892504	Service date: 02/09/2012	Time: 09:00 AM
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Site Address: 111 Worthington Circle New Market, AL 35761
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Site Information: Occupied: Yes Structure: SF wood frame Foundation: Concrete slab Weather: Cloudy Temp: 37 Approx. Year Built: 1995 Bedrooms: 3 Bathrooms: 2 Floors: 1	Client: (Present at inspection) Name: Gina McMann Address: 9473 Rocket Lane Apt #3 C/S/Z: Madison, AL 35758 Work Ph: Home Ph: Mobile Ph: (256) 555-1212 Other Ph: Email: ginaandhercats@gmail.com
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Selling/Buyers Agent: (Present at inspection) Name: John Donaldson Company: coldwell banker Phone: _____ Ext. Email: pknight@wini.com	Listing Agent/Other: Name: Company: Phone: _____ Ext. Email:
--	---

Inspector: John Smith License/certification: AL LIC FAL1245375 Email: jsmith@wini.com	PJS Lee III Enterprises LLC dba WIN Home Inspection Madison
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Notes: Thank you for choosing WIN Home Inspection. We See More. Clearly.

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

The main entry door is considered to face: North

1. Structure Perimeter Exterior - Address Identification:

Maintenance

Inspector did locate address numerals sitting on window sill. Recommend applying numbers to outside of home to ensure identification is visible from street. This is a safety and security issue.

2. Exterior Structure - Siding Condition:

Maintenance

See Figure 1

Inspector noticed places where mortar has cracked and deteriorated. Several spots are in need of touchup to ensure no water penetration. Recommend further evaluation and repair by a mason or handyman familiar with mason repairs.

3. Exterior Structure - Caulking Structure:

Maintenance

See Figure 2

There is some structure caulking around exterior windows that needs attention and touch up in order to prevent damage, deterioration. Contact a qualified handyman for repairs. Be sure to use caulking rated for both brick and metal.

4. Exterior Structure - Window Screens:

Maintenance

There are window screens that worn or have holes. Recommend repair or replacement as needed around structure.

5. Exterior Structure - Double Pane Seals/Insulating Windows:

Maintenance

The inspection has identified two of the back side double pane insulation windows that appear to have lost their vacuum seal between the panes of glass. One located in kitchen and the other in back bedroom. Replacing the window glass should be considered in order for the window to provide its intended insulating property between the panes in this window. Some consideration may be given to repairing or replacing the glass in order to provide a more pleasing appearance. Recommend further evaluation by a qualified window professional.

6. Site Concrete and Paving - Driveway(s)/Parking:

Maintenance

The driveway has several cracks but little to no apparent uplift. Inspector also noticed front walkway near main door has some cracking and minor uplift of less than one inch. This cracking represents a minor trip hazard, recommend surface repairs and monitoring cracks over time. The cracks can be repaired with a concrete rated caulking to prevent water penetration under the slab. If the cracks grow in size or continue to spread, contact a licensed contractor for further evaluation and repair estimates.

7. Main Entry Door - Lighting:

Maintenance

The exterior light had power but the bulb did not illuminate. Recommend replacement of light bulbs for safety reasons. Also rear entry door light was loose and needs to be re-attached to structure.

8. Other Ext. Entry Doors - Storm/Screen Door(s):

Maintenance

See Figure 4

Inspector noticed rear screen door is damaged as is the door frame. The main rear door is also damaged and covered in plastic. It should be evaluated and repaired by a qualified door company.

9. Attached Garage - Fire Wall/Ceiling Board:

Maintenance

The garage appears to be equipped with a fire wall/ceiling. There was a hatch access in ceiling that was damaged and should be repaired. This missing corner may compromise the firewall. This is a safety issue, recommend further evaluation and repair by a qualified specialist.

10. Roof - Gutters / Down Spouts:

Maintenance

The roof gutter and down spout system needs cleaning and/or minor repair in order to function properly. This is to provide a mechanism to efficiently shed rain water away from the structure. Recommend evaluation and repair by qualified gutter company.

