PELICAN STATE INSPECTION, L.L.C.
Office / Cell (318) 294-1972 Fax (866) 497-4428

Home Inspection Report

This report is for your exclusive use in determining the physical condition of the property inspected. Although a through inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof. Our **Building Inspection Authorization and Agreement** provides additional details: ***PLEASE READ IT CAREFULLY.***

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the systems did meet requirements at the time they were installed.

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Louisiana State Board of Home Inspectors Standards of Practice and Code of Ethics

§ 301. Minimum Standards
A. This Chapter sets forth the minimum Standards of Practice required of licensed home inspectors**.**
§ 303. Definitions
A. The definitions in § 109 are incorporated into this Chapter by reference. The following definitions apply to this Chapter:
Alarm System - Warning devices, whether installed or free standing, including but not limited to, carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
Automatic Safety Control - devices designed and installed to protect systems and components from unsafe conditions.
Central Air Conditioning - a system that uses ducts to distribute cooled or heated air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.
Cross Connection - any physical connection or arrangement between potable water and any source of contamination.
Dangerous or Adverse Situations - situations that pose a threat of injury to the inspector, or those situations that require the use of special protective clothing or safety equipment.
Describe - to report, in writing, a system or component by its type, or other observed characteristics, to distinguish it from other systems or components.
Dismantle - to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means, that would not be taken apart by a homeowner in the course of normal household maintenance.
Enter - to go into an area to observe all visible components.
Functional Drainage - a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.
Functional Flow - a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.
Further Evaluation - examination and analysis by a qualified professional or service technician whose services and qualifications exceed those provided by a home inspector.
Inspect - to examine readily accessible systems and components of a building in accordance with the Standards of Practice, using normal operating controls and opening readily openable access panels.
Installed - attached such that removal requires tools.
Normal Operating Controls - devices such as thermostats, switches, or valves intended to be operated by the homeowner.
Observe - the act of making a visual examination.
On-Site Water Supply Quality - water quality based on the bacterial, chemical, mineral and solids contents of the water.
On-Site Water Supply Quantity - water quantity based on the rate of flow of water.
Operate - to cause systems or equipment to function.
Recreational Facilities - Spas, saunas steam baths, swimming pools, tennis courts, and exercise, entertainment, athletic, playground or other equipment and associated accessories.
Readily Accessible - available for visual inspection without requiring the moving of personal property, the dismantling, disconnecting, unplugging or destroying of equipment, or any action which may involve a risk to persons or property.
Readily Openable Access Panel - a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, is not sealed in place and is not blocked by stored items, furniture, or building components.
Representative Number - for multiple identical interior components such as windows
and electrical outlets - one such component per room. For multiple identical exterior components, one such component on each side of the building.
Roof Drainage Components - gutters, downspouts, leaders, splash blocks, scuppers, and similar components used to carry water off a roof and away from a building.
Shut Down - a state in which a system or component cannot be operated by normal user controls.
Significantly Deficient - unsafe or not functioning.
Solid Fuel Heating Device - any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.
Structural Component - a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Technically Exhaustive - an inspection involving the extensive use of measurements, instruments, testing, calculations, or other means used to develop scientific or engineering findings, conclusions, and recommendations.
Under Floor Crawl Space - the area within the confines of the foundation between the ground and the underside of the lowest floor structural component.
Unsafe - a condition of a readily accessible, installed system or component which, in the opinion of the inspector, is judged to be a significant risk of personal injury or property damage during normal use or under the circumstances.
Wiring Methods - manner or general type of electrical conductors or wires installed in the structure such as non metallic sheath cable, armored cable, knob and tube, etc.
§ 305. Purpose and Scope
A. The purpose of these Standards of Practice is to establish a minimum and uniform standard for Louisiana State Licensed home Inspectors.

Home inspections performed pursuant to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as observed at the time of inspection.
B. Home inspectors shall:
1. provide the client with a written pre-inspection contract, whenever possible, which shall:
a. state that the home inspection is to be done in accordance with the Standards of Practice of the Louisiana State Board of Home Inspectors**;**
b. describe what inspection services will be provided and their cost;
c. state that the inspection is limited to only those systems or components agreed upon by the client and the inspector; and
d. contain copies of the Standards of Practice and Code of Ethics;
2. inspect readily accessible installed systems and components listed in this Chapter, and/or as contractually agreed upon;
3. submit a written report to the client within five (5) days of the inspection which shall:
a. describe those systems specified to be described in § § 311 through 329, and/or as contractually agreed upon;
b. state which systems designated for inspection in this Section have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;
c. state any systems or components so inspected that, in the professional opinion of the inspector, are significantly deficient.
d. state the name, license number, and contain the signature of the person conducting the inspection.
C. This Chapter does not limit home inspectors from:
1. reporting observations and conditions or rendering opinions of items in addition to those required in Subsection B of this Rule;
2. excluding systems and components from the inspection, if requested by the client and so stated in the written contract;
3. inspecting systems and components in addition to those required by these Standards of Practice; or
4. specifying needed repairs, provided that the inspector is appropriately qualified to make such recommendation.

§ 307. General Limitations

A. Home inspections done in accordance with this Chapter are not technically exhaustive.
B. This Chapter applies to residential resale structures.

§ 309. General Exclusions

A. Home inspectors are not required to inspect or report on:
1. life expectancy of any component or system;
2. the causes of any condition or deficiency;
3. the methods, materials, and costs of corrections;
4. the suitability of the property for any specialized use;
5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;
6. any component or system that was not inspected and so stated in the home inspection report or Pre-inspection Agreement;
7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to toxins such as asbestos, radon and lead, carcinogens, noise, contaminants in the building or in soil, water, and air;
8. decorative or cosmetic items, underground items, or items not permanently installed;
9. hidden, concealed or latent defects;
10. items not visible for inspection including the condition of systems or components which are not readily accessible; or
11. Future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components
B. Home inspectors are not required to:
1. offer warranties or guarantees of any kind;
2. calculate or determine the strength, adequacy, or efficiency of any system or component;
3. enter the under-floor crawl spaces, attics, or any area which, in the opinion of the home inspector, is not readily accessible.
4. operate any system or component that is shut down or otherwise inoperable;
5. operate any system or component that does not respond to normal operating controls;
6. disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
7. determine the effectiveness of any system installed to control or remove suspected hazardous substances;
8. project operating costs of components;
9. evaluate acoustical characteristics of any system or component;
10. inspect special equipment or accessories that are not listed as components to be inspected in this Chapter;
11. operate shut-off valves;
12. inspect detached structures, other than garages and carports;
13. inspect common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;
14. dismantle any system or component, except as specifically required by these Standards of Practice.
C. Home inspectors shall not:
1. offer or perform any act or service contrary to law;
2. report on the market value of the property or its marketability;
3. report on the advisability or inadvisability of purchase of the property;
4. report on any component or system that was not inspected;
5. report on the presence or absence of pests such as wood damaging organisms, rodents or insects. However, the home inspector may advise the client of damages to the building and recommend further inspection by a licensed wood destroying insect inspector;
6. from the time of the inspection through the date of the closing, advertise or solicit to perform repair services or any other type of service on the home upon which he has performed a home inspection; or

