



**Proven Home Inspection Service Inc.**  
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**Report:.** 0000011-3001 sq ft & more



**Proven Home Inspection Service**

## **Confidential Inspection Report**

**4321 Santa Clause Ln**  
**Bagdad**



**Prepared for: Joe Sample**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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Report: 0000011-3001 sq ft &amp; more Address: 4321 Santa Clause Ln

## GENERAL INFORMATION

### Client & Site Information:

**1.1 Inspection Date:**

Monday August 7th 2017.

**1.2 Client:**
Mr Joe Sample  
1234 Somewhere  
Anywhere, USA
**1.3 Inspection Site:**
4321 Santa Clause Ln  
Anywhere, USA
**1.4 House Occupied?**

No.

**1.5 People Present:**

Purchaser Purchasers spouse.

### Building Characteristics:

**1.6 Main Entry Faces:**

Northwest.

**1.7 Estimated Age:**

1998.

**1.8 Building Style & Type:**

Residential 1 family.

**1.9 Stories:**

2

**1.10 Space Below Grade:**

Basement.

### Climatic Conditions:

**1.11 Weather:**

Clear.

**1.12 Soil Conditions:**

Damp.

**1.13 Outside Temperature (F):**

80-90.

### Utility Services:

**1.14 Water Source:**

Public.

**1.15 Sewage Disposal:**

Public.

**1.16 Utilities Status:**

All utilities on.

### REPORT LIMITATIONS

*This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.*



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Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## Inspector

### 1.17 Client & Site Information:

Neil DeGaris License #102167.

## SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

## Site:

### 2.1 Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding.

## Paving Condition:

### 2.2 Driveway Paving Material:

Concrete.

### 2.3 Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted.

### 2.4 Walkways and Stoop Materials:

Concrete.

### 2.5 Walkway Condition:

The walkway surface material is in functional condition with only normal deterioration noted.

### 2.6 Entryway Stoop:

The entryway stoop is in functional condition.

## Patio:

### 2.7 Patio Slab Materials:

Concrete.

### 2.8 Slab Condition:



Functional - The slab is in useable condition.

**2.9 Patio Lighted:**

Yes.

**Fences & Gates:**

**2.10 Fencing Materials:**

Wood materials used for fencing. The wood fence is constructed using pickets approximately 3 feet high.

**2.11 Fence Materials Condition:**

**Attention Needed - The fencing needs to be repaired.**



**2.12 Gates and Latches:**

The gates and latches are performing as intended.

**Utility Services:**

**2.13 Water Source:**

City.

**2.14 Water Meter Location:**

Front yard several feet in from the street.

**2.15 Electric Service:**

Underground.

**2.16 Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**2.17 Sewage Disposal System:**

Sewers.

**Gas Services:**

**2.18 Gas-fired Equipment Installed:**

Furnace. Water heater.

**2.19 Location of Meter:**

Left side of the house.

**2.20 Type of Gas Supply:**

Natural Gas.

**2.21 Gas Line Primary Piping Material:**

Black Iron Pipe.

**2.22 Piping Installation - Routing - Shutoffs - Hangers - Supports:**

Gas supply piping as installed appears adequate.

**2.23 Vents Noted From Roof View:**

There is at least one gas-fired vent stack through the roofline.

**FOUNDATION**

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and

most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Foundation:

#### 3.1 Foundation Materials:

Poured in place concrete, 8 inches or more thick.

#### 3.2 Visible Portions of Exterior Foundation Walls:

The exposed portions of the perimeter foundation walls appear to be adequate.

#### 3.3 Evidence of Recent Movement:

No - There is no evidence of any recent movement.

#### 3.4 Perimeter Foundation Drainage Surface:

**Action Necessary** - The drainage around the foundation needs immediate adjustment in order to divert the run-off water away from the foundation. Ground slope should be adjusted to a rate of at least 1/2 inch per foot for 6 feet away from the foundation.



