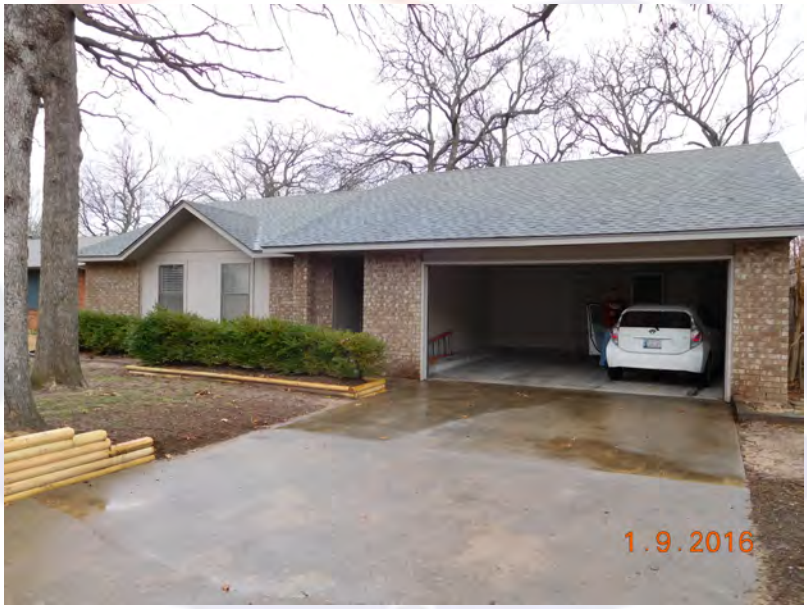
Confidential Inspection Report

LOCATED AT:
123 Anywhere Place
Tulsa, Oklahoma 74035

PREPARED EXCLUSIVELY FOR:
Mr. John Doe

INSPECTED ON:
Monday, February 29, 2016



Inspector, David Hamel Jr
Eagle Eye Home Inspections

Monday, February 29, 2016
Mr. John Doe
123 Anywhere Place
Tulsa, Oklahoma 74035

Dear Mr. John Doe,

We have enclosed the report for the property inspection we conducted for you on Monday, February 29, 2016 at:

123 Anywhere Place
Tulsa, Oklahoma 74035

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

DNGR = Dangerous condition that should be corrected as soon as possible.

WARN = Potentially serious issue that should be addressed.

UPG = Upgrade recommended, but not required

MON = Recommend monitoring this area

We thank you for the opportunity to be of service to you.

Sincerely,
Inspector, David Hamel Jr
Eagle Eye Home Inspections

INVOICE

123 Anywhere Place
Tulsa, Oklahoma 74035
918-555-1234
jdoe@gmail.com

Client: Mr. John Doe

Invoice Number: doe123

Invoice Date: Monday, February 29, 2016

Total Amount Due

$770.00

Quantity	Description	Unit Price	Amount
1	General Home Inspection	$350.00	$350.00
1	Termite Inspection	$95.00	$95.00
1	Pool Inspection	$175.00	$175.00
1	Septic Inspection	$150.00	$150.00
		Subtotal:	$770.00

Amount Due

Eagle Eye Home Inspections • (918) 906-3152 • DLHAMEL2@gmail.com $770.00

Thank you for your business!
Submit Payment to:
16670 E. 121st ST. N.
Collinsville, OK 74021

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non- performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Exterior Components

BASIC INFORMATION
With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.
There are predictable cracks in the driveway that would not necessarily need to be serviced.

There are offsets in the driveway that could prove to be trip-hazards, and particularly for children or the elderly, which you may wish to evaluate yourself.

OUTDOOR RECEPTACLES
The outlets that were tested are functional and include ground-fault protection. Reset at the main hallway bathroom outlet.

WINDOWS
The windows appear to be properly installed and in serviceable condition.

Thermal Pane windows noted for increased efficiency.

SCREENS
A few of the window screens are damaged, and you may wish to have them repaired.

FENCING
We do not inspect fences or gates as part of our service. You may wish to evaluate them yourself to determine if service is needed.

FASCIA & SOFFIT
There is wood rot and moisture damage to the soffit at the entry area. This should be further evaluated for repair and/or replacement by a qualified contractor.

House Wall Finish

HOUSE WALL FINISH TYPE
The exterior walls are finished with brick and wood siding.

