

The Uniform Building Inspection Report™



Single Family Residence:
3648 Eaglet , Any town, USA 44444

Prepared Exclusively for:
Cynthia/Lee New Neighbor

Inspection Date:
10/5/2015, 12:30:00 PM

Report Number:
3648 Eaglet

Inspection Company:
Center Grove Real Estate Inspections, LLC
Jim Schwarz, Lic.# HI00600105
3620 Tallwood Lane,
Greenwood, IN 46143
317-313-5362
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3620 Tallwood Lane, Greenwood, IN 46143

Phone: 317-313-5362

Your Bridge to Excellence

Address of inspection: 3648 Eaglet , Any town, USA 44444

Client: Cynthia/Lee New Neighbor

Date: 10/5/2015

Address:

Phone:

City:

State/Prov.:

Zip:

GENERAL INFORMATION

Selling Agent: The Best Realtor

Company:

Phone:

E-Mail:

Present at Inspection:

Listing Agent: The Best Realtor

Company:

Phone:

E-Mail:

Present at Inspection:

Client E-Mail:

Client Present: 100%

Structure Type: Single Family Residence

Main Entry Faces:

Occupancy Status: Furnished/Occupied

Approx. Sq. Ft.: 4100

Approx. Year Built: 1994

Weather Conditions: Clear

Approx. Temp.: Outside temp. = 70

Time Insp. Began: 12:30:00 PM

Inspector: Jim Schwarz

Lic. Number: HI00600105

INVOICE

Report Number: 3648 Eaglet
Inspection Type: Visual

Base Inspection Fee : \$410.00

Courtesy Discount:

Credit card fee:

Reinspection Fee:

Mold sampling:

Septic Test:

Radon Test: \$130.00

Water Well Treat/Test:

Initial payment:

IN Housing Document:

Mileage Adjustment:

WDI Inspection: NC

Total: \$540.00

Paid by: _____

NOTICE: The written report, and all information gathered during the inspection, is not considered transferable to third parties. The inspection results are intended for the exclusive use of the client.

NOTICE: Client is responsible for payment at the time services are rendered. Accounts 30 DAYS or more PAST DUE are subject to finance charges and/or collection proceedings. Escrow/attorney billing may be available for an additional fee but does not relieve the client of responsibility for payment should the property fail to close.

Center Grove Real Estate Inspections, LLC Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Address: 3648 Eaglet , Any town, USA 44444

Report Number: 3648 Eaglet

1. The Client understands and agrees that this Agreement is a part of the Inspection Report and acceptance of or payment for the Inspection Report by the Client will confirm this agreement, even if Client was not present at the inspection and/or has not signed this agreement.
2. The Client understands that this report and any information therein is intended for the sole use of the Client and shall not substitute for, replace or be used in lieu of any required Transfer Disclosure Statements and shall not be disclosed to any person or persons other than the parties to the transaction for which this Inspection report was ordered.
3. Nothing in the Inspection Report, and no opinion of the Inspector, shall be construed as advice to the Client to purchase, or not to purchase, the property.

VISUAL INSPECTION DEFINITIONS AND LIMITATIONS:

4. The Visual Inspection Service is performed in accordance with the Standards of Practice as published by the Title 878 of the Indiana Administrative Code and according to these standards, is intended to provide the Client with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. The specific systems and components of a building to be inspected are listed in these Standards of Practice.

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls or wall coverings, floors or floor coverings, ceilings, furnishings or any other thing, is NOT included in this inspection.

Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection.

5. The following are NOT included in the inspection:

- Recalls or Callbacks of any kind and from any source
- Latent or concealed defects
- Environmental hazards or conditions, including, but not limited to, all fungi, toxic, reactive, combustible or corrosive contaminants, wildfire, odors, noise, flood potential, electromagnetic fields, underground storage tanks, asbestos, radon gas, lead paint, urea formaldehyde, PCB's, water or air quality, the proximity to toxic waste sites, or other environmental or health hazards
- Structural, geological, soil or hydrological stability, survey, engineering, analysis or testing
- Permit research or validation, code, installation or zoning violations
- The examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, or the damage caused thereby
- Radio controlled devices or low-voltage systems or relays
- Security or intercom systems
- Elevators, lifts or dumbwaiters
- Thermostatic, time clock or photoelectric controls
- Water softener or purifier systems
- Furnace heat exchangers, solar heating systems and freestanding appliances
- Presence of flue gasses from combustible appliances (Personal monitor used by inspector for safety purposes only.) Presence of combustible gasses undetected by odor only
- Window coverings
- The examination or operation of any sewage disposal system or component including, but not limited to, septic tanks, cesspools, and/or any underground system or portion thereof, or ejector pumps for rain or waste
- Landscape or farm irrigation systems
- The condition and/or irrigation of trees, shrubs or vegetation of any kind
- Any item which is hidden from view or impractical to test
- Any system or component not listed in the Standards of Practice of the Title 878 of the Indiana Administrative Code as an observation requirement
- Any system or component, condition, or application noted in the report as not inspected, not determined, or not reported on

6. It is agreed that pool(s) and/or spa(s) will be observed for an additional fee. The following sets forth the limitations of the pool and/or spa observation:

Without disassembly the inspector will observe the enclosure and/or related gates, alarms, the hardscaping and drainage related to the inspected pool or spa, the condition of visible portions of systems, structures, or components, the normally necessary and present equipment such as lights, pumps, heaters, filters, and related mechanical and electrical connections.

The inspector will report on any conditions limiting or otherwise inhibiting the inspection.