### Interior View of Basement:

#### 3.5 Interior of Basement Percentage Finished Into Living Space:

Approximately 25% to 50% of the interior basement is finished into living space. The living space is approximately at grade level.

#### 3.6 Basement Ceiling Exposed:

Viewing was limited. Only about 25% to 50% of the basement ceiling/floor joists were visible.

#### 3.7 Sill Plates Percentage Visible:

Visibility of the sill space is limited. Only that portion that is readily visible, about 25% to 50% is commented on in this inspection.

#### 3.8 Foundation Bolts Noted:

Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.

#### 3.9 Percent Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 25% to 50% of the interior foundation walls were visible.

#### 3.10 Conditions Noted in Exterior Walls, Interior View:

Vertical cracks were noted in at least one exterior wall and have been repaired. [Check to see if any warranties from the repair company are extended /transferable to new ownership.](#)



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### 3.11 Columns and Posts:

There are metal columns or posts installed as supports under the main beam or girder.



### 3.12 Columns Condition:

There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

### 3.13 Main Beam:

The main beam is made of steel. The main beam installed appears to be in functional condition.

### 3.14 Slab Foundation Floor Type:

A floating slab inside the foundation is used for this structure.

### 3.15 Floor Cracks Noted:

Yes - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.

### 3.16 Basement Windows:

The installed windows are above grade, and no leakage problems are anticipated. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.

### 3.17 Moisture on Exposed Basement Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

## ROOF & ATTIC

*Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.*

*The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established*



local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

**Roofing:**

**4.1 Type Roof:**  
Gable.

**4.2 Roof Covering Materials:**  
Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows. The roofing materials appear to be installed in an acceptable manner.

**4.3 Cover Layers:**  
The roof covering on the main structure appears to be the first covering.

**4.4 Underlayment Noted:**  
Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

**4.5 Condition of Roof Covering Material:**  
The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

**4.6 Estimated Life Expectancy of Roof:**  
The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.

**4.7 Means of Roof Inspection:**  
The roof edge was the location of the inspection of the roof covering.

**4.8 Ridges:**  
The ridge covering material appears to be in functional condition.

**4.9 Roof Gutter System:**  
The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts go into an underground system. I was unable to determine where they empty and if they are functional.

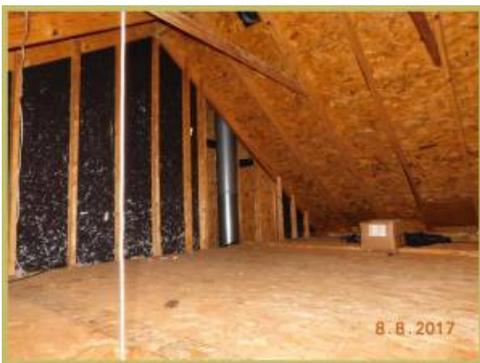
**Attic & Ventilation:**

**4.10 Attic Access Location:**  
Bedroom closet ceiling.

**4.11 Attic Accessibility:**  
There is a pull down ladder installed.

**4.12 Method of Inspection:**  
The attic cavity was inspected by entering the area.

**4.13 Attic Cavity Type:**  
Room for Storage - The attic cavity has capacity for storage of light boxes or items.



**4.14 Roof Framing:**  
A rafter system is installed in the attic cavity to support the roof decking. The rafters appears to be in functional condition.

**4.15 Roof Framing Condition:**  
The roof framing appears to be in functional condition.

**4.16 Ventilation Hi/Low:**  
There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

**STRUCTURAL**

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

### Structural:

#### 5.1 Type of Construction:

Frame.

#### 5.2 Exterior Siding Materials:

Siding materials consist of brick & vinyl siding.

#### 5.3 Siding Condition:

The siding is in serviceable condition.

#### 5.4 Soffit/Eaves:

The soffit/eaves appear to be adequate and show only signs of normal wear.

#### 5.5 Fascia & Rake Boards:

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

#### 5.6 Outside Entry Doors:

The outside entry door(s) is functional as noted from the exterior.

#### 5.7 Framing Type:

Platform framing was the chosen style of framing.

