



**Address: 13547 Sample Dr.**

**07/10 /2012**



# PRO HOME INSPECTIONS LLC

## Property Inspection Report

**This home was located in a nice subdivision on a beautiful lot. It was easy to see the home had been well built, well cared for, and routine maintenance had been done as needed over time as the house was in very good condition overall.**



**Address: 13547 Sample Dr.**

**Inspection prepared for: Sample**

**Inspection date: 07/10/2012**

**Inspector: Keith Foren**

**Phone: 989-435- 4470**

**Cell: 989-709-1092**

**NACHI # NACHI 11012104**

[www.prohomeinspections.org](http://www.prohomeinspections.org)



# PRO HOME INSPECTIONS LLC

## Property Inspection Report

Thank you for the opportunity to conduct this inspection for you. In order to keep this report a reasonable size, we have included links to external sources. Please be sure to read your entire report and all included links as if they were a part of this report. It is our goal to help you understand the condition of the property at the time of the inspection and the external information is a valuable resource. Some links will contain important maintenance and safety information. If you have any problems with the links, contact us right away. If you have any questions about the report at any time, as long as you own your home, contact us and we will be happy to assist you.

This report is paid for by and prepared for the client(s) named above. **This report is the exclusive property of Pro Home Inspections LLC and the client(s) listed in the report title.** This report is not valid without the signed Inspection Agreement and is not transferable, nor does Pro Home Inspections LLC assume any liability relative to any issues encountered by any third party viewing this report. Any other party not named in the Inspection Agreement is advised to retain his/her own inspection company should an additional report be desired. **This report remains the exclusive property of the client and Pro Home Inspections LLC.**

This report is supplemental to the Property Disclosure Statement. This report is based on a limited visual inspection of readily accessible systems and components. It represents the general condition of the property for the date and time of the inspection and under the conditions present at the time of the inspection. Property conditions can change from day to day and this report is valid for the date and time of the inspection only. **This report does not represent any expressed or implied warranty or guarantee of any kind for any system or component whether inspected or not inspected.** While we strive to be comprehensive in this report, the inspection and subsequent report cannot and will not document latent and/or concealed defects or items not visible at the time of the inspection.

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Pro Home Inspections LLC are nachi certified and all inspections are performed in accordance with nachi Standards of Practice. A copy of these standards can be found at <http://www.nachi.org/sop.htm> \_ and should be read by the client before entering into contract with Pro Home Inspections LLC. Our inspectors also abide by nachi Code of Ethics. A copy of these can be found at [http://www.nachi.org/code\\_of\\_ethics.htm](http://www.nachi.org/code_of_ethics.htm)

**Any recommendation for repair, replacement, upgrade or further evaluation should be completed by licensed, insured, and qualified contractors.**

Determining life expectancy of any system, component or item is beyond the scope of this inspection. Things can and do stop functioning with or without warning. There is no way to know if any system or component will fail in 5 years, 5 months or 5 minutes. The manufacturer, maintenance, care, environment and use (or abuses) are all contributing factors into how long things will last. For example, inspectors have found water heaters 30 or more years old still producing hot water and others only a few years old that were rusted, leaking or otherwise not working. A list of the average life expectancy of common household components can be found at <http://www.nachi.org/life-expectancy.htm>. If your report notes that any item is functioning the day of the inspection but nearing, at, or beyond the end of its useful life, it is based on the averages taken from the above noted list. At a minimum, additional care and maintenance is recommended, and you should also budget for repairs and or replacement.

Again, thank you for choosing Pro Home Inspections LLC, and remember you can contact us with any questions before, during, and yes, even long after you receive your inspection.