The inspector is not required to determine structural integrity or leakage of any kind, evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components.

The inspector does not operate or evaluate filter backwash systems.

Unless agreed upon, the inspector is not required to examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment or to come into contact with pool or spa water to examine the system, structure, or components or to determine adequacy of spa jet water force or bubble effect.

7. The Uniform Building Inspection Report utilizes referenced narratives corresponding to items listed on computer generated findings pages. You must read the narratives in the accompanying manual corresponding to each item on the findings pages to have read the entire report. The Client agrees to read the entire report. The Client agrees to immediately contact the Inspection Company for copies of any pages found to be missing from any part of the report.

8. The report, including the use of signifying letter codes, is the professional opinion of the Inspector, based on the accessibility of the certain fixed components surveyed. Without dismantling parts of the building and/or its components, and without full use of all utilities, the Inspector may extrapolate conclusions which cannot be confirmed during the inspection.

9. The Inspection Company does not offer any warranty or insurance for the Client or any other person in connection with the Inspection Report. THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF THE INSPECTION SERVICE OR INSPECTION REPORT. THE REFERRAL SOURCE OF THIS INSPECTION, IN ITS ENTIRETY, SHALL BE DEEMED WAIVED AND FOREVER BARRED FROM INVOLVEMENT OF THE INSPECTION, ITS FINDINGS OR REPORTING SYSTEM.

10. The Client agrees to submit to the Inspection Company, in written form, any claims or complaints prior to taking any action thereupon. Any legal action or proceeding of any kind, whether sounding in tort or contract, against the Inspector/Inspection Company or its officers, agents, or employees, must be brought within ninety (90) days from the date of the inspection or will be deemed waived and forever barred.

11. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement of the Award may be entered in any Court of competent jurisdiction.

12. To the extent allowed by law, it is understood and agreed by and between the parties hereto that the Inspector/Inspection Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the Inspector/Inspection Company in the performance of its limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services, and a resulting loss that the Inspector/Inspection Company's and its officers, agents, or employees' liability hereunder shall be limited and fixed in an amount equal to the sum charges of the inspection fee, as liquidated damages, and not as penalty, and this liability shall be exclusive.

13. Homes built pre-1978 will be presumed to have lead-based paint present for inspection and discussion purposes. Subsequent renovations will be required to follow federal and/or state governmental rulings.

14. Thermal imaging scans of the property may be conducted. This scan information should not be construed as solid evidence of defects. Scans should be considered as 'for information purposes only'.

15. COMPANY RELATIONSHIPS/THIRD PARTY PROVIDERS.

Center Grove Real Estate Inspections, LLC may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients.

16. This agreement constitutes the entire agreement between both signing parties.

The fee for this inspection and report is: \$540.00

CLIENT: Cynthia/Lee New Neighbor (sign) _____ Date: _____

INSPECTION COMPANY: Center Grove Real Estate Inspections, LLC, _____

INSPECTOR: Jim Schwarz (sign) _____ Date: _____

This Report Has Been Prepared Exclusively For: Cynthia/Lee New Neighbor

Property Address: 3648 Eaglet , Any town, USA 44444
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Letter Code Definitions:

The letter code definitions provide the inspector's professional opinion regarding the finding significance, severity, ramifications, course of action, or path of resolution recommended. If further clarification is desired please contact your inspector.

- (+) The plus sign indicates a plus for the property.
- (A) APPEARANCE Repair or alteration usually improves component appearance and should decrease deterioration.
- (B) BUILDING STANDARDS The finding does not conform to building standards and practices in effect at the time of construction or installation. Further study and corrections as needed are advised.
- (C) CAUTION Caution advised. The situation or problem could be, or could become, hazardous under certain circumstances.
- (D) DAMAGED and/or DAMAGING Significant component damage and/or ongoing damage apparent. Corrections advised.
- (E) EFFICIENCY Repair, alteration or replacement usually improves the efficiency of the component or system.
- (F) FAILURE Failure of a system or component. The system or component fails to operate or to operate properly.
- (H) HAZARD The situation, problem or defect should be considered hazardous. Correction by a qualified licensed contractor is advised.
- (M) MONITOR Monitor the situation on a regular basis. Corrections by a qualified licensed contractor, if and when necessary, are recommended.
- (N) NOTICE Discretion advised. The significance of the situation, problem or defect requires further investigation. Further study is advised.
- (P) PREVENTIVE MAINTENANCE Correction or modification decreases the probability of excessive deterioration.
- (R) REVIEW BY SPECIALIST It is recommended that the finding and all associated components be reviewed and corrected as needed, by a qualified licensed contractor.
- (T) TYPICAL/COMMON Although typical or common for the age of the structure or component, modifications may be in order.
- (U) UPGRADE RECOMMENDED Modification or addition is generally considered an upgrade which may improve safety or efficiency.

IMPORTANT: Findings, Components & Applications Listings:

Each section includes a list of Findings, if any, and a list of Components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration and that the survey of some components is limited. Some component information contains disclosures. Some Findings information may be far-reaching. **To obtain this information you are advised to read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.**

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Grounds Introductory Statement:

North American Associated Inspectors would like to thank you for allowing them to serve you.

If present, vegetation, grading, drainage, driveways, patio ground surfaces, walkways and retaining walls, stoops, steps, non-abutting decks, visible components of grounds electrical systems and watering systems, and other general conditions were observed. The inspector is not required to test grounds lighting systems or watering systems.