Site & Other Observations

RESTRICTED HEAD HEIGHT
There is restricted head height clearance at portions of the roof eaves that poses a safety hazard, and persons not familiar with the property should be warned accordingly, or you may wish to post a cautionary notice.

There is restricted, or substandard, head height clearance at the patio cover, which could indicate that the patio cover was built without the benefit of a permit. However, this should be verified, and persons not familiar with the property should be warned about this restriction, or a cautionary notice should be posted.

A through-wall air-conditioning unit in the side yard restricts head height clearance that poses a safety hazard, and persons not familiar with the property should be warned accordingly, or a cautionary notice should be posted.

The metal tee-bars of a clothesline restrict head height clearance in the side yard and pose a safety hazard. If you intend to continue using this structure, persons not familiar with the property should be warned accordingly, or a cautionary notice should be posted.

NEGLECTED PROPERTY DISCLAIMER
The property has been neglected, and we will not comment further on the obvious and numerous deficiencies. However, you should obtain estimates from a general contractor, because the cost of renovation could significantly effect your evaluation of the property.

RESIDENTIAL ZONING DISCLAIMER
There are separate living quarters, or individual units, on this property that should conform to local ordinances. Therefore, verify the zoning, and obtain permits and certificates of occupancy for your records, because we do not endorse, tacitly or otherwise, any structure or component that does not conform to local ordinances.

CONDOMINIUM DISCLAIMER
Because this is a report on a condominium inspection, we do not inspect or report on the condition of the roof, the foundation, grading and drainage, or components beyond the unit, which are typically the responsibility of the home owners' association.

PUD DISCLAIMER
Because this is a report on a residence within a planned urban development, or PUD, we do not evaluate or report on the roof, the foundation, grading and drainage, and many of the exterior components that are the responsibility of the home owners' association.

NOTICE TO ABSENT CLIENTS
We prefer to have our clients present, during, or immediately following the inspection so that we can elaborate on what may well be complicated or technical issues that could be somewhat difficult for the average person to understand. Inasmuch as you were not present, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Also, please verify anything that we may have been purported to have said.

Grading and Drainage

DRAINAGE SWALES
The drainage swales are clear and clean, and should be kept clean for the general maintenance of the property.

WARN UPG There are areas around the exterior that have a neutral to negative pitch toward the residence. Recommend building up these areas and sloping away from the residence.

AREA DRAINS
The property is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service.
There is an accumulation of silt and debris in the catch basins that should be removed. This is indicative of poor maintenance, and if the silt and debris is left to accumulate and builds to the level of the drain lines, it could pass into them, harden during the summer months, impede drainage, and lead to blockages. Therefore, the drain lines should be flushed through to the street or to their termination point.

There is vegetation growing out of the drains, which should be serviced. This is indicative of poor maintenance and could lead to blockages and related problems.

There is standing water or debris visible within the area drains, which is indicative of at least a partial blockage. The tendrils of roots may have invaded the drains, but silt also tends to become trapped within the drain pipes and hardens during the summer months to the consistency of wet concrete and creates an impediment that commonly leads to a full blockage. Therefore, we recommend that the lines be flushed through to the street or to their termination point.
There are missing or broken area drain covers. This is indicative of poor maintenance service, and could have allowed leaves and other debris to enter the drain lines and contribute to blockages. Therefore, it would be prudent to have the lines flushed through to the street or to their termination point before the broken covers are replaced.

SUMP PUMPS
The drainage system includes a sump pump, which must be kept clean and monitored periodically or drainage problems could result.
The drainage system includes a sump pump that is not equipped with ground fault protection, and should be retrofitted to include this very important safety feature
The sump pump is not permanently wired and should be retrofitted and include ground fault protection, which is an essential safety feature.
The crawlspace could be subject to moisture intrusion, but is equipped with a float activated sump pump. Common sense dictates that moisture should be handled before it even enters a residence, but many older residences do have sump pumps. Nevertheless, the sump pump is defective and should be repaired or replaced. Thereafter, the crawlspace and the sump pump should be periodically monitored, and particularly before each rainy season, and storage items should be isolated from the floor and walls.

The basement could be subject to moisture intrusion, but is equipped with a float-activated sump pump. Common sense dictates that moisture should be handled before it even enters a residence, but many older residences do have sump pumps. Nevertheless, the basement area and the sump-pump should be periodically monitored, and particularly before each rainy season, and storage items should be isolated from the floor and walls.

