

Professional Home Inspection Services



ABC 123 Lane, Atlanta, GA 30033

Prepared for: **John Doe**

Prepared by: **Professional Home Inspection Services LLC**
340 Honeysuckle Terrace
Woodstock, GA 30188
404-538-8511

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | | |
|----|---------------|--|
| A | Acceptable | Functional with no obvious signs of defect. |
| NP | Not Present | Item not present or not found. |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| M | Marginal | Item is not fully functional and requires repair or servicing. |
| D | Defective | Item needs immediate repair or replacement. It is unable to perform its intended function. |

General Information

Property Information

Property Address **ABC 123 Lane**
 City **Atlanta** State **GA** Zip **30033**
 Contact Name **Realtor**
 Phone Fax **N/A**

Client Information

Client Name **John Doe**
 Client Address
 City State **GA** Zip
 Phone **123-456-7890** Fax **N/A**
 E-Mail **client@gmail.com**

Inspection Company

Inspector Name **Jeff Riggs**
 Company Name **Professional Home Inspection Services LLC**
 Company Address **340 Honeysuckle Terrace**
 City **Woodstock** State **GA** Zip **30188**
 Phone **404-538-8511** Fax **N/A**
 E-Mail **phis_llc@yahoo.com**
 File Number **Feb12**
 Amount Received **\$350**

Conditions

Others Present **Buyer** Property Occupied **Vacant**
 Estimated Age **30 yrs** Entrance Faces **Southeast**
 Inspection Date **07/21/2005**

General Information (Continued)

Start Time **9:30am** End Time **1:00pm**Electric On Yes No Not ApplicableGas/Oil On Yes No Not ApplicableWater On Yes No Not ApplicableTemperature **50 degrees**Weather **Cloudy** Soil Conditions **Dry, Damp**Space Below Grade **Basement**Building Type **Single family** Garage **Attached**Sewage Disposal **City** How Verified **Multiple Listing Service**Water Source **City** How Verified **Multiple Listing Service, Visual Inspection**Additions/Modifications **N/A**Permits Obtained **N/A** How Verified **N/A**

Lots and Grounds

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

A N P N I M D

1. Driveway: **Concrete**2. Walks: **Concrete**3. Steps/Stoops: **Brick** Noticed past settling on front stoop. Stoop has pitched forward causing gap between house and stoop that has been covered with cement. Stoop may need to be leveled in the future.4. Deck: **Treated wood**5. Grading: **Minor slope, Flat** Noticed area on the left side of the house that pooling water. It appears the majority of the water going to this area is coming from the downspout at driveway left of garage door. I would recommend adding some elbows to downspout to kick the water over more onto the driveway to allow water to drain down driveway to street.

Lots and Grounds (Continued)

6. Vegetation: **Shrubs, Trees** Recommend trimming bushes back from making contact with the house. This will prevent moisture damage to wood around windows



7. Window Wells:

8. Retaining Walls: **Concrete, Stone** Incomplete/falling. Recommend repairs to ensure stability to wall to prevent erosion.



9. Exterior Surface Drain:

10. Fences: **Wood**

Exterior Surface and Components

The inspector will, from ground level, randomly inspect the general condition of the siding, foundation, gutters, soffit, and trim. A limited representation of the exterior materials will be inspected. Cosmetic damage is not included in the inspection. Any evidence of water damage or rot to trim, siding, etc, may indicate damage to structural components. Concealed or internal damage may be discovered and /or evaluated and repaired once area is exposed.

A N P N I M D

Front Exterior Surface _____

1. Type: **Brick veneer**

Side(s), Back Exterior Surface _____

2. Type: **Composite Lap Siding** Noticed areas of siding that is starting to delaminate. This type of composite wood siding has a history of failure. There has been in the past a class action law suit against the manufactures of this siding. Recommend replacing the worse areas of siding and psi wash caulk and paint to better preserve the remaining siding that is decent condition.