Significant visible deficiencies or potential concerns, if any, are reported below.
Grounds systems or components are indicated by type or described in the components section.

Experience shows that the consequential nature of some findings can be more severe than may be inferred during a visual inspection. An example such as a stain on a ceiling is an excellent case in point. Stain causes are varied and many and are not always due to moisture. To more fully understand the nature of a finding, such as this, requires reading the associated narratives in the Uniform Building Inspection Report Reference Manual, referenced by finding number.

[P] 0210.01: Concrete cracks noted.
It is suggested to caulk expansion joints to prevent moisture intrusion which leads to settlement and cracks in concrete. A very useful self-leveling caulk is the brand of PL/Loctite for this application.
See Photo(s) 0210.01.

[P] 0860.02: Shrubbery against building.
Suggest trimming of any shrubs that touch home to improve air circulation, prevent insect intrusion and damage to siding.
See Photo(s) 0860.02.

Grounds Survey Findings:



Photo: 0210.01 (1)



Photo: 0860.02 (1)



Photo: 0860.02 (2)

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Exterior/Roof Introductory Statement:

The roof, roof drainage systems, jacks, flashings, skylights, chimneys, other roof penetrations were observed within the limits of accessibility. The method of observation, which is suggestive of the extent to which the roof and related components were observed, is set forth in the components section.

Wall cladding, flashing, trim, eaves and rake fascias (barge rafters), all doors, a representative number of windows, and all garage doors were observed if present. Any garage door operators were tested for the ability to stop or reverse when meeting normal hand resistance. If bedroom windows have security bars, they may be required to have release mechanisms. The release mechanisms are not tested by the inspection company. It is strongly recommended that you have the owner or agent demonstrate the release mechanism on each window.

Significant visible deficiencies or potential concerns, if any, are reported below.

Any visible deficiencies in abutting or attached decks may be reported in the STRUCTURE section rather than here.

Visible signs of leaks or abnormal condensation (if any) on surfaces are reported in this, and/or other pertinent, sections.

Exterior systems or components are indicated by type or described in the components section.

Exterior / Roof Survey Findings:

[Note] 1010: Roof weathering, showing signs of aging.
Suggest annual inspection of roof for necessary repairs to extend roof life.
The roof is approximately midpoint of its service life.
See Photo(s) 1010.

[P] 1900.01: Spot painting recommended.
Chimney chase cover is beginning to rust. It is suggested to paint area to prevent deterioration and staining of siding.
See Photo(s) 1900.01.

[P] 1900.01: Spot painting recommended.
Furnace chimney vent is beginning to rust. It is suggested to paint area to prevent deterioration and staining of roof.
No photo.

[P] 1950.02: Informational Photo and Comments
It is suggested to oil all hinges, rollers, springs, cables and tracks to allow door to operate smoothly. Use of light oil in aerosol can is the best application method.
Don't forget to ask the seller for remote openers.
See Photo(s) 1950.02.



Photo: 1010 (1)

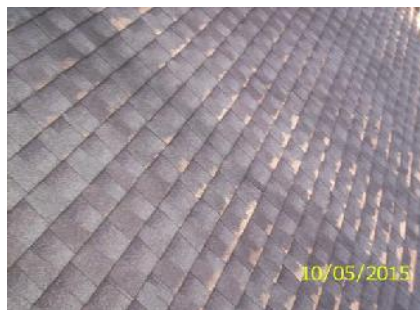


Photo: 1010 (2)



Photo: 1010 (3)



Photo: 1010 (4)



Photo: 1010 (5)



Photo: 1010 (6)

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Photo: 1900.01 (1)



Photo: 1950.02 (1)

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HVAC Introductory Statement:

HVAC generally includes Heating, Ventilating and Air Conditioning. In this report HVAC also includes Fireplaces and Chimneys.
Within the limits of visibility, heating equipment, normal operating controls, automatic safety controls, related chimneys, flues, & vents were observed. If present and visible, fans, pumps, piping, supports, dampers, related insulation, registers, radiators, fan coil units or convectors were observed. The inspector looked for the presence of installed heat and cooling sources for each room.
If installed, the fireplace(s) and parts of any chimney(s) were observed.
Significant visible deficiencies or potential concerns, if any, are reported below.
Heating/air conditioning/fireplace systems or components, if present, are indicated by type or described in the components section.

See Photo(s) 2260.10.

[R] 2940.01: Unit appearance questionable. The furnace is operating in a normal manner. However, its appearance and characteristic roar sound of the burner assembly indicates this unit has not been routinely serviced. It is recommended to have this unit cleaned and serviced for dependability purposes. Cleaning should include the burner assembly, fan assembly and the evaporator core, as well as a borescope review of the heat exchanger. Service should include determining the integrity of the blower fan motor/capacitor, draft inducer fan and the ignitor.
See Photo(s) 2940.01.

HVAC Survey Findings:

(Includes Heating, Air Conditioning, Fireplaces, Stoves and Chimneys, where present)

[E] 2260.10: Uneven distribution.
It is recommended to leave all supply and return register open in the home for even air distribution.



Photo: 2260.10 (1)



Photo: 2940.01 (1)

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Plumbing Introductory Statement:

The hot water systems, visible sections of interior water supply and distribution systems, including pipes, supports, and insulation, and functional flow (if water was on) were observed.

All water handling fixtures, faucets & valves, interior drain systems including waste & vent systems, functional drainage (if water was on) and sump pumps (if installed) were observed.

(Drains to clothes washers, roofs, floors, and decks were not tested.)

If present, interior and exterior fuel storage & distribution systems were observed.