#### 5.8 Wall Covering Material:

The wall covering material is primarily sheetrock.

#### 5.9 Ceiling Covering Material:

The ceiling covering material is primarily sheetrock..

#### 5.10 Evidence of Mold Noted:

Yes. There is a mold or fungus noted on the ceiling in at least one location. This inspection does not include testing for mold type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mold. Testing for airborne mold is also excluded from this inspection.

Certain molds have been recorded as having various levels of toxicity and are known to produce respiratory and neural conditions of various intensities.

Please consider having testing completed to protect your investment and your family's health.



### Deck, Porch or Balcony:

#### 5.11 Structure Type:

Ground level porch.

#### 5.12 Deck/Porch/Balcony Materials:

It appears that C.C.A. treated wood materials were used in the deck construction. This type of treated wood is usually warranted for a 25 to 30 year period against wood rot and insect deterioration.

#### 5.13 Condition of Wood Materials:

The wood materials are in functional condition considering their age.

#### 5.14 Deck, Porch, or Balcony Flooring Material:

The deck surface is screwed to the framing members. This is the most desirable method of attachment.

#### 5.15 Supporting Posts:

The supporting posts appear to be fully functional.



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#### 5.16 The Foundation Materials:

The deck support posts are set in concrete. The inspector was unable to determine if the posts are set to the frost line.

#### 5.17 Deck or Porch Railings:

The railings as installed are functional.

### Fireplace:

#### 5.18 Location of Fireplace:

Family Room.

#### 5.19 Type of Fireplace:

Masonry Firebox - There is a masonry material lining the firebox. This masonry material is fired during manufacturing to withstand the temperatures found during normal fireplace usage.

#### 5.20 Fireplace Fuel:

Wood - The fireplace is designed to burn wood.

#### 5.21 Firebox Condition:

**Action Necessary** - A condition exists that makes the fireplace unusable in its current condition. It is recommended that the fireplace not be used in its current condition. There is a visible build-up of creosote in the firebox which indicates a need for cleaning. A professional chimney sweep should be consulted. Creosote is a tar-like substance that is created by burning wood fuels. It often lines the upper part of the firebox and flue. If not removed, this build-up can create a fire hazard.

#### 5.22 Damper Condition:

The flue damper appears to be functional and fully adjustable.

#### 5.23 Chimney Cap or Crown:

Yes - There is a chimney cap. Chimney cap is made of metal.

#### 5.24 Rain Hat:

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

#### 5.25 Spark Arrestor:

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

#### 5.26 Flashing:

The installed flashing around the chimney stack appears to be functional.

#### 5.27 Source of Combustion Air:

Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

#### 5.28 Hearth Condition:

The hearth is fully functional.

## HEATING, VENTILATION & AIR CONDITIONING

*The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.*

*Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.*



**Air Conditioning- Primary Unit:**

**6.1 Model/ Serial Number/ Size:**

System is Carrier brand.

**6.2 Type and Location:**

Refrigerator/Split System. Electricity-powered.

**6.3 Unit Tested:**

Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.

**6.4 Insulation Wrap on the Suction Line:**

Insulation wrap is functional, without significant damage.

**6.5 Condenser Clear of Obstruction:**

Looks good, fully functional.

**6.6 Condenser Cabinet Level:**

Cabinet is basically level.

**6.7 Condensing Coil Condition:**

The condensing coil appears to be clean, and no blockage was noted.

**6.8 Service Disconnect:**

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

**6.9 Condensate Line:**

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

**6.10 Evidence of Maintenance:**

No.

**Heating Plant- Primary Unit:**

**6.11 Heating System Type:**

A forced air furnace is installed as the primary source of heat.

**6.12 Heating System Location:**

Basement.

**6.13 Fuel Source:**

Natural gas.

**6.14 Capacity & Efficiency:**

100000 BTUs  
80% Efficiency furnace, Single Stage Burner.

**6.15 Approximate Age:**

This unit was manufactured **about**, 1998.

