

Inspection Report Title Page

An Inspection was Performed at the Following Address:

222 Moving Soon Lane

City: Love It Here

State: SC

Zipcode:

Inspection Date: 08 / 04 / 2008

Report #:

SAMPLE



Inspection Performed By:

Inspector:

Berry Durham(SCRBI #128)



3D Inspection
131 Campbell Road
Pelzer, SC 29669
864-947-2323
3dinspection@dddinspection.com





3D Inspection
131 Campbell Road
Pelzer, SC 29669
864-947-2323
3dinspection@dddinspection.com



Client Information:

Name: Ima Smart Buyer

Address: 100 So Long Drive

City: State: Zip: Phone: 123-4567

Inspection Information:

222 Moving Soon Lane

City: Love It Here State: SC Zipcode:

Dear Client,

I want to thank you for using 3D Inspection to conduct your inspection. We have been inspecting properties since 1992 and do our very best to provide a comprehensive, objective inspection in an easy to read and understand format. If after careful review you have questions concerning the report, please do not hesitate to call.

We are often asked to revisit the site and confirm repairs were completed. We are happy to do this for an additional fee, provided we are informed which of the deficiencies noted in the report the seller agreed to repair. Instead of a reinspection, you may want to obtain a copy of the invoice which should detail the repairs done, and the name and contact phone number of the service provider.

There is a invoice in the report. If you have not yet paid the billed amount, please forward a check or contact the office with a credit card number.

As an added service to our clients, our web site, www.dddinspection.com, has valuable homeowner information. Look up info on septic tanks, radon gas, mold and much, more.

3D Inspection also offers an annual check up inspection to determine if any adverse changes have occurred I e., Structural, foundation (including moisture levels), roof, HVAC, plumbing, and electrical. THIS ANNUAL INSPECTION SERVICE IS ONLY \$200.00 . We invite you to schedule this inspection at any time following a year of occupancy.

If you were pleased with our service, please tell others. I appreciate doing business with you and hope WE CAN WORK TO SERVE THE INSPECTION NEEDS OF YOUR FAMILY MEMBERS AND FRIENDS!!! Please call us if we can help you. Again, thank you for your business.

Sincerely,

Berry Durham, SC License # 128



Inspection Report Invoice



3D Inspection
131 Campbell Road
Pelzer, SC 29669
864-947-2323
3dinspection@dddinspection.com



Bill To: Ima Smart Buyer

100 So Long Drive

Phone: 123-4567

Fax:

Other #:

Report #: SAMPLE

Inspection Address: 222 Moving Soon Lane

Love It Here SC

Inspection Date: 08 / 04 / 2008

Selling Realtor C. Client Satisfied

Phone: 555-5555

Fax #:

Listing Realtor A. Happy Seller

Phone: 444-4444

Fax #:

Inspection Services Performed

Service Fees

General Visual Home Inspection

\$400.00

Paid by at inspection. Thank You!

Total Billing \$400.00

Amount Paid \$400.00

Amount Due \$0.00



Inspection Agreement Page 1

Client(s) Inspection Ima Smart Buyer
Performed for:

Inspection Address: 222 Moving Soon Lane
 Love It Here SC

Report #: SAMPLE

Inspection Date: 08 / 04 / 2008

This agreement made by and between 3D Inspection, Inc., (hereinafter "inspector") and the undersigned(hereinafter client), collectively referred to herein as the "parties". The parties understand and voluntarily agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the State of South Carolina posted at <http://www.scahi.com/SCAHI-SOP.htm> and the Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. The CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
6. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
7. CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
9. Payment of the fee to INSPECTOR) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.
CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE

Inspection Report Summary Report: **SAMPLE**



3D Inspection
131 Campbell Road
Pelzer, SC 29669
864-947-2323
3dinspection@dddinspection.com



Inspection Information

222 Moving Soon Lane

City: Love It Here State: SC Zipcode:
Inspection Date: 08 /04 / 2008 Report #: SAMPLE
Inspection Time: 9:00am Inspector: Berry Durham(SCRBI #128)

This Inspection Was Performed For:

Name: Ima Smart Buyer

Address: 100 So Long Drive

City: State: Zip: Phone: 123-4567

The Following Items Were Observed As Defective And/or Needing Repair At The Time Of The Inspection:

Grounds Section

Recommend trimming bushes back away from home to prevent possible damage to home.