# PRO HOME INSPECTIONS LLC

## Property Inspection Report

### Inspection Time

**Start: 9:00 A.M.**

**Stop: 1:00 P.M.**

### Attending Inspection

**Inspector: Keith Foren**

**Owner/ Buyer: Owner**

### Residence Type/Style

**Style: Split level / Loft**

**Year Built - Square Footage: 1975, 2538 sq. ft.**

**Bedrooms: 4**

**Bathrooms: 2.5**

**Garage/Carport: 2 car attached garage.**

**Direction Home Front Faces: South.**

**Occupancy / Furnishings: Occupied and fully furnished.**

**Weather / temperature: Sunny 92 degrees.**

**Ground / soil surface condition - Rain last three days? Dry, No rain last three days.**

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## Property Inspection Report

### Conventions and Terms Used in this Report

#### USE OF PHOTOS:

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas; these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

#### TEXT COLOR SIGNIFICANCE:

**BLACK text:** Denotes general/descriptive comments on the systems and components installed at the property. Also denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**RED text:** Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

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## Property Inspection Report

### Grounds

In accordance with NACHI Standards of Practice pertaining to exteriors, inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps, porches and their associated railings, any attached decks and balconies and eaves, and soffits and fascia's accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

#### Driveway

**Type:** Home was located on a paved road with a dirt driveway.

**Observations:** Drive sloped gently toward road. No problems were noted.

#### Walkway

**Materials:** Walkway from door to drive was made of wood planks.

**Observations:** Newer deck style walkway. No problems were noted.

#### Grading

**Observations:** Property had slight slop from rear of yard toward road.

#### Vegetation

**Observations:** Property had well established lawn with many mature trees. No problems were noted with vegetation growth near home.

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## Property Inspection Report

### Limitations of Grounds Inspections

Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of grounds inspection.

## Building Exterior

### Wall Covering

**Materials:** painted vertical wood planks.

**Observations:** Paint was in good shape, no peeling or chipping. No problems were noted.

### Exterior Doors

**Materials:** Front entrance was newer fiberglass door with dual sidelights on either side which were in like new condition. Rear entrance off kitchen was a metal wrapped door.

**Observations:** No problems were noted with either door.

### Soffits / Fascia

**Materials:** aluminum

**Observations:** Soffits appeared to be newer. No problems were note.

### Windows

**Materials:** All windows were aluminum.

**Observations:** All widows were in good shape with screens and working locks. No problems were noted.



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### Exterior Electrical

**Observations:** The front and rear of the home each had one outlet. Both were GFCI protected.

### GFCI

**Observations:** Exterior GFCI outlets were tested and found to be working.

### Exterior Plumbing

**Observations:** One outside spigot on front of home was working when inspected. No problems were noted.

### Door Bell

**Observations:** Doorbells worked when tested. No problems were noted.

### Deck/Patio

**Type:** A small covered patio was located on rear of home.

**Materials:** Patio had concrete floor and overhead was extension of home roof.

**Observations:** No problems were noted.

### Limitations of Building Exterior Inspections

**Go to:** [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of building exterior inspection

## Roof

**There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather**

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## Property Inspection Report

conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installer can credibly guarantee that a will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Roof

**Roof Style and pitch:** Gable style roof of conventional pitch.

**How Inspected:** From roof.

**Observations:** Newer asphalt shingled roof was in very good condition. No problems were noted.

### Flashings

**Observations:** Flashings appeared to have been replaced when roof was replaced. No problems were noted.

### Roof drainage system

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**Observations:** Newer seamless gutters and down spouts were present on home. Some tied into unground tile while others had had runoff piped away from home with one exception; one rear downspout was draining next to patio. This condition needs to be fixed to prevent water from accumulating near home.

### Drip Edge

**Observations:** Drip edge was present on roof edge. No problems were noted.

### Chimney

**Materials:** Brick fireplace chimney on west side of home.

**Observations:** While chimney showed its age it appeared to be in good condition. No problems were noted.

### Limitations of Roof Inspections

Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of roof inspection.