3. Trim: **Wood**

4. Fascia: **Wood**

5. Soffits: **Wood**

6. Door Bell: **Hard wired**

Exterior Surface and Components (Continued)

7. Entry Doors: **Metal**
8. Patio Door: **Metal entry door** Weather stripping needs to be replaced at back deck door due to it being torn and damaged and not sealing properly.
9. Windows: **Wood double hung**
10. Storm Windows:
11. Window Screens:
12. Basement Windows: **Wood double hung**
13. Exterior Lighting: **Surface mount**
14. Exterior Electric Outlets: **110 VAC GFCI**
15. Hose Bibs: **Rotary**
16. Gas Meter: **Exterior surface mount at side of home**
17. Main Gas Valve: **Located at gas meter**



Roof

The roof may have to be inspected from ground level to avoid damage to the roofing material, and/or risk to the inspector. Some roofs may not be accessible or visible for inspection. In this case the client is responsible to have the roof re-inspected by a licensed roofer. The client assumes responsibility for any inadvertent damage caused by subsequent inspection. Roof leaks are hard to detect unless there has been recent or present heavy rain fall. While every effort is made to detect roof leaks, minor leaks may go undetected unless it is actually raining, combined with windy, or other storm conditions at the time of the inspection. Stains on ceilings, walls or structural members may be the result of previously corrected problems, client should monitor. The inspector is not required to remove snow, ice, or other conditions that could prohibit observation of the roof surfaces. Sagging and other roof deformities may be part of the original construction and merely a cosmetic problem; any structural defects should be repaired. Some roofs, especially low slopes may require routine maintenance. No estimated remaining life expectancy is given or implied on the roofing materials.

ANPNIM D

Main Roof Surface

1. Method of Inspection: **On roof**
2. Unable to Inspect: **0%**
3. Material: **Asphalt shingle**
4. Type: **Hip, Gable**

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| Roof (Continued) |
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5. Approximate Age: 5-8 yrs
6. Flashing: Aluminum
7. Valleys: Asphalt shingle
8. Skylights:
9. Plumbing Vents: PVC
10. Electrical Mast: Underground utilities
11. Gutters: Aluminum
12. Downspouts: Aluminum
13. Leader/Extension: plastic
- Right side Chimney
14. Chimney: Framed
15. Flue/Flue Cap: Metal Chimney crown rusted-needs primed and painted to prevent rusting through and leaking.
16. Chimney Flashing: Aluminum



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| Garage/Carport |
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ANPNIM D

Attached Garage

1. Type of Structure: Drive under Car Spaces: 2
2. Garage Doors: Wood
3. Door Operation: Manual Pad-locked. Unable to open
4. Door Opener:
5. Roof: Asphalt shingle
6. Service Doors: Fire rated
7. Ceiling: Drywall
8. Walls: Drywall
9. Floor/Foundation: Poured slab
10. Hose Bibs:
11. Electrical: 110 VAC GFCI, Lighting
12. Smoke Detector: Hard wired with battery back up Missing

Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

ANPNIM D

1. Service Size Amps: 150 Volts: 120-240 VAC

2. Service: Aluminum

3. 120 VAC Branch Circuits: Copper Noticed 20a breaker that is double tapped

Wires have been cut and still connected to breaker

Evaluation by a licensed electrician is recommended



4. 240 VAC Branch Circuits: Copper and aluminum

5. Aluminum Wiring: Service main

6. Conductor Type: Romex

7. Ground: Ground Rod

8. Smoke Detectors: Hard wired with battery back up Recommend replacing 9v batteries

Several detectors are missing throughout the house. Recommend replacing

Basement Electric Panel

9. Manufacturer: General Electric Open "knock-out" hole- insert "blank-out" cap to close off opening, Evaluation by a licensed electrician is recommended



10. Maximum Capacity: 150 amps

11. Main Breaker Size: 150 amps

12. Breakers: Copper and Aluminum

13. Fuses:

14. AFCI:

15. GFCI: jacuzzi

16. Is the panel bonded? Yes No

Structure

Many times the structure is not visually accessible for inspection, therefore a complete evaluation of internal components is not possible. A limited visual inspection will be conducted on any exposed or readily accessible section of the structure. Any areas that are blocked with stored items, furniture, or covered with siding, drywall, carpet, or other floor, wall, ceiling coverings will not allow the inspector to evaluate the conditions of these areas. A limited visual inspection will be conducted on any exposed or readily accessible section of the structure. Any areas that are blocked with stored items, furniture, or covered with siding, drywall, carpet, or other floor, wall, ceiling coverings will not allow the inspector to evaluate the conditions of these areas.

