



Inspection Report

Mr. Buyer

Property Address:
1234 Sample Street
Mishawka IN 46545



Certified Home Inspections LLC.

John W. Hatfield HI005000305
19237 Edinburgh Drive
South Bend, IN 46614
574-231-5000



General Summary



**of Northern Indiana, LLC
Certified Home Inspections LLC.**

**19237 Edinburgh Drive
South Bend, IN 46614
574-231-5000**

Customer
Mr. Buyer

Address
1234 Sample Street
Mishawka IN 46545

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

3. ROOFING

3.0 ROOFING MATERIAL CONDITION

Repair or Replace

The roofing material is considered to be nearing the end of its service life. Recommend contacting a roofing contractor for estimate for replacement.

3.2 SHINGLE BLISTERS/CURLED EDGES

Repair or Replace

Roofing material shows signs of blistering and curling throughout.

3.5 CRACKS/GAPS IN ROOFING

Repair or Replace

Most all valleys are deteriorating near eaves.

6. INSULATION/VENTILATION

6.5 BATHROOM VENTILATION/VENTS

Repair or Replace

Bathroom exhaust fan is not vented properly in attic area. Recommend extending to within inches of roof

6. INSULATION/VENTILATION

vent or to the exterior for proper ventilation.

7. ELECTRICAL

7.4 FUSES/BREAKERS ADEQUATE

Repair or Replace

GFI breaker in panel will not trip when tested. Recommend replacing for safety.

7.9 RECEPTACLE/SWITCH CONDITION

Repair or Replace

Broken receptacle observed in basement above washer/dryer. Replace for safety. Recommend replacing several missing outlet and switch cover plates in garage for safety.

7.11 WIRING CONDITION

Repair or Replace

(1) Attic is insulated and Knob and Tube wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire. Unable to fully inspect older wiring at this time.

(2) Recommend replacing missing junction box cover in attic space for safety.

(3) Recommend junction box with cover for live wire end in attic space for safety.

7.12 GENERAL COMMENTS

Repair or Replace

Recommend electrical items listed above for repairs be done by a qualified and/or licensed electrician.

8. PLUMBING

8.2 MAIN WATER SHUT-OFF VALVE

Repair or Replace

Main water shut-off valve is leaking and difficult to turn off at this time. Recommend repair or replace.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Date: 3/24/2012	Time:	Report ID: Sample 1234
Property: 1234 Sample Street Mishawka IN 46545	Customer: Mr. Buyer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:
Over 50 Years

Home Faces:
West, SW

Client Is Present:
Yes

Weather:
Clear

Temperature:
60's

Rain in last 3 days:
No

Home Occupancy:
Occupied with belongings

1. LOT/LANDSCAPING

		IN	NI	NP	RR	Styles & Materials
1.0	FOUNDATION GRADING	X				DRIVEWAY: CONCRETE
1.1	LOW SPOTS/STANDING WATER	X				GARAGE DOOR TYPE: ONE AUTOMATIC
1.2	OVERHANGING TREES	X				
1.3	GRASS/LAWN CONDITION	X				
1.4	DRIVEWAY CONDITION	X				
1.5	SIDEWALK/WALKWAY CONDITION	X				
1.6	GARAGE CONDITION	X				
1.7	GARAGE DOOR OPENER	X				
1.8	GARAGE DOOR SAFETY SENSORS	X				
1.9	OUTDOOR LIGHTING	X				
1.10	GENERAL COMMENTS	X				

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Comments:

- 1.0** Recommend in the future monitoring grade around front, rear and sides of home to help direct water away from foundation.
- 1.6** Garage was evaluated and is in good condition at this time.
- 1.10** Overall well maintained lot and landscaping.