The inspector did inspect for visible evidence of leaks and cross connections.

The clothes dryer venting system was also visibly examined, if accessible, though not tested (unless so stated).

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible plumbing systems or components are indicated by type or described in the components section.

See Photo(s) 4810.21.

[Note] 4980.02: Informational Photo and Comments

The main and backup sumps are working normally. Routine battery maintenance will be necessary on the backup system.

See Photo(s) 4980.02.

[Note] 4980.02: Informational Photo and Comments

It is suggested to consult the seller to determine the irrigation system operation and if the system has been winterized.

See Photo(s) 4980.02.

[Note] 4980.02: Informational Photo and Comments

Municipal utility companies require the backflow preventer of the irrigation system be checked for operation by a licensed plumber and this verification be submitted to the utility company.

See Photo(s) 4980.02.

Plumbing Survey Findings:

[U] 4810.21: Dryer vent improper.
Suggest installation of flexible metal ductwork to prevent fire safety hazard.



Photo: 4810.21 (1)



Photo: 4980.02 (1)



Photo: 4980.02 (2)



Photo: 4980.02 (3)

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Electrical Introductory Statement:

Where visible and if installed, the service entrance conductors, service equipment, main over-current device, main & distribution panels, grounding equipment, amperage and voltage ratings, branch circuit conductors, including the presence of aluminum conductors, their overcurrent devices, and the compatibility of the ampacities and voltages were observed.

A representative number of lighting fixtures, switches, and receptacles (if power was on) were observed with respect to their operation, polarity and grounding, on the interior, within 6 feet of plumbing fixtures, in attached garages, carports, and on the exterior.

All accessible ground fault circuit interrupters and arc fault circuit interrupters (if power was on) were tested with the installed test button.

Significant visible deficiencies or potential concerns, if any, are reported below.

Visible electrical systems or components are indicated by type, or described, in the Components Section.

[U] 5700.04: Ground clamp not located.
It is suggested to install the bond wire to include the nearby gas line.
See Photo(s) 5700.04.

Electrical Survey Findings:

[P] 5640.01: Interior face or cover plate needed.
Noted on the main attic light switch.
See Photo(s) 5640.01.



Photo: 5640.01 (1)



Photo: 5700.04 (1)

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Bathroom(s) Introductory Statement:

Bathroom/restroom electrical systems, including any venting systems (if present) were observed (and tested if power was on). If any deficiencies or concerns were observed, they may be reported under the ELECTRICAL section.

Unless access was impaired, all water handling fixtures were observed (and tested if water was on). Walls, ceilings, floors, counters, a representative number of cabinets, and windows were observed.

Significant visible deficiencies or potential concerns, if any, are reported below (window deficiencies may also be reported under the EXTERIOR or INTERIOR sections). (Some plumbing or fixture deficiencies, if any, might be reported under the PLUMBING section.)

Visible bathroom/restroom specific systems or components are indicated by type or described in the components section.

[P] 6880.02: Informational Photo and Comments

It is suggested to lift toilet and ensure the flooring/toilet flange juncture is permanently caulked to prevent moisture intrusion into subfloor in the event of a wax ring failure.

See Photo(s) 6880.02.

Bathroom(s) Survey Findings:

[P] 6260: Water closet tank ball or flapper valve worn and currently leaks.

It is suggested to replace the flapper valves on each toilet to improve dependability of preventing water loss.

See Photo(s) 6260.



Photo: 6260 (1)



Photo: 6880.02 (1)

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Interior Introductory Statement:

Wall, ceiling, and floor surfaces were observed. If present, interior steps, stairways, balconies, railings, counters, and a representative number of cabinets & doors were observed.

A representative number of windows (in terms of opening & locking mechanisms, and operation) were observed.

If present, fire separation walls, ceilings, & doors between the attached garage and living space or other dwellings were observed.

Smoke alarms (if present) were examined for visible condition and location placement (in most cases there is no requirement for the inspector to test these).

Ceiling fans (if present) were observed and tested, if electricity was on, with switch control only. Remote control devices are not tested.

Laundry room venting system, if installed, was observed (and tested if electricity was on). Intruder alarms and internal communication systems (if present) were not checked by the inspector.

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in bathroom walls, ceilings, floors, or cabinets may be addressed under the BATHROOM section, and kitchen cabinets may be addressed under the KITCHEN section).

Visible interior systems or components are indicated by type or described in the components section.

The following is a message regarding mold from the United States Environmental Protection Agency: Molds produce tiny spores to reproduce. Mold spores waft through the indoor and outdoor air continually. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. There are molds that can grow on wood, paper, carpet, and foods. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or un-addressed. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
<http://www.epa.gov/mold/>

The client is advised to consider all findings associated with moisture, such as, but not limited to, stains, leaks, vapor barrier defects, exhaust fan failures, wall cladding cracks and gaps, caulking and sealing needs, etc., as conditions conducive to the growth of molds and other fungi, whether direct information regarding mold is provided by the inspector or not.

Interior Survey Findings:

[P] 7410.03: Door striker or striker plate faulty or otherwise amiss.



Photo: 7410.03 (1)



Photo: 7950.02 (1)



Photo: 7950.02 (2)

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It is suggested to lubricate roller ball strikers located at the top of closet doors.
See Photo(s) 7410.03.

[P] 7950.02: Informational Photo and Comments
Suggest cleaning window guides and lubrication with silicone spray for dependable operation.
See Photo(s) 7950.02.