The basement could be subject to moisture intrusion, but is equipped with a float activated sump pump. Common sense dictates that moisture should be handled before it even enters a residence, but many older residences do have sump pumps. Nevertheless, the sump pump is defective and should be repaired or replaced. Thereafter, the basement and the sump pump should be periodically monitored, and particularly before each rainy season, and storage items should be isolated from the floor and walls.

HILLSIDE
Because this is a hillside property, it should have a geological evaluation that should include an evaluation of other important and related issues such as grading and drainage.

Structural

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

Slab Foundation

GENERAL COMMENT
All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

The house has had piering done in 2001. Recommend getting all information and warranties prior to escrow.

BASIC INFORMATION
We evaluate slab foundations by examining the exterior and interior walls for visible cracks. We also examine window and door openings to determine if they are racked, or out of square. We look at door casings, floor moldings, and various other components to determine if there has been structural movement.
Foundation type: Slab-on-grade

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION
The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.
Layers: Single layer
Age: Approximately 8 to 10 years old
The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.

INSPECTION METHOD
We evaluated the roof from various vantage points using binoculars and/or a ladder.

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.

We were unable to observe and evaluate the condition of this roof. We cannot offer opinions regarding its present condition or remaining service life.

We only had limited access to this roof. Portions of roofing could not be reached without jeopardizing the safety of the inspector or the integrity of the roofing material. Our comments are based only upon a limited visual inspection.

Due to wet conditions which made it unsafe to walk the roof, we were unable to conduct a complete physical inspection. Our comments are, therefore, based upon limited visual observations.

The snow cover on the roof at the time of this inspection rendered a physical inspection of the roof impractical. Our comments, therefore, are based upon limited visual observations.

The poor weather conditions at the time of this inspection made a close physical inspection of the roof impractical. Our comments, therefore, are based upon limited visual observations.

The steep pitch and/or slippery surface of the roof on this dwelling rendered a physical inspection from the surface hazardous. Our comments, therefore, are based upon limited visual observations.

SURFACE
The shingle surface appears to have been properly installed and is in good condition.

The roof is in acceptable condition, and appears to be wearing relative to its age.

UPG MON Portions of the surface granulation are deteriorated and there are minor surface cracks developing. These are normal signs of aging.

WARN UPG There is extensive surface granulation failure on the ----- side of the roof. Many of the shingles have eroded and cracked. These conditions indicate the end of the useful service life of this material. Recommend this condition be evaluated for repair and/or replacement by a qualified roofing contractor.

There is debris on the roof, requiring removal to prevent accelerated deterioration of the shingles. We recommend that the roof be monitored and periodically cleared of debris in the course of routine property maintenance.

MON Tree limbs are close to the roof. We recommend they be monitored and trimmed to prevent debris from accumulating on the roof and to prevent damage by abrasion.

FLASHINGS: OVERALL
The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

GUTTERS
WARN UPG There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation, inasmuch as moisture is a perennial problem.

Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION
Domestic water source: Public supply
Supply piping copper: Inspection of water supply lines are limited to the visible portion beneath sinks and/or crawlspace areas.

Waste piping: The visible portions of the waste lines are PVC or Poly Vinyl Chloride. Inspection of the waste lines is limited to the visible portions beneath sinks and/or crawlspace areas.

HOSE BIBS

WARN UPG One or more of the exterior hose bibs is not fully secured to the wall, which could cause damage to the supply pipes. We recommend that you have this corrected.

CLEANOUT
A cleanout has been added to the waste system at the South exterior.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION
Location: In the garage closet.

Energy source: Natural gas
Capacity: 40 gallons

T/P RELEASE VALVE
The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY
The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING
The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR
Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

The combustion air supply is adequate.

BURNERS
The burner is generally clean and appears to be in serviceable condition.

WATER CONNECTORS
The water heater is equipped with a cold water inlet shut-off valve. It is functioning as designed and intended.

ELEVATION/LOCATION

UPG Drain pan and drain pipe are installed and functional.

GENERAL COMMENT
This water heater is in the middle of its expected service life and was operational. With routine maintenance it should be reliable for a number of years.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION
Service entry into building: The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.
Capacity (available amperage): 100 amperes
System grounding source: Driven copper rod
Branch circuit protection: Circuit breakers

The incoming service wire is copper and the circuit wiring is also copper.

ELECTRIC METER
The electric meter is outside on the side facing North.

MAIN SERVICE
The main electrical service panel is in the garage.

MAIN DISCONNECT
The main disconnect is incorporated into the electrical service panel.