**6.16 Flues, Vents, Plenum:**

The flue pipe is metal.

**6.17 General Operation & Cabinet:**

Unit was operational at the time of inspection. General condition appears serviceable.

**6.18 Burners / Heat Exchangers:**

Burner Flame(s) appear typical, **A heat exchanger leak test is recommended. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.**

**6.19 Carbon Monoxide Tested:**

No. There is a Carbon Monoxide Tester installed. No comment is made as to its ability to safely monitor current carbon monoxide levels or the carbon monoxide level present that will set off the alarm when the unit is functional.

**6.20 Filter Type/Size:**

Reusable - Wash and reuse.

**6.21 Does each habitable room have a heat source?**

**No. Each habitable room should have a heat source. Any noted rooms should have some heat source added. No heat source was located in the finished areas of the basement.**

**6.22 Normal Controls:**

Thermostat is located in the dining room. Good - Electronic thermostat controls for central heating and air conditioning are



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installed. Automatic controls were not tested or overridden.



## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.*

*Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

### Service:

#### 7.1 Type & Condition:

Underground, 120/240 Volt, Circuit breakers, Appears serviceable.

#### 7.2 Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. Grounding provided by 1) a driven rod & 2) connection to metallic water pipe.

### Electrical Distribution Panels:

#### 7.3 Main Panel Location:

Basement.

#### 7.4 Panel Accessibility:

Yes - The electrical panel is in a location that makes it readily accessible.

#### 7.5 Panel Cover Removed:

Yes.

#### 7.6 Main Circuit Rating:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

#### 7.7 Entrance Cable Size:

4/0 Aluminum.

#### 7.8 Disconnect:

Located at the top of main panel.

#### 7.9 Main Panel Devices:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

#### 7.10 Breaker/Fuse to Wire Compatibility:



The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

#### 7.11 Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

#### 7.12 Main Panel Observations:

Circuit and wire sizing correct so far as visible, The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Grounding system is present.

### Conductors:

#### 7.13 Feeder and Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

#### 7.14 Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner.

### Electrical Outlets:

#### 7.15 Interior View of Basement:

The basement level electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards. Dedicated circuits should not be GFCI protected.

#### 7.16 Garage:

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

### Electrical Service:

#### 7.17 Patio:

Yes, The outlet is Ground Fault Circuit Interrupt protected.

### Electric Service Condition:

#### 7.18 Utility Services:

The underground service appears adequate.

### General:

#### 7.19 Switches & Fixtures:

A representative sampling of switches was tested. As a whole, switches throughout the rooms are in serviceable condition.

#### 7.20 Electrical Outlets:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

### Ground Fault Protected Outlets:

#### 7.21 Electrical Outlets:

GFCI outlets are found at all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

### Smoke Detectors:

#### 7.22 Other Electrical Circuitry:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

### Doorbell :

#### 7.23 Other Electrical Circuitry:

Yes - At least one exterior door has a working doorbell.

### Exterior Lighting:

#### 7.24 Other Electrical Circuitry:

The exterior lighting appears functional. Also, this is a benefit for security.

### Ground Fault Interrupt Outlets:

#### 7.25 Master Bathroom:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.



## PLUMBING SYSTEM

### Plumbing:

**8.1 Water Source:**

City/Municipal.

**8.2 Plumbing Service Piping Size to Structure:**

OK, 3/4" water service line from the meter to the main cutoff.



**8.3 Public Service Piping Material:**

The main service line to the structure is copper.

**8.4 Main Water Line Cutoff Location:**

Basement level wall.

**8.5 Visible Mineral Deposits or Encrustations:**

No.

**8.6 Interior Supply Piping Material:**

The interior supply piping in the structure is predominantly copper.

**8.7 Static Water Pressure:**

65 PSI, Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



**8.8 Exterior Hose Bibs Functional:**



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The exterior hose bib(s) appeared to function normally.

#### 8.9 Functional Supply:

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

#### 8.10 Leaks in the Supply Piping Noted:

No.

#### 8.11 Waste Line Materials

The predominant waste line material is plastic.

