



Inspection Sample

11111 abcde Rd

414-111-444



Invoice 100014
Firstname Inspection
Lastname Sample
Address1 11111 Abcde Rd
City Some City
State Wisconsin
Zipcode 11111
Telephone 414-111-444
Real Estate Agent Real Real Estate
Inspection Date 2009-08-15
Inspection Time 6:00pm
Age 60 Yrs
Dwelling Type Single Family Ranch
Size 1600 Sf
Weather 85 F And Sunny
Fee Free



WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof sheathing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damage caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.



Introduction & Scope

Introduction:

The following numbered and attached pages are your home inspection report. The report includes pictures, information and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the State of Wisconsin and the International Association of Certified Home Inspectors. The Standards contain certain and very important limitations, exceptions and exclusions to the inspection during, and after the inspection and it is part of the report.

Scope:

Purpose and Scope: The object of this inspection is to provide a professional, good faith opinion of the apparent condition of structures and systems of the real estate described above, on the date and the time of observation. The inspection and report will conform to the current standards of practice set forth in Chapter 440 of the Wisconsin Statutes and the administrative rules applying to that chapter. Home inspection is an activity that is regulated in Wisconsin, and so this contract will refer to sections of Wisconsin law that affect this contract. The inspection is designed and intended to detect observable conditions of an improvement to residential real property, subject to certain limitations. The inspection will cover all areas as required under Wisconsin Chapter 440 and its administrative rules.

No warranty, guarantee, or insurance by Wise Eyes Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, radon, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting this inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. Wise Eyes Inspections does not calculate the strength, adequacy or efficiency of an improvement to residential real property or a component of an improvement to residential real property.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other Professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers or roofers.



Material Defects and Safety Issues Summary

- 2.4.1 - Flashing for chimney at roof appears to be improper. * 2
- 2.4.1 - Chimney raincap and spark screen recommended. *
- 4.5.1 - Mastic covered flashing on chimney. *
- 7.4.1 - Neutral and Ground wires are bonded at at sub-panel. 2 4
- 7.4.1 - Openings in deadfront cover for the sub-panel. 2 4
- 7.5.1 - Exposed wiring needs protection. 2 *
- 7.5.1 - Missing/damaged junction box cover plates. * 4
- 8.10.1 - Smoke Detectors Were Not Tested *

Page Key

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Image Summery

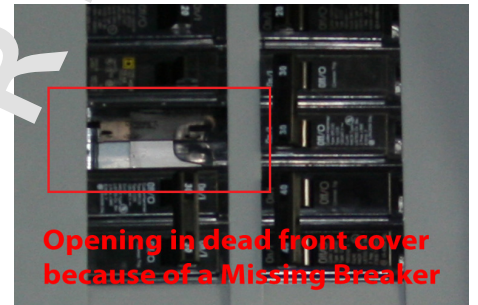
4.5.1 - Mastic covered flashing on chimney. *

There were no signs of a leak at the time of inspection but it will require regular maintaine in order to keep it water tight. There is no counter flashing over the step flashings. The step flashing was covered with tar. The Home Inspector recomends a proper flashing be installed.



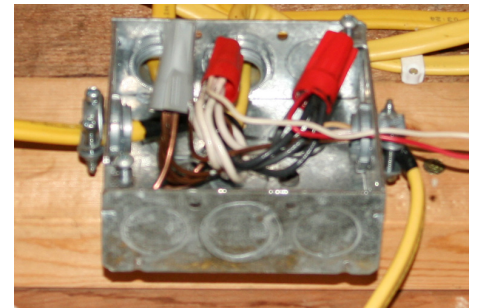
7.4.1 - Openings in deadfront cover for the sub-panel. 2 4

There is an opening in the dead front cover for this sub-panel due to a missing breaker. The Neutral and Ground wires are bonded in this sub-panel. This is a safety hazard and needs to be corrected to avoid injury.



7.5.1 - Missing/damaged junction box cover plates. * 4

Box cover is missing and exposed wiring needs protection. This is located in the basement on floor joist near the sub-panel. This is a safety hazard!