CB MAIN PANEL
WARN UPG There are holes in the service panel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates by a qualified contractor.

The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION
Method of cooling: Evaporative cooling
Number of units: 1
Location of equipment: Split or remote system
Related equipment: Ceiling fans
Estimated to be approximately 18 years old
Manufacturer: Lennox
Condenser location: Left side of structure
Type of system: Gas heat with air conditioning
Electrical disconnect location: Adjacent to condensing unit

HVAC DISCONNECT
The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect appears properly installed and in good condition.

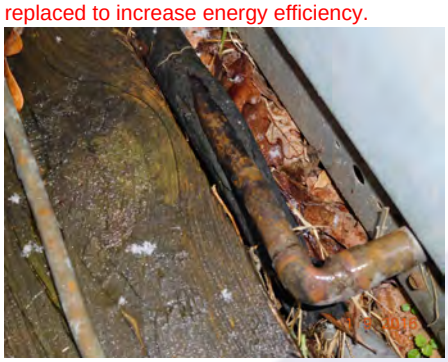
CONDENSING UNIT
The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

EVAPORATOR COIL
An evaporator is a device used to transfer or absorb heat from the air surrounding the evaporator to the refrigerant. In doing so, the liquid refrigerant is evaporated or boiled off as it passes through the evaporator.

The evaporator coil is not equipped with a secondary condensate drain line, or a safety switch. A secondary condensate drain or safety switch will help prevent moisture damage to the interior if the primary becomes clogged. We recommend that you have this condition corrected by a qualified HVAC contractor.

REFRIGERANT LINES

UPG Insulation is deteriorated and missing from portions of the refrigerant lines in several areas. We recommend that all missing insulation be replaced to increase energy efficiency.



GENERAL COMMENT

WARN UPG The air conditioning is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years. Recommend budgeting for a replacement and/or looking into a home warranty.

DIFFERENTIAL TEMPERATURE READINGS

Both air-conditioning units responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of twelve degrees or more.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

We did not test the heating system because the ambient temperature is too high.

Furnace location: Garage closet
Energy source: Natural gas
Age: 34 years old
Manufacturer: Lennox
The heating system was inspected by using normal operating controls. We inspected for material defects. We are not HVAC professionals. Feel free to ask the sellers to have the heating system inspected and certified by a HVAC professional prior to closing. Annual inspection and service is needed.
The average life expectancy is estimated from 15 to 25 years old. Any system that is 15 years old or older should be closely maintained, and budgeting for a replacement is recommended.
The furnace is functional. However, it is beyond the commonly accepted design life of twenty years, and will need to be monitored more closely for evidence of metal fatigue.

SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

BURNERS

Rust particulates are accumulating below the burners in the combustion chamber of the gas furnace. We recommend that you have the combustion chamber evaluated by a qualified HVAC contractor to determine if it is cracked. Furthermore, we recommend that you install a carbon monoxide detector for safety.

CONDENSATE DRAIN LINE

WARN UPG The evaporator coil is not equipped with a secondary condensate drain line, or a safety switch. A secondary condensate drain or safety switch will help prevent moisture damage to the interior if the primary becomes clogged. We recommend that you have this condition corrected by a qualified HVAC contractor.

The primary condensate drainpipe does discharge correctly.

PLENUM
The plenum is the 'box', or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it.

AIR FILTERS
Filters are located at the return registers. We recommend that you replace the filters every 2 to 3 months. This will help to maintain good indoor air quality and reduce maintenance costs.
The air filter for this heating unit is rather inconveniently located. You may wish to replace the return air grill with one that holds a filter, which saves you the inconvenience of having to access it at the furnace.

VENT
The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

There is adequate combustion air for this heating unit.

HVAC DISCONNECT
The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

The local disconnect appears properly installed and in good condition.

GENERAL COMMENT
The evaporator coil is not equipped with a secondary condensate drain line, or a safety switch. A secondary condensate drain or safety switch will help prevent moisture damage to the interior if the primary becomes clogged. We recommend that you have this condition corrected by a qualified HVAC contractor.

Entry Area/Hall

RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS
The lights are functional.

DOORBELL
The door bell is functional.

Family Room

RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS
The lights are functional.

WINDOWS
The windows that were unobstructed were checked and found to be functional.

FIREPLACE
The portions of the flue that are visible appear to be in acceptable condition.

A complete view of the chimney flue is not possible, and you may wish to have it evaluated and cleaned before it is used.