#### 8.12 Waste Piping Condition:

The visible plumbing waste piping appears functional.

#### 8.13 Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

#### 8.14 Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. There is a submersible type sump pump installed.

#### 8.15 Sump Pump Drain Line:

The drainage line from the sump pump is installed in such a manner that water appears to be carried far enough away from the structure to prevent reintroduction.



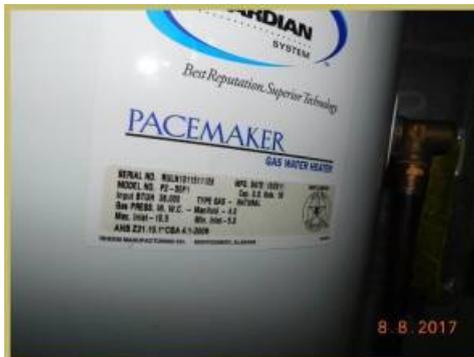
### Water Heater:

#### 8.16 Location:

Basement.

#### 8.17 Brand & Type, Age & Condition

System is Ruud brand. Unit Type: Storage Tank. MFG Date is 10/2011, The average service life for a water heater is 10 - 12 years.



#### 8.18 Tank Capacity:

A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

#### 8.19 Fuel Source for Water Heater:

The water heater is Natural gas-fired.

#### 8.20 Exposed Water Heater Condition:

It shows some age, but it appears sound.

**8.21 Firebox Condition**

The underside of the tank appears to be in normal condition in relation to its age.

**8.22 Drip Leg Installed for Natural Gas-Fired Unit:**

Yes - There is a drip leg installed on the incoming gas line to the water heater.

**8.23 Flue/Exhaust Pipe Condition:**

The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

**8.24 Water Piping Condition:**

The incoming and output piping is installed correctly.

**8.25 Temperature Controls:**

Temperature controls for the most economical and relatively safe condition would be set at 120 degrees F. Temperatures in excess of 125 degrees F. are not recommended for both economic and safety reasons. **Noted temperature is 136 degrees F. scalding is possible. Recommend turning down the temperature to desired 120 degrees F.**

**8.26 Temperature & Pressure Relief Valve:**

The temperature and pressure relief valve is of the correct rating for the water heater.

**8.27 Safety Overflow Pipe:**

The overflow pipe is correctly installed.

**Interior Supply Piping Condition****8.28 Plumbing:**

Satisfactory.

**KITCHEN****Kitchen Plumbing:****9.1 Faucet and Supply Lines:**

Faucets and supply lines appear functional with no leaks noted.

**9.2 Sink and Drain Lines:**

The sink and drainage lines appear to be functional.

**Kitchen Appliances:****9.3 Food Waste Disposal:**

The food waste disposal appears 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.

**9.4 Dishwasher:**

The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

**9.5 Range Hood:**

The exhaust hood is directly vented to the exterior of the structure.

**9.6 Range/Oven Fuel Source:**

Natural Gas - There is a gas line installed for a range/oven.

**9.7 Range/Oven:**

The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to

determine if the unit has accurate temperature controls. All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested.

**9.8 Microwave Oven:**

The microwave oven was tested for microwave leakage. There was no measurable amount of leakage in excess of the 1.0 milliwatt per sq. cm. acceptable standard as set by the U.S. Bureau of Radiological Health.

**Kitchen Interior**

**9.9 Countertops:**

The countertops in the kitchen are functional.

**9.10 Cabinets, Drawers, and Doors:**

The cabinets, doors, and drawers are satisfactory in both appearance and function.

**LAUNDRY**

*Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.*

**Laundry:**

**10.1 Location:**

Located on main floor.



**10.2 Washer Hookup:**

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.



**10.3 Dryer Hookup:**

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

**10.4 Dryer Ventilation:**

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

**10.5 Area Ventilation:**

The area ventilation seems adequate.

