



RESIDENTIAL HOME INSPECTION



Property Address

1755 S. 17th Place

Client(s): Joe Smith

Dan Welch

Real Estate Professional

Amazing Reator

ABC Real Estate

Inspector: Troy Walton CMI

Date: 12/3/2009

INTELLECTUAL PROPERTY WARNING!!

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Residential Building Inspection

Office Headquarters:

12611 NE 7th Avenue

Vancouver, WA 98685

Contacts:

Office: 360-571-4142

Fax: 360-571-3396

Web: www.a-shi.com

E-mail: inspectortroy@comcast.net

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Licenses, Certifications & Memberships

WA State DOL Licensed Home Inspector #265

Board Certified Master Inspector

NACHI International Association of Certified Home Inspectors

WSDA structural Pest Inspector #66099

NEFSI Certified Siding Specialist

Certified Radon Measurement Technician

SW Washington Association of Home Inspectors VP 2009-2010

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Date: 12/3/2009	Time: 09:00 AM	Report ID: 317
Property: 1755 S. 17th Place Ridgefield WA 98642	Customer: Joe Smith Dan Welch	Real Estate Professional: Amazing Reator ABC Real Estate



Dear Joe,

Below you will find information helpfull to your understanding the context and convention of this report.

Also, don't forget the attachments section, this has important information that is included in this report:

[WA Standards of Practice for Home Inspectors](#)

Feel free to contact our office if there are any questions.

Greatly Appreciated,

Troy M. Walton CMI

WA Licensed Home Inspector #265



Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

PEST AND DRY ROT REPORT

NOTICE: REPORT ATTACHMENTS MAY BE INCLUDED WITH THIS REPORT AND ARE SENT SEPARATELY - Please Review ALL Documents

ADDITIONAL RECOURSES

1. Links are available - Visit our Web-Site at: www.a-shi.com
2. Contact our office for assistance (360) 571-4142
3. Inspection Standards of Practice are available - Visit NACHI - National Association of Certified Home Inspectors at: www.nachi.org

REGARDING NEW CONSTRUCTION

This home is new construction. Please review this report closely to determine if any item or component was not inspected due to incomplete work or no utilities. It is common that a new home can need painting or caulking again within the first 5 years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three years.

REGARDING ONE YEAR WARRANTY

Most builders give a one year warranty on materials and labor. For this reason, please consider another inspection within one year to get the most out of your warranty with your builder. To Schedule a one year warranty contact our office prior to

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your final walk through at the end of your one year warranty period. (360) 571-4142. NOTE: This is strongly recommended due to the water intrusion issues.

REGARDING REPAIR WORK EVALUATIONS / RE-INSPECTIONS

As part of your home inspection you are encouraged to have a repair work evaluation of repairs that are made as a result of your inspection. Repair evaluations must be performed prior to the close of escrow or within 6 weeks of the initial inspection. A work evaluation comes two ways, with documentation or without documentation.

Subsequent inspections for repair work that is found incomplete are as follows:

1. **\$75 for re-inspection**
2. **\$100 for re-inspection with documentation**

BUYERS PROTECTION TIPS

HOME WARRANTY:

If systems, appliances are a concern due to age or condition, a home warranty is a great way to protect against unseen future expenses. Home warranties are a affordable way to protect you from the large expenses involved with some repairs. For more information regarding a home warranty, Contact our office at 360-571-4142

FINAL INSPECTION:

This is known as a "Final Walk-Through Inspection" It is important to take full advantage of this prior to closing. This is described in detail in the Real Estate Purchase Contract Section 11. Often the home will be vacant near closing and prior to funding and this may reveal other issues that may have been invisible at inspection due to occupancy conditions. Not performing a final walk through does not forfeit your rights against the seller.

WHEN CONDITIONS EXIST:

We are available if further issues are found at a final inspection of the property by evaluating and documenting these conditions prior to closing. 360-571-4142

Note: According to the Real Estate Purchase Contract Section 10.2, The Seller agrees, unless otherwise negotiated , to deliver the property to the Buyer with all major components "in working order and fit for their intended purposes" as well as the roof and foundation to be "free of leaks known to Seller."

This gives you the right to make claims against the seller for undisclosed, undiscovered conditions that were concealed during the purchase process.

PLEASE NOTE: *A Home inspection is intended only to provide you a general condition evaluation of the property at the time of the inspection. This is not an exhaustive evaluation as this would require numerous specialists from every field of construction and at a much greater expense for the service. Therefore our service is NOT a Warranty, Guarantee, or Insurance Policy that would protect you in the event of something going wrong with the structure its systems or components as a result of oversight or pre-existing conditions.*

If something does go wrong please refer to the section "WHEN THINGS GO WRONG" or feel free to give us a call for help with an issue.

WE CARE AND ARE HERE TO SERVE YOU.

Washington State Department of Licensing

Standards of practice (SOP)

Violations of the following SOP and ethics are subject to disciplinary action under RCW 18.235.130.

Purpose and Scope:

The purpose of a home inspection is to assess the condition of the residence at the time of the inspection using visual observations, simple tools and normal homeowner operational controls; and to report deficiencies of specific systems and components. Inspectors must perform all inspections in compliance with the SOP set forth by the Washington state department of licensing.

A home inspection is not technically exhaustive and does not identify concealed conditions or latent defects. This SOP is applicable to buildings with four or fewer dwelling units and their attached garages or carports.

Ethics Statement of Purpose.

In order to ensure the integrity and high standard of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the inspector.