5.1.1 - Main water supply shut off valve

This is the shut-off valve for the main water supply to this house. It is located in the basement on the South Wall.



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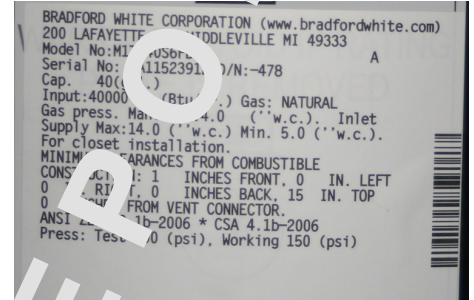
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5.5.1 - Water Heater Tag

This Bradford White 40 gal 40000 BTU Natural Gas water heater. It appears to be manufactured in 2006.
Model No: M1TW40S6FBN
Serial No: FA11523912



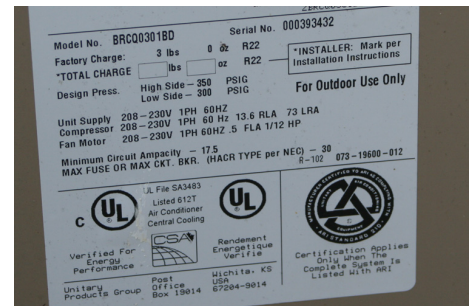
6.1.1 - Furnace Tag

Brand: Unknown
Manufacture Date: Unknown
Output: 76000 BTU
Model: TG9S080B12MP11A
Serial No: W0A9560501



6.4.1 - A/C Tag

Model NO. BRCQ0301BD - Serial No. 000393432
Brand: EVCON
Manufacture date: Unknown
Cooling Capacity: 29,000 BTUs per hour



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1 - Grounds

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. Also, interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior drainage a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

1.1.1 - Driveway

Material Type

There is a Gravel Driveway at this home.

Maintenance

The Driveway appeared serviceable at the time of inspection.

1.2.1 - Sidewalk

Material Type

All sidewalks are made from concrete.

Functional Condition

All sidewalks appeared serviceable at the time of inspection.

1.3.1 - Retaining Walls



Location

There is a retaining wall on east side of the property.

Material Type

The retaining wall was constructed using Concrete Masonry Units (CMU) commonly called (Concrete Block).

Functional Condition

This retaining wall appeared serviceable at the time of inspection.

1.4.1 - Patio

Location

A patio was located to the rear of the home.

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Material Type

The patio was constructed of poured concrete.

Functional Condition

The patio surface appeared to be in serviceable condition at the time of the inspection.

Observed Conditions

The patio appeared to be level and flat at the time of the inspection.

1.7.1 - Fences - Gates

Location

Fence and gates were located in the back of the house.

Material Type

Fencing had wood posts with wood boards installed for fence barriers.

Functional Condition

Gates were functioning at the time of inspection.

Fencing appeared serviceable at the time of inspection.

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, plantings, soil, snow, ice or debris that obstructs access or visibility.

2.1.1 - Exterior Stairs

Location

Exterior stairs located at front and rear entrance.

Material Type

All exterior steps are one step landings made of concrete.

Functional Condition

Exterior steps appeared serviceable at the time of inspection.

Observed Conditions

Exterior steps appeared level and in good condition at the time of inspection.

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2.2.1 - Exterior Walls



Construction Type

Exterior walls are constructed with a wood frame structure.

Material Type

The exterior walls of the home are covered with Lannon Stone.

Observed Conditions

No cracks or deterioration found at the time of inspection.

Wall Insulation types and value is not verified.

Conditions inside the wall cannot be judged.

2.3.1 - Trim



Material Type

Metal trim and soffit system - over wood fascia.

Observed Conditions

All trim appeared to be in good condition at the time of inspection.

Inspector is unable to determine the condition of wood fascia and trim behind metal wrapping.

2.4.1 - Chimney

Material Type

Chimney is constructed from lannon stone.

Observed Conditions

Flashing for chimney at roof appears to be improper. 2

Chimney raincap and spark screen recommended. *

No cracks or deterioration found at the time of inspection.

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Comments

See roof section 4.5.1 - Exposed Flashings.