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	SIDING CONDITION	X				SIDING STYLE: VINYL ALUMINUM
2.1	EXTERIOR TRIM CONDITION	X				OUTDOOR RECEPTACLES: Yes
2.2	ADEQUATE CAULKING	X				NUMBER OF PLUMBING FIXTURES: 2
2.3	GROUND CONTACT WITH WOOD			X		
2.4	CONDITION OF DOORS/WINDOWS (Exterior)	X				
2.5	FRONT PORCH CONDITION	X				
2.6	DECK/PATIO CONDITION	X				
2.7	EXTERIOR STEPS CONDITION	X				
2.8	ELECTRICAL RECEPTACLES (Exterior)	X				
2.9	PLUMBING FIXTURES (Exterior)	X				
2.10	GENERAL COMMENTS	X				

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Comments:

2.4 Cracked glass pane observed at rear of home. Use caution and repair or replace.



2.4 Picture 1

2.10 Considering age of home, exterior overall is in good condition at this time.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
3.0	ROOFING MATERIAL CONDITION				X	ROOF-TYPE: GABLE
3.1	MISSING SHINGLES	X				ROOFING MATERIAL: ASPHALT
3.2	SHINGLE BLISTERS/CURLED EDGES				X	VIEWED ROOF COVERING FROM:
3.3	ROOF MOSS/MILDEW	X				GROUND
3.4	FLASHING CONDITION	X				LADDER
3.5	CRACKS/GAPS IN ROOFING				X	SKY LIGHT (S): NONE
3.6	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				CHIMNEY (exterior): BRICK
3.7	ROOFING DRAINAGE SYSTEMS (Gutter and Downspouts)	X				

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Comments:

3.0 The roofing material is considered to be nearing the end of its service life. Recommend contacting a roofing contractor for estimate for replacement.

3.2 Roofing material shows signs of blistering and curling throughout.

3.5 Most all valleys are deteriorating near eaves.



3.5 Picture 1



3.5 Picture 2

3.7 (1) Recommend routine cleaning of all gutters and downspouts for efficient drainage of water away from foundation.

(2) Recommend short extensions on all downspouts to help direct water away from foundation.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. FOUNDATION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
4.0	FOUNDATION MATERIAL	X				FOUNDATION: POURED CONCRETE
4.1	FOUNDATION MORTAR DETERIORATING	X				METHOD USED TO OBSERVE CRAWLSPACE: NO CRAWLSPACE
4.2	CRACKS IN WALLS	X				
4.3	CRACKS IN SLAB	X				
4.4	SLAB LEVEL	X				
4.5	ROOF/WALL DEFLECTIONS			X		
4.6	WATER MARKS	X				
4.7	BASEMENT FLOOR DRAIN	X				
4.8	GENERAL COMMENTS	X				

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Comments:

- 4.0 Foundation was evaluated and overall is considered in good structurally sound condition.
- 4.8 (1) There were no visible signs of water infiltration in the basement area at the time of inspection.
- (2) Recommend operating a dehumidifier in the basement in the future to help control moisture and musty odors if present.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. FRAMING

		IN	NI	NP	RR	Styles & Materials
5.0	ATTIC ACCESS	X				ATTIC INFO: SCUTTLE HOLE
5.1	MAIN BEAM CONDITION	X				METHOD USED TO OBSERVE ATTIC: FROM ENTRY WALKED
5.2	FLOOR JOIST SIZE	X				SUPPORTS/POSTS: STEEL I BEAMS WITH POSTS
5.3	FLOOR JOIST DEFLECTION			X		FLOOR STRUCTURE: 2 X 8 WOOD JOISTS
5.4	SUB-FLOORING SIZE	X				SUB-FLOORING: 1x6 HARDWOOD DIAGONAL BOARDS
5.5	SUB-FLOORING DEFLECTION			X		WALL STRUCTURE: 2 X 4 WOOD
5.6	WALL STUD SIZE	X				ROOF STRUCTURE: RAFTERS 2 X 6
5.7	WALL STUD DEFLECTION			X		
5.8	ROOF RAFTER/TRUSS SIZE	X				
5.9	ROOF RAFTER/TRUSS DEFLECTION			X		
5.10	ROOF SHEATHING SIZE	X				
5.11	ROOF SHEATHING DEFLECTION			X		