The home inspector must:

- (1) Provide home inspection services that conform to the Washington state home inspectors' SOP.
- (2) Provide full written disclosure of any business or familial relationships or other conflicts of interest between themselves and any other party to the transaction. The parties may include, but are not limited to, buyers, sellers, appraisers, real estate licensees, mortgage representatives, title companies, vendors and service contractors.
- (3) Act as an unbiased party and discharge his or her duties with integrity and fidelity to the client.
- (4) Perform services and express opinions based on genuine conviction and only within the inspector's area of education, training, or expertise.
- (5) Not conduct a home inspection or prepare a home inspection report that knowingly minimizes, compromises or attempts to balance information about defects for the purpose of garnering future referrals.
- (6) Not provide services that constitute the unauthorized practice of any profession that requires a special license when the inspector does not hold that license.
- (7) Not accept compensation for a home inspection from more than one party without written disclosure to the inspector's client(s).
- (8) Not for one year after completion of the inspection repair, replace, or upgrade for compensation components or systems on any building inspected - this section applies to the inspector's firm and other employees or principals of that firm or affiliated firms.
- (9) Not provide compensation, inducement, or reward directly or indirectly, to any person or entity other than the client, for the referral of business, inclusion on a list of recommended inspectors or preferred providers or participate in similar arrangements. The purchase and/or use of low-value advertising or marketing services or products that does not exceed ten dollars per item, is not considered inducement or reward.
- (10) Not disclose information contained in the inspection report without client approval or as required by law. However, at their discretion inspectors may disclose when practical observed safety or health hazards to occupants or others that are exposed to such hazards.
- (11) Not advertise previous experience in an associated trade as experience in the home inspection profession. An inspector's advertised inspection experience will reflect only the inspector's experience as a home inspector and inspectors

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shall not advertise, market or promote their home inspection services or qualifications in a fraudulent, false, deceptive or misleading manner.

(12) Not accept a home inspection referral or perform a home inspection when assignment of the inspection is contingent upon the inspector reporting predetermined conditions.

Exclusions and Limitations.

Inspectors are not required to:

- (1) Determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials, or cost of corrections; future conditions including, but not limited to, failure of systems and components.
- (2) Comment on the suitability of the structure or property for any specialized use, compliance with codes, regulations, laws or ordinances.
- (3) Report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- (4) Determine the operating costs of any systems or components.
- (5) Determine the acoustical properties of any systems or components.
- (6) Operate any system or component that is shut down, not connected or is otherwise inoperable.
- (7) Operate any system or component that does not respond to normal user controls.
- (8) Operate any circuit breakers, water, gas or oil shutoff valves.
- (9) Offer or perform any act or service contrary to law.
- (10) Offer or perform engineering services or work in any trade or professional service other than home inspection.
- (11) Offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a pre-inspection agreement.
- (12) Determine the existence of or inspect any underground items including, but not limited to, underground storage tanks or sprinkler systems.
- (13) Inspect decorative items, or systems or components that are in areas not entered in accordance with the SOP.
- (14) Inspect detached structures, common elements and areas of multi unit housing such as condominium properties or cooperative housing.
- (15) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.
- (16) Move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris.
- (17) Dismantle any system or component, except as explicitly required by the SOP.
- (18) Enter flooded crawlspaces, attics that are not readily accessible, or any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property, its systems or components.

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(19) Inspect or comment on the condition or serviceability of elevators or related equipment.

(20) Inspect or comment on the condition or serviceability of swimming pools, hot tubs, saunas, sports courts or other similar equipment or related equipment. Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. An inspector may exclude those systems or components that a client specifically requests not to be included in the scope of the inspection or those areas that, in the opinion of the inspector, are inaccessible due to obstructions or conditions dangerous to the inspector. When systems or components designated for inspection under this SOP are excluded, the reason the item was excluded will be reported.

Recordkeeping.

The inspector is required to maintain the following records for a period of three years:

(1) Pre inspection agreements signed by the client and the home inspector for all home inspections.

(2) Home inspection reports.

(3) Time sheets or similar documentation used to establish proof of field training, when supervising a home inspector applicant/candidate.

Contracts

A pre-inspection agreement is mandatory and as a minimum must contain or state:

(1) Address of property.

(2) Home inspector compensation.

(3) General description of what the home inspector will and will not inspect. That description will include all items that the Washington state SOP requires to be inspected.

(4) A statement that the inspection does not include investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues unless agreed to in writing in the pre inspection agreement.

Procedures

A home inspector must:

(1) Provide a copy of the pre-inspection agreement to the client prior to the inspection unless prevented by circumstances from doing so.

(2) Provide the client a copy of the home inspection report according to the terms of the pre-inspection agreement.

(3) Return client's money related to a home inspection report when ordered to do so by a court.

Additional Standards of Practice

standards of practice related to inspection items are contained in the headers and footers of the sections within the body of this report

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HOME INSPECTION REPORT

In Attendance:

Vacant (inspector only)

Year Built (Estimated):

New Construction

Type of building:

Single Family (2 story)

Temperature:

Between 40-50 degrees

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Pre-Inspection Agreement:

Client Received pre-inspection agreement and standards of practice prior to inspection via the internet

Viewing Considerations:

Daylight

Occupancy At Time of Inspection:

Home Was Staged - Some Obstruction Present

Occupancy Notice:

The home was staged

Electrical:

Power turned on and functional

Water:

Water turned on and functional

Hot Water System:

Functional at time of inspection - temperature was set low. Unit was not accessible

Water Test:

Functional Flow and Pressure Observed

Gas / Propane / Oil:

Natural Gas Turned On and Functional

1. STRUCTURE



(1) The inspector will:

â€¢ Describe the type of building materials comprising the major structural components.