11. Roof - Drains/Splash Blocks:

Action Required

The down spouts in rear of home are emptying next to the foundation. Inspector also noticed clogged splash blocks. Down spouts that empty along the foundation wall are the most common cause of water penetration into homes. An approved down spout drain system or extensions are in need of installing in order to channel rain water away from the structures exterior and to prevent rain water runoff from draining back toward the structure perimeter. Contacting a qualified drainage expert is recommended in order to provide a long term solution to the visible drainage issue.

12. Electrical Service - Plugs, Switches, Junction Boxes, Lighting:

Maintenance

See Figures 5-6

There are plugs/switches/junction boxes that need minor repair and/or covers to provide a safe condition specific notations made.

1. Master bedroom light and fan non functioning
2. Dryer plug is loose and unmounted
3. Plug covers in garage missing
4. Electrical box on exterior wall near AC unit loose
5. Rear bedroom light missing cover

Recommend an qualified electrician make all needed repairs.

13. Heating System - Filter Condition:

Maintenance

****REPLACE PAPER FILTER*** The disposable air filter in hallway should be replaced with a 20x20x1 at this time to ensure proper airflow to the HVAC system.

14. Heating System - Ducts/Returns/Radiators:

Maintenance/Insulation

Inspector noticed some dust and debris in overhead vents. Recommend cleaning the ducting to ensure optimum operation of the system.

15. Air Conditioning - Service Records/Last Service:

Not available

There were no visible service records for the unit. Recommend check with seller in this regard. Contacting a qualified HVAC contractor for further evaluation, an annual service checkup & cleaning prior to the close of escrow is recommended. Most manufacturers recommend an annual service evaluation and cleaning as a preventive maintenance measure.

16. Water Heater - Discharge Pipe:

Maintenance

See Figures 7-9

The overflow pipe connected to the pressure relief valve is missing. It should extend to approximately six to twelve inches above the floor or be run to the exterior of the home. Installing an approved pipe of the appropriate length is recommended to prevent accidental scalding in the event of an overheating situation. Some consideration may be given to re-routing the pipe to an appropriate location outside the garage/laundry area. Recommend further evaluation and repair by a qualified specialist or licensed plumber.

17. Kitchen(s) - Lighting:

Maintenance

There appears to be one burned out bulb in the dining area or there may be a functional issue with the fixture. Recommend check with the seller in this regard. If necessary, recommend further evaluation and repair by a qualified specialist.

18. Attic - Framing condition:

Maintenance

Inspector noticed a notch cut out of a roof truss in attic. Truss is located to the west side upon entry into attic. Trusses are an engineered product and in most cases need evaluation by an engineer for repair. Recommend evaluation by professional to determine any needed repairs.

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

Extended Home Inspection

Figure 1



Exterior Structure
Siding Condition
Maintenance
Mortar cracking or missing

Figure 2



Exterior Structure
Caulking Structure
Maintenance
Caulking around windows missing or brittle

Figure 3



Site Concrete and Paving
Walkways
Maintenance
Cracking front door walkway

Figure 4



Other Ext. Entry Doors
Storm/Screen Door(s)
Maintenance
Back door screen door.

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

Extended Home Inspection

Figure 5



Electrical Service
Plugs, Switches, Junction Boxes, Lighting
Maintenance
Box on east wall needs to be mounted

Figure 6



Electrical Service
Plugs, Switches, Junction Boxes, Lighting
Maintenance
Outlets need covers

Figure 7



Water Heater
Discharge Pipe
Maintenance
Emergency pressure release

Figure 8



Water Heater
Discharge Pipe
Maintenance
Exterior drain pipe water heater extend to w/i 6 inches of ground

Digital photographs are provided in this section to assist the client in understanding certain specific issues and comments contained in the written report. Photographs alone without adequate written commentary are not sufficient for understanding the details of an issue. Photographs taken during the actual inspection are included or excluded from this section at the discretion of the inspector.