Foundation: The inspector will look for any visible, cracks, settling or other major defects. Inspector cannot evaluate any parts of a foundation below grade, covered with insulation, paint, or other wall coverings. The inspector will look for evidence of visible moisture or water damage, but cannot predict any future water problems that may occur. It is the clients responsibility to monitor and / or repair any problems including to establish is a crack is active.

A N P N I M D

1. Structure Type: **Wood frame**
2. Foundation: **Poured Walls, Poured slab**
3. Differential Movement:
4. Beams: **Solid wood**
5. Bearing Walls: **Frame** Noticed termite damage to base trim of bearing wall in closet at back left corner of house that goes under stairs to upstairs. Recommend a termite inspection to further evaluate



6. Joists/Trusses: **web joists**
7. Piers/Posts: **Steel posts**
8. Floor/Slab: **Poured slab**
9. Stairs/Handrails: **Wood stairs with wood handrails**
10. Subfloor: **Plywood**

Attic

The home inspector shall observe insulation and vapor retarders in unfinished spaces, ventilations of attics and foundations 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.

A N P N I M D

Main Attic

1. Method of Inspection: **In the attic**
2. Unable to Inspect: **20% Insulation**
3. Roof Framing: **2x6 Rafter**
4. Sheathing: **OSB, Plywood**
5. Ventilation: **Box vents, Soffit vents**
6. Insulation: **Blown in, Batting**
7. Insulation Depth: **6"to 8" Recommend min 16" equal to an R-30 value rating**
8. Vapor Barrier: **Paper**
9. Attic Fan:
10. House Fan:
11. Wiring/Lighting: **110 VAC lighting circuit**
12. Moisture Penetration:
13. Bathroom Fan Venting: **not visible**

Basement

A N P N I M D

Un-finished, Partially finished Basement

1. Unable to Inspect: **0%**
2. Ceiling: **Exposed framing, Drywall, Drywall**
3. Walls: **Exposed framing, Concrete Drywall cut out in finished room. Needs repaired**
4. Floor: **Poured concrete, Carpet Damaged carpet in finished room. Needs repaired**
5. Floor Drain:
6. Doors:
7. Windows: **Wood double hung**
8. Electrical: **110 VAC, 110 VAC GFCI, Lighting**
9. Smoke Detector: **Hard wired with battery back up Missing**
10. Vapor Barrier: **Paper**

Basement (Continued)

11. Insulation: **Batting**
12. Ventilation: **Windows**
13. Sump Pump: **Submerged**
14. Moisture Location:
15. Basement Stairs/Railings: **Wood stairs with wood handrails**

Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy. The report contains the general condition of the AC systems. Any life expectancy estimates and possible remaining life are based on statistical comparison of other similar systems. The client cannot rely on any prediction of life expectancy. Actual working conditions, previous use or misuse, irregular, improper service, faulty manufacturing, poor quality, act of God and simple bad luck affect a components life. Estimates of remaining life do not mean that a particular item or system will last exactly that long, require replacement, or fail that soon. The inspector is not required to calculate proper sizing of an AC unit to the building. An air conditioning system should not be tested in its cooling cycle when temperature has been below 60 degrees within 24 hours or damage to the unit may result.

An older system and components should be serviced and certified before settlement, especially if no maintenance history is was present.