Exterior Section

Adjust catch plate on rear door to patio to provide snug closure against weather stripping. Repair/replace damaged exterior door to exterior storage room, see picture.

Repair/replace various areas of minor impact damaged vinyl siding, corner trim, etc. around several areas of home, see example pictures, consult vinyl siding contractor.

Secure loose fascia/soffit covering at eave(cornice) at right front corner of home, see picture.

Roof Section

Remove debris from areas of roof over home.

Remove debris from gutters.

HVAC Section

Heating function(s) of heat pump serving home not tested due to manufacturer's recommendation not to test during high outdoor temperatures. Replace missing portion of armoflex insulation on condensation drain line from unit in attic, see picture, consult HVAC technician.

Bath and Fixture Section

Master bath

Repair/replace inoperable whirlpool tub in master bathroom.

Hall bath

Secure loose tub faucet and repair leaking shower head in hall bathroom, consult licensed plumber.

Repair/replace leaking faucet assembly for kitchen sink.

Replace the rain cap that is missing where the dryer exhausts to the exterior, see picture.

Electrical Section

Replace missing cover plate for outlet at rear wall in left front bedroom.

Replace missing and/or burned out bulbs for several light fixtures in home. Replace missing cover plate for light switch in closet in left front bedroom.

Interior Section

Various smoke detectors were inoperable at time of inspection, repair/replace as necessary.

Interior needs general maintenance: minor sheet rock repair, painting, cleaning, etc.

Appliance Section

Dishwasher is leaking & needs repaired or replaced, consult appliance technician.



Repair/replace various areas of minor impact damaged vinyl siding, corner trim, etc. around several areas of home, consult vinyl siding contractor.



Secure loose fascia/soffit covering at eave(cornice) at right front corner of home.



Repair/replace various areas of minor impact damaged vinyl siding, corner trim, etc. around several areas of home, consult vinyl siding contractor.



Repair/replace various areas of minor impact damaged vinyl siding, corner trim, etc. around several areas of home, consult vinyl siding contractor.



Repair/replace various areas of minor impact damaged vinyl siding, corner trim, etc. around several areas of home, consult vinyl siding contractor.



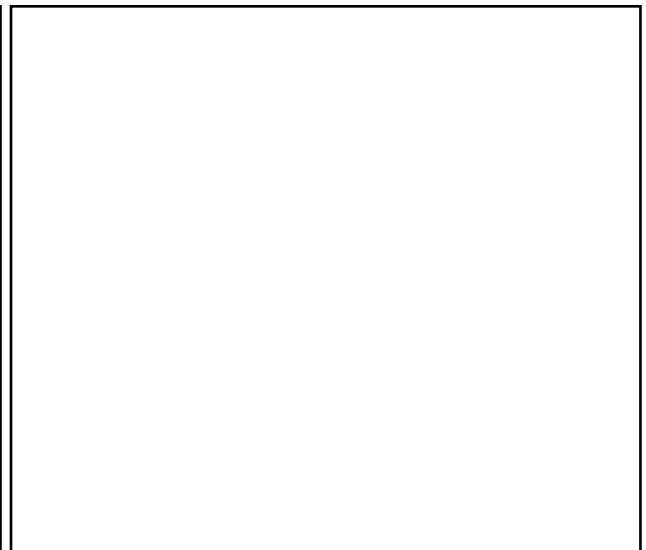
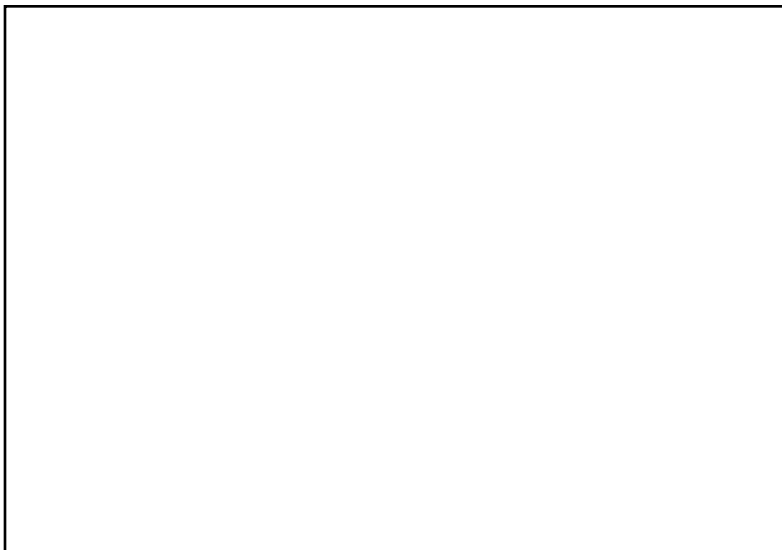
Repair/replace damaged exterior door to exterior storage room.