Extended Home Inspection

Figure 9



Water Heater
Discharge Pipe
Maintenance
Drain valve not connected

The main entry door is considered to face: North

Structure Perimeter Exterior

1. Foundation Material(s):

Concrete

2. Vent Screens:

N/A

3. Vent Covers:

N/A

4. Visible Cracks:

No

5. Evidence of Separation over 1/4":

N/A

6. Evidence of Movement:

No

7. Site Drainage:

Satisfactory

8. Evidence of Erosion:

No

9. Vegetation Clear from Structure:

Yes

There is no vegetation within two inches of this structure. Inspector did notice a tree in back yard with branches near roof. Recommend trimming and cutting back branches to lessen debris on roof and in gutters.

10. Address Identification:

Maintenance

Inspector did locate address numerals sitting on window sill. Recommend applying numbers to outside of home to ensure identification is visible from street. This is a safety and security issue.

11. Mail Box:

Functional

12. Window Wells:

N/A

13. Retaining wall(s):

None

Exterior Structure

1. Flat Surface Material(s):

Brick/wood

2. Siding Condition:

See Figure 1

Maintenance

Inspector noticed places where mortar has cracked and deteriorated. Several spots are in need of touchup to ensure no water penetration. Recommend further evaluation and repair by a mason or handyman familiar with mason repairs.

3. Painted Surfaces:

Satisfactory

4. Glaze/Caulking Window Pane:

Satisfactory

5. Window Glass:

Satisfactory

6. Caulking Structure:

See Figure 2

Maintenance

There is some structure caulking around exterior windows that needs attention and touch up in order to prevent damage, deterioration. Contact a qualified handyman for repairs. Be sure to use caulking rated for both brick and metal.

7. Eave/Soffit Areas:

Satisfactory

8. Fascia Boards / Trim:

Satisfactory

9. Window Screens:

Maintenance

There are window screens that worn or have holes. Recommend repair or replacement as needed around structure.

10. Double Pane Seals/Insulating Windows:

Maintenance

The inspection has identified two of the back side double pane insulation windows that appear to have lost their vacuum seal between the panes of glass. One located in kitchen and the other in back bedroom. Replacing the window glass should be considered in order for the window to provide its intended insulating property between the panes in this window. Some consideration may be given to repairing or replacing the glass in order to provide a more pleasing appearance. Recommend further evaluation by a qualified window professional.

11. Storm Windows:

None

12. Security Bar System:

None

13. Security Lights:

No

14. Exterior Columns/Support structures:

Functional

Site Concrete and Paving

1. Driveway(s)/Parking:

Maintenance

The driveway has several cracks but little to no apparent uplift. Inspector also noticed front walkway near main door has some cracking and minor uplift of less than one inch. This cracking represents a minor trip hazard, recommend surface repairs and monitoring cracks over time. The cracks can be repaired with a concrete rated caulking to prevent water penetration under the slab. If the cracks grow in size or continue to spread, contact a licensed contractor for further evaluation and repair estimates.

2. Walkways:

See Figure 3

Maintenance

See comment under Driveway(s)/Parking.

3. Steps:

N/A

Main Entry Door

1. Correct Application:

Yes

The main entry door appears to be of proper construction and application.

2. Door Fit:

Functional

3. Weather Strip:

Functional

4. Finish:

Functional

5. Dead Bolts:

Yes

6. Security/Caller Visibility:

Yes

7. Storm/Screen/Doors:

None

8. Door Chime:

Functional

9. Intercom:

No

10. Lighting:

Maintenance

The exterior light had power but the bulb did not illuminate. Recommend replacement of light bulbs for safety reasons. Also rear entry door light was loose and needs to be re-attached to structure.

Other Ext. Entry Doors

1. Locations:

Kitchen

2. Correct Applications:

Yes

The secondary exit door (or doors) appear to be of proper construction and application.

3. Finishes:

Satisfactory

4. Door Fit:

Functional

5. Weather Stripping:

Functional

6. Storm/Screen Door(s):

Maintenance

See Figure 4

Inspector noticed rear screen door is damaged as is the door frame. The main rear door is also damaged and covered in plastic. It should be evaluated and repaired by a qualified door company.

7. Locks:

Functional

Utility Services

1. Electrical Services:

Overhead

2. Overhead Service Lines:

Functional

3. Water Source:

City

4. Water Meter Location:

Exterior

5. Water Shutoff:

Front of house

6. Sewer:

City

7. Sewer Line Clean-out:

Exterior

8. Telephone:

Underground

9. Cable TV Service:

Satellite dish

10. Gas Service:

None

11. Gas Odors:

None Noted

12. Vents/Exhaust:

N/A

13. Service Shut Off(s):

Meters & appliances

14. Carbon Monoxide:

Not Tested

No fossil fuel devices.