â€¢ Enter and traverse attics and subfloor crawlspaces.

â€¢ Inspect

(a) The condition and serviceability of visible, exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and the visible roof structure and attic components where readily and safely accessible.

(b) Subfloor crawlspaces and basements for indications of flooding and moisture penetration.

â€¢ Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.



Styles & Materials

Foundation:

Poured concrete

Foundation Cracks:

NONE FOUND

Structural Movement:

NONE FOUND

Structural Settling / Uneven Floors:

Not Present

Method used to observe Crawlpace:

From entry
Entered and Traversed
One Crawl Space

Floor Structure:

Engineered floor joists

Central Support Structure:

Wood Columns on Concrete Footings

Wall Structure:

2 X 4 Wood
2 X 6 Wood

Ceiling Structure:

2X4

Method Used to Observe Attic Spaces:

From entry
Viewed from hatch

Attic info:

Scuttle hole

Roof Structure:

Engineered wood trusses
2 X 4 Rafters

Roof-Type:

Hip

Inspection Items

1.0 STRUCTURAL WATER INTRUSION (evidence of current or past water activity)

Comments: Tradesmen Repair or Replace



(Picture 1-3) Water intrusion was found in the crawlspace. Vapor barrier was floating on over an inch of water in some locations. Water tends to collect at certain areas (Picture 4) Due to the lack of recent rain it is assumed that this intrusion gets much worse at times. A drainage specialist should evaluate. I recommend trenching filled with gravel and possibly even a sump pump if needed. Additionally, left side yard should have a french drain installed. SEE ITEM 10.5.



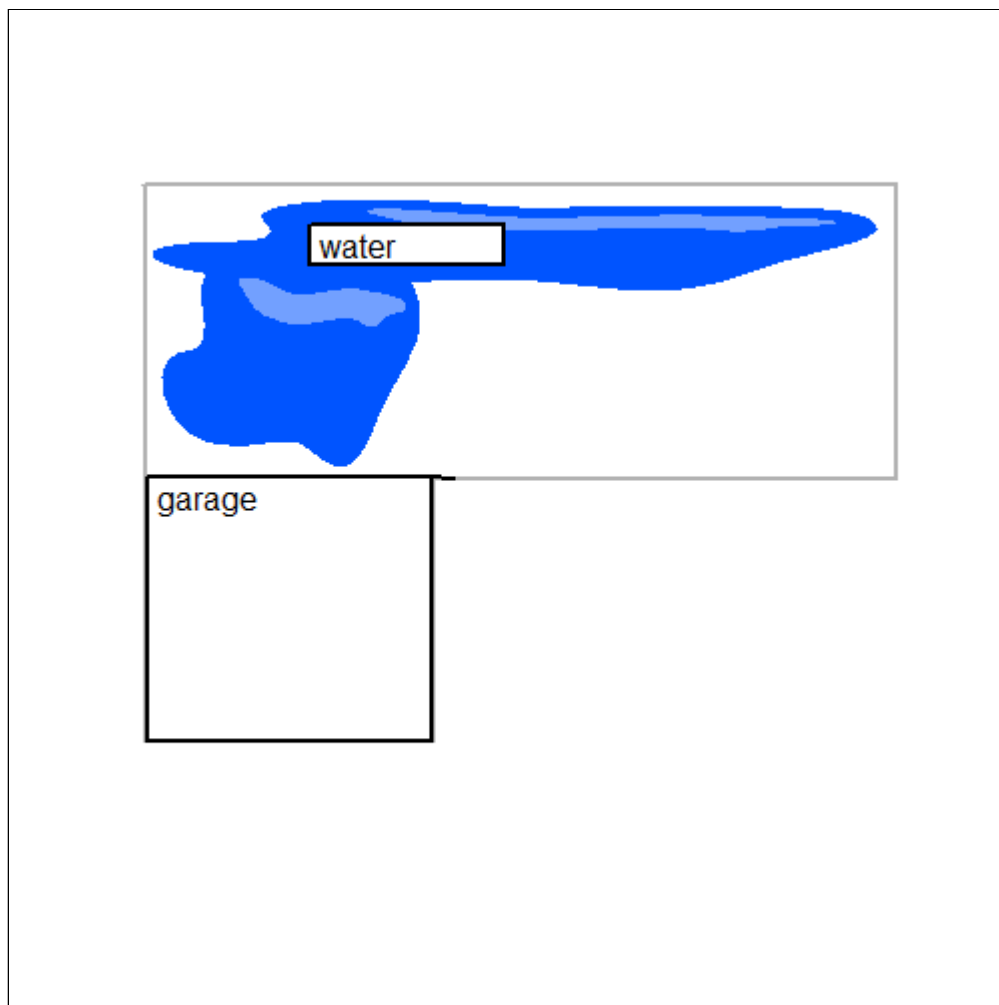
1.0 Picture 1



1.0 Picture 2



1.0 Picture 3



1.0 Picture 4

1.1 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected or Not Relivant

1.2 ATTIC SPACES

Comments: Inspected or Not Relivant

1.3 SUMP PUMP

Comments: Inspected or Not Relivant

1.4 WALLS (Structural)

Comments: Inspected or Not Relivant

1.5 COLUMNS OR PIERS

Comments: Inspected or Not Relivant

1.6 FLOORS (Structural)

Comments: Inspected or Not Relivant

1.7 CEILINGS (structural)

Comments: Inspected or Not Relivant

1.8 ROOF STRUCTURE

Comments: Inspected or Not Relivant

1.9 ELECTRICAL ISSUES IN ATTIC OR CRAWLSPACE

Comments: Inspected or Not Relivant

1.10 CONDUCTIVE CONDITIONS FOR WOOD ROT

Comments: Inspected or Not Relivant

1.11 STRUCTURE COMMENTS / NOTES

Comments: Inspected or Not Relivant

(2) The inspector is not required to:

⌘ Enter

(a) Subfloor crawlspaces that require excavation or have an access opening less than eighteen inches by twenty-four inches or headroom less than eighteen inches beneath floor joists and twelve inches beneath girders (beams).