The interior of the flue was not inspected at this time.

2.6.1 - Hose Faucets

Location

Hose faucets were located in the front and back of the house.

Observed Conditions

All hose faucets were in working condition at the time of inspection.

2.7.1 - Gutters and Downspouts

Inspection Method

Gutters were inspected from the roof.

Construction Type

This house has a Full Gutter System on all sides of the structure.

Material Type

This house has aluminum 5 in K style gutters.

Aluminum 4 in downspouts were installed for gutter drainage.

Comments

Downspout extensions were not attached due to yard maintenance at the time of inspection. Although they appeared to be of sufficient length to properly drain water away from the structure the Home Inspector cannot determine if they will be re-installed and routed correctly.

Gutters and subsurface drainage were not water tested for leakage or blockage.

Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

3 - Foundation

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floor will be several inches higher than the exterior grade. Also, the residence will have gutters and downspouts that discharge into drainage trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way that surface water is managed. Standing puddles near the house foundation are to be avoided.

3.1.1 - Grading

Observed Conditions

Based on visual observation drainage of site/slopes of soil at foundation appears proper.

This inspection does not include geological conditions or site stability information.

For information concerning these conditions, a geologists or soils engineer should be consulted.

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3.4.1 - Basement

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage an finished surface or where no deterioration is visible.

Basement columns and beams

Steel beam and columns support the center of the structure.

Basement foundation walls

The foundations walls were constructed using Concrete Masonry Units (CMU) commonly called concrete block.

Basement Floor Type

The basement floor is a concrete slab.

Observed Conditions

No cracks or deterioration found at the time of inspection.

3.5.1 - Floor Construction

Material Type

Floor framing is constructed with 2 x10 wood joists.

Sub-flooring used is 3/4" and groove installed on a diagonal.

No engineering is preformed during this inspection.

3.6.1 - Basement Stairs

Material Type

Basement stairs are constructed from wood.

Observed Conditions

Stairs and railing appear to be proper and in good condition.

4 - Roof

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interior of tiles or chimneys which are not readily accessible, and other installed accessories. This IS NOT an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to describe information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

The home inspector shall observe: Roof Covering; Roof Drainage Systems (gutters & downspouts); Flashings, Skylights, Chimneys, and Roof Penetrations (vents); 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, predict the service life expectancy of the roof, inspect underground drains, sump diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, nor observe attached accessories, including, but not limited to: solar systems, antennae, and lightning arrestors.

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4.2.1 - Roof - Asphalt composition - Wood



Construction Type

The home has a combination of gable and hip roofs. The main roof was a hip roof

Material Type

The roof was covered with 3-tab composition asphalt shingles.

Number of Layers

There are 2 layers of shingles on this roof.

Inspection Method

Home inspector walked the roof to inspect.

Functional Condition

Roof components appeared to be in serviceable condition at the time of the inspection.

4.5.1 - Exposed Flashings



Observed Conditions

Mastic covered flashing on chimney. *

Comments

There is no counter flashing over the step flashings.

The step flashings are covered with tar. There are no signs of water leaking into the structure at the time of inspection. The Home Inspector recommends a proper flashing be installed.

Roof skylights and flashings are not water tested for leaks.

5 - Plumbing

We are not plumbing professionals. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures

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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.

5.1.1 - Main Line



Main Water Shut Off Valve

Main water shut off valve is located in the basement on the South Wall.

Water Supply Source

The home water was supplied from a private well located on the property.

Water Supply Pressure

Main water supply pressure was not tested.

Inspection Method

Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.

Material Type

Main water supply line is of 3/4 in copper material.

5.2.1 - Supply Lines

Material Type

The visible home water distribution pipes were a combination of half-inch and three-quarter inch copper.

Pipes under ground and pipes inside walls cannot be judged for sag, leaks or corrosion.

Water quality testing and testing for hazards such as lead is not part of this inspection.

5.3.1 - Waste Lines

Material Type

The home was attached to a private onsite wastewater treatment system which treated home sewage (septic system).

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The visible drain, waste and vent (DWV) pipes were composed of a polyvinyl chloride (PVC) material approved for this use and copper.

