


Date: 20-Apr-2018

Roof Structure

Inspected By:

Roof Edge/Walk On

Main Roof

Pitch: Medium Gable Age: 0-5 Years Material: Asphalt/Fiberglass and Metal Layers: One

Ventilation: Type

Ventilation: Roof and Soffit Operational at the time of inspection

Damaged: No

Fascia, Soffit and Trim

Fascia: Aluminum Soffit: Aluminum - Vente Trim: Stucco

Damaged: No

Accessory

Accessory: Air vent Vent Stack

Damaged: No

Flashing

No visible damage Rubber Stack Boots Concealed Flashings

Damaged: No



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Attic

Attic Access**Damaged: No**

- Inspected: At opening Access: 1st floor hallway

Limitation: Due to the interior slope of the ceiling and the HVAC duct work, unable to enter the attic to perform a thorough visual inspection.

Structure**Damaged: No**

- No visible damage Trusses/Rafters Sheating: OSB

Insulation**Damaged: No**

- Fiberglass Estimated Depth: 8-9"+/-

Ventilation**Damaged: No**

- Roof Soffit

Exhaust Duct**Damaged: No**

- Flex Outside: Yes

HVAC Duct

- Condition: Concealed

Electrical**Damaged: No**

- Concealed



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Electrical Service

Service Entrance**Damaged: No**

- Underground - 120/240 Entrance Cable: Limitation - Concealed Main Disconnect: Not tested

Distribution Panel**Damaged: No**

- Brand: Eaton Fuse: Breakers Panel Rating: 200 Amps Main Disconnect Rating: 150 Amps
 Circuit Wire: Aluminum Room for Expansion: Yes Location: Exterior

Grounding Rod**Damaged: No**

- Present at time of inspection

Sub-Panel**Damaged: No**

- Branch Wiring: Copper Neutral/Ground Separated: Yes Location: Home
 Fuses: Breakers Brand: Eaton Room for Expansion: Yes

Receptacles/Switches/Lighting/Ceiling Fan:

- Condition: Functional GFCI Receptacles: Functional Lighting: Functional
 Ceiling Fan: Functional

Exhaust Fans:

- Condition: Functional

Limitations

- System Operating In AC Mode See comment

Testing heat pump unit during high outdoor temperatures will cause system failure. Determine function during heating season.

Smoke Detectors

- Functional at time of inspection

Safety Tip: You should test the smoke detectors monthly.

Duct/Joint/Housing

- Location: Ceiling Condition: Concealed

AC/Heat Pump

- Brand: Intertek Central Life Expectancy: Beginning
S/N: 173940407M M/N: M4HP4030A1000AA

Operational: Yes

- Cooling Capacity: 3 tons
MFD: 2018

Thermostat and Temperature Differential

- Thermostat: Digital Location: Hallway Acceptable range at time of inspection
Supply Air 58.3 Degrees F. Return Air 71.8 Degrees F.



Supply Air Temperature: 58.3 Degrees F.



Return Air Temperature: 71.8 Degrees F.

Condensation and Refrigerant Lines

Damaged: No

- Condensation Line: See comment Refrigerant Line: Satisfactory

Condensate Line: Opening exposed to elements. Recommend that the open end be elevated and turned toward the ground to minimize potential for opening to be clogged and result in back to air handler.

Air Handler: Visible mold-like substance on the air handler assembly. Recommend that this be tested by a licensed mold assessor for content.

Air Handler - Closet: Visible damage. Recommend contacting the existing owner and asking when this happened and how they addressed the issue.



Condensate Line: Exposed to misc. particles in the air.



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Plumbing - System

Supply

Supply: Public Shut-off Valve: Not tested Limitation: Concealed

Hose Bibb

Operational at time of inspection

Damaged: No

Visible Distribution Piping

CPVC - Mostly, concealed

Damaged: No

Waste Drainage

PVC - Mostly, concealed

Vent Stack Piping

PVC - Mostly, concealed

Hot Water Tank

Electrical Relief Valve: Yes Extension Proper: yes
 Brand: A.O. Smith Life Expectancy: Beginning Capacity: 40 Gallons
 Location: Interior
Age 2018 Serial Number: 1749108497750 Model Number: ENT-40 110

Operational: Yes

Location

Closet

Floor, Ceiling and Walls

Damaged: No

Floor: No visible damage

Ceiling: No visible damage

Walls: No visible damage

Laundry Room - Baseboard: Visible gap at the time of the inspection. Recommend that this be sealed to minimize potential for rodent entry.



Baseboard: Visible gap.