§ 311. Structural Systems

A. The home inspector shall inspect structural components including:

1. foundation;
2. framing;
3. columns; or
4. piers;
B. The home inspector shall describe the type of:
1. foundation;
2. floor structure;
3. wall structure;
4. columns;
5. piers;
6. ceiling structure; and
7. roof structure.
C. The home inspector shall:
1. probe structural components only where deterioration is visible, except where probing would damage any surface;
2. enter readily accessible under floor crawl spaces, basements, and attic spaces and, if applicable, report the reason why an area was not readily accessible;
3. report the methods used to inspect or access under floor crawl spaces and attics; and
4. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

§ 313. Exterior System

A. The home inspector shall inspect:
1. wall cladding, flashings and trim;
2. all doors and windows;
3. storm doors and windows;
4. decks, balconies, stoops, steps, porches, and applicable railings;
5. eaves, soffits, and fascias where visible from the ground level; and
6. vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.
B. The home inspector shall:
1. describe wall cladding materials;
2. operate all entryway doors;
3. report whether or not any garage door operator will automatically reverse or stop and whether the operator is equipped with a pressure sensitive reverse feature.
C. The home inspector is not required to inspect:
1. shutters, awnings, and similar seasonal accessories;
2. fences;
3. presence of safety glazing in doors and windows;
4. garage door operator remote control transmitters;
5. geological conditions;
6. soil conditions;
7. recreational facilities;
8. detached buildings or structures other than garages and carports;
9. presence or condition of buried fuel storage tanks;
10. sea walls, break walls or docks; or
11. erosion control and earth stabilization measures.

§ 315. Roofing System

A. The home inspector shall inspect:
1. roof coverings;
2. roof drainage systems;
3. flashings;
4. skylights, chimneys, and roof penetrations; and
5. signs of leaks or abnormal condensation on building components.
B. The home inspector shall:
1. describe the type of roof covering materials; and
2. report the methods used to inspect and access the roofing system and any limitations.
C. The home inspector is not required to:
1. walk on the roofing;
2. inspect interiors of flues or chimneys which are not readily accessible; or
3. inspect attached accessories including but not limited to solar systems, antennae, and lightening arrestors.

§ 317. Plumbing System

A. The home inspector shall inspect:
1. water supply and distribution systems, including:
a. piping materials, supports, insulation;
b. fixtures and faucets;

c. functional flow;
d. visible leaks; and
e. cross connections
2. interior drain, waste and vent system, including: traps, drain, waste, and vent piping; piping supports and pipe insulation; leaks, and functional drainage;
3. hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues and vents;
4. fuel storage and distribution systems including fuel storage equipment, supply piping, venting, and supports; leaks; and
5. sump pumps, drainage sumps, and related piping.
B. The home inspector shall describe:
1. water supply and distribution piping materials;
2. drain, waste and vent piping materials;
3. water heating equipment;
4. location of main water supply shutoff device; and
5. location of main gas supply shutoff device.
C. The home inspector shall operate all plumbing and 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 or winterized equipment.
D. The home inspector is not required to:
1. determine the effectiveness of anti-siphon devices;
2. determine whether water supply and waste disposal systems are public or private;
3. operate automatic safety controls;
4. operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. determine whether the system is properly sized or utilizes proper materials;
6. inspect:
a. water conditioning systems;
b. fire and lawn sprinkler systems;
c. on-site water supply quantity and quality;
d. on-site waste disposal systems;
e. foundation irrigation systems;
f. spas;
g. swimming pools;
h. solar water heating equipment; or
i. wells, well pumps, or water storage related equipment.

§ 319. Electrical System

A. The home inspector shall inspect:
1. service drop and entrance conductors cables and raceways;
2. service equipment, main disconnect device, main and sub-panels, interior panel components, and service grounding;
3. branch circuit conductors, their overcurrent devices, and their compatibility;
4. the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;
5. the polarity and grounding of all receptacles; and
6. the operation of ground fault circuit interrupters.
B. The home inspector shall describe:
1. service amperage and voltage;
2. wiring methods employed; and
3. the location of main and distribution panels.
C. The home inspector shall report any observed solid conductor aluminum branch circuit wiring for 120 volt circuits.
D. The home inspector shall report on the presence or absence of smoke detectors..
E. The home inspector is not required to:
1. insert any tool, probe, or testing device inside the panels;
2. test or operate any overcurrent device except ground fault circuit interrupters;
3. dismantle any electrical device or control other than to remove the dead front covers of the main and auxiliary distribution panels;
4. inspect:
a. low voltage systems;
b. security system devices, heat detectors, carbon monoxide detectors or smoke detectors;
c. telephone, security, cable TV, intercoms, or other ancillary wiring that is not part of the primary electrical distribution system; or
d. remote controlled device unless the device is the only control device; or
5. measure amperage, voltage or impedance

§ 321. Heating

A. The home inspector shall inspect permanently installed heating systems including:
1. heating, cooling and air handling equipment installed through the wall ;
2. normal operating controls;
3. chimneys, flues, and vents, where readily accessible;
4. solid fuel heating devices, including fireplaces;
5. air distribution systems including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil

units, convectors; and
6. the presence of an installed heat and/or cooling source in each habitable room.
B. The home inspector shall describe:
1. energy sources; and
2. the heating and cooling methods by their distinguishing characteristics.
C. The home inspector shall operate the systems using normal operating controls.
D. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
E. The home inspector is not required to:
1. operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. operate automatic safety controls;
3. inspect or operate air duct dampers; or
4. inspect:
a. heat exchangers;
b. humidifiers;
c. dehumidifiers;
d. electronic air filters; or
e. the uniformity, adequacy or balance of heat or cooling supply to habitable rooms.
f. solar space heating systems;
g. components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity controlled or fan assisted; or
h. ignite or extinguish fires, determine draft characteristics, or move fireplace inserts, stoves or fireboxes.