[U] 7950.02: Informational Photo and Comments
It is recommended to install new smoke alarms in the home due to age of the system. Alarms typically have a service life of less than 10 years. This establishes a new baseline for the alarms in the home.
In addition, it is recommended to install an alarm in each bedroom and living area of home.
See Photo(s) 7950.02.

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Kitchen Introductory Statement:

Kitchen/break area specific water supply and distribution systems, including visible piping, supports, and insulation were observed where visible (and tested if water was on). Kitchen/break area specific electrical and venting systems were observed (and tested if power was on).

Counters and a representative number of cabinets were observed. Appliances have been examined within the scope of the inspection agreement (see Inspection Agreement).

Significant visible deficiencies or potential concerns, if any, are reported below (however, any deficiencies in electrical receptacles and lighting may be addressed under the ELECTRICAL section; and any wall, ceiling, and/or floor deficiencies may be addressed under INTERIOR section).

Visible kitchen/break area specific systems or components are indicated by type or described in the components section.

Kitchen Survey Findings:

No Kitchen Findings Noted.

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Structure Introductory Statement:

Visible portions of the following were observed: foundations; structure to walls, columns, floors, roofs, overhang posts, and columns; attached or firmly abutting decks, balconies, and railings; ventilation techniques and applications of attic and foundation; visible insulation and vapor retarders in unfinished spaces; termination locations of kitchen, bathroom, and laundry venting systems; and visible appliance flue and vent clearances and related visible fire blocking. The inspector did look for evidence of past or present leaks. Significant visible deficiencies or potential concerns, if any, are reported below. Visible structure specific systems or components are indicated by type or described in the components section.

Structure Survey Findings:

[P] 9660: Kitchen, bath, or laundry ventilation terminates in attic.
It is noted the bath vent discharge tube is separated from the roof discharge in the master bath .
Recommend repairs to route bath vent to the exterior of the home.
See Photo(s) 9660.

[Note] 9900.02: Informational Photo and Comments

Photos indicate the crawlspace is in good condition. A vapor barrier is installed on the floor and the walls and band board are insulated. See Photo(s) 9900.02.

[Note] 9900.02: Informational Photo and Comments

Attic photos indicate typical rafter roof construction and typical insulation levels. See Photo(s) 9900.02.

[Note] 9900.02: Informational Photo and Comments

The design of the crawlspace/basement areas are such that the crawlspace of this home is open to the basement. In this case, all crawlspace should be permanently closed and the vapor moisture management of the crawlspace is handled by the basement. Use of a dehumidifier is highly recommended in the basement. See Photo(s) 9900.02.



Photo: 9660 (1)



Photo: 9660 (2)



Photo: 9900.02 (1)



Photo: 9900.02 (2)

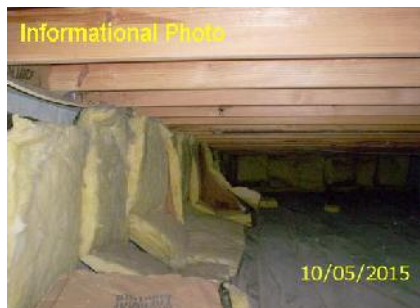


Photo: 9900.02 (3)



Photo: 9900.02 (4)

This Report Has Been Prepared Exclusively For: Cynthia/Lee New Neighbor

Property Address: 3648 Eaglet , Any town, USA 44444
Date of Inspection: 10/5/2015 Start Time: 12:30:00 PM Report Number: 3648 Eaglet

Additional Information:

Note: Read the first page of the Uniform Building Inspection Report Reference Manual and the Standards of Practice for an insight into the scope of the inspection.

The inspection represents the condition of the visually inspected areas of the property on the date of the inspection. Component conditions may change between the date of the inspection and the title transfer date. A thorough walk-through prior to title transfer helps protect against unexpected surprises, and is recommended. The purchase of a home warranty is recommended, Please send any comments regarding the inspector or inspection to twi2000@aol.com.



Photo: 9900.02 (5)

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COMPONENT/SYSTEMS INFORMATION

The following is a list of grounds components and applications noted during the inspection. Please note that some components and some applications require additional maintenance and consideration. The survey of some components is limited. Some component information contains disclosures.

Where the general condition of a component or system is indicated, reference is to the visible and/or active components only.

Some component and some application information contains disclosures. This information is conveyed through the reference manual given to you by the inspector. Read all narratives in the Uniform Building Inspection Report™ Reference Manual, referenced by item number, before purchasing the property.

Grounds Components & Applications:

IRRIGATION:

The irrigation and/or sprinkler system(s) were not inspected

SITE ELEMENTS, GRADING, DRAINAGE:

01c Yard drains (if visible and discovered)
01d(1) Above grade (with respect to roadway)
01e(1) Low to moderate slope
01k Expansive/clay type soil

FENCES & GATES:

No fences or gates noted

WALKS, DRIVES, & PARKING:

05b(1) Cement concrete walks/drives

ATTACHED AND DETACHED UNCOVERED EXTERIOR DECKS / BALCONIES / PATIOS:

05b(4) Cement concrete deck / patio

ATTACHED AND DETACHED EXTERIOR STEPS AND STAIRWAYS:

05e(4) Cement concrete stairway / steps

GROUNDS/PARKING LIGHTING:

06c 110/120 volt lighting/outlets
06c(1) GFCI protected outlet(s) (The inspector indicates GFCI protection is provided at exterior outlets even though all exterior outlets may not be so equipped.)