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6. INSULATION/VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials ATTIC INSULATION: BLOWN BATT FIBERGLASS WALL INSULATION: UNKNOWN ROOF VENTILATION: INDIVIDUAL VENTS WINDOW TYPE: SINGLE AND DOUBLE
6.0	ATTIC INSULATION	X				
6.1	WALL INSULATION		X			
6.2	ATTIC HATCH INSULATION			X		
6.3	ATTIC VENTILATION ADEQUATE	X				
6.4	CLOTHES DRYER VENTILATION/VENTS	X				
6.5	BATHROOM VENTILATION/VENTS				X	
6.6	POWER ROOF VENT FAN			X		
6.7	WHOLE HOUSE FAN			X		
6.8	EVIDENCE OF VAPOR BARRIER PROBLEMS			X		
6.9	DOOR/WINDOW WEATHERSTRIPPING	X				

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Comments:

6.4 We are unable to evaluate the conditions inside dryer vents during inspections. Therefore we recommend cleaning or repairing existing dryer vents upon activation.



6.4 Picture 1

6.5 Bathroom exhaust fan is not vented properly in attic area. Recommend extending to within inches of roof vent or to the exterior for proper ventilation.



6.5 Picture 1

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	AMP SERVICE ADEQUATE	X				PANEL CAPACITY: 100 AMP
7.1	ADEQUATE NUMBER OF CIRCUITS	X				PANEL TYPE: CIRCUIT BREAKERS
7.2	MAIN CIRCUIT PANEL CONDITION	X				MAIN ELECTRICAL SERVICE
7.3	GFI AND GFCI OUTLETS	X				CONDUCTORS: OVERHEAD SERVICE 220 VOLTS
7.4	FUSES/BREAKERS ADEQUATE				X	BRANCH WIRE: COPPER
7.5	20+ AMP CIRCUIT FOR KITCHEN	X				
7.6	20+ AMP CIRCUIT FOR LAUNDRY	X				
7.7	30+ AMP CIRCUIT FOR AIR CONDITIONING UNIT	X				
7.8	EXTERIOR SERVICE CONDITION	X				
7.9	RECEPTACLE/SWITCH CONDITION				X	
7.10	RECEPTACLES PROPERLY GROUNDED	X				
7.11	WIRING CONDITION				X	
7.12	GENERAL COMMENTS				X	

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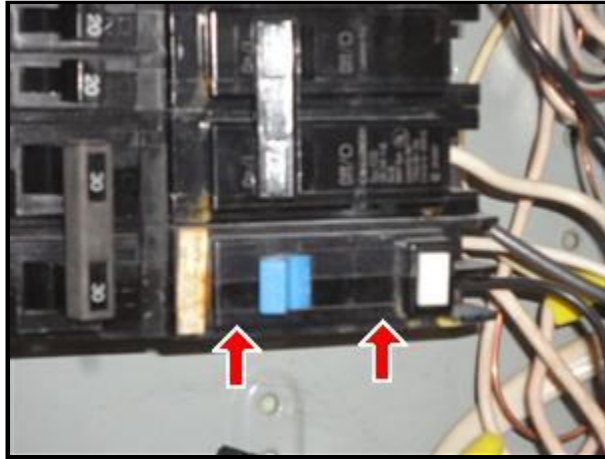
Comments:

7.2 Main electrical panel was evaluated and is in good condition at this time.



7.2 Picture 1

7.4 GFI breaker in panel will not trip when tested. Recommend replacing for safety.



7.4 Picture 1

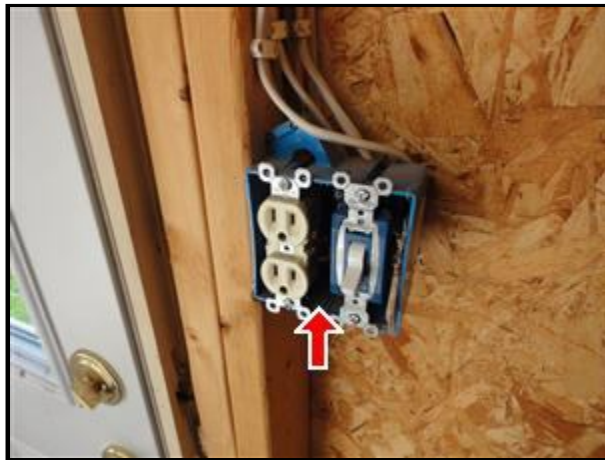
7.9 Broken receptacle observed in basement above washer/dryer. Replace for safety. Recommend replacing several missing outlet and switch cover plates in garage for safety.



7.9 Picture 1



7.9 Picture 2



7.9 Picture 3

7.11 (1) Attic is insulated and Knob and Tube wiring is present. As a safety rule Knob and Tube wiring should never have insulation covering this wire. Unable to fully inspect older wiring at this time.



7.11 Picture 1

(2) Recommend replacing missing junction box cover in attic space for safety.



7.11 Picture 2

(3) Recommend junction box with cover for live wire end in attic space for safety.



7.11 Picture 3

7.12 Recommend electrical items listed above for repairs be done by a qualified and/or licensed electrician.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. PLUMBING

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials WATER SOURCE: CITY SERVICE PLUMBING SUPPLY: GALVANIZED PLUMBING DISTRIBUTION: GALVANIZED COPPER WASHER DRAIN SIZE: 1 1/2" DIAMETER PLUMBING WASTE: PVC WATER HEATER POWER SOURCE: GAS (QUICK RECOVERY) CAPACITY: 30 GAL (SMALL) DRYER POWER SOURCE: 220 ELECTRIC
8.0	WATER SUPPLY PRESSURE/FLOW RATE	X				
8.1	WATER SUPPLY PIPING SIZE	X				
8.2	MAIN WATER SHUT-OFF VALVE				X	
8.3	EVIDENCE OF DRAIN LEAKS			X		
8.4	WATER HAMMER PROBLEM			X		
8.5	EVIDENCE OF SUPPLY LEAKS			X		
8.6	KITCHEN/BATH SINK SHUT-OFF VALVES	X				
8.7	DRAIN PIPING SIZE	X				
8.8	DRAINAGE RATE ADEQUATE	X				
8.9	DRAIN TRAPS IN PLACE	X				
8.10	DRAIN VENTING ADEQUATE	X				
8.11	EVIDENCE OF SEWER BACK-UP PROBLEM			X		
8.12	WASHER/DRYER HOOK-UPS	X				
8.13	HOT WATER HEATER CONDITION	X				
8.14	BASIN AND SUMP PUMP			X		

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Comments:

8.2 Main water shut-off valve is leaking and difficult to turn off at this time. Recommend repair or replace.



8.2 Picture 1

8.11 Recommend routine cleaning of main drain from home out to street for efficient drainage of plumbing system.

8.13 Water heater was evaluated and is in working order.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. HEATING/COOLING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
9.0	HEATING EQUIPMENT CONDITION	X				HEAT TYPE: FORCED AIR
9.1	PRESENCE OF OTHER HEAT SOURCE(S) (Wall furnace)			X		ENERGY SOURCE: NATURAL GAS
9.2	AIR CONDITIONING EQUIPMENT CONDITION	X				NUMBER OF HEAT SYSTEMS (excluding wood): ONE
9.3	COMPRESSED FREON LINE INSULATED	X				HEAT SYSTEM BRAND: AMANA
9.4	CHIMNEYS, FLUES AND VENTS	X				DUCTWORK: METAL
9.5	CONDENSATE DRAIN PRESENT	X				FILTER TYPE: DISPOSABLE
9.6	AIR FILTER MAINTENANCE	X				FILTER SIZE: 16x25x1
9.7	DUCTWORK CONDITION AND MATERIAL	X				AIR CONDITIONING TYPE: Central air conditioning
9.8	THERMOSTAT CONDITION	X				
9.9	HUMIDIFIER CONDITION			X		
9.10	ELECTRONIC AIR CLEANER CONDITION			X		
9.11	GENERAL COMMENTS	X				

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Comments:

- 9.0** Furnace was evaluated and tested in working order at this time.
- 9.2** Central air conditioning was evaluated and tested in good working order at this time.
- 9.11** Recommend routine maintenance of all equipment for efficient and safe operation.