Attached Garage

1. Size:

Two car

2. Garage Door(s):

Functional

3. Automatic Opener(s):

Functional

The automatic garage door opener was determined to be in working order at the time of the inspection.

4. Springs/Mount:

Functional

The inspector was able to open and close the door manually. The springs/mount appeared balanced and functional at this time.

5. Safety Operation, Opener(s):

Functional

The garage door opener is equipped with two auto-reverse safety features. Both the non-contact electric eye system and the contact obstacle sensor were tested and found to be functioning at the time of the inspection. Periodic adjustment of these features is often needed as the unit ages. Monthly testing of these features is recommended.

6. Door Seal:

Functional

The seal on the bottom of the garage door appears to be in functional condition and should provide for intended service.

7. Floor/Foundation:

Satisfactory

8. Heat:

None

9. Window(s):

Satisfactory

10. Lighting:

Functional

11. Insulation:

N/A

12. Fire Wall/Ceiling Board:

Maintenance

The garage appears to be equipped with a fire wall/ceiling. There was a hatch access in ceiling that was damaged and should be repaired. This missing corner may compromise the firewall. This is a safety issue, recommend further evaluation and repair by a qualified specialist.

13. Door(s), Garage - Building:

Functional

The garage/house common entry door is equipped with a functioning self-closing hinge and complete weather strip; both are needed to prevent automotive exhaust fumes from entering the living area.

14. Work Benches:

None

15. Cabinets/Shelving:

None

16. Evidence of Moisture Penetration:

No

Roof

1. Roof Cover Material(s):

Composite

2. Roof Type:

Pitched

3. Moss/Mildew:

None

4. Debris on Roof:

None

There was no significant debris build up on the roof at the time of the inspection. Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

5. Cover:

1 Layer

6. Cover Material Condition:

Functional

7. Ridges:

Functional

8. Valleys:

None

9. Flashing/Caulking:

Functional

The inspector recommends that the rain boots and/or caulking around the roof vents and flashing material be inspected on an annual basis and touched up when needed. Rain water leaking into the attic from the roof is a common and avoidable condition of deteriorated flashing and caulking.

10. Vents/Chimneys/Covers:

Functional

11. Gutters / Down Spouts:

Maintenance

The roof gutter and down spout system needs cleaning and/or minor repair in order to function properly. This is to provide a mechanism to efficiently shed rain water away from the structure. Recommend evaluation and repair by qualified gutter company.

12. Drains/Splash Blocks:

Action Required

The down spouts in rear of home are emptying next to the foundation. Inspector also noticed clogged splash blocks. Down spouts that empty along the foundation wall are the most common cause of water penetration into homes. An approved down spout drain system or extensions are in need of installing in order to channel rain water away from the structures exterior and to prevent rain water runoff from draining back toward the structure perimeter. Contacting a qualified drainage expert is recommended in order to provide a long term solution to the visible drainage issue.

13. Indications of Leaking:

No

At the time of the inspection, the inspector found no evidence that the roof system is currently leaking.

14. Soft Spots:

Unknown

The inspector did not walk the roof surface; therefore, he was unable to determine if there are any soft spots that would indicate deteriorated roof sheathing.

15. Skylight(s):

None

16. Separate Certification Required:

No

17. Roof Evaluated From:

Roof edge/Ground

The roof was evaluated from the roof edge and from the ground using a visual aid.

Structure

1. Description:

Wood framed

The home inspection of the structure does not include a "code compliance" examination. Code compliance examinations are performed by the local building department/building authority who has jurisdiction in this area. Building codes change and are adopted at different times depending on each local jurisdiction. No warranty is implied or given in regard to "code compliance" issues. Interested parties may wish to contact the local building department in regard to "code compliance" issues.