Replace missing portion of armoflex insulation on condensation drain line from unit in attic, consult HVAC technician.



Replace the rain cap that is missing where the dryer exhausts to the exterior.



Grounds / Landscaping Observations

Report: SAMPLE

<p>Driveway Typical cracking observed on driveway.</p>	<p>Concrete</p>	<p><input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Fences</p>	<p>Not present</p>	<p><input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Gates</p>	<p>Not present</p>	<p><input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Grading Grading appears to sufficiently divert water away from foundation.</p>	<p>Grading appears to be sloping away from home.</p>	<p><input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Patios</p>	<p>Concrete</p>	<p><input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Retaining Walls</p>	<p>Not present</p>	<p><input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Shrubs Recommend trimming bushes back away from home to prevent possible damage to home.</p>	<p>In direct contact with home</p>	<p><input type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Surface Drainage</p>		<p><input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Trees</p>		<p><input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Vegetation Landscaping requires normal maintenance. Suggest removing absorbent bark away from the foundation.</p>		<p><input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>
<p>Walks</p>	<p>Concrete</p>	<p><input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR</p>

Additional Observations

Site appears to be reasonably well developed. Generally, water appears to divert away from the foundation. Landscaping requires normal maintenance.

Exterior Observations **Report:** **SAMPLE**

Decks S
 NP
 NI
 NR

Deck Steps and Rails S
 NP
 NI
 NR

Exterior Doors **Metal, Wood** S
 NP
 NI
 NR
 Adjust catch plate on rear door to patio to provide snug closure against weather stripping. Repair/replace damaged exterior door to exterior storage room, see picture.

Exterior Siding **Vinyl** S
 NP
 NI
 NR
 Repair/replace various areas of minor impact damaged vinyl siding, corner trim, etc. around several areas of home, see example pictures, consult vinyl siding contractor.

Garage Door/Opener S
 NP
 NI
 NR
 There was no garage for this home.

Soffit, Fascia and Eaves **Aluminum Soffit/Fascia** S
 NP
 NI
 NR
 Fascia is covered with boxing and gutters and could not be fully inspected. Soffit is covered with aluminum/vinyl and could not be fully inspected. Secure loose fascia/soffit covering at eave(cornice) at right front corner of home, see picture.

Stoops/Porches **Front porch is masonry** S
 NP
 NI
 NR

Stoop/Porch Steps & Rails **Wood** S
 NP
 NI
 NR

Storm Windows/Doors **Serviceable** S
 NP
 NI
 NR

Trim **Serviceable** S
 NP
 NI
 NR

Windows **Vinyl, Double Hung** S
 NP
 NI
 NR

Additional Observations
 The overall condition of exterior components was about average for this age of home. Recommend making repairs to items noted above.