ANPNIM D

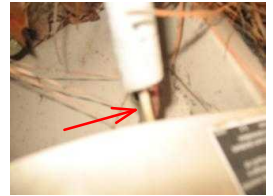
Basement AC System

1. A/C System Operation: **Inoperative** To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. No sign of recent service. **Recommended**
2. Condensate Removal: **Electric pump**
3. Exterior Unit: **Pad mounted**
4. Manufacturer: **Trane**
5. Model Number: **TWP030C100A4** Serial Number: **M171NUHCF**
6. Area Served: **1st floor** Approximate Age: **15 yrs**
7. Fuel Type: **208/230V** Temperature Differential: **not able to determine**
8. Type: **Central A/C** Capacity: **2.5 Ton**
9. Visible Coil: **Aluminum** **Recommend servicing/cleaning**
10. Refrigerant Lines: **Serviceable condition** **Torn insulation. Allowing water intrusion to basement wall and siding. Recommend replacing insulation around freon line.**



Air Conditioning (Continued)

11. Electrical Disconnect: **Breaker disconnect**
Attic AC System
-
12. A/C System Operation: **Inoperative** To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
13. Condensate Removal: **PVC limited views**
14. Exterior Unit: **Pad mounted**
15. Manufacturer: **Trane**
16. Model Number: **10ACB24-7P** Serial Number: **5897J 38480**
17. Area Served: **2nd floor** Approximate Age: **15 yrs**
18. Fuel Type: **208/230V** Temperature Differential: **not able to determine**
19. Type: **Central A/C** Capacity: **2 Ton**
20. Visible Coil: **Aluminum** Recommend servicing/cleaning
21. Refrigerant Lines: **Serviceable condition** Torn insulation
22. Electrical Disconnect: **Breaker disconnect** Noticed exposed electrical wires going to unit. Recommend repairing back into sleeve cover.
23. Exposed Ductwork: **Insulated flex**
24. Blower Fan/Filters: **Direct drive with disposable filter**
25. Thermostats: **Individual**



Fireplace/Wood Stove

A N P N I M D

Family Room Fireplace

1. Freestanding Stove:
2. Fireplace Construction: **Prefab**
3. Type: **Gas starter**
4. Fireplace Insert: **Standard**
5. Smoke Chamber: **Panels**
6. Flue: **Metal** Creosote build-up, Recommend cleaning prior to use
7. Damper: **Metal**
8. Hearth: **Raised**



Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy. This report contains general condition of the heating system. Any life expectancy and possible remaining life are based on statistical comparison of other similar systems. the client cannot rely on any life expectancy. Actual working conditions, previous use or misuse, irregular or improper service, faulty manufacturing, poor quality, act of God and simple bad luck affect a components life. Estimates of remaining life do not mean that a particular item or system will last exactly that long, require replacement, or fail that soon. For example: heat exchangers, especially forced air furnaces, are difficult to inspect, particularly if the heat exchanger is located within the heating plant and is not visible. A crack or hole in the heat exchanger may go undetected for some time, then suddenly become apparent or affect the heating system operation. If a heat exchanger fails or cracks, the heat exchanger must be replaced because carbon monoxide could enter the air supply. The inspector is not required to disassemble any part of a heating system. This report and inspection cannot include the heat exchanger because such an inspection would require disassembling the furnace.

The inspector is not required to calculate proper sizing of an HVAC system to the building. An older system and components should be serviced and certified before settlement by a licensed HVAC contractor. Especially, if no maintenance history was present.

A N P N I M D

Basement Heating System

1. Heating System Operation: **Not operational** Gas off at the time of inspection
Service recommended by a licensed HVAC contractor
2. Manufacturer: **Ruud**
3. Model Number: **UGOA-075A-CR** Serial Number: **MN3D100 F1591 2253**
4. Type: **Forced air** Capacity: **75,000 BTU**
5. Area Served: **1st floor** Approximate Age: **21yrs**
6. Fuel Type: **Natural gas**
7. Heat Exchanger: **3 Burner**
8. Unable to Inspect: **100%**
9. Blower Fan/Filter: **Direct drive with disposable filter**
10. Distribution: **Insulflex duct Limited views**
11. Circulator:
12. Draft Control:
13. Flue Pipe: **Double wall Limited views**
14. Controls:
15. Devices:
16. Humidifier:

Attic Heating System

17. Heating System Operation: **Not operational** Service recommended by a licensed HVAC contractor, Gas shut off at the time of inspection

Heating System (Continued)

18. Manufacturer: **Trane**
 19. Model Number: **TUD060C936H4** Serial Number: **N154NAB1G**
 20. Type: **Forced air** Capacity: **60,000 BTU**
 21. Area Served: **2nd floor** Approximate Age: **14 yrs**
 22. Fuel Type: **Natural gas**
 23. Heat Exchanger: **3 Burner**
 24. Unable to Inspect: **100%**
 25. Blower Fan/Filter: **Direct drive with disposable filter**
 26. Distribution: **Insulflex duct**
 27. Circulator:
 28. Draft Control:
 29. Flue Pipe: **Double wall**
 30. Controls:
 31. Devices:
 32. Humidifier:
 33. Thermostats: **Individual**
 34. Fuel Tank: .
 35. Suspected Asbestos: **No**

Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Recommended water pressure ranges 55-65 psi.

A N P N I M D

1. Service Line: **PVC, Copper** Water shut off at meter.
 2. Main Water Shutoff: **Basement**

3. Water Lines: **Polybutylene Generation 3 type** Poly systems may fail without warning, damaging properties. Factors that may contribute to poly's failure include: chemicals in our water supply, such as chlorine, that slowly destroy the structural integrity of poly pipes and fittings; the age of the pipe — the older the pipe, the more likely a problem will occur; and faulty installation. There has been a class action law suit on this type of pipe in the past. For more



Plumbing (Continued)

Water Lines: (continued)

info you can google polybutylene piping.

4. Drain Pipes: **PVC**
5. Service Caps: **Not visible**
6. Vent Pipes: **PVC Limited views**
7. Gas Service Lines: **Cast iron Gas shut off at time of inspection**

Basement Water Heater

8. Water Heater Operation: **missing**



9. Flue Pipe: **Double wall**

Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A N P N I M D

2nd floor main Bathroom

1. Closet: .
2. Ceiling: **Drywall**
3. Walls: **Drywall**
4. Floor: **Tile Cracked tiles**
5. Doors: **Hollow wood**
6. Windows: **Wood double hung**
7. Electrical: **110 VAC GFCI, Lighting**
8. Counter/Cabinet: **Laminate and wood**
9. Sink/Basin: **Molded single bowl**
10. Faucets/Traps: **Moen fixtures, PVC trap**
11. Tub/Surround: **Fiberglass tub and fiberglass surround**
12. Shower/Surround: **In tub**
13. Spa Tub/Surround:
14. Toilets: **missing**
15. HVAC Source: **Heating system register**
16. Ventilation: **Window**

Bathroom (Continued)

Master Bathroom

- 17. Closet: .
- 18. Ceiling: Drywall
- 19. Walls: Drywall
- 20. Floor: Tile
- 21. Doors: Hollow wood
- 22. Windows: Wood double hung, Non-opening Broken glass at double hung window



- 23. Electrical: 110 VAC GFCI, Lighting
- 24. Counter/Cabinet: Laminate and wood
- 25. Sink/Basin: Molded dual bowls
- 26. Faucets/Traps: Moen fixtures, PVC trap
- 27. Shower/Surround: Fiberglass pan and fiberglass surround
- 28. Spa Tub/Surround: Fiberglass
- 29. Toilets:
- 30. HVAC Source: Heating system register
- 31. Ventilation: Window

1/2 bath Bathroom

- 32. Closet: .
- 33. Ceiling: Drywall
- 34. Walls: Drywall
- 35. Floor: Tile
- 36. Doors: Hollow wood
- 37. Windows:
- 38. Electrical: 110 VAC GFCI
- 39. Counter/Cabinet: Laminate and wood
- 40. Sink/Basin: Molded single bowl
- 41. Faucets/Traps: Moen fixtures, PVC trap
- 42. Tub/Surround:
- 43. Shower/Surround:
- 44. Spa Tub/Surround:
- 45. Toilets:
- 46. HVAC Source: Heating system register
- 47. Ventilation: Electric ventilation fan