2. Approx. Year Built:

1995

3. Bedroom(s):

3

4. Bathroom(s):

2

5. Other Room(s):

LR,DR

6. Remodel/Modernization Evident:

No

7. Repairs Evident:

No

8. Insulating Rating Evident:

No

9. Insulation:

Not visible in walls

10. Smoke Detector(s):

Satisfactory

11. Windows, Latches/Locks:

Functional

At the time of the inspection, the accessible latches and locks appeared to be functional. Most window latches will need periodic adjustment.

12. Asbestos Noted:

N/A

The scope of this inspection does not include an "asbestos in materials" sampling inspection.

13. Lead:

N/A

The scope of this inspection does not include a "lead in materials" sampling inspection.

14. Furn/Storage:

Average

Furnishings and storage items in this home are average for an occupied residence. There were furnishings and/or stored items inside the home that limited the inspector's ability to visually inspect all areas of this home. Notation is made that the inspector does not move belongings in order to perform the inspection. Re-inspecting the home prior to closing escrow is often recommended as issues may become visible once the structure is vacated.

15. Party or Lot Line Wall:

No

16. Floor Structure:

Concrete slab

17. Ceiling Structure:

Roof trusses

18. Roof Structure:

Roof rafters

19. Interior Walls:

Textured Drywall

20. Interior Stairway Structure:

Not visible

21. Interior Ventilation Method:

Combination

****Kitchen and baths****The interior ventilation is a combination of electric vents at the kitchen and bathroom(s.) The fans appear to be in satisfactory condition at this time.

*****Kitchen/bath/laundry room***** There are vent fans located in the kitchen, laundry area, and bathroom(s). All fans appear to be functional at this time.

22. Fire Sprinkler System:

None Present

Electrical Service

1. Panel/Sub Panel Location(s):

Garage

2. Service Size (Amps) / (Volts):

200 amps 240 volts

3. Over Current Devices:

Breakers

Overload protection for this structure is provided by breakers.

4. Service to Panel:

Aluminum

5. Panel to Structure:

Copper/Aluminum

6. Panel Cover:

Functional

The panel cover has a breaker location legend. The inspector recommends that the buyer verify the accuracy of the legend in order to provide quick identification of service disconnects in the event of an emergency.

7. Panel Cover(s) Removed:

Yes

The electrical panel covers were removed to provide inspection access to the interior of the panels.

8. Breaker Configuration:

Satisfactory

9. Wire-Over Current Compatibility:

Satisfactory

The visible wires appeared to be properly sized to the visible breaker over current ratings; however, not all

Extended Home Inspection Details

(Italicized comments also appear in summary reports)

the wire ends were visible where they connected to the breakers. An over current incompatibility condition may exist in the panel. The only way to find out is to turn off the breakers and remove the wires for inspection. This would be well outside the scope of the national home inspection standards of practice and would be considered invasive.

10. Receptacle Ground Verify:

Satisfactory

The inspector has SPOT CHECKED the accessible grounded 110 volt electrical outlets throughout the structure and did not find any that were incorrectly grounded. NOTE: This is not a warranty and an undiscovered condition may exist.

11. G.F.C.I. Protection:

No

Preventative Safety Recommendation: There are no Ground Fault Circuit Interrupters outlets (GFCI's) installed at this residence. The age of the structure falls before the dates in which these requirements were adopted. Current electrical requirements are such that GFCI protection be provided in areas where there is a higher potential danger of electrical shock (garage, bathroom, exterior and kitchen outlets). Consideration should be given to installing GFCI circuits in those areas of the house where there is a higher potential for electrical shock.

12. Service Ground Verified:

Not visible

Due to the type and design of the service ground the inspector was not able to visually verify the electrical service ground.

13. Plugs, Switches, Junction Boxes, Lighting:

See Figure 5-6

Maintenance

There are plugs/switches/junction boxes that need minor repair and/or covers to provide a safe condition specific notations made.

- 1. Master bedroom light and fan non functioning*
- 2. Dryer plug is loose and unmounted*
- 3. Plug covers in garage missing*
- 4. Electrical box on exterior wall near AC unit loose*
- 5. Rear bedroom light missing cover*

Recommend an qualified electrician make all needed repairs.