§ 325. Interior System

A. The home inspector shall inspect:
1. walls, ceiling, and floors;
2. steps, stairways, balconies, and railings;
3. countertops and a representative number of cabinets and drawers;
4. all doors and a representative number of windows; and
5. garage doors and electronic beam safety reserve features.
B. The home inspector shall:
1. operate a representative number of windows and interior doors; and
2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.
C. The home inspector is not required to inspect:
1. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
2. carpeting; or
3. draperies, blinds, or other window treatments;
4. interior recreational facilities; or
5. garage door operator pressure sensitive reverse failure devices.

§ 327. Insulation and Ventilation System

A. The home inspector shall inspect:
1. insulation and vapor retarders in unfinished spaces;
2. ventilation of attics and foundation areas;
3. kitchen, bathroom, and laundry venting system; and
4. the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.
B. The home inspector shall describe:
1. insulation and vapor retarders in unfinished spaces; and
2. absence of insulation in unfinished space at conditioned surfaces.
C. The home inspector is not required to report on:
1. concealed insulation and vapor retarders; or
2. venting equipment that is integral with household appliances.
D. The home inspector is not required to:
1. disturb insulation or vapor retarders; or
2. determine indoor air quality.

§ 329. Built-in Kitchen Appliances

A. The home inspector shall inspect and operate the basic functions of the following appliances:
1. dishwasher through its normal cycle;
2. range, cook top, and oven;
3. trash compactor;
4. garbage disposal;
5. ventilation equipment or range hood;
6. microwave oven; and
7. any other built in appliance.

B. The home inspector is not required to inspect:
1. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
2. non built-in appliances such as clothes washers and dryers;
3. refrigeration units such as freezers, refrigerators and ice makers; or
4. central vacuum system.
C. The home inspector is not required to operate:
1. appliances in use; or
2. any appliance that is shut down or otherwise inoperable.

§ 501. Code of Ethics

A. PURPOSE
Integrity, honesty, and objectivity are fundamental principles embraced by this Code of Ethics, which sets forth the obligations of ethical conduct for the Licensed Home inspector (LHI). The Louisiana State Board of Home Inspectors (LSBHI) has enacted this Code to provide high ethical standards to safeguard the public and the profession. LHIs in Louisiana shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.
B. ETHICAL OBLIGATIONS
1. The LHI shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.
2. The LHI shall not inspect properties for compensation in which he has, or expects to have, a financial interest.
3. The LHI shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent upon reported or non-reported findings or on the sale of a property.
4. The LHI shall not directly or indirectly compensate realty agents, brokers or realty companies or other parties having a financial interest in the closing/settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
5. The LHI shall not receive compensation from more than one party per inspection unless agreed to by the client(s).
6. The LHI shall not accept compensation, directly or indirectly, for referring or recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties, unless disclosed and scheduled prior to the home inspection.
7. The LHI shall not repair, replace or upgrade for compensation, reported deficient systems or components covered by these Standards of Practice, until after closing/settlement of the real estate transaction.
8. The LHI shall act in good faith toward each client and other interested parties.
9. The LHI shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.
10. The LHI shall be objective in his reporting and shall not knowingly understate or overstate the significance of observed conditions.
11. The LHI shall not disclose inspection results or a clients personal information without approval of the client or the clients designated representative. At his discretion, the LHI may disclose immediate safety hazards observed to occupants, or interested parties, exposed to such hazards.
12. The LHI shall avoid activities that may harm the public, discredit himself or reduce public confidence in the profession.
13. The LHI shall not disseminate or distribute advertising, marketing, or promotion materials which are fraudulent, false, deceptive, or misleading with respect to the education, experience, or qualifications of the LHI or the company with which he is affiliated.
14. The LHI shall include his license number on all advertising, marketing and promotional material.
15. The LHI shall report substantial and willful violations of this Code to the LSBHI.

FOR YOUR CONVENIENCE A REPORT SUMMARY IS PROVIDED AS A COURTESY FOR QUICK ACCESS TO THE INFORMATION WITHIN THIS HOME INSPECTION REPORT. IT IS NOT INTENDED AS A SUBSTITUTE FOR READING THE HOME INSPECTION REPORT. IT DOES NOT INCLUDE ALL THE ITEMS FROM THE INSPECTION REPORT AND IS ONLY MENT TO BE A PUNCH LIST OF IDEMS THAT THIS INSPECTION COMPANY FEELS ARE IMPORTANT. WE STRONGLY URGE YOU TO READ THIS REPORT IN ITS ENTIRETY AS YOU MAY DEEM SOME COMMENTS THAT ARE NOT IN THE SUMMARY TO BE OF GREAT IMPORTANCE.

PELICAN STATE INSPECTION, L.L.C.
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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION

FILE #:	051314A 1234 New Construction Ave.
CLIENT NAME:	Mr. Client
MAILING ADDRESS:	159 Jefferson Ave
CLIENT CITY/STATE/ZIP:	Shreveport, LA 71103
CLIENT PHONE #:	(318) 123-4567
DATE OF INSPECTION:	May 13, 2014
TIME OF INSPECTION:	9:00 AM
INSPECTION SITE:	1234 New Construction Ave.
INSPECTION SITE CITY/STATE/ZIP:	Shreveport, LA

CLIMATIC CONDITIONS

WEATHER:	Drizzle
SOIL CONDITIONS:	Very wet
APPROXIMATE OUTSIDE TEMPERATURE in F:	65-75

BUILDING CHARACTERISTICS

BUILDING TYPE:	1 Family New Construction
STORIES:	2
FOUNDATION TYPE:	Slab on grade

UTILITY SERVICES

WATER SOURCE:	Public
UTILITIES STATUS:	All utilities on
SEWAGE DISPOSAL SYSTEM:	Sewers.