MISC. GROUNDS DEVICES & OUTBUILDINGS:

No misc. grounds devices noted
No outbuildings noted

Exterior Components & Applications:

ROOF REVIEW METHOD:

17a Roof fully viewed from roof level. The inspector's vantage point allowed full view of the roof

and all roof penetrations whether fully traversed or not.

ROOF / DECK STYLES:

13b Hip
13u 7 in 12 pitch and up

ROOF/DECK/FLOOR WATERPROOFING MATERIALS:

15m(1) Fiberglass shingles

ROOF FLASHING AND PENETRATIONS:

15p Metal flashing

GUTTERS / ROOF DRAINS:

11a Metal gutters

WALL CLADDING MATERIALS (Siding),

FLASHING & TRIM:

16a(1) Brick (all types)
16b Wood siding (all types)
16q(2) Wall flashing partially visible

WINDOWS AS VIEWED FROM EXTERIOR (see Interior Section also):

10a Multi-glaze (I.G.)
10d Wood sash

ENTRY DOORS:

VEHICLE DOORS and SAFETY REVERSE DEVICES:

14a(1) Automatic opener
14a(2) Obstruction sensor

One or more garage door operators is/are equipped with an obstruction sensor safety reverse device(s). Test the operation on a regular basis.

14a(3) Pressure sensitive reverse mechanism

One or more garage door operators is/are equipped with pressure sensitive safety reverse device(s). Test the operation on a regular basis and keep the reverse pressure properly adjusted.

The safety reverse mechanism(s), including the pressure sensitive and the obstruction sensor type, was/were tested by the Inspector and it/they did reverse.

14g Metal (frame/skin)

HVAC / Fireplace / Stove Components:

HEATING EQUIPMENT LOCATION(S):

Heating equipment #1 is located in the basement.

HEATING SYSTEM(S):

21a(1) Natural gas heating: If not presently installed, the installation of a carbon monoxide (CO) detector in each sleeping room is highly

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recommended.

21m(1) Self igniting pilot light

21m(3) Automatic safety controls. This includes pilot lights, thermocouples, limit switches, safety disconnects, panel switches, etc.

21n Visually restricted heat exchanger

HEATING EQUIPMENT THERMOSTATS / OPERATING CONTROLS / ZONING

22b Non set-back thermostat(s)

ELECTRONIC AIR CLEANER / HUMIDIFIER:

24a(2) Humidifier

24b Disposable or washable filters

APPROXIMATE AMBIENT TEMPERATURE AND TEMPERATURE DIFFERENTIAL TEST RESULTS, IF TAKEN:

Outside Temp. = Outside temp. = 70

Unit 1 Temperature Differential = 14 degrees AC mode

COOLING / VENTILATION SYSTEM(S):

20a(1) Electric cooling system

FIREPLACE(S), STOVE(S):

23b(1) Gas fireplace/stove

CHIMNEY, VENT SYSTEM(S):

23j (2) Metal chimney

CHIMNEY INTERIOR REVIEW METHOD(S):

23k(5) Not reviewed

Pool / Spa Components & Applications:

No pool or spa present

Plumbing Components & Applications:

MAIN WATER SOURCE, SHUTOFF LOCATION, VACUUM BREAKERS AND ANTI-SIPHON DEVICES:

45a Main water valve located in the basement.

45f Water supply approximate size: 3/4"

42a Municipal water supply indicated

45d Handle type main water valve installed

42d Hose bib anti-siphon devices

FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE:

47a Functional water flow tested

47b Functional drainage tested

PRIMARY INTERIOR HEATING ENERGY SOURCE AND SHUTOFF LOCATION:

44a Natural gas

Gas shutoff valve located at the left side of the

building.

WATER HEATER(S):

43a(1) Natural gas water heater(s)

WATER HEATER AUTOMATIC SAFETY CONTROL DEVICE(S) OBSERVED:

43k Temperature, pressure relief valve

43n Thermocouples, other safety control devices

WATER HEATER LOCATION(S), APPROXIMATE AGE(S) AND SIZE(S):

Water Heater #1 is located in the basement.

The approximate age of this water heater is 1 to 5 years.

Its approximate size is 50 gals.

APPLIANCE VENT TYPES AND CONDITION:

41a(1) Sheet-metal appliance vents

LAUNDRY FACILITIES AND VENTING:

40a Washer connections

40b Electric dryer connections

40k Dryer vent terminates at vertical exterior wall

INSTALLED WATER TREATMENT DEVICES OR PIPING:

43h(1) Water softener

INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:

41c Copper/brass water lines visible

FUEL DISTRIBUTION PIPING AND SUPPORTS:

41g Steel gas/oil lines visible

WASTE AND VENT PIPING SYSTEM:

41q Plastic drain lines visible

41q(2) Polyvinyl chloride (PVC)

SEWAGE DISPOSAL:

46a It is believed the sewer is connected to municipal lines. This is not verified by the inspector. You are advised to verify the connection with the proper authorities.

46c Sewer extractor pump

46d Sump pump

Electrical Components & Applications:

MAIN / SUB-PANEL LOCATION(S):

Main service panel located in the garage.

SERVICE DROP/SERVICE LATERAL & SERVICE PANEL:

51b Overhead service drop

51k Copper entrance conductors

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51f Interior main service panel
51g Single disconnect

SERVICE AMPERAGE / VOLTAGE, ETC.:

52b 110/120 volt service
52c 220/240 volt service
52d Single phase
52g 100 to 200 amp service
52j The service amperage rating is 200 amps.
(This was determined by the amperage rating of the main disconnect)

DISTRIBUTION SYSTEMS:

53b Circuit breakers
53f Nonmetallic sheathed cable ("Romex")
53j Copper wires
53m Load controller

A Representative Number of Lights and Switches were Tested.