14. Wire Method:

Romex--3 wire

From what the inspector could identify, the electrical wiring is newer three wire shielded cable.

15. Arc Fault Breakers (A.F.C.I.):

Not Present

Heating System

1. System Type(s)/Info:

Electric heat pump

Manufacturer: Carrier

Model # 40A0024-3BU

Serial # NO133083

2. Location(s):

Attic

3. Thermostat Locations:

Hallway

4. Energy Saving Unit:

No

A new electronic energy efficient thermostat can be installed to control the operation of the furnace. The thermostat will allow for preprogrammed and adjustable operation of the heating system for reduced heating bills and increased comfort. A thermostat of this type can be purchased at your local home improvement center or from your heating technician.

5. Thermostat Condition:

Functional

6. On/Off Check:

Satisfactory

7. Operation Noise:

Satisfactory

8. Filter Condition:

Maintenance

*****REPLACE PAPER FILTER*** The disposable air filter in hallway should be replaced with a 20x20x1 at this time to ensure proper airflow to the HVAC system.*

9. Electronic Filter System:

No

10. Vents/Flues:

Satisfactory

11. Ducts>Returns/Radiators:

Maintenance/Insulation

Inspector noticed some dust and debris in overhead vents. Recommend cleaning the ducting to ensure optimum operation of the system.

12. Thermostat Type:

Electronic Programmable

13. Non-Heated Area(s):

None

14. Service Notes/Filter Size:

Change monthly

Air Conditioning

1. Type of Units:

Electric heat pump

2. Manufacturer Specifications:

2 ton unit

3. Location of Units:

Exterior

4. Systems Operation:

Maintenance

The unit was not tested as severe damage can occur to air conditioning compressors if they are turned on when the outside temperature is below 60 degrees Fahrenheit or has been below 60 degrees for an extended period of time in the last 24 hours. Recommend check with the seller in regard to the operation of the unit. Inspector did notice insulation on refrigerant pipes is deteriorating. We recommend service and evaluation of the unit by a qualified technician at this time to help insure proper performance.

5. Service Records/Last Service:

Not available

There were no visible service records for the unit. Recommend check with seller in this regard. Contacting a qualified HVAC contractor for further evaluation, an annual service checkup & cleaning prior to the close of escrow is recommended. Most manufacturers recommend an annual service evaluation and cleaning as a preventive maintenance measure.

6. Ambient Temperature at Time of Inspection:

N/A

7. Air Temperature at Outlet(s):

N/A

8. Energy Source:

Electric 240 volts

9. Condensing Coil Condition:

Satisfactory

10. Power Disconnect Location:

At or near the unit

See electrical notes for issue with box attachment

11. Condensate Drain System:

Functional

12. Ducting:

Functional

Plumbing

1. Size Service to Structure:

3/4 inch

2. Structure Pipe Material:

Copper

3. Waste Pipe Material:

Plastic

4. Pipe Rumble Noise:

No

5. Surge Bangs:

No

6. Encrustations Evident:

No

Encrustations (readily visible deposits at the pipe connections) are an early indication of a developing leak. There were no encrustations visible that would indicate a developing leak.

7. Mineral Deposits:

No

8. Water Pipe Insulation:

No

9. Evidence of Leaks:

No

An inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures identified no visible leaks that require repair at this time. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

10. Interior Water Flow:

Functional

11. Exterior Water Flow:

Functional

12. Pressure Readings Interior/Exterior:

None taken

No exterior pressure readings were taken because the exterior hose bibs are fitted with flow restrictors. No interior pressure readings were taken because the laundry area hose bibs were fitted with washer hoses. Recommend check with the seller in this regard.

13. Soft Water System:

None

14. Filter System:

None

15. Drainage and Sump Pumps:

N/A

Water Heater

1. Location(s):

Garage

2. Type:

Electric

The date of installation, as shown on the installation sticker, is 05/06/11. The life expectancy of a water heater is typically 8-12 years from the date of installation, although there are exceptions on both sides.

3. Size Main/Aux (Gal):

50 Gallons approx US

4. Evidence of Leaks:

No

There was no visible leak in the water heater tank that would indicate the need for replacement of the unit at this time. Inspecting the bottom of the water heater periodically for evidence of moisture is recommended.