OTHER INFORMATION

HOUSE OCCUPIED?	No
CLIENT PRESENT:	Yes
INSPECTOR NAME:	Foxe Smothers
INSPECTOR LICENSE NUMBER:	LHI #10399

PAYMENT INFORMATION

TOTAL FEE:	$400
PAID BY:	Check #1234

Pelican State Inspection, L.L.C. does not research product recalls or notices of any kind. This home inspection does not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily. We recommend visiting the following internet site if recalls are a concern to you. www.recalls.gov

GROUNDS

DRIVEWAY

PAVING MATERIAL: Concrete
CONDITION: **Cracks noted are typical**.

PATIO

TYPE: Concrete
PATIO LIGHTED: Yes
PATIO COVER TYPE: Same as structure
PATIO CONDITION: The patio & roof support post appeared to be functional. **Cracks noted were typical.**

PORCH

TYPE:	Concrete
PORCH LIGHTED:	Yes
PORCH COVER TYPE:	Same as structure
PORCH CONDITION:	The porch appeared to be functional.

FENCES AND GATES

OTHER INSPECTOR COMMENTS:	Not Inspected

EXTERIOR

GENERAL EXTERIOR CONDITION

TYPE OF CONSTRUCTION:	The wall structure appeared to be a wood framed system.
EXTERIOR SIDING MATERIALS:	Combination of: Horizontal Strip Cement Fiberboard Siding, Synthetic Stucco, & Brick
HORIZONTAL STRIP CEMENT FIBERBOARD SIDING CONDITION:	The horizontal strip cement fiberboard siding appeared to be in serviceable condition.
SYNTHETIC STUCCO CONDITION:	The synthetic stucco siding appeared to be in serviceable condition.
BRICK SIDING CONDITION:	The brick appeared to be non-structural brick veneer. The brick appeared to be in serviceable condition. Brick facades should have weep holes in the lower courses to prevent water build-up between the brick and structure. This wall system appeared to have these weep holes.
TRIM, SOFFIT, RAKE BOARD CONDITION:	The trim, soffit, and fascia was in good condition relative to its age.
CONDITION OF PAINTED SURFACES:	The finish or exposed painted surfaces appeared to be satisfactory
WINDOWS TYPE:	Insulated glass windows. The widows were tested in each room and they functioned as intended. The window screens were installed and appeared to be in functional condition.
STRUCTURAL CALKING:	The structural calking appeared to be in satisfactory condition.

FOUNDATION

FOUNDATION

TYPE OF FOUNDATION:	Concrete Slab On Grade Foundation.
FOUNDATION MATERIALS:	Poured in place concrete
FOUNDATION DRAINAGE:	The drainage around the perimeter of the foundation appeared to have adequate ground slope to remove run-off water from the immediate area.

SLAB FOUNDATION:

CONDITIONS NOTED IN SLAB:	The exposed portions of the slab appeared to be satisfactory.

ROOF & ATTIC

ROOFING

ROOF TYPE:	Hip
ROOF COVERING MATERIALS:	Asphalt or Fiberglass composition shingles. These consist of a cellulose or fiberglass mat and asphalt impregnated with a colored granular surface. Shingles are applied in horizontal rows.
COVER LAYERS:	The roof covering on the main structure appeared to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course.
UNDERLAYMENT NOTED:	What appeared to be asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
CONDITION OF ROOF COVERING MATERIAL:	The visible roof covering material appeared to be in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.
SLOPE:	High slope which is considered to be 7 in 12, or higher.
FLASHING:	The visible flashings around openings in the roof covering appeared in good condition relative to their age.
MEANS OF ROOF INSPECTION:	The roof covering was accessed with a ladder and inspected by walking on the roof. Due to slope of the roof the inspector was only able to walk up a valley and down the ridges. The inspector did not walk on the field of the roof.
VALLEYS:	The visible portions of the valley(s) appeared to be in satisfactory condition.
RIDGES:	The visible portions of the ridge covering material appeared to be in satisfactory condition.
ROOF GUTTER SYSTEM:	None

ATTIC & VENTILATION

ATTIC ACCESSIBILITY:	There was a pull down ladder installed. It was functional.
METHOD OF INSPECTION:	The attic cavity was inspected by entering the area.
ATTIC CAVITY TYPE:	The attic cavity had capacity for storage of light boxes or items.
ATTIC LIGHTING:	The attic lighting functioned.
ROOF AND CEILING STRUCTURE:	A joist and rafter system was installed in the attic cavity to support the roof decking and ceiling.
ROOF & CEILING FRAMING CONDITION:	Not visible due to the spray foam installation.
ROOF BRACING:	The visible roof bracing appeared to be installed adequately.
ROOF DECKING:	Not visible due to the spray foam installation.

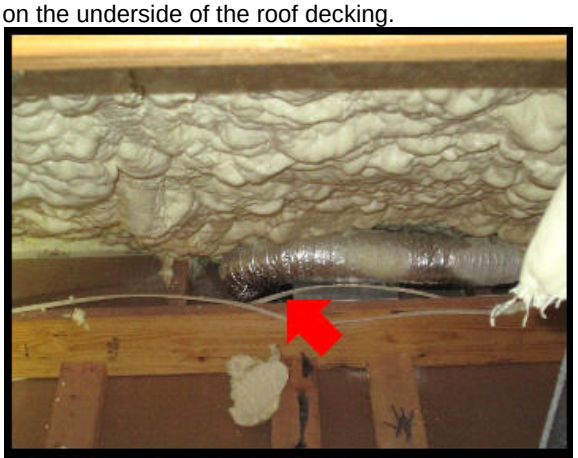
VENTILATION HI/LOW: Non vented.

VAPOR BARRIER INSTALLED: There was not a visible vapor barrier installed.

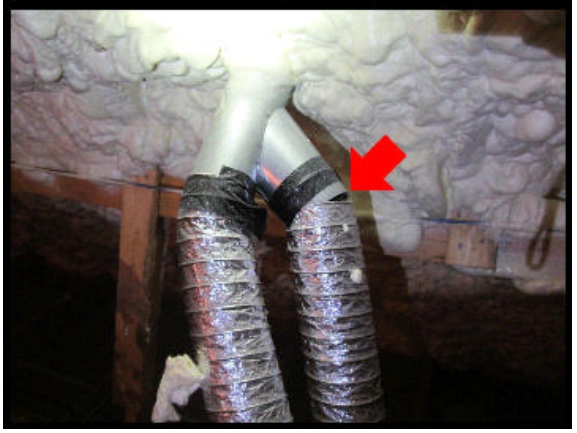
INSULATION NOTED: The following type of insulation was noted in the attic: Spray foam. There appeared to be an average of at least 8" of insulation installed on the underside of the roof decking.