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. BATHROOMS

		IN	NI	NP	RR
10.0	BATHROOM INTERIOR	X			
10.1	SINK CONDITION	X			
10.2	BATHTUB/SHOWER CONDITION	X			
10.3	TOILET CONDITION	X			
10.4	VENTILATION	X			
10.5	BATHROOM ELECTRICAL RECEPTACLES	X			
10.6	BATHROOM LIGHTING	X			
10.7	SUFFICIENT HEATING	X			

Styles & Materials
VENTILATION PRESENT:
 WINDOW AND FAN
GFI PRESENT:
 YES

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11. KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
11.0	KITCHEN INTERIOR	X				STOVE POWER SOURCE: GAS CONNECTION
11.1	CABINET CONDITION	X				GFI PRESENT: YES
11.2	COUNTERTOP CONDITION	X				
11.3	KITCHEN SINK CONDITION	X				
11.4	GARBAGE DISPOSAL	X				
11.5	RANGES/OVENS/COOKTOPS	X				
11.6	RANGE HOOD	X				
11.7	REFRIGERATOR	X				
11.8	DISHWASHER (Built-in)	X				
11.9	KITCHEN LIGHTING	X				
11.10	ELECTRICAL RECEPTACLES	X				
11.11	GENERAL COMMENTS	X				

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

11.11 Appliances listed on this inspection report were not fully evaluated. This was a limited functional check only. Appliances cannot be warranted and often experience intermittent problems. We recommend consulting with the home owner for more information and/or consider a full evaluation by an appliance company.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. INTERIOR

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials WINDOW TYPES: DOUBLE PANE THERMAL/INSULATED TYPES OF FIREPLACES: SOLID FUEL (WOOD BURNING)
12.0	WALL CONDITION	X				
12.1	CEILING CONDITION	X				
12.2	FLOORING	X				
12.3	MOLDING AND TRIM	X				
12.4	DOORS (Interior - representative number)	X				
12.5	WINDOWS (Interior - Representative Number)	X				
12.6	LIGHTING	X				
12.7	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X				
12.8	GAS/LP FIRELOGS AND FIREPLACES	X				
12.9	SMOKE DETECTORS	X				

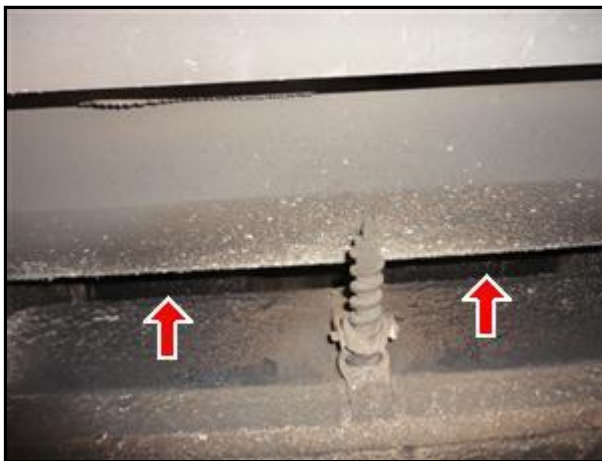
IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

12.8 Fair amount of soot observed inside fireplace chimney lining. Recommend professional cleaning at this time for safety before firing.



12.8 Picture 1



12.8 Picture 2

12.9 Recommend adding additional smoke detectors and changing batteries annually for safety.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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