## Kitchen

### Sink

**Fixture:** Ceramic sink

**Shutoffs:** Shutoffs were present

**Observations:** Older sink appeared to be in good condition. No problems were noted.

### Plumbing Material

**Water Supply:** copper

**Drain:** PVC

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**Observations: Plumbing appeared to be in good shape. No problems were noted.**

### **Garbage Disposal**

**Observations: Garbage disposal operated when switched on. No problems were noted.**

### **GFCI**

**Observations: GFCI circuits were tested for polarity and ability to trip. All were found to be working properly. No problems were noted.**

### **Microwave**

**Observations: Microwave on counter worked when buttons were pushed. A leak test was not performed.**

### **Dishwasher**

**Observations: Dishwasher was not run through a cycle. No problems were noted.**

### **Stove**

**Type: Electric stove was built into countertop.**

**Observations: Older stove worked when tested. No problems were noted.**

### **Oven**

**Type: Electric oven was built into wall.**

**Observations: Oven heated when tested. No problems were noted.**

### **Kitchen hood / Exhaust fan**

**Observations: Stove exhaust fan worked when tested and was vented outside.**

### **Refrigerator**

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**Observations: Refrigerator was working at time of inspection.**

### **Cabinets**

**Observations: Older cabinets were in good condition. No problems were noted.**

### **Countertops**

**Observations: Older countertops were in decent shape for age. No problems were noted.**

### **Windows**

**Observations: Open concept kitchen did not have any windows.**

### **Walls / Ceiling**

**Description: Ceiling was wood plank. Walls were wood paneled.**

**Observations: Ceiling and walls were in good shape. No problems were noted.**

### **Floor**

**Description: Kitchen floor was hardwood. Same flooring continued through dining room and living room.**

**Observations: Hardwood flooring was in very good condition. No problems were noted.**

### **Limitations of Kitchen Inspections**

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of kitchen inspection.**

## **Baths**

**Bathrooms can consist of many features from showers and jetted tubs to toilets and bidets and more. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, and other organic growth, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. It is**

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**important to routinely maintain bathroom grouting and caulking because minor imperfections will result in water intrusion and unseen damage behind surfaces.**

### Master Bath

#### Location

**Location: Off master bedroom Northeast corner upper level.**

#### Sink

**Description: One piece single sink and countertop.**

**Shutoffs: Shutoffs were present.**

**Observations: The older sink was in good shape. No problems were noted.**

#### Cabinets / vanities

**Observations: The older vanity was in good shape. No problems were noted.**

#### Plumbing Material

**Supply: Copper**

**Drain: PVC**

**Observations: No problems were noted.**

#### Toilet

**Shutoff: Shutoff was present.**

**Observations: No problems were noted.**

#### Bathtub / Shower

**Description: The bathtub shower combination had a one piece surround with glass shower doors.**

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**Observation: Older tub shower combination showed age but no problems were noted.**

### **GFCI**

**Observation: GFCI circuits were tested for polarity and ability to trip. All were found to be working properly. No problems were noted.**

### **Exhaust Fan**

**Observations: Exhaust fan was vented outside and worked when tested. No problems were noted.**

### **Walls / Ceiling**

**Materials: The walls and ceiling were painted drywall.**

**Observations: No problems were noted.**

### **Floor**

**Materials: The floor was tiled.**

**Observations: The floor was in good shape. No problems were noted.**

### **Limitations of Bathroom Inspections**

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of bathroom inspection**

## **Bath 2**

### **Location**

**Location: The Jack and Jill bathroom (entrances from bedrooms three and four) was located on the lower level.**

### **Sink**

**Description: Single sink mounted underside of counter.**

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**Shutoffs:** Shutoffs were present.

**Observations:** No problems were noted.

### Cabinets / Vanities

**Observations:** The cabinets and vanity showed their age but no problems were noted.

### Plumbing Material

**Supply:** Copper

**Drain:** PVC

**Observations:** No problems were noted.

### Toilet

**Shutoff:** Shutoff was present.

**Observations:** No problems were noted.

### Bathtub / Shower

**Description:** Bathtub shower combination had tiled walls and was enclosed with glass shower doors.

**Observations:** The tub and tile were in good shape. No problems were noted.

### GFCI

**Observation:** GFCI circuits were tested for polarity and ability to trip. All were found to be working properly. No problems were noted.

### Exhaust Fan

**Observations:** The exhaust fan worked when tested and was vented outside.

### Walls / ceiling



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**Materials:** Walls and ceiling were painted drywall.