Functional Condition

Most visible drain, waste and vent pipes appeared to be in serviceable condition at the time of the inspection.

5.4.1 - Fuel System

Location

The main gas shut-off is located at the gas meter at the rear of the home exterior.

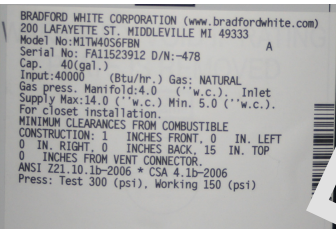
Material Type

Fuel for gas-fired appliances was provided by natural gas with black metal piping

Underground piping and fuel tanks cannot be judged

Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe sizing.

5.5.1 - Water Heater



Location

Water Heater is located in the basement.

Material Type

40 gal.

The home was equipped with a gas water heater.

Observed Conditions

A TPR valve was installed.

A TPR pipe was installed and appears to be proper.

Estimate of remaining life of water heater is not part of this inspection.

6 - HVAC

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.

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe:

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Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily open-able access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector IS NOT required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

6.1.1 - Heating System

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.



Location

The heating system is located in the basement.

Furnace Type

The heating system included a gas-fired, high-efficiency, forced-air furnace.

Furnace Size

Output: 76000 BTU

Furnace Fuel Type

Natural Gas.

Furnace Burner

Burner flame appears proper.

Furnace Exhaust Venting

Exhaust venting appears proper.

Furnace Combustion Air

Combustion Air appears adequate.

Furnace Heat Distribution

Air ducts appear to be proper.

Forced air distributed through metal duct work.

It is suggested that all homes with fuel burning heating systems have a carbon monoxide detector installed for added safety.

The Inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. This is beyond the scope of this inspection.

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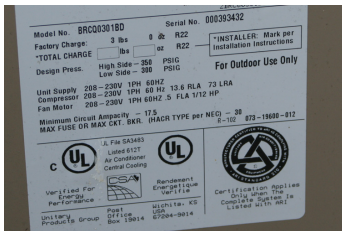


Safety devices are not tested by this company.

6.4.1 - Central Air Conditioning

We are not HVAC professionals. Feel free to hire one prior to closing. We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the condenser or dehumidifier, the electronic air filter, and do not determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.



Location

Central air unit located in the front of the house.

Material Type

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils.

Observed Conditions

Electrical disconnected was present.

240 volts.

The Inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity.

Subjective judgment of system capacity is not part of the inspection.

7 - Electrical

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches; therefore, it is essential that any recommendation that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

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 corresponding of their amperage capacities 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 dwellings 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

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electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: 120/240 volt 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.

7.1.1 - Service

Material Type

This house has an overhead electrical service.
120/240 volts 100 amps.

Functional Condition

The overhead service-drop appeared to be in satisfactory condition at the time of the inspection.

Observed Conditions

A ground was present.
The main disconnect was inspected at main panel in basement.

7.2.1 - Main Panel

Location

The main disconnect was inspected at the main panel in the basement on the north wall.

Inspection Method

Main Disconnect was not tested in this inspection.

Material Type

Panel rating 120/240 volts 100 amps.
Copper 2 awg wiring was used to supply power to the main panel.
Main-panel contains single circuit breakers for main disconnect

7.3.1 - Conductors

Material Type

Copper 2 awg service wires.
Copper branch wires appear to be of correct size for rated breakers.

7.4.1 - Subpanels



Material Type

Sub-panel contains circuit breakers for over current protection.
All branch wires are copper.

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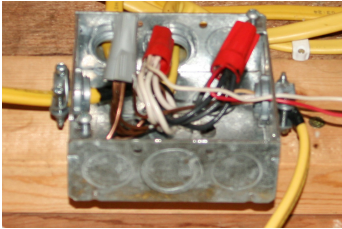


Copper 2 awg wiring was used to supply power to the sub-panel.
Panel rating 120/240 volts 100 amps.

Observed Conditions

A ground was present in the sub-panel.
Neutral and Ground wires are bonded at the sub-panel. 2 4
Openings in deadfront cover for the sub-panel. 2 4
Branch wiring appear to be of the correct sizes for each breakers rating.