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| Kitchen |
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Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A N P N I M D

1st Floor Kitchen

-
1. Cooking Appliances: **Gas only**
 2. Ventilator:
 3. Disposal: **In-Sinkerator**
 4. Dishwasher:
 5. Air Gap Present? Yes No
 6. Trash Compactor:
 7. Refrigerator:
 8. Microwave:
 9. Sink: **Stainless Steel**
 10. Electrical: **110 VAC GFCI**
 11. Plumbing/Fixtures: **PVC, polybutylene, Chrome Faucet**
 12. Counter Tops: **Laminate**
 13. Cabinets: **Laminate and wood**
 14. Pantry: **Single**
 15. Ceiling: **Drywall**
 16. Walls: **Drywall**
 17. Floor: **Hardwood**
 18. Doors: **Hollow wood**
 19. Windows: **Wood double hung**
 20. HVAC Source: **Heating system register**

Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A N P N I M D

2nd floor, Back, Left Bedroom

- 1. Closet: **Single**
- 2. Ceiling: **Drywall**
- 3. Walls: **Drywall**
- 4. Floor: **Carpet**
- 5. Doors: **Hollow wood**
- 6. Windows: **Wood double hung, Non-opening**
- 7. Electrical: **110 VAC, Lighting, Ceiling fan**
- 8. HVAC Source: **Heating system register**
- 9. Smoke Detector: .

2nd floor, Back, middle Bedroom

- 10. Closet: **Single**
- 11. Ceiling: **Drywall**
- 12. Walls: **Drywall**
- 13. Floor: **Carpet**
- 14. Doors: **Hollow wood, Bi-fold**
- 15. Windows: **Wood double hung**
- 16. Electrical: **110 VAC**
- 17. HVAC Source: **Heating system register**
- 18. Smoke Detector: .

2nd floor, Front Bedroom

- 19. Closet: **Walk In**
- 20. Ceiling: **Drywall**
- 21. Walls: **Concrete, Drywall**
- 22. Floor: **Carpet**
- 23. Doors: **Hollow wood, Bi-fold**
- 24. Windows: **Wood double hung**
- 25. Electrical: **110 VAC Top outlet not operational. Recommend repairing by a licensed electrician.**



- 26. HVAC Source: **Heating system register**
- 27. Smoke Detector: .

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| Bedroom (Continued) |
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Master Bedroom

28. Closet: **Walk In**
29. Ceiling: **Drywall**
30. Walls: **Drywall**
31. Floor: **Carpet**
32. Doors: **Hollow wood**
33. Windows: **Wood double hung**
34. Electrical: **110 VAC**
35. HVAC Source: **Heating system register**
36. Smoke Detector: .

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| Living Space |
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Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

ANPNIM D

Dining Room Living Space

1. Closet: .
2. Ceiling: **Drywall**
3. Walls: **Drywall**
4. Floor: **Hardwood**
5. Doors:
6. Windows: **Wood double hung**
7. Electrical: **110 VAC**
8. HVAC Source: **Heating system register**
9. Smoke Detector: .

Family Room Living Space

10. Closet: .
11. Ceiling: **Drywall**
12. Walls: **Drywall**
13. Floor: **Hardwood**
14. Doors:
15. Windows: **Wood double hung**
16. Electrical: **110 VAC**
17. HVAC Source: **Heating system register**
18. Smoke Detector: .