OTHER INSPECTOR COMMENTS:

Two of the attic vent fan vent lines were disconnected at the fans.



One of the vents was also partially disconnected at its roof penetration.



ELECTRICAL SYSTEMS

PRIMARY POWER SOURCE

SERVICE VOLTAGE AND AMPERAGE: The incoming electrical service to this structure appeared to be 120/240 volts and 150 amps.

SERVICE/ENTRANCE/METER: Underground service was provided to the structure. The meter, meter base, and conduit that houses the incoming power lines appeared to be in good condition. The meter was located on the left side of the building. The main disconnects were located in the main panels.

POWER PANELS AND CIRCUITRY

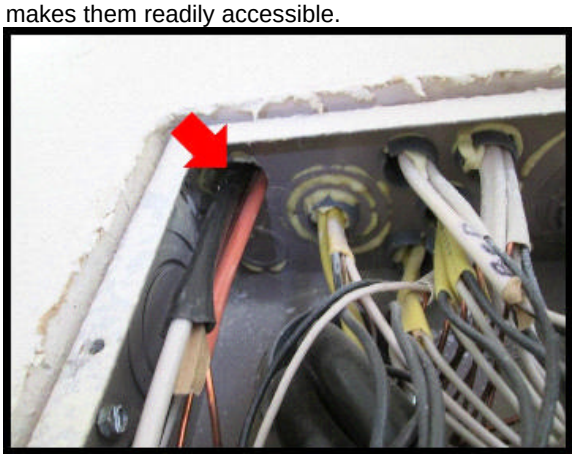
MAIN POWER DISTRIBUTION PANEL LOCATION: Garage

MAIN POWER PANEL SIZE: Both were 150 amp

SERVICE CABLE TO PANEL TYPE: Aluminum

IS PANEL ACCESSIBLE: The electrical panels were in a location that makes them readily accessible.

PANEL CONDITION: **There was a missing strain relief bushing where wires pass through the panel enclosure.**



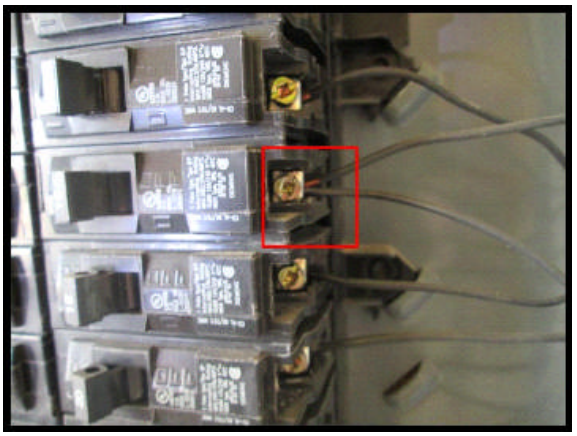
MAIN PANEL TYPE: The structure was equipped with a breaker type main power panel. **The AFCI breaker labeled "Master Bedroom" did not trip when tested. The dining room #2 light and the hall lights and outlets behind the kitchen were not AFCI protected as required.**

BREAKER TO WIRE COMPATIBILITY: The breakers in the main power panels appeared to be appropriately matched to the circuit wire gauge.

LEGEND AVAILABLE: **The breakers were not completely marked as to the rooms, areas, or appliances controlled.** It is recommended that they be noted.

PANEL COVER REMOVED: The panel covers were removed.

CONDITION OF WIRE IN PANEL: **There was a breaker noted with more than one wire attached to it.** These need to be separated so that each wire will have its own breaker or fuse. This condition is commonly referrd to as a double tapped breaker.



FEEDER AND CIRCUIT WIRING TYPE: Copper - The structure was wired using plastic insulated copper single conductor cables commonly referred to as Romex. Copper multi-strand feeders are installed to deliver power to a downstream panel or power hungry appliances.

CIRCUIT WIRING CONDITION: **There were 2 junction boxes noted with missing covers.**

MAIN SERVICE GROUND VERIFIED: The main service ground wire was located by the inspector. Copper wire was noted. The ground driven rod, solid conductor, and connection were located. The plumbing bond was also located.

SMOKE DETECTORS: The structure was equipped with smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there was adequate coverage by the existing detector(s). The existing smoke detectors were not tested, but they are only noted as to presence. The inspector did not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. **Dust covers were noted on some of the smoke detectors that should be removed once the house is occupied.** Example pictured.

DOORBELL: **The doorbell did not function when tested.**

EXTERIOR OUTLETS: A representative number of the exterior outlets were tested. The tested outlets were functional and GFCI protected.

EXTERIOR LIGHTING: The exterior lighting appeared functional. There was a exterior pole light installed in the yard. The light was on a light sensor that turns the light on after dark. The inspector was unable to determine if it functioned.

EXTERIOR FANS: The exterior fan functioned.

PLUMBING SYSTEM

WATER HEATER

LOCATION: Exterior Closet

TANK CAPACITY: There was a tankless unit installed.

FUEL SOURCE FOR WATER HEATER: The water heater was gas-fired.

CLEARANCE TO COMBUSTIBLES. The clearance to combustibles appeared to be met.

EXPOSED WATER HEATER CONDITION: The exposed portions of the water heater appeared to be in functional condition.

FIREBOX CONDITION: The unit has a closed combustion chamber. The firebox was not viewable.

GAS VALVE: There was a gas valve cutoff installed adjacent to the hot water tank.

FLUE/EXHAUST PIPE CONDITION: The exhaust flue appeared to be functional.

COMBUSTION AIR: Availability of secondary air for combustion and flue draft appeared to be adequate; however, no calculation was performed by the inspector..

WATER PIPING CONDITION: The incoming and output piping appeared to be installed correctly.

WATER HEATER FILL VALVE INSTALLED: There was a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

TEMPERATURE CONTROLS: The thermostat and temperature controls appeared to function normally.

DRAIN VALVE: There was a drain valve installed on the lower side of the water heater.

TEMPERATURE & PRESSURE RELIEF VALVE: There was a temperature and pressure relief valve installed on the water heater.

T&P DRAIN PIPE: The temperature & pressure relief valve overflow pipe appeared to be correctly installed.