The log starter is functional.

The damper functions properly.

Living Room

RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS
The lights are functional.

WINDOWS
The windows that were unobstructed were checked and found to be functional.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION
Energy: Gas (or propane) appliances only

RECEPTACLES
DNGR UPG There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).

LIGHTS
The lights are functional.

VENTILATION
UPG Kitchen ventilation is provided by a range hood over the burners. The vent hood is functional, but is noisy when operated. Recommend this condition be evaluated for repair and/or replacement by a qualified contractor.

OVEN
The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

DISPOSAL
The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER
The dishwasher responded to normal user controls and was found in good condition.

Hallway

RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS
The lights are functional.

THERMOSTAT
The thermostat appears to be properly installed and the unit responded to the user controls.

SMOKE DETECTOR
The smoke detector alarm was activated when the test button was depressed, and should be checked periodically.

Stairs

HANDRAILS
The railings appear to properly installed and are in serviceable condition.

LIGHTS
The lights functioned when tested.

OUTLETS
The outlets on the landing functioned.

STEPS

WARN If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

GUARDRAILS
The guardrails appear to be properly installed and in serviceable condition.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY
We evaluated the attic by direct access.

RAFTERS
Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.

The roof structure appears to be constructed in a manner typical of houses of this type and age. The rafters are generally in good condition, where seen, and have performed adequately since their installation.

SHEATHING
The roof sheathing is the material directly supporting the roof covering.

The roof sheathing appears to be properly installed and in good condition.

COLLAR TIES
Collar ties are structural members connecting opposing rafters in a pair and are significant elements in the roof structure.

The original collar ties appear to be properly installed and are in good condition.

PURLINS
Purlins are the boards, perpendicular to the rafters, which provide mid-span support.

The original purlins are in place and appear to have performed adequately, although the existing configuration may not meet present standards.

CEILING JOISTS
Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

The ceiling joists appear to be generally properly installed and in good condition.

RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition.

INTERIOR LIGHTS
The attic light functioned when tested.

DUCTS
The ducts appear to be properly installed and are in serviceable condition.

VENTILATION
Our feeling regarding attic ventilation is that 'you can never have too much'. Attic ventilation can be provided by eave, gable, and ridge vents as well as by automatic and wind driven fans. We encourage use of any or all of the above.

Ventilation is provided by a combination of soffit, passive, and/or gable, which should be adequate.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION
The attic is insulated with approximately 10 to 12 inches, which should be adequate.

Bedroom

Master

RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

LIGHTS / FAN
The lights are functional.

WINDOWS
The windows that were unobstructed were checked and found to be functional.

SMOKE DETECTOR
WARN UPG There is no smoke detector near the entry of this area. We recommend one be installed.

1st Guest Bedroom

GENERAL COMMENT
This bedroom is located at the Northeast side of the house.

RECEPTACLES
UPG One or more of the outlets have an open ground. Further evaluation for correction by a qualified electrician is advised.

LIGHTS / FAN
The lights are functional.

SMOKE DETECTOR
The smoke detector alarm was activated when the test button was depressed, and should be checked periodically.

2nd Guest Bedroom

GENERAL COMMENT
This bedroom is located at the Southeast side of the house.

RECEPTACLES
WARN UPG One or more of the outlets has a hot/neutral reverse. Further evaluation for correction by a qualified electrician is advised.

LIGHTS / FAN
The lights are functional.

WINDOWS
The windows that were unobstructed were checked and found to be functional.

SMOKE DETECTOR
The smoke detector alarm was activated when the test button was depressed, and should be checked periodically.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

LIGHTS
The master bathroom light has a humming sound when turned on. Recommend that this condition be evaluated by a qualified contractor.

The master bathroom light has a humming sound when turned on. Recommend that this condition be evaluated by a qualified contractor.

The master bathroom light has a humming sound when turned on. Recommend that this condition be evaluated by a qualified contractor.

Hallway

TOILET
The toilet was flushed and appeared to be functioning properly.

SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN
The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB
WARN UPG The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend it be evaluated by a qualified plumbing contractor.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS
The lights are functional.

WINDOWS
The window functions.

VENTILATION
Ventilation in this bathroom is adequate.

Upstairs

TOILET
WARN The toilet is loose at the floor. We recommend that the toilet be removed and rebolted with a new wax seal by a qualified contractor.

SINK FAUCET VALVES & CONNECTORS TRAP & DRAIN
The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

HYDROTHERAPY TUB
The hydrotherapy tub was filled and activated by the controls and was functional.