(b) Any areas that are not readily accessible due to obstructions, inadequate clearances or have conditions which, in the inspector's opinion, are hazardous to the health and safety of the inspector or will cause damage to components of the home.

⌘ Move stored items or debris or perform excavation to gain access.

⌘ Describe any deficiencies of these systems or components.

⌘ Report all wood rot and pest-conducive conditions discovered.

⌘ Refer all issues that are suspected to be insect related to a licensed structural pest inspector (SPI) or pest control operator (PCO) for follow up.

2. EXTERIOR



An inspection of the exterior includes the visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

(1) The inspector will:

â€¢ Describe the exterior components visible from ground

level.

â€¢ Inspect visible wall coverings, trim, protective coatings and sealants, windows and doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascias and visible exterior portions of chimneys.

â€¢ Probe exterior components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is suspected.

â€¢ Describe any deficiencies of these systems or components.

Styles & Materials

Siding Style:

Lap

Siding Material:

Cement-Fiber

Composite board

Exterior Entry Doors:

Steel / Fiberglass

Insulated glass

Appurtenance:

Covered Patio

Covered Front Entry

Driveway:

Concrete

Windows:

Vinyl

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected or Not Relivant

2.1 EAVES, SOFFITS AND FASCIAS

Comments: Inspected or Not Relivant

2.2 PAINT AND CAULKING

Comments: Inspected or Not Relivant

2.3 DOORS (Exterior)

Comments: Inspected or Not Relivant

2.4 WINDOWS

Comments: Inspected or Not Relivant

2.5 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected or Not Relivant

2.6 EXTERIOR CHIMNEYS AND CHASES

Comments: Inspected or Not Relivant

2.7 EXTERIOR ELECTRICAL

Comments: Inspected or Not Relivant

2.8 CONDUCTIVE CONDITIONS FOR WOOD ROT

Comments: Inspected or Not Relivant

2.9 EXTERIOR COMMENTS / NOTES

Comments: Inspected or Not Relivant

(2) The inspector is not required to:

â€¢ Inspect

(a) Buildings, decks, patios, fences, retaining walls, and other structures detached from the dwelling.

(b) Safety type glass or the integrity of thermal window seals.

(c) Flues or verify the presence of flue liners beyond what can be safely and readily seen from the roof or the firebox of a stove or fireplace.

â€¢ Test or evaluate the operation of security locks, devices or systems.

â€¢ Enter areas beneath decks with less than five feet of clearance from the underside of joists to grade.

â€¢ Evaluate the function or condition of shutters, awnings, storm doors, storm windows, screens, and similar accessories.

3. ROOFS

An inspection of the roof includes the roof covering materials; gutters and downspout systems; visible flashings; roof vents; skylights, and any other roof penetrations; and the portions of the chimneys and flues visible from the exterior.



(1) The inspector will:

- â€¢ Traverse the roof to inspect it.
- â€¢ Inspect the gutters and downspout systems, visible flashings, soffits and fascias, skylights, and other roof penetrations.
- â€¢ Report the manner in which the roof is ventilated.
- â€¢ Describe the type and general condition of roof coverings.
- â€¢ Report multiple layers of roofing when visible or readily apparent.
- â€¢ Describe any deficiencies of these systems or components.

Styles & Materials

Roof Covering: 3-Tab fiberglass Architectural	Viewed roof covering from: Ground	Sky Light(s): None
Chimney: side wall type	Layers of Roofing: One	

Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected or Not Relivant

3.1 FLASHINGS

Comments: Inspected or Not Relivant

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected or Not Relivant

3.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected or Not Relivant

3.4 CONDUCTIVE CONDITIONS FOR WOOD ROT

Comments: Inspected or Not Relivant

3.5 ROOFS COMMENTS / NOTES

Comments: Inspected or Not Relivant

2) The inspector is not required to:

- â€¢ Traverse a roof where, in the opinion of the inspector, doing so can damage roofing materials or be unsafe. If the roof is not traversed, the method used to inspect the roof must be reported.
- â€¢ Remove snow, ice, debris or other material that obscures the roof surface or prevents access to the roof.
- â€¢ Inspect gutter and downspout systems concealed within the structure; related underground drainage piping; and/or antennas, lightning arresters, or similar attachments.
- â€¢ Operate powered roof ventilators.
- â€¢ Predict remaining life expectancy of roof coverings.

4. PLUMBING SYSTEM

An inspection of the plumbing system includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.



(1) The inspector will:

- (a) Describe the visible water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment.
- (b) Report
 - (i) The presence and functionality of sump pumps/waste ejector pumps when visible or confirm the float switch activates the pump when the sump is dry.
 - (ii) The presence and location of a main water shutoff valve and/or fuel shutoff valve(s), or report that they were not found.
 - (iii) The presence of the temperature and pressure relief (TPR) valve and associated piping.
 - (iv) Whether or not the water temperature was tested and state that the generally accepted safe water temperature is one hundred twenty degrees Fahrenheit.
- (c) Inspect the condition of accessible and visible water supply pipes, drain/waste plumbing and the domestic hot water system when possible.
- (d) Operate fixtures in order to observe functional flow.
- (e) Check for functional drainage from fixtures.
- (f) Describe any deficiencies of these systems or components in the inspection report.