PLUMBING

MAIN GAS LINE CUTOFF LOCATION: Exterior Left

INTERIOR GAS SUPPLY PIPING MATERIAL: The visible interior gas supply piping in the structure appeared to be predominantly black steel.

FUEL DISTRIBUTION PIPING CONDITION: The visible gas piping appeared functional. The piping was not pressure tested. **It is recommended that the gas valve at the rear of the house have a plug installed until it is used to prevent accidental discharge.**

WATER SOURCE: City/Municipal

MAIN WATER LINE CUTOFF LOCATION: In front of the water meter in the front lawn.

INTERIOR WATER SUPPLY PIPING MATERIAL: The interior water supply piping in the structure appeared to be predominantly copper.

INTERIOR WATER SUPPLY PIPING CONDITION: The interior water supply piping is largely inaccessible. The visible portions of the piping were in functional condition.

WATER PRESSURE: Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch was noted and is considered within normal/acceptable range.

EXTERIOR HOSE BIBS FUNCTIONAL: The located and tested exterior hose bib(s) appeared to function normally.

FUNCTIONAL SUPPLY: By testing multiple fixtures at one time, functional flow of the water supply was verified.

SEWAGE DISPOSAL TYPE: Public Sewer System

WASTE LINE MATERIALS: The predominant waste line material appeared to be PVC.

WASTE PIPING CONDITION: The visible plumbing waste piping appeared functional.

VENT PIPE MATERIAL: The vent material, as it passes through the roof, appeared to be PVC.

VENT PIPING CONDITION: The visible plumbing vent piping appeared to be functional. The vent piping was painted above the roof line as required.

FUNCTIONAL DRAINAGE: Functional drainage appeared to be at an good level. Functional drainage was checked by running multiple water fixtures for at least 15 minutes. Water drained at a rate faster than was supplied. **The inspector was unable to view the condition of the drainage pipes located underground and in other inaccessible areas. Condition of the underground and inaccessible drainage pipes is not included as part of this inspection.**

SPRINKLER SYSTEM

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor(s) if present, or the effectiveness of anti-siphon valves or backflow devices. All sprinkler systems require periodic adjustment for coverage. This inspection specifically EXCLUDES coverage adequacy. The inspection is only for function of installed components, no pressure or leakage testing is performed.

BACKFLOW PREVENTER There was a back flow preventer device installed for the lawn sprinkler system. It was located at the garage.

WATER SHUT OFF The water shut off was located on the backflow preventer.

NUMBER OF ZONES The sprinkler was a 4 zone system. This was verfied by counting the number of connected zone valve wires in the control box.

CONTROL BOX The sprinkler control box was located in the garage. The unit was a Hunter X-Core. A copy of the operating instructions can be found online at http://www.hunterindustries.com/sites/default/files/OM_XCORE_Dom.pdf

ZONE #1

There was a head noted in this zone that needed adjustment. It does not raise height enough above the ground.

ZONE #2

This zone was functional.

ZONE #3

This zone was functional.

ZONE #4

There were 2 heads noted in this zone that needed adjustment. It does not raise height enough above the ground. Example pictured.

HEATING, VENTILATION & AIR CONDITIONING

THERMOSTATS

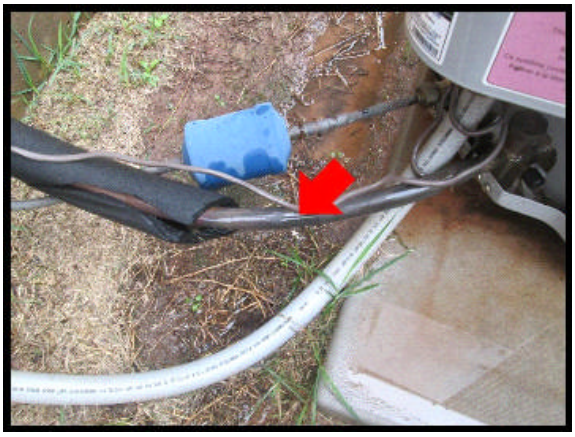
THERMOSTAT CONDITION:	The heat pump thermostats were tested in Cool, Heat, Emergency Heat, and Fan modes. They were functional.
NUMBER OF HVAC UNITS:	There was two HVAC units installed.

HEATING UNITS

HEATING SYSTEM LOCATION:	The units were located in the attic areas.
HEATING SYSTEM TYPE:	Air-to-Air type heat pumps were installed as the primary heating system.
FUEL SOURCE:	The fuel source was electricity.
MEANS OF ELECTRICAL DISCONNECT:	There was a means of electrical disconnect installed on both units
TEMPERATURE DIFFERENTIAL:	The desired temperature rises were met.
HEAT PUMP BACKUP HEAT SOURCE:	There back up heat was electric on the units. The back up heat was functional.
EVAPORATOR COIL:	The inspector was not able to view the evaporator coils. In order to view the evaporator coils some disassembly of the units is required.
BLOWER CONDITION:	The blower assemblies appeared to be performing as expected.
FILTER CONDITION:	The filters were correctly installed. It is recommended that the filters be changed or cleaned when you move in.

AIR CONDITIONING UNITS

TYPE:	Heat Pumps. Electricity-powered.
UNIT/CONDENSER LOCATION:	Exterior Right
UNIT TESTED:	The units were tested. The scope of this inspection does not include the effectiveness or adequacy of the systems.
INSULATION WRAP ON THE SUCTION LINE:	**The insulation wrap for the suction line to one of the condensers/compressors was missing in a section at the exterior and in the attic.**



FREON LINE SET: **Support strapping should be installed on the pictured freon line set in the attic.**

CONDENSER CLEAR OF OBSTRUCTION: The condensing units were free of any air flow obstructions.

CONDENSER CABINET LEVEL: The condensing units were level.

CONDENSING COIL CONDITION: The condensing coil appeared to be cleans.

CONDENSER FAN CONDITION: The fans appeared to function correctly.

SERVICE DISCONNECT: The installed service disconnects were located within sight of the condensing coil cabinets and not more than 50 feet from the units.

CONDENSATE LINE: The condensate drain lines appeared to be adequately installed.