The hydro-spa is ground fault protected and reset in the master bedroom closet.

RECEPTACLES
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS
The lights are functional.

WINDOWS
The window functions.

VENTILATION
Ventilation in this bathroom is adequate.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

LAUNDRY SINK
The laundry sink is functional, and does not need service at this time.

RECEPTACLES
The receptacle appears to be properly installed and was operational.

LIGHTS
The lights are functional.

DOORS
UPG The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.

DRYER VENT
Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.
The dryer vent appears properly installed and in serviceable condition.

WASHER/DRYER
Laundry room is equipped with gas and electrical service for the dryer. The gas line for the dryer should be capped when not in use.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

RECEPTACLES
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

LIGHTS
The lights are functional, and do not need service at this time.

GARAGE DOOR OPENER
The garage door opener functioned when tested.

GARAGE DOORS
The garage door is a single roll up design.

Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

The infra-red sensors are functional.

The small garage door opener raises and lowers the door, it does stop/reverse when it meets resistance prior to full closure.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

ELECTRIC METER
ELECTRICAL SYSTEM
The electric meter is outside on the side facing North.

MAIN SERVICE
ELECTRICAL SYSTEM
The main electrical service panel is in the garage.

MAIN DISCONNECT
ELECTRICAL SYSTEM
The main disconnect is incorporated into the electrical service panel.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde,

electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Exterior Components

FASCIA & SOFFIT

1: - There is wood rot and moisture damage to the soffit at the entry area. This should be further evaluated for repair and/or replacement by a qualified contractor.

Plumbing

HOSE BIBS

WARN UPG **2: -** One or more of the exterior hose bibs is not fully secured to the wall, which could cause damage to the supply pipes. We recommend that you have this corrected.

Electrical System

CB MAIN PANEL

WARN UPG **3: -** There are holes in the service panel where 'knockouts' have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates by a qualified contractor.

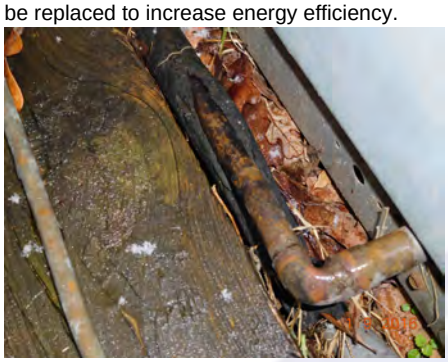
Air Conditioning

EVAPORATOR COIL

4: - The evaporator coil is not equipped with a secondary condensate drain line, or a safety switch. A secondary condensate drain or safety switch will help prevent moisture damage to the interior if the primary becomes clogged. We recommend that you have this condition corrected by a qualified HVAC contractor.

REFRIGERANT LINES

UPG **5: -** Insulation is deteriorated and missing from portions of the refrigerant lines in several areas. We recommend that all missing insulation be replaced to increase energy efficiency.



Heat

Forced Hot Air

BURNERS

6: - Rust particulates are accumulating below the burners in the combustion chamber of the gas furnace. We recommend that you have the combustion chamber evaluated by a qualified HVAC contractor to determine if it is cracked. Furthermore, we recommend that you install a carbon monoxide detector for safety.

GENERAL COMMENT

7: - The evaporator coil is not equipped with a secondary condensate drain line, or a safety switch. A secondary condensate drain or safety switch will help prevent moisture damage to the interior if the primary becomes clogged. We recommend that you have this condition corrected by a qualified HVAC contractor.

Kitchen

VENTILATION

UPG **8: -** Kitchen ventilation is provided by a range hood over the burners. The vent hood is functional, but is noisy when operated. Recommend this condition be evaluated for repair and/or replacement by a qualified contractor.

Bedroom

1st Guest Bedroom

RECEPTACLES

UPG **9: -** One or more of the outlets have an open ground. Further evaluation for correction by a qualified electrician is advised.

2nd Guest Bedroom

RECEPTACLES

WARN UPG **10: -** One or more of the outlets has a hot/neutral reverse. Further evaluation for correction by a qualified electrician is advised.

Bathroom

Hallway

BATHTUB

WARN UPG **11: -** The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend it be evaluated by a qualified plumbing contractor.

Upstairs

TOILET

WARN **12: -** The toilet is loose at the floor. We recommend that the toilet be removed and rebolted with a new wax seal by a qualified contractor.