7.5.1 - Wiring Notes



Observed Conditions

GFCI circuits and recepticals responded to test.
Doorbell for front and back are operational.
Exposed wiring needs protection. 2 4
Sample number of fixtures, switches and outlets tested appear operational.
Missing/damaged junction box cover plates. * 4

Comments

See Image Summary 7.5.1 - Location for missing cover and exposed wiring is in the basement on the floor joist near the sub-panel on the south wall.

8 - Interior

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and accessories. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We do not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

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, ceiling and floors; Carpeting; Draperies, blinds, or other window treatments.

8.1.1 - Entry Doors

Functional Condition

Doors are operational and in good condition at time of inspection.

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8.2.1 - Interior Doors

Functional Condition

Interior doors were operational at time of inspection.

8.4.1 - Windows

Inspection Method

Screen doors and windows were not inspected.

Material Type

Vinyl Double Hung replacement windows.

Wood Dual Pane picture windows.

Functional Condition

Sample tested where operational at the time of inspection.

Observed Conditions

Dual pane picture windows appeared to be in good condition at the time of inspection.

Determining condition of all theropane windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

8.5.1 - Interior Walls

Inspection Method

Furnishings prevent full inspection.

Material Type

Drywall was use as the material on the interior walls.

Observed Conditions

No cracks found on the interior walls at time of inspection.

The condition of walls behind wallpaper, paneling and furnishings cannot be audited.

8.6.1 - Ceilings

Material Type

Drywall was the material used on the ceilings.

Observed Conditions

No moisture or stains were present at time of inspection.

No cracks were found at time of inspection.

Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For information contact the American Lung Association or asbestos specialist.

8.7 - Floors

Inspection Method

Furnishings prevent full inspection.

Material Type

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Tile flooring in the bathrooms.

Vinyl flooring in kitchen.

Carpet flooring in bedrooms.

Carpet flooring in the livingrooms and hallways.

Floor covering damage/stains may be hidden by furniture.

The condition of wood flooring below carpets is not inspected.

8.8.1 - Fireplace

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

Location

A fireplace was located in the South East living room.

Construction Type

Masonry - wood burning type fireplace.

Functional Condition

This fireplace appeared to be in serviceable condition at the time of inspection.

Observed Conditions

Damper was operational at the time of inspection.

8.10.1 - Smoke Detector

Inspection Method

Smoke Detectors Were Not Tested *

Maintenance

Recommend changing batteries on all smoke detectors.

8.11.1 - Laundry

We do not test clothes dryers, nor washing machines and their water connections and drainpipes. We can operate them, but only as courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

Location

Laundry hook-up is located in the basement.

Functional Condition

240 volt outlet operational.

Observed Conditions

Dryer venting is provided.

A gas hook-up is provided.

A 240 volt outlet is provided.

Washing machines and dryers are not tested or moved during this inspection. Condition of walls or flooring under cannot be judged.

The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

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8.12.1 - Attic

The inspector shall inspect: The insulation in unfinished spaces; the ventilation of attic spaces; mechanical ventilation systems and report on the general absence or lack of insulation. The inspector IS NOT required to: Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion; Move or touch insulation; Move or touch vapor retarders; Break or otherwise damage the surface finish or weather seal on or around access panels and covers; Identify the composition or the exact R-value of insulation material; Activate thermostatically operated fans; Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.

Access Location

The attic was accessed through a hatch in the master bedroom ceiling.

Roof framing

Roof framing constructed from 2x10 wood rafters.
3/4 inch roof boards were used to cover the roof.

Ceiling framing

Ceiling framing constructed from 2x10 wood joists.

Attic Insulation

Loose fill insulation was used to insulate the attic.
Depth of insulation was at 12 inches.
Air/vapor retarder was not present.

Attic Ventilation

Roof and Soffit vents were used to vent the attic.

Inspection Method

The Inspector evaluated the attic from inside the attic space.

Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection.