**Observations:** No problems were noted

### Floor

**Materials:** The floor was tiled.

**Observations:** The tiled floor was in good condition. No problems were noted.

### Limitations of Bathroom Inspections

Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of bathroom inspection

## Powder Room

### Location

**Location:** Lower level bottom of stairs.

### Sink

**Description:** Single bowl one piece sink and counter.

**Shutoffs:** Shutoffs were present.

**Observations:** Appeared to be in good shape. No problems were noted.

### Cabinets / Vanities

**Observations:** Cabinets and vanity appeared to be in good shape.  
No problems were noted.

### Plumbing Material

**Supply:** Copper

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**Drain: PVC**

**Observations: No problems were noted.**

### Toilet

**Shutoff: Shutoff was present.**

**Observations: No problems were noted.**

### GFCI

**Observations: GFCI circuits were tested for polarity and ability to trip. All were found to be working properly. No problems were noted.**

### Exhaust Fan

**Observations: The exhaust fan was vented outside and worked when tested.**

### Walls / Ceiling

**Materials: Walls and ceiling were drywall with wood wainscoting on lower walls.**

**Observations: Finishes appeared to be in good condition. No problems were noted.**

### Floor

**Materials: The floor was carpeted.**

**Observations: No problems were noted.**

### Limitations of Powder Room Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of powder room inspection**

## Laundry

### Location

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**Location: South wall of garage.**

### Laundry Tub

**Description: Laundry tub with hot and cold water faucet was present at time of inspection.**

**Observations: Shutoffs were present. No problems were noted.**

### Plumbing Material

**Supply: Copper**

**Drain: PVC**

**Observations: No problems were noted.**

### Dryer

**Fuel: Gas**

**Shutoffs: Shutoff for gas was present.**

**Vent: The dryer was vented outside.**

**Observations: No problems were noted.**

### Washing Machine

**Drain: Washing machine drained into laundry tub.**

**Shutoffs: Shutoffs were present.**

**Observations: No problems were note**

### Limitations of Laundry area Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of laundry area inspection**

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### Interior Areas

The interior section covers areas of the house that are not considered part of areas covered elsewhere in this report. Interior areas usually consist of living rooms, dining rooms, hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. The inspector does not test for mold, radon or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### Walls / Ceiling

**Materials:** Wood planks made up the ceiling. The walls were covered with wood paneling.

**Observations:** No problems were noted.

#### Floor

**Materials:** Hardwood floors continued into this area.

**Observations:** The hardwood floors were in very good condition. No problems were noted.

#### Carbon monoxide Alarm

**Observations:** Carbon monoxide detectors were present in hallways on both levels; another was located in the basement. No problems were noted.

#### Stairs / Handrails

**Observations:** Handrails were present on stairs leading to upper and lower levels. No problems were noted with the handrails or stairs. The loft had a prefabricated metal circular staircase leading up to it from main level, although these types of stairs can be troublesome for some, no problems were found.

#### Loft

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The open loft over the dining room and kitchen had a prefabricated metal circular staircase leading up to it from main level. The open side of the loft had a wood railing system. The floor was carpeted and the ceiling was covered with wood planks. No problems were noted.

### Limitations of Interior Area Inspections

Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of Interior area inspection

## Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation.

### Master bedroom

#### Location

**Location:** Northeast corner of upper level

#### Walls / ceiling

**Materials:** Ceiling and walls were painted drywall.

**Observations:** No problems were noted.

#### Floor

**Materials:** Hardwood floor.

**Observations:** The hardwood floor was in good shape. No problems were noted.

#### Closets

**Observations:** Large closet with sliding door. No problems were noted.

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### Electrical

**Observations: All outlets were tested and found to be working. No problems were noted.**

### Smoke Alarm

**Observations: A smoke alarm was located in hall outside bedroom.**

### Windows

**Type: Aluminum window with screen and lock.**

**Observations: No problems were noted.**

### Limitations of Bedroom Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of Bedroom inspection**

## Bedroom 2

### Location

**Location: Northwest upper level.**

### Walls / ceiling

**Materials: Walls and ceiling were painted drywall.**

**Observations: Paint was in good shape. No problems were noted.**

### Floor

**Materials: Newer carpet**

**Observations: No problems were noted.**

### Closets

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**Observations: One large closet with sliding door appeared to be in good condition. No problems were noted.**