Styles & Materials

Water Source:

Public

Plumbing Water Supply (into home):

Not visible

Water Heater Power Source /

Capacity:

Gas (quick recovery)

Plumbing Water Distribution (inside home):

CPVC

Washer Drain Size:

2" Diameter

Plumbing Waste:

ABS

Main Water Shut Off Valve Location:

Not Found

Hot Water Temperature:

Tested

Safe Water Temperature is below 120 degrees
fahrenheit

Inspection Items

4.0 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected or Not Relivant

4.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected or Not Relivant

4.2 SEPTIC, LIFT EJECTOR PUMP SYSTEMS

Comments: Inspected or Not Relivant

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected or Not Relivant

4.4 HOT WATER SYSTEMS, CONTROLS, ELECTRICAL CONNECTIONS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected or Not Relivant

4.5 WATER HEATER T&P VALVE (valve drain pipe should be within 6 inches of the bottom of the tank.)

Comments: Inspected or Not Relivant

4.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected or Not Relivant

4.7 PLUMBING COMMENTS / NOTES

Comments: Inspected or Not Relivant

(2) The inspector is not required to:

(a) Operate any valves, including faucets of freestanding or built-in appliances or fixtures, if the outlet end of the valve or faucet is connected or intended to be connected to an appliance.

(b) Inspect

(i) Any system that is shut down or winterized.

(ii) Any plumbing components not readily accessible.

(iii) Floor drains and exterior drain systems, including but not limited to, exterior stairwell drains and driveway drains.

(iv) Fire sprinkler systems.

(v) Water-conditioning equipment, including softeners and filter systems.

(vi) Private water supply systems.

(vii) Gas supply systems.

(viii) Interior components of exterior pumps or sealed sanitary waste lift systems.

(ix) Ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

(c) Test

(i) Pressure or temperature/pressure relief valve.

(ii) Shower pans for leaks or use special equipment to test/scan shower or tub surrounds for moisture in surrounding substrate materials.

(d) Determine

(i) The potability of any water supply whether public or private.

(ii) The condition and operation of water wells and related pressure tanks and pumps.

(iii) The quantity of water from on-site water supplies.

(iv) The quality or the condition and operation of onsite sewage disposal systems such as waste ejector pumps, cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and related equipment.

(e) Ignite pilot lights.

5. ELECTRICAL SYSTEM

The inspection of the electrical system includes the service drop through the main panel; subpanels including feeders; branch circuits, connected devices, and lighting fixtures.



(1) The inspector will:

(a) Describe in the report the type of primary service, whether overhead or underground, voltage, amperage, over-current protection devices (fuses or breakers) and the type of branch wiring used.

(b) Report

(i) The existence of a connected service-grounding conductor and service-grounding electrode when same can be determined.

(ii) When no connection to a service grounding electrode can be confirmed.

(c) Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s).

(d) Report, if present, solid conductor aluminum branch circuits. Include a statement in the report that solid conductor aluminum wiring may be hazardous and a licensed electrician should inspect the system to ensure it's safe.

(e) Verify

(i) The operation of a representative number of accessible switches, receptacles and light fixtures.

(ii) The grounding and polarity of a representative number of receptacles; particularly in close proximity to plumbing fixtures or at the exterior.

(iii) Ground fault circuit interrupter (GFCI) protection and arc-fault circuit interrupter (AFCI) protection where required.

(f) Report the location of any inoperative or missing GFCI and/or AFCI devices when they are recommended by industry standards.

(g) Advise clients that homes without ground fault protection should have GFCI devices installed where recommended by industry standards.

(h) Report on any circuit breaker panel or sub panel known within the home inspection profession to have safety concerns.

(i) Describe any deficiencies of these systems or components.



Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum
220 volts

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

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Service Disconnect Type:

Single Breaker

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex / Armored Cable

Presence of AFCI Receptacles or Breakers:

AFCI is present and installed

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected or Not Relivant

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected or Not Relivant

Panel could not be opened due to obstructions in the garage.

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected or Not Relivant

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected or Not Relivant

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected or Not Relivant

5.5 PRESENCE AND OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected or Not Relivant

5.6 PRESENCE AND OPERATION OF AFCI (ARC FAULT CIRCUIT INTERUPTEERS)

Comments: Inspected or Not Relivant

5.7 ELECTRICAL COMMENTS / NOTES

Comments: Inspected or Not Relivant

5.8 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected or Not Relivant

5.9 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected or Not Relivant

(2) The inspector is not required to:

- (a) Insert any tool, probe or testing device into the main or subpanels.
- (b) Activate electrical systems or branch circuits that are not energized.
- (c) Operate circuit breakers, service disconnects or remove fuses.
- (d) Inspect ancillary systems, including but not limited to:
 - (i) Timers.
 - (ii) Security systems.
 - (iii) Low voltage relays.
 - (iv) Smoke/heat detectors.
 - (v) Antennas.
 - (vi) Intercoms.
 - (vii) Electrical deicing tapes.
 - (viii) Lawn sprinkler wiring.
 - (ix) Swimming pool or spa wiring.
 - (x) Central vacuum systems.
 - (xi) Electrical equipment that's not readily accessible.
- (e) Dismantle any electrical device or control, except for the removal of the dead front covers from the main service panel and subpanels.
- (f) Move any objects, furniture, or appliances to gain access to any electrical component.
- (g) Test every switch, receptacle, and fixture.
- (h) Remove switch and receptacle cover plates.
- (i) Verify the continuity of connected service ground(s).