Roof Observations

Report:

SAMPLE

Areas not Inspected	There were no areas of roof that were inaccessible	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Material Type	Fiberglass Composition	<input type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Remove debris from areas of roof over home.		
Method of Inspection	Roof inspected from attic, grade and on top	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Roof Style	Gable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Downspouts	Aluminum	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Gutters	Aluminum	<input type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Remove debris from gutters.		
Ridges/Valleys		<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Roof Penetrations		<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Skylights	Not present	<input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Visible Flashings	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Overall Roof Condition	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Except as noted, the roof appears to be in serviceable condition.		

Additional Observations

Except as noted above, shingles appear to be in serviceable condition.

Attic Observations

Report:

SAMPLE

Attic Access Attic appears serviceable but could not be fully inspected due to limited access and insulation.	Attic access by scuttle	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Attic Flooring Not all of the attic has flooring. Limited sections of attic has been floored for personal storage and/or for access to HVAC unit in attic.	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Insulation Material 13 +/- inches of blown fiberglass insulation is present and is rated at R-30+/-.	Fiberglass/Blown	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Insulation Thickness 13 +/- inches of blown fiberglass insulation is present and is rated at R-30+/-.	13" blown insulation = R-30	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Powered Ventilation Suggest installing a thermostat controlled power fan to alleviate excess heat during the summer months.	Not present	<input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Roof Decking	OSB	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Roof Framing Roof framing appears serviceable but all framing components were not visible for inspection due to limited access & insulation.	Conventional trusses	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Static Ventilation	Louvers & soffit	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Ventilation of Attic Space Suggest installing a thermostat controlled power fan to alleviate excess heat during the summer months.		<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Water Penetration No evidence of active roof leaks observed at time of inspection.		<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Whole House Fan There was no whole house fan in this home.	Not present	<input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR

Additional Observations

Accessible areas in attic were inspected. Access was limited due to HVAC system(heating unit and HVAC ducts) were located in attic.

Foundation Observations

Report:

SAMPLE

Floor Construction

Concrete Slab

This house has a concrete slab foundation. Inspection of these types of foundations is limited due to floor coverings, landscaping, etc. Where visible, there were no signs of significant deformation or foundation settling observed.

- S
- NP
- NI
- NR

Insulation Type/Thickness

- S
- NP
- NI
- NR

Girders, Joists and Sills

- S
- NP
- NI
- NR

Piers

- S
- NP
- NI
- NR

Slab

This house has a concrete slab foundation. Inspection of these types of foundations is limited due to floor coverings, landscaping, etc. Where visible, there were no signs of significant deformation or foundation settling observed.

- S
- NP
- NI
- NR

Subfloor

- S
- NP
- NI
- NR

Sump Pump

- S
- NP
- NI
- NR

Vapor Barrier

- S
- NP
- NI
- NR

Ventilation

- S
- NP
- NI
- NR

Walls

Brick

This house has a concrete slab foundation. Inspection of these types of foundations is limited due to floor coverings, landscaping, etc. Where visible, there were no signs of significant deformation or foundation settling observed.

- S
- NP
- NI
- NR

Water Penetration

- S
- NP
- NI
- NR

Additional Observations

Heating System 1 Observations

Report:

SAMPLE

Heating Unit Age/Capacity/Fuel Type	5+/- years per data plate, 30,000 btu's per data plate, Electric
Unit Location/Area Served	Attic
Unit Manufacturer/Model #/SN	Trane, M/N-twg030a140b1, S/N-3181u4u2v

Heating Unit Operation

Heating function(s) of heat pump serving home not tested due to manufacturer's recommendation not to test during high outdoor temperatures. Replace missing portion of armoflex insulation on condensation drain line from unit in attic, see picture, consult HVAC technician.

- S
 NP
 NI
 NR

Cooling System 1 Observations

Cooling Unit Age/Capacity/Fuel Type	5+/- years per data plate, 2.5 tons per data plate, Electric
Unit Location/Area Served	Outside
Unit Manufacturer/Model #/SN	Trane, M/N-2twr2030b1000aa, S/N-33055dj4f

Cooling Unit Operation

The temperature output with respect to return temperature on the cooling cycle of heat pump serving the home was within normal limits.

- S
 NP
 NI
 NR

HVAC Duct and Filters 20x20x1

It is very important to the efficiency and life of your HVAC system that the return air filters be changed monthly.