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| Living Space (Continued) |
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Living Room Living Space

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| 19. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: . |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 22. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: French |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung |
| 25. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC |
| 26. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register |
| 27. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: . |

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|-------------------|
| Laundry Room/Area |
|-------------------|

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A N P N I M D

2nd Floor Laundry Room/Area

- | | | | | | | |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: . |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Hardwood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Pocket |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: Lighting |
| 8. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: . |
| 9. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub: |
| 11. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Laundry Tub Drain: |
| 12. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Hose Bib: Ball valves |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer and Dryer Electrical: 110-240 VAC |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Vent: Metal flex, Rigid metal |
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dryer Gas Line: |
| 16. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Washer Drain: Wall mounted drain |
| 17. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor Drain: |

When Things Go Wrong

When things go wrong

There may come a time when you discover something wrong with the house, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things

Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractors' advice

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best

There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?

Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

Conditions during inspection

It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, et cetera. It's impossible for contractors to know what the circumstances

When Things Go Wrong (Continued)

were when the inspection was performed.

The wisdom of hindsight When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the

basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.

A long look

If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're generalists

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, et cetera.

An invasive look

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Inspection Agreement

Professional Home Inspection Services, LLC

The address of the property is ABC 123 Lane, Atlanta GA, 30033 . THIS AGREEMENT made this 21st day of July., 2005, by and between PHIS (hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT") collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the International Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that InterNACHI is not a party to this Agreement and that InterNACHI has no control over

Inspection Agreement (Continued)

INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement, is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee. The Inspector is not responsible for any leaks that may occur and the consequences of them when water is turned on during the inspection. The seller/buyer is responsible for winterizing the home after the inspection.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery and inspection, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all

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| <h2>Inspection Agreement (Continued)</h2> |
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obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado.

8. If any court declares any provision of this Agreement invalid or unenforceable, remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Client will receive inspection report when fee is paid in full. Payment of fee to Inspector (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. Company Relationship/Third Party Providers. PHIS may have an affiliation with third-party service providers in order to offer valued-added services to its clients. The Company may arrange for them to send literature or make post inspection contact with the Company's Clients.

11. This inspection does not include a termite inspection to receive a termite letter. It is the responsibility of the buyer to obtain a separate termite inspection in addition to the home inspection to ensure there has not been termite infiltration and/or damage.

12. A limited visual inspection will be conducted on any exposed or readily accessible section of the home. Any areas that are blocked with stored items, furniture, or covered with siding, drywall, carpet, or other floor, wall, or ceiling coverings will not allow the inspector to evaluate the condition of these areas.

13. There is an additional fee if the inspector has to return to the property to inspect items that were unable to be inspected. For example, the utilities. There is an additional fee if the Client wants the inspector to re-inspect the home. This Agreement is not transferable or assignable.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT

Marginal Summary

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 complete report.

Lots and Grounds

1. Steps/Stoops: **Brick** Noticed past settling on front stoop. Stoop has pitched forward causing gap between house and stoop that has been covered with cement. Stoop may need to be leveled in the future.



2. Grading: **Minor slope, Flat** Noticed area on the left side of the house that pooling water. It appears the majority of the water going to this area is coming from the downspout at driveway left of garage door. I would recommend adding some elbows to downspout to kick the water over more onto the driveway to allow water to drain down driveway to street.



3. Vegetation: **Shrubs, Trees** Recommend trimming bushes back from making contact with the house. This will prevent moisture damage to wood around windows

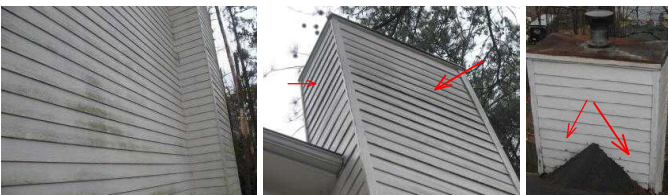


4. Retaining Walls: **Concrete, Stone** Incomplete/falling. Recommend repairs to ensure stability to wall to prevent erosion.



Exterior Surface and Components

5. Side(s), Back Exterior Surface Type: **Composite Lap Siding** Noticed areas of siding that is starting to delaminate. This type of composite wood siding has a history of failure. There has been in the past a class action law suit against the manufactures of this siding. Recommend replacing the worse areas of siding and psi wash caulk and paint to better preserve the remaining siding that is decent condition.