SECONDARY CONDENSATE LINE: **One of the secondary condensate drain lines was not properly sloped in the attic.**

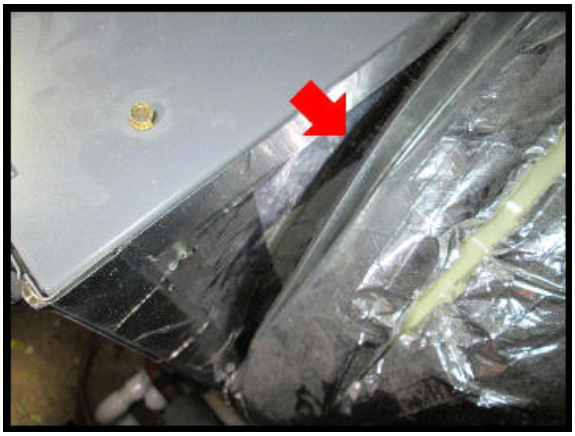
SECONDARY DRAIN PAN CONDITION: **There was a small amount of water standing on one of the secondary drain pans.**

TEMPERATURE DIFFERENTIAL: The desired temperature drops were met.

DUCTWORK

DUCTWORK TYPE: The ductwork consist of flexible ducts

DUCTS CONDITION: **One of the return air ducts was partially disconnected from its plenum in the attic.**



DUCT INSULATION IN UNHEATED SPACES: The exposed ductwork in unheated spaces was insulated adding to the efficiency of the heating and air conditioning systems.

ADEQUATE RETURNS OR UNDERCUT DOORS:	Yes

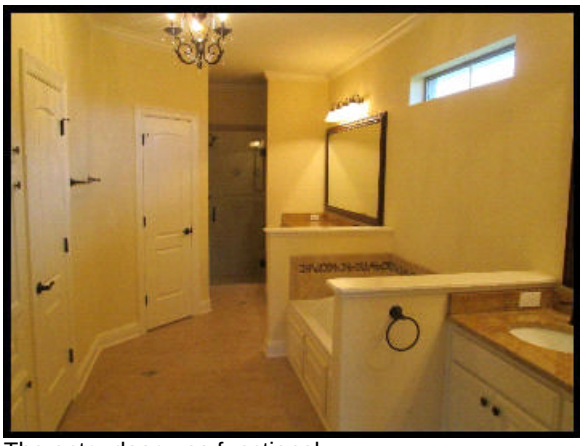
FIREPLACE #1

LOCATION OF FIREPLACE:	Living Room
TYPE OF FIREPLACE:	Factory built with a metal formed firebox designed for vented gas logs only.
FIREPLACE FUEL:	The fireplace was appeared to be designed to burn wood.
FIREBOX CONDITION:	The firebox appeared to be sound and useable in its current condition.
DAMPER CONDITION:	The flue damper appeared to be functional and fully adjustable.
EVIDENCE OF DRAFTING PROBLEMS:	The fireplace has not been used. The inspector could not determine if there are drafting problems.
FLUE CONDITION FROM FIREBOX:	The visible portions of the chimney flue appeared to be satisfactory.
EXTERIOR STACK MATERIAL:	The exterior fireplace chase was wood framed and enclosed with siding material similar to the structural siding.
EXTERIOR STACK CONDITION:	The exterior stack appeared to be in satisfactory condition.
FLUE:	The fireplace flue was lined with metal. **The chimney did not have the proper fireblocking as it passes in to the attic.** All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. **Insulation was also in direct contact with the flue pipe. The metal flue requires 1 1/2 inches of clearance from building materials and insulation.**

CHIMNEY CAP:	The chimney cap was made of metal. Its function is to keep water out of the stack. It appeared to be functioning as intended. There was a metal flue cap with spark arrestor installed.
HEARTH CONDITION:	The hearth appeared to be in satisfactory condition.
MANTLE:	The mantle appeared to be in satisfactory condition.

BATHROOM

MASTER BATHROOM



ENTRY DOOR:	The entry door was functional.
WALLS:	The walls appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
VENTILATION FAN:	There was an exhaust fan installed in this bathroom, and it is appeared to perform satisfactorily.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
GROUND FAULT INTERRUPT OUTLETS:	The bathroom outlets were Ground Fault protected. The GFCI outlet / breaker protecting the bathroom was tested and was functional.
VANITY CABINET:	The visible portions of the vanity cabinet and top in this bathroom appeared to be satisfactory.
BASIN AND DRAIN FIXTURE:	The basin and drainage fixture appeared to be satisfactory.
FAUCET AND SUPPLY LINES:	Faucets and supply lines appeared to be satisfactory with no leaks noted.
TOILET CONDITION:	The toilet appeared to be functional.
TUB:	There was a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly. The spa tub was GFCI protected.
TUB STOPPER:	The tub mixing valve and stopper appeared to be in satisfactory condition.
SHOWER:	The shower, shower head, and mixing valves all appeared to perform as required.
SHOWER PAN:	This was a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection. The shower was ran for about 15 minutes and there were not any visible leaks.
SHOWER WALLS:	The walls appeared to be in satisfactory condition.
SHOWER DRAIN:	The tub/shower appeared to drain at an acceptable rate.
SHOWER DOOR:	The shower door(s) were functioned. The inspector was unable to determine they leak while showering.
HEAT SOURCE:	There was a heat source in this room.

BATHROOM #1

ENTRY DOOR:	The entry door was functional.
WALLS:	The walls appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
VENTILATION FAN:	There was an exhaust fan installed in this bathroom, and it is appeared to perform satisfactorily.
ELECTRICAL OUTLETS:	The outlet tested appeared to be correctly wired and grounded.
GROUND FAULT INTERRUPT OUTLETS:	The bathroom outlets were Ground Fault protected. The GFCI outlet / breaker protecting the bathroom was tested and was functional.
VANITY CABINET:	The visible portions of the vanity cabinet and top in this bathroom appeared to be satisfactory.
BASIN AND DRAIN FIXTURE:	The basin and drainage fixture appeared to be satisfactory.
FAUCET AND SUPPLY LINES:	Faucets and supply lines appeared to be satisfactory with no leaks noted.
TOILET CONDITION:	The toilet appeared to be functional.
TUB:	**The tub / shower drained slow.**
TUB MIXING VALVE & STOPPER:	The tub mixing valve and stopper appeared to be in satisfactory condition.
SHOWER:	The shower, shower head, and mixing valves all appeared to perform as required.
TUB/SHOWER WALLS:	The walls appeared to be in satisfactory condition.
HEAT SOURCE:	There was a heat source in this room.