6. HEATING SYSTEM / AIR CONDITIONING SYSTEM



HEATING SYSTEM

The inspection of the heating system includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

(1) The inspector will:

- (a) Describe the type of fuel, heating equipment, and heating distribution systems.
- (b) Operate the system using normal readily accessible control devices.
- (c) Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.
- (d) Inspect
 - (i) The condition of normally operated controls and components of systems.
 - (ii) The condition and operation of furnaces, boilers, heat pumps, electrical central heating units and distribution systems.
 - (iii) Visible flue pipes and related components to ensure functional operation and proper clearance from combustibles.
 - (iv) Each habitable space in the home to determine whether or not there is a functioning heat source present.
 - (v) Spaces where fossil fuel burning heating devices are located to ensure there is air for combustion.
 - (vi) Electric baseboard and in-wall heaters to ensure they are functional.
- (e) Report any evidence that indicates the possible presence of an underground storage tank.
- (f) Describe any deficiencies of these systems or components.

AIR CONDITIONING SYSTEM

The inspection of the air conditioning system includes the cooling equipment; cooling distribution equipment and the operating controls.

(1) The inspector will:

- (a) Describe the central air conditioning system and energy sources.
- (b) Operate the system using normal control devices and measure and record temperature differential.
- (c) Open readily accessible access panels or covers provided by the manufacturer or installer.
- (d) Inspect the condition of controls and operative components of the complete system; conditions permitting.
- (e) Describe any deficiencies of these systems or components in the inspection report.



Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): One
Ductwork: Insulated	Filter Type: Disposable Cartridge	Filter Location: At furnace in garage

Inspection Items

6.0 NORMAL OPERATING CONTROLS

Comments: Inspected or Not Relivant

6.1 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected or Not Relivant

6.2 AIR FILTRATION SYSTEM

Comments: Inspected or Not Relivant

6.3 HEATING EQUIPMENT

Comments: Not Inspected

Furnace viewed from a distance due to heavy obstruction at the garage.



6.3 Picture 1

6.4 AUTOMATIC SAFETY CONTROLS

Comments: Inspected or Not Relivant

6.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected or Not Relivant

6.6 COOLING COMPRESSOR / COIL /CONDENSOR

Comments: Not Present

6.7 SERVICE DISCONNECT AND POWER SUPPLIES / LINE SET

Comments: Not Present

6.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Present

6.9 COOLING - EVAPORATOR / AIR HANDLER / DRAINAGE SYSTEM

Comments: Not Present

6.10 TEMPERATURE DROP (if exterior temp is above 65 degrees F.)

Comments: Not Present

6.11 ELECTRICAL FOR HEATING OR AIR CONDITIONER

Comments: Inspected or Not Relivant

6.12 HEATING AND COOLING COMMENTS / NOTES

Comments: Inspected or Not Relivant

6.13 EXHAUST VENTING SYSTEM

Comments: Inspected or Not Relivant

6.14 FUEL SYSTEMS AND COMPONENTS

Comments: Inspected or Not Relivant

HEATING SYSTEM

(2) The inspector is not required to:

- (a) Ignite pilot lights.
- (b) Operate:
 - (i) Heating devices or systems that do not respond to normal controls or have been shut down.
 - (ii) Any heating system when circumstances are not conducive to safe operation or when doing so will damage the equipment.
- (c) Inspect or evaluate
 - (i) Heat exchangers concealed inside furnaces and boilers.
 - (ii) Any heating equipment that is not readily accessible.
 - (iii) The interior of chimneys and flues.
 - (iv) Installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers; solar heating systems; or concealed distribution systems.
- (d) Remove covers or panels that are not readily accessible or removable.
- (e) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- (f) Evaluate whether the type of material used to insulate pipes, ducts, jackets and boilers is a health hazard.
- (g) Determine:
 - (i) The capacity, adequacy, or efficiency of a heating system.
 - (ii) Determine adequacy of combustion air.
 - (h) Evaluate thermostats or controls other than to confirm that they actually turn a system on or off.

AIR CONDITIONING SYSTEM

(2) The inspector is not required to:

- (a) Activate cooling systems that have been shut down.
- (b) Inspect
 - (i) Gas-fired refrigeration systems.
 - (ii) Evaporative coolers.
 - (iii) Wall or window-mounted air-conditioning units.
 - (iv) The system for refrigerant leaks.
- (c) Check the coolant pressure/charge.
- (d) Determine the efficiency, or adequacy of the system.
- (e) Operate cooling system components if the exterior temperature is below sixty degrees Fahrenheit or when other circumstances are not conducive to safe operation or when doing so might damage the equipment.
- (f) Remove covers or panels that are not readily accessible.
- (g) Dismantle any equipment, controls, or gauges except readily identifiable access covers designed to be removed by users.
- (h) Determine how much current the unit is drawing.
- (i) Evaluate digital-type thermostats or controls.

7. INTERIORS



The inspection of the interior includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

(1) The inspector will:

- (a) Verify that steps, handrails, guardrails, stairways and landings are installed wherever necessary and report when they are missing or in need of repair and report when baluster spacing exceeds four inches.
- (b) Inspect
 - (i) The overall general condition of cabinets and countertops.
 - (ii) Caulking and grout at kitchen and bathroom counters.
 - (iii) The interior walls, ceilings, and floors for indicators of concealed structural deficiencies, water infiltration or major damage.
 - (iv) The condition and operation of a representative number of windows and doors.
- (c) Comment on the presence or absence of smoke detectors.
- (d) Describe any non cosmetic deficiencies of these systems or components.