**BATHROOMS**

*In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate*



Report: 0000011-3001 sq ft & more Address: 4321 Santa Clause Ln

window treatments, steam showers, and saunas. More importantly, we do we leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

#### Master Bathroom:

##### 11.1 Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

##### 11.2 Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

##### 11.3 Faucet and Supply Lines:

Faucets and supply lines appear functional.

##### 11.4 Toilet Condition

The toilet appears to be functional.

##### 11.5 Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

##### 11.6 Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.

##### 11.7 Tub & Shower Walls:

The walls appear to be in functional condition.

##### 11.8 Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

##### 11.9 Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

## OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

#### Living Room:

##### 12.1 Fireplace:

Yes - There is a fireplace in this room. Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

## GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

#### Garage:



**13.1 Garage Type**

The garage is attached.

**13.2 Size of Garage:**

Two car garage.

**13.3 Number of Overhead Doors**

There is a single overhead door.

**13.4 Overhead Door and Hardware Condition:**

The overhead door is in satisfactory condition, and it is functional.

**13.5 Automatic Overhead Door Opener:**

The overhead door opener appears to function appropriately.

**13.6 Safety Reverse Switch on the Automatic Opener:**

Yes - The door opener is equipped with an automatic reverse safety switch. The safety reverse switch worked when it met resistance. There is an electronic beam safety reverse system installed. It appears to be functional.

**13.7 Floor Condition:**

The garage floor is functional and has a satisfactory appearance. Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

**13.8 Garage Walls Condition:**

The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished. The wall covering and framing appears to be without significant issues.

**13.9 Fire Rated Ceiling:**

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

**13.10 Fire Rated Entry Door to Structure:**

Yes - There is a fire rated door separating the garage from the living areas of the house.



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August 19, 2017  
more

0000011-3001 sq ft &

Joe Sample  
1234 Somewhere  
Bagdad, USA

RE:4321 Santa Clause Ln  
Bagdad,



Dear Joe Sample:

**At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.**

#### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of defects that need further evaluation or repair by appropriately Licensed Contractors.

#### SITE

##### Fences & Gates:

##### **2.11 Fence Materials Condition:**

- 1. Attention Needed - The fencing needs to be repaired. Repair/Replace.**



## FOUNDATION

### Foundation:

#### **3.4 Perimeter Foundation Drainage Surface:**

2. **Action Necessary** - The drainage around the foundation needs immediate adjustment in order to divert the run-off water away from the foundation. Ground slope should be adjusted to a rate of at least 1/2 inch per foot for 6 feet away from the foundation. Repair/Replace.



## STRUCTURAL

### Structural:

#### **5.10 Evidence of Mold Noted:**

3. Yes. There is a mold or fungus noted on the ceiling in at least one location. This inspection does not include testing for mold type or toxicity. Further testing is recommended and needed to determine the type and the toxicity levels. A serious health hazard may exist from what appears as a simple mold. Testing for airborne mold is also excluded from this inspection.

Certain molds have been recorded as having various levels of toxicity and are known to produce respiratory and neural conditions of various intensities.

Please consider having testing completed to protect your investment and your family's health.

Repair/Replace.



**Fireplace:**

**5.21 Firebox Condition:**

4. **Action Necessary** - A condition exists that makes the fireplace unusable in its current condition. It is recommended that the fireplace not be used in its current condition. There is a visible build-up of creosote in the firebox which indicates a need for cleaning. A professional chimney sweep should be consulted. Creosote is a tar-like substance that is created by burning wood fuels. It often lines the upper part of the firebox and flue. If not removed, this build-up can create a fire hazard.

**PLUMBING SYSTEM**

**Water Heater:**

**8.25 Temperature Controls:**

5. Temperature controls for the most economical and relatively safe condition would be set at 120 degrees F. Temperatures in excess of 125 degrees F. are not recommended for both economic and safety reasons. **Noted temperature is 136 degrees F. scalding is possible. Recommend turning down the temperature to desired 120 degrees F.**



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us. [502-689-0221](tel:502-689-0221)

Sincerely,  
Neil DeGaris



Proven Home Inspection service  
502-689-0221