Marginal Summary (Continued)

6. Patio Door: **Metal entry door** Weather stripping needs to be replaced at back deck door due to it being torn and damaged and not sealing properly.



Roof

7. Right side Chimney Chimney: **Framed**
 8. Right side Chimney Flue/Flue Cap: **Metal** Chimney crown rusted-needs primed and painted to prevent rusting through and leaking.



Electrical

9. 120 VAC Branch Circuits: **Copper** Noticed 20a breaker that is double tapped
 Wires have been cut and still connected to breaker
 Evaluation by a licensed electrician is recommended
10. Smoke Detectors: **Hard wired with battery back up** Recommend replacing 9v batteries
 Several detectors are missing throughout the house. Recommend replacing
11. Basement Electric Panel Manufacturer: **General Electric** Open "knock-out" hole- insert "blank-out" cap to close off opening, Evaluation by a licensed electrician is recommended



Structure

12. Bearing Walls: **Frame** Noticed termite damage to base trim of bearing wall in closet at back left corner of house that goes under stairs to upstairs. Recommend a termite inspection to further evaluate



Attic

13. Main Attic Insulation Depth: **6" to 8"** Recommend min 16" equal to an R-30 value rating

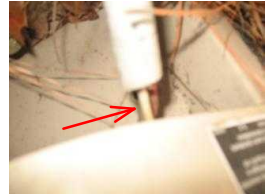
Marginal Summary (Continued)

Basement

14. Un-finished, Partially finished Basement Walls: **Exposed framing, Concrete Drywall** cut out in finished room. **Needs repaired**
15. Un-finished, Partially finished Basement Floor: **Poured concrete, Carpet Damaged** carpet in finished room. **Needs repaired**

Air Conditioning

16. Basement AC System A/C System Operation: **Inoperative** To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested. No sign of recent service. **Recommended**
17. Basement AC System Visible Coil: **Aluminum** Recommend servicing/cleaning
18. Basement AC System Refrigerant Lines: **Serviceable condition** Torn insulation. Allowing water intrusion to basement wall and siding. Recommend replacing insulation around freon line.
19. Attic AC System Visible Coil: **Aluminum** Recommend servicing/cleaning
20. Attic AC System Refrigerant Lines: **Serviceable condition** Torn insulation
21. Attic AC System Electrical Disconnect: **Breaker disconnect** Noticed exposed electrical wires going to unit. Recommend repairing back into sleeve cover.



Fireplace/Wood Stove

22. Family Room Fireplace Flue: **Metal Creosote** build-up, Recommend cleaning prior to use



Heating System

23. Basement Heating System Heating System Operation: **Not operational** Gas off at the time of inspection
Service recommended by a licensed HVAC contractor
24. Attic Heating System Heating System Operation: **Not operational** Service recommended by a licensed HVAC contractor, Gas shut off at the time of inspection

Marginal Summary (Continued)

Plumbing

25. Water Lines: **Polybutylene Generation 3 type Poly** systems may fail without warning, damaging properties. Factors that may contribute to poly's failure include: chemicals in our water supply, such as chlorine, that slowly destroy the structural integrity of poly pipes and fittings; the age of the pipe — the older the pipe, the more likely a problem will occur; and faulty installation. There has been a class action law suit on this type of pipe in the past. For more info you can google polybutylene piping.



Bathroom

26. 2nd floor main Bathroom Floor: **Tile Cracked tiles**
27. Master Bathroom Windows: **Wood double hung, Non-opening Broken glass at double hung window**



Defective Summary

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 complete report.

Garage/Carport

1. Attached Garage Smoke Detector: **Hard wired with battery back up** **Missing**
Basement

2. Un-finished, Partially finished Basement Smoke Detector: **Hard wired with battery back up**
Missing

Bedroom

3. 2nd floor, Front Bedroom Electrical: **110 VAC** **Top outlet not operational.**
Recommend repairing by a licensed electrician.