5. Evidence of Encrustation:

No

6. Safety Valve:

Present

The water heater safety valve was not tested as valves may be prone to leaking once tested.

7. Discharge Pipe:

Maintenance

See Figure 7-9

The overflow pipe connected to the pressure relief valve is missing. It should extend to approximately six to twelve inches above the floor or be run to the exterior of the home. Installing an approved pipe of the appropriate length is recommended to prevent accidental scalding in the event of an overheating situation. Some consideration may be given to re-routing the pipe to an appropriate location outside the garage/laundry area. Recommend further evaluation and repair by a qualified specialist or licensed plumber.

8. Insulation Blanket:

None

Hot water heaters are sometimes insulated to slow heat loss from the tank. Newer, more energy efficient tanks have better internal insulation properties. Installing a fiberglass insulation blanket over the water heater can often reduce the cost of operating the unit. Insulation blankets can be purchased at a local hardware or home improvement center.

9. Insulation Rating(s):

No visible rating

10. Installation:

Functional

Kitchen(s)

1. Floor Cover Material:

Satisfactory

2. Under Sink Inspection:

Satisfactory

3. Ceiling/Walls/Doors:

Satisfactory

4. Sink/Faucet Leak:

No

5. Drains Appear Clear:

Yes

6. Stove Exhaust Fan:

Functional

7. Stove Exhaust Filter:

Functional

The cook top hood grease filters can be cleaned periodically in the dishwasher.

8. Kitchen Windows:

Maintenance

Please see inspectors comments in Structure: Windows, latches and locks.

9. Water For Refrigerator:

No

There is no water connection in the area of the refrigerator. If an automatic ice maker or a water dispensing refrigerator is to be utilized, a water line will also have to be installed. Contact a licensed plumber for further evaluation and a competitive price estimate.

10. Stove/Cook Top:

Electric

11. Cook top, Burners/Elements:

Functional

12. Controls:

Functional

13. Built-in Microwave Operational:

N/A

14. Built-in Microwave Door Appearance:

N/A

15. Oven:

Electric

16. Oven Operational:

Yes

17. Oven Appearance/Condition:

Functional

18. Counter Tops:

Satisfactory

19. Garbage Disposal:

None

20. Lighting:

Maintenance

There appears to be one burned out bulb in the dining area or there may be a functional issue with the fixture. Recommend check with the seller in this regard. If necessary, recommend further evaluation and repair by a qualified specialist.

21. Woodwork Finishes:

Satisfactory

22. Drawers/Doors:

Functional

23. Dishwasher:

Functional

The dishwasher appears to be working. An on/off check of the dishwasher was performed to determine if it is operational. A full cycle check is often not possible in the time of this inspection; therefore, we cannot comment on the full extent of its functions or its ability to clean.

24. Trash Compactor:

No

Laundry Area

1. Location:

Garage

2. Washer Hookup(s):

Yes

3. Dryer Hookup(s):

Yes

4. Gas Service:

No

5. Dryer Electrical Service 240V:

Yes

6. Drain(s):

Functional

7. Laundry Basin:

None

8. Dryer Ventilation System:

Satisfactory

Home maintenance should include periodic evaluation of the air flow at the dryer outlet. One-half inch of lint build up will reduce venting capabilities by 40%. Recommend dryer vent duct cleaning if low flow is noted. Testing and evaluation of the system was not done during this inspection.

9. Floor Condition:

Satisfactory

10. Lighting:

Satisfactory

11. Area Ventilation:

Satisfactory

12. Shelving/Storage:

Satisfactory

13. Window(s):

Satisfactory

Living Room / Main Hall

1. Floor:
Satisfactory

2. Window(s):
Satisfactory

3. Ceiling/Walls/Doors:
Satisfactory

4. Doors/Closet Doors:
Satisfactory

5. Interior Stairway(s):
Satisfactory

Other Room(s)

1. Location/Type:
Dining room

2. Floors:
Satisfactory

3. Ceiling/Walls/Doors:
Satisfactory

4. Window(s):
Satisfactory

5. Door(s)/Closet(s):
Satisfactory

Bed Room

1. Location(s):
Main floor
For the client's ease of reading, the inspection report combines all of the bedrooms into one section.