Windows and Doors:

Operational: Yes

Windows: N/A Doors: Functional

Washer

Damaged: No

Washer Hook-up Lines/Valves: Satisfactory

Dryer Vent

Damaged: No

Condition: Functional

Heat Source

Not Applicable

Air Register

Location

Main Floor

Water Flow and Drainage

Water Flow: Typical

Drainage: Typical

Floor, Ceiling and Walls

Floors: No visible damage

Ceiling: No visible damage

Walls: See comment

Damaged: No

Window(s)/Door(s):

Windows: No visible damage

Doors: Functional

Damaged: No

Sink, Faucet, Trap and Drain

Sink: See comment

Faucet: See comment

Trap and Drain: See comment

Damaged: No

Vanity and Counter

Vanity: See comment

Counter: No visible damage

Damaged: No

Toilet

Functional at time of inspection

Damaged: No

Tub, Shower, Faucet and Shower Head

Faucet and Shower Head: See comment

Damaged: No

Main Bathroom - Shower Head: Visible, minor leak. Recommend repairing to minimize potential for moisture damage.



Main Bathroom - Shower Head: Visible, minor leak.

Heat Source

Air Register

Operational: Yes



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Kitchen

Water Flow and Drainage**Operational: Yes**

- Water Flow: Typical Drainage: Typical

Floor, Ceiling and Walls**Damaged: No**

- Floors: No visible damage Ceiling: No visible damage Walls: No visible damage

Window(s) and Door(s)**Damaged: No**

- Windows: No visible damage Doors: No visible damage

Sink, Faucet, Trap and Drain**Damaged: No**

- Sink(s): Operational Faucet: Operational Trap: Operational

Cabinet and Counter**Damaged: No**

- Cabinets: No visible damage Counter: No visible damage

Major Appliances (Built-in)

- Tested ON/OFF only. Did Not Test All Functions Dishwasher: Operational
 Garbage Disposal: Not present Stove Top/Oven: Operational Refrigerator/Freezer: Operational
 Microwave: Not present Exhaust Vent: Operational

Heat Source**Operational: Yes**

- Air register



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Interior - Family Room, Dining Room, Living Room and Foyer

Floor, Ceiling and Walls

Damaged: No

Floor: No visible damage

Ceiling: No visible Damage

Walls: No visible damage

Windows and Doors

Damaged: No

Windows: Functional

Doors: Functional

Heat Source

Operational: Yes

Air register



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Bedrooms

Location

Floor: Main floor

Floor, Ceiling and Walls

Floors: No visible damage

Ceiling: No visible damage

Walls: See comment

Damaged: No

Windows and Doors

Windows: No visible damage

Wood

Damaged: No

Closet/Door

Hinged and Bi-folds

Wood

See comments

Damaged: No

Heat Source

Air Register

Operational: Yes



Report Commentary

Date: 20-Apr-2018

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 Property and Site Built in: 2018 Address: Sample Address
Bedrooms: 3 Bathrooms: 2

1.1 Limitations

The summary that follows is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

2.0 HVAC - System

2.1 Limitations

Testing heat pump unit during high outdoor temperatures will cause system failure. Determine function during heating season.

2.2 Condensation and Refrigerant Lines

Condensate Line: Opening exposed to elements. Recommend that the open end be elevated and turned toward the ground to minimize potential for opening to be clogged and result in back to air handler.

Air Handler: Visible mold-like substance on the air handler assembly. Recommend that this be tested by a licensed mold assessor for content.

Air Handler - Closet: Visible damage. Recommend contacting the existing owner and asking when this happened and how they addressed the issue.

2.3 Air Handler

Air Handler - Closet Ceiling: Visible gaps at the time of the inspection. Recommend that these be sealed to minimize the potential for rodent entry as well as warm, moist air that could condense on the cool air handler exterior, potentially causing mold.

3.0 Bathroom - Master

3.1 Tub, Shower, Faucet and Shower Head

Main Bathroom - Shower Head: Visible, minor leak. Recommend repairing to minimize potential for moisture damage.



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4.0 Additional Comments

4.1 **General Comments**

Documentation: Recommend that current owner provide documentation of any improvements to the roof, HVAC system, electrical system as well as plumbing during the past three years along with contact information of licensed contractor that completed the work.

Smoke Detectors: Recommend that all smoke detectors be replaced prior to moving in to promote best safety practices.

WDO Inspection: Recommend that a WDO inspection be performed as a general rule.

This inspection has been conducted on a vacant home at the time of inspection. Unoccupied homes run the risk of deteriorating faster than normal as there is nobody present to mitigate when issues arise nor to attend to the normal maintenance issues

4.2 **Limitations**

Septic System and/or Well - Have not been inspected. Both the septic system and the quality/quantity of the well water supply are beyond the scope of this inspection. Obtain the services of a qualified technician to perform a complete evaluation of your septic tank and leaching field and/or well water quality and recharge rate.