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Laminate composite

Interior Doors:

Hollow core

Window Types:

Vinyl Type

Cabinetry:

Wood

Countertop:

Tile

Inspection Items

7.0 CEILINGS

Comments: Inspected or Not Relivant

7.1 WALLS

Comments: Inspected or Not Relivant

7.2 FLOORS

Comments: Inspected or Not Relivant

7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected or Not Relivant

7.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected or Not Relivant

7.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected or Not Relivant

7.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Safety Issue



Upper story windows are low to the ground. Clamps should be installed at upper floor windows to only allow them to open 4 inches. This type of window configuration allows for falls when used normally as children use the window sill as a seat.



7.6 Picture 1



7.6 Picture 2



7.6 Picture 3

7.7 BATHROOM TUBS/ SHOWERS/ ENCLOSURES/ FIXTURES

Comments: Inspected or Not Relivant

7.8 ELECTRICAL RECEPTACLES, SWITCHES AND FIXTURES including GFCI

Comments: Inspected or Not Relivant

7.9 SMOKE DETECTORS

Comments: Inspected or Not Relivant

7.10 CONDUCTIVE CONDITIONS FOR WOOD ROT

Comments: Inspected or Not Relivant

7.11 KITCHEN COMMENTS

Comments: Inspected or Not Relivant

7.12 APPLIANCES (Courtesy Check - not in standards of practice)

Comments: Tradesmen Repair or Replace



(1) Gas range front burners while set to lowest setting will blow out from the oven door closing. Adjustments to appliance or repair is needed.



7.12 Picture 1



(2) (Picture 2) dishwasher controls did not respond. Unit was not operational at the time of inspection



7.12 Picture 2

7.13 BATHROOM COMMENTS

Comments: Inspected or Not Relivant

7.14 INTERIOR COMMENTS / NOTES

Comments: Inspected or Not Relivant

(2) The inspector is not required to:

- (a) Report on cosmetic conditions related to the condition of interior components.
- (b) Verify whether all walls, floors, ceilings, doorways, cabinets and window openings are square, straight, level or plumb.

8. INSULATION AND VENTILATION



The inspection of the insulation and ventilation includes the type and condition of the insulation and ventilation in viewable unfinished attics and subgrade areas as well as the installed mechanical ventilation systems.

(1) The inspector will:

Inspect the insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas.

Describe the type of insulation in viewable and accessible unconditioned spaces.

Report missing or inadequate vapor barriers in subfloor crawlspaces with earth floors.

Report the absence of insulation at the interface between conditioned and unconditioned spaces where visible.

Report the absence of insulation on heating system ductwork and supply plumbing in unconditioned spaces.

Describe any deficiencies of these systems or components.

Styles & Materials

Attic Insulation:

Blown

Attic / Roof Ventilation:

Roof and Soffit Ventilation

Floor System Insulation:

Batts

Fiberglass

Inspection Items

8.0 INSULATION IN ATTIC

Comments: Inspected or Not Relivant

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected or Not Relivant

8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected or Not Relivant

8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected or Not Relivant

8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected or Not Relivant

8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected or Not Relivant

8.6 DUCTWORK INSULATION

Comments: Inspected or Not Relivant

8.7 PLUMBING INSULATION

Comments: Inspected or Not Relivant

8.8 BATHROOM VENTILATION FANS

Comments: Inspected or Not Relivant

8.9 LAUNDRY VENTILATION FANS

Comments: Inspected or Not Relivant

8.10 GARAGE VENTILATION FOR FURNACE

Comments: Inspected or Not Relivant

8.11 FURNACE WHOLE HOUSE VENTILATION SYSTEM

Comments: Inspected or Not Relivant

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8.12 WHOLE HOUSE FAN SYSTEM

Comments: Inspected or Not Relivant

8.13 VENTILATION SYSTEM ELECTRICAL

Comments: Inspected or Not Relivant

8.14 INSULATION VENTILATION COMMENTS / NOTES

Comments: Inspected or Not Relivant

(2) The inspector is not required to:

â€¢ Determine the presence, extent, and type of insulation and vapor barriers concealed in the exterior walls.

â€¢ Determine the thickness or R-value of insulation above the ceiling, in the walls or below the floors.

9. FIREPLACE(S)

Styles & Materials



TYPES OF FIREPLACES:

NATURAL GAS BURNING
VENTED GAS LOGS

OPERABLE FIREPLACES:

ONE

PILOT LIGHT:

PILOT WAS LIT AND FUNCTIONAL

TYPE AND NUMBER OF CHIMNEYS AND FLUES:

ONE
METAL

Inspection Items

9.0 FIREPLACE CONDITION

Comments: Inspected or Not Relivant

9.1 SOLID FUEL HEATING DEVICES IF APPLICABLE

Comments: Inspected or Not Relivant

9.2 GAS/LP FIRELOGS AND FIREPLACES IF APPLICABLE

Comments: Inspected or Not Relivant

9.3 ELECTRICAL WIRING / EQUIPMENT IF APPLICABLE

Comments: Inspected or Not Relivant

9.4 CLEARANCE FROM COMBUSTIBLES

Comments: Inspected or Not Relivant

9.5 FIRE-BRICK WALLS OR METAL WALLS

Comments: Inspected or Not Relivant

9.6 CONDITION OF HEARTH, MANTLE AND WALL

Comments: Inspected or Not Relivant

9.7 DAMPER CONDITION AND FUNCTION IF APPLICABLE

Comments: Inspected or Not Relivant

9.8 WAS THE FLUE INSPECTED OR FULLY VISIBLE FROM END TO END

Comments: Inspected or Not Relivant

9.9 STOVE CHIMNEY PIPE IF APPLICABLE

Comments: Inspected or Not Relivant

9.10 CONDITION OF CHIMNEY CAP IF APPLICABLE

Comments: Inspected or Not Relivant

9.11 CONDITION OF THE CHIMNEY STRUCTURE (BRICK, STONE, BLOCK OR WOOD FRAME ENCLOSURE)

Comments: Inspected or Not Relivant

9.12 ADDITIONAL COMMENTS

Comments: Inspected or Not Relivant

10. SITE



The inspection of the site includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