2. Entry Door(s)/Closet Door(s):
Satisfactory

3. Ceiling/Walls/Doors:
Satisfactory

4. Window(s):
Maintenance
Please see inspectors comments in Structure: Windows, latches and locks.

5. Floor:
Satisfactory

Bathroom(s)/Washroom(s)

1. Location(s):
Master/Hallway
For the client's ease of reading, the inspector has combined the report sections for all bathrooms into one category.

2. Floor Cover:

Satisfactory

3. Mildew Noted:

N/A

There is no apparent visual indication of mold or mildew. However, some molds are known to produce toxins and toxic responses. Toxic mold detection and testing are NOT within the scope of a home inspection. This home inspector is not a qualified professional mold expert. Recommend that interested parties consider retaining a qualified professional for testing and evaluation prior to the close of escrow.

4. Basin(s)/Fixtures:

Satisfactory

5. Basin Drain:

Functional

6. Shower Fixtures:

Functional

7. Shower Head(s):

Functional

8. Shower/Tub Enclosure(s):

None

9. Water Resist Cover Wall Cover:

Satisfactory

10. Caulking - Water Exposed Area:

Satisfactory

The caulking along water exposed areas in the bathrooms appear to provide adequate protection. Caulking around bathtub and shower fixtures, along the tubs and the floors, and around sinks should be maintained periodically to continue protection.

11. Tub(s):

Functional

12. Tub Fixtures:

Functional

13. Tub/Shower Drain(s):

Functional

The bathtubs/showers drain at an acceptable rate. The drains may need periodic attention to remove clogs or other debris to improve flow.

14. Toilet(s):

Functional

The toilets were inspected for cracks and serviceability. Cracks are an indication that the toilet has reached the end of its useful life and should be replaced before it leaks. Each toilet should be inspected periodically for indications of cracking in the toilet bowl, tank, and base.

15. Ventilation:

Functional

16. Heat:

Functional

17. Window(s):

Satisfactory

18. Medicine Cabinet/Vanity:

Functional

19. Ceiling/Walls/Doors:

Functional

Attic

1. Access Location / Type:

Bedroom

2. Access:

Satisfactory

3. Ventilation:

Satisfactory

The inspector has been able to observe what appears to be satisfactory passive ventilation in the attic area.

4. Insulation:

Blown in fiberglass

Battens Around

5. Inaccessible Areas:

Yes

There are inaccessible structure cavities evident from the attic and there are areas of the attic which are inaccessible due to reduced clearance, or obstruction by structural members and or mechanical apparatus. Inspector noticed no firewall separation between garage and living structure.

6. Duct Work Piping:

Satisfactory

7. Attic Evaluated By:

Entrance

The inspector entered the attic and inspected the accessible areas.

8. Roof Inspect from Underside:

Yes

9. Exposed Rafters/Sheathing:

Yes

The roof rafters and sheathing in the visible areas of the attic appear to be providing functional service at this time.

10. Light Thru:

No

The inspection of the attic space found no evidence of gaps in flashing or structure members that would allow rain water penetration into the attic.

11. Framing condition:

Maintenance

Inspector noticed a notch cut out of a roof truss in attic. Truss is located to the west side upon entry into attic. Trusses are an engineered product and in most cases need evaluation by an engineer for repair. Recommend evaluation by professional to determine any needed repairs.

Slab Foundation

1. Level/Gradation:

N/A

Due to furnishings and floor coverings, there is limited visual access to determine any abnormal floor grade.

2. Off Sets (Heaving):

Satisfactory

3. Moisture/Dampness:

N/A

See "Cracks/Separations" Category below for comment.

4. Cracks/Separations:

N/A

All of the interior dwelling concrete slab floor is concealed by the floor covering. Therefore, the concrete slab floor is inaccessible for visual inspection. World Inspector Network is not responsible for any latent defects.

5. Footings/Sills:

N/A

Due to this type of foundation, there is very limited to no visual inspection access. The perimeter is the only area visually accessible; slab foundation design is such that proper installation of anchor bolts cannot be verified.