### Electrical

**Observations: All outlets were tested and found to be working. No problems were noted.**

### Smoke Alarm

**Observations: A smoke alarm was located outside bedroom in hallway.**

### Windows

**Type: Aluminum window with screen and lock.**

**Observations: No problems were noted.**

### Limitations of Bedroom Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of bedroom inspection**

## Bedroom 3

### Location

**Location: Lower level northwest corner.**

### Walls / ceiling

**Materials: Ceiling and walls were painted drywall.**

**Observations: No problems were noted.**

### Floor

**Materials: Newer carpet**

**Observations: No problems were noted.**

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## Property Inspection Report

### Closets

**Observations: One large closet with sliding door. No problems were noted.**

### Electrical

**Observations: All outlets were tested and found to be working. No problems were noted.**

### Smoke Alarm

**Observations: A smoke alarm was located in hall outside bedroom.**

### Windows

**Type: Aluminum window with screen and lock.**

**Observations: No problems were noted.**

### Limitations of Bedroom Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of bedroom inspection**

## Bedroom 4

### Location

**Location: Lower level northeast corner.**

### Walls / ceiling

**Materials: Walls and ceiling were painted drywall**

**Observations: No problems were noted.**

### Floor

**Materials: Newer carpet**

**Observations: No problems were noted.**

### Closets



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**Observations: One large closet with sliding mirrored door. No problems were noted.**

### Electrical

**Observations: All outlets were tested and found to be working. No problems were noted.**

### Smoke Alarm

**Observations: A smoke alarm was located in hall outside bedroom.**

### Windows

**Type: Aluminum window with screen and lock.**

**Observations: No problems were noted.**

### Limitations of Bedroom/ Office/ Den Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of bedroom/office/den inspection**

## Fireplace

**Pro Home Inspections LLC recommends obtaining maintenance/service and repair/alteration records regarding the fireplace and chimney from the previous owners. If the records indicate that the chimney has not been cleaned at the start of the most recent heating season, or the records are unavailable, we recommend cleaning of the fireplace and chimney by a certified chimney sweep prior to first use. We also recommend the chimney be cleaned annually before the start of each heating season by a certified chimney sweep. **The Chimney Safety Institute of America (CSIA) recommends a chimney inspection by a certified chimney sweep with the transfer of any property.****

### Fireplace Description

**Type: Natural wood burning.**

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**Location: West living room wall.**

### **Firebox**

**Observations: No problems were noted.**

### **Hearth**

**Observations: No problems were noted.**

### **Damper**

**Observations: Damper opened when tested. No problems were noted.**

**The Chimney Safety Institute of America (CSIA) recommends a chimney inspection by a certified chimney sweep with the transfer of any property.**

### **Limitations of Fireplace Inspections**

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of fireplace inspection**

## **Heating**

**Pro Home Inspections LLC recommends obtaining maintenance/service records regarding HVAC system from the previous owner. If the records indicate that the HVAC system has not been serviced in the last 12 months, or the records are unavailable, we recommend cleaning and service of the HVAC system upon possession of the home by a certified HVAC technician. We also recommend the HVAC system be cleaned and serviced annually by a certified HVAC technician.**

### **Heating System**

**Fuel: Gas**

**Type: High efficiency Forced air**

**Location: Basement**

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**Fuel Shutoff: Gas shutoff was present.**

**Electrical Shutoff: Electrical shutoff on side of furnace**

**Observations: No problems were noted.**

### Filter

**Location: Front of furnace**

**Size: 18x20**

**Observations: No problems were noted.**

### Ducts

**Observations: No problems were noted.**

### Vent

**Observations: PVC vent. No problems were noted.**

### Other Components

**Observations: Electronic air filter was located at base of furnace. No problems were noted.**

### Limitations of Heating System Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of heating system inspection**

## Cooling

### Cooling system

**Location: Northwest side of home.**

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**Electrical Shutoff: Shutoff next to unit.**