9 - Garage

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

The inspector attempted to inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. Report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage floor. Report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. The inspector IS NOT REQUIRED to: inspect or operate equipment housed in the garage except as otherwise noted, nor verify or certify safe operation of any auto-reverse or related safety function of a garage door.

9.1.1 - Garage Type

Construction Type

The home had a two-car attached garage.

9.2.1 - Garage floor

Inspection Method

Stored items blocking area in garage - inspection limited

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9.3.1 - Garage Walls/Ceiling

Observed Conditions

Drywall was on walls and ceiling of the garage.

9.4.1 - Garage Ventilation

Material Type

Windows are in the garage for ventilation.

9.5.1 - Garage Door To Living Space

Material Type

A rated fire door was present from the garage to living space.

Observed Conditions

No Self Closer on Garage Door to Living Space.

9.6.1 - Garage Exterior Door

Observed Conditions

The conventional door between the garage and the exterior exhibited light wear and/or deterioration.

9.7.1 - Vehicle Door

Construction Type

The vehicle door was a roll-up garage door with electric opener.

Functional Condition

Electric sensors and auto reverse were operational at the time of inspection.

9.8.1 - Automatic Opener

Functional Condition

The automatic opener for the vehicle door was operational at the time of inspection.

Auto-reverse was operational at the time of inspection.

Electronic sensors were operational at the time of inspection.

9.9.1 - Garage Electrical

Functional Condition

GFCI was present in the garage and responded to a test.

10 - Kitchen

When present, the inspector will: Test and report on the operation and condition of the sink, faucet, range, cooktop, oven, garbage disposal, dishwasher, built-in microwave, trash compactor and range hood. Observe and report on the condition of all cabinets, walls, doors, windows, trim, ceiling and flooring. Test and report on the operation of all cabinet doors and drawers. Observe and report on the condition of the cabinets, countertops and backsplashes. Observe and report on the condition of the under-sink plumbing. Observe and report on the operation of the lights and their associated switches. Observe, test and report on the kitchen outlets. The inspector is not required to: Move personal items to test any of the appliances, electrical components or equipment. Operate any shut-off valves to ensure their operation.

We check the appliances as a courtesy. We are not required to evaluate them for their performance nor for the accuracy of their settings or cycles. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire

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extinguisher mounted on the wall inside the kitchen area.

10.1.1 - Kitchen Sink

Functional Condition

Kitchen sink is operational and in good condition.

Faucet is operational and in good condition.

Comments

All kitchen sink components appeared to be in serviceable condition at the time of the inspection.

10.2.1 - Kitchen Cabinets

Functional Condition

Cabinet doors and drawers are operational.

Observed Conditions

Counter shows minor wear.

11 - Bathroom

We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub, shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

11.1.1 - Toilet

Location

Full Bath located on the east end of the home.

Inspection Method

Water supply valve not tested.

Tested by flushing while running sink faucet.

Functional Condition

Toilet is operational.

11.1.2 - Toilet 2

Location

Half Bath located on the west end of the home.

Inspection Method

Tested by flushing while running sink faucet.

Functional Condition

Toilet is operational.

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11.2.1 - Sink

Location

Full Bath Sink.

Functional Condition

Bathroom sink and faucet is operational.

Cabinets and Counter Tops are operational and in good condition.

11.2.2 - Sink 2

Location

Half Bath Sink.

Functional Condition

Bathroom sink and faucet is operational.

Cabinets and Counter Tops are operational and in good condition.

11.3.1 - Vent - Heat

Location

Both bathrooms.

Material Type

A window is installed for ventilation.

Functional Condition

Window is operational.

Heat supply was present.

11.4.1 - Bathtub

Location

Full Bath.

Functional Condition

A shower is installed and operational.

Faucets are operational.

Drain-stop installed and operational.

11.5. Shower

Construction Type

Shower walls were tiled and appeared to be in good condition.

Functional Condition

Showers operational and in good condition.

The shower had functional drainage at the time of the inspection.



REPORT CONCLUSION & WALK-THROUGH

Conclusion:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

Pre-Closing Walk Through:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem uncovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Wise Eyes Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 64 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door opener, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Sincerely,

John Scarpa, President