KITCHEN

KITCHEN CONDITION

WALLS:	The walls appeared to be satisfactory.
COUNTERTOPS:	The countertops in the kitchen appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
GROUND FAULT INTERRUPT OUTLETS:	The kitchen outlets were Ground Fault protected. The GFCI outlet / breaker protecting the kitchen was tested and was functional.
CABINETS, DRAWERS, AND DOORS:	The representative number of cabinets, doors, and drawers were checked and they appeared to be satisfactory in both appearance and function.
FAUCET AND SUPPLY LINES:	Faucets and supply lines appeared satisfactory with no leaks noted.
SINK AND DRAIN LINES:	The sink and drainage lines appeared to be satisfactory.
FOOD WASTE DISPOSAL:	The food waste disposal appeared to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately. The electrical supply wire was in a protective conduit as required.
DISHWASHER:	**The dishwasher did not function when tested. The start button did not turn it on.**
RANGE HOOD:	The range hood and exhaust fan appeared to work correctly on one or both speeds.
RANGE/OVEN FUEL SOURCE:	The oven was electric and the stove gas.
RANGE/OVEN:	**When the stove burners were turned to their lowest setting the rear 3 did not stay lit.** The oven was functional at the time of the inspection. Temperatures of heat settings were not tested.
MICROWAVE OVEN:	There was a microwave oven. The unit was tested by heating water. The unit functioned as intended.
REFRIGERATOR:	None.
WATER FOR REFRIGERATOR:	There was a water line installed for the refrigerator.
HEAT SOURCE:	There was a heat register in this room.

BEDROOM

MASTER BEDROOM

ENTRY DOOR:	The entry door was functional.
CLOSET:	The closet was functional and of average size. The closet was located in the master bathroom.
WALLS:	The walls appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
CEILING:	The ceiling appeared to be satisfactory.
CEILING FAN:	There was a ceiling fan installed, and it appeared to be functional.
FLOOR:	The flooring appeared to be satisfactory.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
HEAT SOURCE:	There was a heat source in this room.

BEDROOM #1

ENTRY DOOR:	The entry door was functional.
CLOSET:	The closet was functional and of average size.
WALLS:	The walls appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.

CEILING:	The ceiling appeared to be satisfactory.
CEILING FAN:	There was a ceiling fan installed, and it appeared to be functional.
FLOOR:	The flooring appeared to be satisfactory.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
HEAT SOURCE:	There was a heat source in this room.

BEDROOM #2

ENTRY DOOR:	The entry door was functional.
CLOSET:	The closet was functional and of average size.
WALLS:	The walls appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
CEILING:	The ceiling appeared to be satisfactory.
CEILING FAN:	There was a ceiling fan installed, and it appeared to be functional.
FLOOR:	The flooring appeared to be satisfactory.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
HEAT SOURCE:	There was a heat source in this room.

LAUNDRY

LAUNDRY ROOM

ENTRY DOOR:	The entry door was functional.
WALLS:	The walls appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
GROUND FAULT INTERRUPT OUTLETS:	The sink outlet was GFCI protected. **The outlet intended for a refrigerator was GFCI protected. It should not be.**
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
WASHER & DRYER:	None
WASHER HOOKUP:	There was a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.
DRYER HOOKUP:	There was a hookup for both a gas dryer and a 220-volt electric dryer.
DRYER VENTILATION:	The dryer ventilation as installed appeared to be adequate.
LAUNDRY BASIN:	There was a laundry basin installed. The unit appeared to be functional. No leaks were noted.
CABINETS:	The cabinets were functional.
HEAT SOURCE:	There was a heat source in this room.

OTHER LIVING SPACES

ENTRY DOORS

FRONT ENTRY DOOR:	**The front door upper lock did not lock and the doors weather striping was damaged.**

OTHER ENTRY DOORS:

The other front entry door seeped water through the lower corners of the door. Example pictured. The rear door appeared to be in functional condition.

HALLWAYS

WALLS:	The walls appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
ELECTRICAL OUTLETS:	The outlet tested appeared to be correctly wired and grounded.
OTHER INSPECTOR COMMENTS:	The closets were functional.

STAIRCASES

MAIN STAIRCASE:

The staircase appeared to be appropriately installed. There was a handrail installed. The staircase appeared to be adequately lighted.

LIVING ROOM

WALLS:	The walls appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
CEILING FAN:	There was a ceiling fan installed, and it appeared to be functional.
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
HEAT SOURCE:	There was a heat register in this room.

DINING ROOM / FOYER

WALLS:	The walls appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
HEAT SOURCE:	There was a heat register in this room.

DINING ROOM #2

WALLS:	The walls appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
HEAT SOURCE:	There was a heat register in this room.

FAMILY ROOM

ENTRY DOOR:	The entry door was functional.
WALLS:	The walls appeared to be satisfactory.
CEILING:	The ceiling appeared to be satisfactory.
CEILING FAN:	There was a ceiling fan installed, and it appeared to be functional.
FLOOR:	The flooring appeared to be satisfactory.
LIGHTING:	The lighting appeared to be functional at the time of the inspection.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
HEAT SOURCE:	There was a heat register in this room.

GARAGE/CARPORT

GENERAL GARAGE CONDITION

GARAGE/CARPORT TYPE: The garage was attached.

SIZE OF GARAGE/CARPORT: Two car

NUMBER OF OVERHEAD DOORS: There was a single overhead door.

OVERHEAD DOOR AND HARDWARE CONDITION: The overhead door appeared to be in satisfactory condition, and it was functional.

AUTOMATIC OVERHEAD DOOR OPENER: The overhead door opener appeared to function appropriately. **The cover was missing from the exterior door opener key pad.**

SAFETY FEATURES ON AUTOMATIC OPENER: The garage door opener was equipped with a safety reverse pressure switch. **When tested it did not function when the door met reasonably force.** It is likely that just adjustment is needed.

FLOOR CONDITION: **Typical cracks were noted in the floor.**

WALLS: The walls appeared to be satisfactory.

LIGHTING: The light and light switch appeared to be functional at the time of the inspection.

CEILING: The ceiling appeared to be satisfactory.

ENTRY DOOR TO STRUCTURE:	The entry door appeared to be functional.
ELECTRICAL OUTLETS:	The outlets tested appeared to be correctly wired and grounded.
GROUND FAULT INTERRUPT OUTLETS:	The garage outlets were Ground Fault protected. The GFCI outlet / breaker protecting the garage outlets was tested and was functional.