A Representative Number of Receptacles were Tested.

GROUNDING METHOD, ETC.:

54a Grounded to rod driven in earth
54b Grounded to water pipe
54d Bonded service panel
54e Ground Fault Circuit Interrupters
(GFCI locations may be partially or fully compliant)

Bath Components & Applications:

BATHTUB TYPE(S):

60c Fiberglass bathtub(s)

SHOWER FLOOR TYPE(S):

60a(2) Tub/shower combination

TUB/SHOWER WALLS:

62e Fiberglass or plastics walls
62h(1) The tub and/or shower door(s) appeared to be safety glaze
62j The tub and/or shower was/were enclosed with a curtain

WASH BASIN(S):

64e(1) Cultured marble wash basin(s)
64g(1) The wash basin(s) and the countertop(s) are molded as a single unit
64j Self-rimming wash basin(s)

COUNTERTOP MATERIALS:

65d Cultured marble countertop(s)

WATER CLOSET(S):

63a(1) Down-flush toilet

PLUMBING AND ACCESSORIES:

61a "Washerless" faucet(s)
61c Diverter valve(s)
61d Pop-up stopper(s)
61f "Hydro-jet" style tub
64n Under-sink valves

VENTILATION, SUPPLEMENTAL HEATING AND ELECTRICAL:

No supplemental bathroom heating noted
66b Exhaust fan(s)
66g GFCI Receptacle(s)

FLOOR(S):

67b(1) Tile floor(s)
67f Wood subfloor

Interior Components & Applications:

WALLS AND CEILINGS:

70b Drywall
70j Sprayed acoustical ceilings

FIRE SEPARATION WALLS AND CEILINGS

FIRE SEPARATION DOOR(S)

EXTERIOR AND INTERIOR DOOR SYSTEMS:

71e Hinged door(s)
71f Sliding glass door(s)
71g(2) Fiberglass door(s)
71g(3) Wood product door(s) (may be solid wood, pressed wood or simulated wood)
71h Dead bolt(s)
71m Weather stripped

WINDOWS

75a A representative number of windows were tested.

INTERIOR STYLES, STAIRS, ETC.:

72a Volume, vaulted or high ceilings
72f(1) Multi story
72g(1) Wood stairway/steps
72j Room(s) over garage

FINISH FLOORING:

73a Carpet
73d Wood (may be simulated)

MISC. SYSTEMS:

74a(1) Smoke alarm
74b Intruder alarm
74h Ceiling fan(s)

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Kitchen Components & Applications:

RANGE(S) / COOKTOP(S):
80a(1) Gas range or cooktop
80c Built-in (cooktop)

OVEN(S):
83a(2) Electric oven
83c Built-in oven
83h Microwave oven

VENTILATION:
81c Ventless filtered hood

CABINETS:
84a Modular wood cabinets

COUNTERTOP(S) AND BACKSPLASH:
86c(2) Granite (may be simulated)

SINK(S):
82b Stainless steel sink
82d Self-rimming sink
82g Washerless faucet

REFRIGERATOR(S):
85a Ice maker connection
85c Electric refrigerator

LIGHTING AND ELECTRIC:
87a Counter outlets
87a(1) GFCI Protection
87c Incandescent lighting

OTHER APPLIANCES:
88c Compactor
88d Disposal
88e Dishwasher

Structure Components & Applications:

INSPECTED STRUCTURES BUILDING TYPE:
94a Single family residence
94b(2) Home Owner's Association

APPROXIMATE ERA OF CONSTRUCTION:
91a 1984 to 1995

ROOF/CEILINGS STRUCTURAL COMPONENTS:
90b(1) Site-framed roof system
90c Plywood/OSB roof sheathing

FLOOR STRUCTURAL COMPONENTS:
90b(2) Site-framed floor system
90f Plywood/OSB subfloor

EXTERIOR WALLS STRUCTURAL COMPONENTS:
90t Wood framing

FOUNDATION AND/OR BASEMENT STRUCTURES WHERE VISIBLE (if basement present):
93m Bolted sill plate
93a Concrete foundation
93c Block foundation (foam/concrete)
93j Post and pier/beam foundation
93n(1) Full or partial basement

SUB-AREA OBSERVATION EXTENT AND METHOD:
97b Partially viewed
97c(1) From access opening

SUB-AREA ACCESS LOCATION:
A sub-area access is located off the basement wall in the closet. There may be other sub-area access locations not listed here.
93e(1) Above/at grade crawl space with raised foundation
92b Sub-area ventilation

ATTIC OBSERVATION EXTENT AND METHOD:
96a Fully viewed
96c(2) From inside attic

ATTIC ACCESS LOCATION:
An attic access is located in the upper floor closet. There may be other attic access locations not listed here.

ATTIC VENTILATION:
92a Attic ventilation

APPROXIMATE ATTIC INSULATION THICKNESS:
(In many cases, such as with flat or vaulted roof structures without attics, the inspector cannot ascertain the thickness of the insulation or whether any is installed. An indication of insulation thickness does not guarantee complete coverage. The presence of wall insulation generally cannot be ascertained at all)
95e Over 12 inches (attic)

APPROXIMATE FLOOR INSULATION THICKNESS:

INSTALLED ATTIC AND FLOOR INSULATION TYPES:
95a(1) Fiberglass (batt or loose)

VAPOR RETARDERS/BARRIERS:

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Summary of Findings:

The condensed version is not the entire report and should not be considered exclusive. In states requiring summary distribution the following listed items are considered by the inspector as inoperative, not operating properly or as intended, health and/or safety concerns, warranting further investigation by a specialist, or warranting continued observation by others. In all other states the summary may include all findings regardless of significance.