(1) The inspector will:

- (a) Describe the material used for driveways, walkways, patios and other flatwork around the home.
- (b) Inspect
 - (i) For serviceability of the driveways, steps, walkways, patios, flatwork and retaining walls contiguous with the structure.
 - (ii) For proper grading and drainage slope.
 - (iii) Vegetation in close proximity to the home.
- (c) Describe any deficiencies of these systems or components.

Styles & Materials

Driveway:

Concrete

Walkways:

Concrete

Patios / Areaways:

Concrete

Inspection Items

10.0 GRADING

Comments: Inspected or Not Relivant

10.1 DRIVEWAYS, WALKWAYS, PATIOS AND FLATWORK

Comments: Inspected or Not Relivant

10.2 STEPS

Comments: Inspected or Not Relivant

10.3 RETAINING WALLS

Comments: Inspected or Not Relivant

10.4 CONDUCIVE CONDITIONS FOR WOOD ROT

Comments: Inspected or Not Relivant

10.5 SITE COMMENTS / NOTES

Comments: Tradesmen Repair or Replace

A french drain is recommended for the left side of the property. A large amount of water and soggy ground is present. This may be affecting the crawlspace issue. (Picture 1)



10.5 Picture 1

10.6 FOUNDATION VENT GRADING

Comments: Inspected or Not Relivant

The foundation vent(s) are below ground level at Several Locations which can allow water to enter crawlspace. A half-round window well should be installed. The dirt inside well should be replaced with approximately four inches of gravel. A couple of inches clearance between gravel and vent opening recommended.



10.6 Picture 1



10.6 Picture 2



10.6 Picture 3

(2) The inspector is not required to:

- â€¢ Inspect fences, privacy walls or retaining walls that are not contiguous with the structure.
- â€¢ Report the condition of soil, trees, shrubs or vegetation unless they adversely affect the structure.
- â€¢ Evaluate hydrological or geological conditions.
- â€¢ Determine the adequacy of bulkheads, seawalls, breakwalls, and docks.

11. GARAGE / CARPORTS (ATTACHED ONLY)

The inspection of attached garages and carports includes their framing, siding, roof, doors, windows, and installed electrical/mechanical systems pertaining to the operation of the home.



(1) The inspector will:

- â€¢ Inspect the condition and function of the overhead garage doors and associated hardware.
- â€¢ Test the function of the garage door openers, their auto reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present.
- â€¢ Inspect the condition and installation of any pedestrian doors.
- â€¢ Inspect fire separation between the house and garage when applicable.
- â€¢ Report as a fire hazard the presence of any ignition source (gas and electric water heaters, electrical receptacles, electronic air cleaners, motors of installed appliances, etc.) that is within eighteen inches of the garage floor.
- â€¢ Describe any deficiencies of these systems or components.

Styles & Materials

Garage Door Type:

One manual

Garage Door Material:

Metal

Inspection Items

11.0 GARAGE DOOR (S)

Comments: Inspected or Not Relivant

11.1 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Not Present

11.2 PEDESTRIAN DOORS

Comments: Inspected or Not Relivant

11.3 FIRESTOPS

Comments: Inspected or Not Relivant

11.4 IGNITION SOURCES (lower than 18 inches from the floor)

Comments: Inspected or Not Relivant

11.5 GARAGE CEILINGS

Comments: Inspected or Not Relivant

11.6 GARAGE WALLS

Comments: Inspected or Not Relivant

11.7 GARAGE FLOOR

Comments: Inspected or Not Relivant

11.8 GARGE / CARPORT ELECTRICAL

Comments: Inspected or Not Relivant

11.9 CONDUCTIVE CONDITIONS FOR WOOD ROT

Comments: Inspected or Not Relivant

11.10 GARAGE / CARPORT COMMENTS / NOTES

Comments: Inspected or Not Relivant

(2) The inspector is not required to:

â€¢ Determine whether or not a solid core pedestrian door that is not labeled is fire rated.

â€¢ Verify the functionality of garage door opener remote controls.

â€¢ Move vehicles or personal property.

â€¢ Operate any equipment unless otherwise addressed in the SOP.

12. PICTURES

Inspection Items

13. WHEN THINGS GO WRONG



Inspection Items

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INVOICE

Report NO.:	317
Inspection Date:	12/3/2009

SOLD TO:

Joe Smith
Dan Welch

PROPERTY INSPECTED:

1755 S. 17th Place
Ridgefield WA 98642

Service	Price	Amount	Sub-Total
			Total \$0.00

Payment Method:Check

Payment Status:Paid At Time Of Inspection

Note:Check # 1234

**Thank you
For Choosing Us**

**Sincerely,
Troy Walton**

Payment of this invoice is due upon receipt.
The late payment charge rate of interest is 1.5% monthly (18.0% per annum), after 30 days

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(360) 571-4142

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[WA Standards of Practice for Home Inspectors](#)



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Troy Walton CMI
12611 NE 7th Avenue
Vancouver, WA 98685
(360) 571-4142