- S
 NP
 NI
 NR

HVAC 1 Additional Observations

HVAC Notes:

Place all global HVAC notes here. They will appear on all HVAC pages for all reports.

General Plumbing Observations

Report:

SAMPLE

Flow of Water/Pressure/Supply Type Public

Since the water supply to this home is provided by a public utility, the water pressure can vary depending on the total demand.

- S
- NP
- NI
- NR

Shut Off Valve Locations Meter, water heater, foundation

- S
- NP
- NI
- NR

Waste Water Lift Pump Not present

- S
- NP
- NI
- NR

Waste Water Disposal Private septic tank

Underground septic tank not inspected. No blockage/septic odor observed, however, only an inspection by septic tank contractor would be conclusive. Consult owner, realtor, or Department of Health and Environmental Control for copy of septic field diagram for this home. Keep vehicles and heavy vegetation away from septic components.

- S
- NP
- NI
- NR

Waste / Vent Pipes/Support Plastic

The drainage system was tested by running water through all fixtures/drains except the washing machine drain. Functional drainage appeared normal. Majority of waste pipes concealed in walls and slab and not visible for inspection.

- S
- NP
- NI
- NR

Water Heater 1 Electric, Serviceable

Water heater is located in exterior storage room. Water heater is manufactured by Rheem, 5+/- years old, 65 gallons.

- S
- NP
- NI
- NR

Water Heater 2 Not present

- S
- NP
- NI
- NR

Water Heater 3 Not present

- S
- NP
- NI
- NR

Water Supply Pipes/Insulation Copper

Majority of water supply pipes concealed in walls & slab and not visible for inspection.

- S
- NP
- NI
- NR

Visible Fuel Lines / Tanks Not present

- S
- NP
- NI
- NR

Additional Observations

This house is built on a slab which conceals most of the main building drain and a large percentage of the water piping.

Bath And Fixture Observations

Report:

SAMPLE

Bath #1

Location and Description: Master bath
Repair/replace inoperable whirlpool tub in master bathroom.

- S
 NP
 NI
 NR

Bath #2

Location and Description: Hall bath
Secure loose tub faucet and repair leaking shower head in hall bathroom, consult licensed plumber.

- S
 NP
 NI
 NR

Bath #3

Location and Description:

- S
 NP
 NI
 NR

Bath #4

Location and Description:

- S
 NP
 NI
 NR

Bath #5

Location and Description:

- S
 NP
 NI
 NR

Bath #6

Location and Description:

- S
 NP
 NI
 NR

Miscellaneous Fixture Data

Kitchen Sink Double stainless with sprayer
Repair/replace leaking faucet assembly for kitchen sink.

- S
 NP
 NI
 NR

Laundry Connection/Dryer Exhaust Washer, Electric Dryer, Dryer vented outside
Washer & dryer not present. Connections observed only. Replace the rain cap that is missing where the dryer exhausts to the exterior, see picture.

- S
 NP
 NI
 NR

Outside Faucets Serviceable
Hose faucets are not the freeze-proof type.

- S
 NP
 NI
 NR

Additional Observations

This house is built on a slab which conceals most of the main building drain and a large percentage of the water piping. Except as noted, functional water flow and drainage was observed at all fixtures where testing was possible and practical.

Electrical Observations

Report:

SAMPLE

120 Volt Circuits	Copper	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
240 Volt Circuits	Copper	<input checked="" type="checkbox"/> S
Aluminum wire is common and acceptable for 240 volt circuits over 30 amps. This does not present a safety hazard if sized properly.		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
AFCI	Not present	<input type="checkbox"/> S
Arc Fault protection was not required when this home was built, consider installing for personal safety.		<input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
GFCI	Serviceable	<input checked="" type="checkbox"/> S
Ground fault protection present in this home was tested and found to be functional at time of inspection.		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Main Panel/Amperage	Exterior storage room, 4/0 Aluminum=200 amps	<input checked="" type="checkbox"/> S
The main panel cover was removed for inspection and no problems were observed at time of inspection.		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Main Service Disconnect	Exterior storage room	<input checked="" type="checkbox"/> S
		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Outside Lighting	Serviceable	<input checked="" type="checkbox"/> S
Some outside lights are on sensors and could not be tested.		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Overcurrent Protection	Circuit Breakers	<input checked="" type="checkbox"/> S
		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Receptacles	3 prong	<input type="checkbox"/> S
Replace missing cover plate for outlet at rear wall in left front bedroom.		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Service Drop/Lateral/Wire/Grounding	4/0 Aluminum=200 amps, grounded to ground stake	<input checked="" type="checkbox"/> S
		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Sub Panel	Not present	<input type="checkbox"/> S
		<input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Switches/Light Fixtures	Needs repair	<input type="checkbox"/> S
Replace missing and/or burned out bulbs for several light fixtures in home. Replace missing cover plate for light switch in closet in left front bedroom.		<input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR

Additional Observations

Wire size and distribution typical of contemporary residential, wiring techniques. Majority of wiring/electrical system in attic not visible due to being covered with insulation.

Interior Observations

Report:

SAMPLE

Cabinets	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Cabinet Doors/Drawers	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Carbon Monoxide Detector	Not present	<input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Ceilings Ceiling condition is basically serviceable and typical for age of house.	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Countertops	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Floors	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Interior Doors	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Interior Stairs/Steps/Rails	Not present	<input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Interior Windows	Serviceable	<input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Smoke Detector Various smoke detectors were inoperable at time of inspection, repair/replace as necessary.	Needs repair	<input type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR
Walls Wall condition is basically serviceable and typical for age of house.	Serviceable	<input type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR

Additional Observations

The interior of this home appears in average condition for its age. Interior needs general maintenance: minor sheet rock repair, painting, cleaning, etc.

Appliance Observations

Report: SAMPLE

<p>Dishwasher Frigidaire</p> <p>Dishwasher is leaking & needs repaired or replaced, consult appliance technician.</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Disposal</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Freezer</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Ice Machine</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Microwave Frigidaire</p> <p>Radiation leaks are not checked on microwave. Microwave also serves as vent for range.</p>	<p style="text-align: right;"> <input checked="" type="checkbox"/> S <input type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Oven</p> <p>There was no oven/range installed at time of inspection.</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Range</p> <p>There was no oven/range installed at time of inspection.</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Range Hood / Vent</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Refrigerator</p> <p>There was no refrigerator installed at time of inspection.</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Trash Compactor</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>
<p>Washer / Dryer</p> <p>There was no washer or dryer present at time of inspection.</p>	<p style="text-align: right;"> <input type="checkbox"/> S <input checked="" type="checkbox"/> NP <input type="checkbox"/> NI <input checked="" type="checkbox"/> NR </p>

Additional Observations

Except as noted, appliances operating normally at the time of inspection. Kitchen cabinets appear serviceable and in average condition for the age of the house.

Fireplace 1 Observations Not present

Chimney S
 NP
 NI
 NR

Damper and Flue S
 NP
 NI
 NR

Fireplace Condition S
 NP
 NI
 NR

Gas Logs S
 NP
 NI
 NR

Surrounding Materials S
 NP
 NI
 NR

Additional Observations

There was no fireplace or chimney present in this home.

Fireplace 2 Observations Not present

Chimney S
 NP
 NI
 NR

Damper and Flue S
 NP
 NI
 NR

Fireplace Condition S
 NP
 NI
 NR

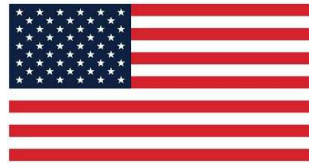
Gas Logs S
 NP
 NI
 NR

Surrounding Materials S
 NP
 NI
 NR

Additional Observations



3D Inspection
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Inspector:
Berry Durham(SCRBI #128)

This page signifies the end of the Report.

This report only pertains to the inspection performed at:

222 Moving Soon Lane

The Date of the Inspection was:

08 / 04 / 2008

This inspection was performed exclusively for:

Ima Smart Buyer

Inspection Report Number is:

SAMPLE