Grounds Findings:

[P] 0210.01: Concrete cracks noted.
It is suggested to caulk expansion joints to prevent moisture intrusion which leads to settlement and cracks in concrete. A very useful self-leveling caulk is the brand of PL/Loctite for this application.
See Photo(s) 0210.01.

[P] 0860.02: Shrubbery against building.
Suggest trimming of any shrubs that touch home to improve air circulation, prevent insect intrusion and damage to siding.
See Photo(s) 0860.02.

Exterior/Roof Findings:

[Note] 1010: Roof weathering, showing signs of aging.
Suggest annual inspection of roof for necessary repairs to extend roof life.
The roof is approximately midpoint of its service life.
See Photo(s) 1010.

[P] 1900.01: Spot painting recommended.
Chimney chase cover is beginning to rust. It is suggested to paint area to prevent deterioration and staining of siding.
See Photo(s) 1900.01.

[P] 1900.01: Spot painting recommended.
Furnace chimney vent is beginning to rust. It is suggested to paint area to prevent deterioration and staining of roof.
No photo.

[P] 1950.02: Informational Photo and Comments

It is suggested to oil all hinges, rollers, springs, cables and tracks to allow door to operate smoothly. Use of light oil in aerosol can is the best application method.
Don't forget to ask the seller for remote openers.
See Photo(s) 1950.02.

HVAC & Fireplace Findings:

[E] 2260.10: Uneven distribution.
It is recommended to leave all supply and return register open in the home for even air distribution.
See Photo(s) 2260.10.

[R] 2940.01: Unit appearance questionable.
The furnace is operating in a normal manner. However, its appearance and characteristic roar sound of the burner assembly indicates this unit has not been routinely serviced.
It is recommended to have this unit cleaned and serviced for dependability purposes.
Cleaning should include the burner assembly, fan assembly and the evaporator core, as well as a borescope review of the heat exchanger.
Service should include determining the integrity of the blower fan motor/capacitor, draft inducer fan and the ignitor.
See Photo(s) 2940.01.

Plumbing Findings:

[U] 4810.21: Dryer vent improper.
Suggest installation of flexible metal ductwork to prevent fire safety hazard.
See Photo(s) 4810.21.

[Note] 4980.02: Informational Photo and Comments
The main and backup sumps are working

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normally. Routine battery maintenance will be necessary on the backup system.
See Photo(s) 4980.02.

[Note] 4980.02: Informational Photo and Comments

It is suggested to consult the seller to determine the irrigation system operation and if the system has been winterized.
See Photo(s) 4980.02.

[Note] 4980.02: Informational Photo and Comments

Municipal utility companies require the backflow preventer of the irrigation system be checked for operation by a licensed plumber and this verification be submitted to the utility company.
See Photo(s) 4980.02.

Electrical Findings:

[P] 5640.01: Interior face or cover plate needed.
Noted on the main attic light switch.
See Photo(s) 5640.01.

[U] 5700.04: Ground clamp not located.
It is suggested to install the bond wire to include the nearby gas line.
See Photo(s) 5700.04.

Bathroom(s) Findings:

[P] 6260: Water closet tank ball or flapper valve worn and currently leaks.
It is suggested to replace the flapper valves on each toilet to improve dependability of preventing water loss.
See Photo(s) 6260.

[P] 6880.02: Informational Photo and Comments

It is suggested to lift toilet and ensure the flooring/toilet flange juncture is permanently

caulked to prevent moisture intrusion into subfloor in the event of a wax ring failure.
See Photo(s) 6880.02.

Interior Findings:

[P] 7410.03: Door striker or striker plate faulty or otherwise amiss.
It is suggested to lubricate roller ball strikers located at the top of closet doors.
See Photo(s) 7410.03.

[P] 7950.02: Informational Photo and Comments

Suggest cleaning window guides and lubrication with silicone spray for dependable operation.
See Photo(s) 7950.02.

[U] 7950.02: Informational Photo and Comments

It is recommended to install new smoke alarms in the home due to age of the system. Alarms typically have a service life of less than 10 years. This establishes a new baseline for the alarms in the home. In addition, it is recommended to install an alarm in each bedroom and living area of home.
See Photo(s) 7950.02.

Kitchen/Appliance Findings:

Structure Findings:

[P] 9660: Kitchen, bath, or laundry ventilation terminates in attic.
It is noted the bath vent discharge tube is separated from the roof discharge in the master bath .
Recommend repairs to route bath vent to the exterior of the home.
See Photo(s) 9660.

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[Note] 9900.02: Informational Photo and Comments

Photos indicate the crawlspace is in good condition. A vapor barrier is installed on the floor and the walls and band board are insulated.

See Photo(s) 9900.02.

[Note] 9900.02: Informational Photo and Comments

Attic photos indicate typical rafter roof construction and typical insulation levels.

See Photo(s) 9900.02.

[Note] 9900.02: Informational Photo and Comments

The design of the crawlspace/basement areas are such that the crawlspace of this home is open to the basement. In this case, all crawlspace should be permanently closed and the vapor moisture management of the crawlspace is handled by the basement. Use of a dehumidifier is highly recommended in the basement.

See Photo(s) 9900.02.