**Observations: Unit turned on when thermostat was lowered. No problems were noted.**

### Limitations of Cooling System Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of cooling system inspection**

## Water Heater

**Your water heater is a vessel that has high internal pressure and temperature. Some safety features are required on all water heaters to ensure their continued safe operation. THE TEMPERATURE PRESSURE RELIEF VALVE (TPRV) is one very important safety feature required on water heaters. If you find water discharging from this valve, do not under any circumstances plug, cap or otherwise alter your TPR drain line, contact a licensed plumber to have the problem fixed. Setting the water heaters temperature over 120 degrees is not recommended. Temperatures over 120 degrees can cause immediate scalding and burning, especially to infants and toddlers. Water heaters**

### Water Heater

**Fuel: Gas**

**Type: Water storage tank type**

**Location: Basement**

**Size: 40 gallon**

**Shutoffs: A water shutoff was present on the water inlet side of water heater. A gas shutoff was present.**

**Observations: No problems were noted with the newer water heater.**

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### TPRV

**Observations:** TPRV was present and properly plumbed. No problems were noted.

### Vent

**Observations:** No problems were noted.

### Limitations of Water Heater Inspections

**Go to:** [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of water heater inspections

## Electrical

In accordance with NACHI Standards of Practice pertaining to Electrical Systems, this report describes the amperage and voltage ratings of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, and the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices, ground fault circuit interrupters and a representative number of installed lighting fixtures, switches, and receptacles. **Repairs should be a priority and should be made by a qualified, licensed electrician.**

### Service Drop

**Description:** Service to meter was underground.

**Observations:** No problems were noted.

### Service Entrance Conductors

**Voltage:** 240 volts

**Amperes:** 200 amperes

### Main Disconnect

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**Location: East wall of basement inside service panel.**

**Observations: Main electrical disconnect is made by way of main breaker in service panel.**

### **Main Service Panel**

**Location: East wall of basement**

**Description: Sears brand 200 amp panel.**

**Observations: No problems were noted.**

### **Service Grounding**

**Description: Ground is achieved by copper ground rod.**

**Observations: No problems were noted.**

### **Over Current Protection**

**Type: Main panel contains resettable breakers. A whole house surge protector was installed at the panel.**

**Observations: No problems were noted.**

### **AFCI**

**Definition: Arc Fault Circuit Interrupter (AFCI) is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. The electrical code at the time this house was built may not have required AFCI protection circuits. Nonetheless, Pro Home Inspections LLC recommends they be added to home circuits by a licensed electrician. For more information on AFCIs go to:**

**[Consumer Product Safety Commission publication on AFCIs](#)**

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**\_Location:** No AFCI circuits were found in the home. Pro Home Inspections recommend AFCI circuits for all homes do to their ability to save lives.

### **GFCI**

**Definition:** Ground Fault Circuit Interrupter (GFCI) is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps are detected leaking- this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot tub, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock. The electrical code at the time the house was built may not have required GFCI protection circuits. Nonetheless, Pro Home Inspections LLC recommends they be added to home circuits by a licensed electrician. For more information on GFCIs go to: [Consumers Product Safety Commission publication on GFCIs](#). Test GFCIs monthly to ensure proper operation.

**Location:** GFCI circuits were found in all bathrooms, the kitchen, garage, and two exterior walls.

**Observations:** All GFCI circuits were tested for polarity and ability to trip. All were found to be working properly. No problems were noted.

### **Carbon Monoxide (CO) Dectector(s)**

The Consumer Products Safety Commission recommends that every residence with fuel-burning appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. Because CO detectors have varying life spans, Pro Home Inspections LLC recommends replacing CO detectors at the time you take possession of your home. For more information on Carbon Monoxide detectors go to: [Consumer Product Safety Commission publication on Carbon Monoxide detectors](#)

**Location:** Carbon monoxide detectors were found on all levels of the home, including mechanical room (basement).

**Observations:** All operated when tested. No problems were noted.

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### Smoke/Heat Detector(s)

The Consumer Products Safety Commission recommends that every residence should have Smoke Detectors located in all sleeping areas and on every level of a home. Smoke Detectors save lives. Because Smoke Detectors have varying life spans, Pro Home Inspections LLC recommends replacing Smoke Detectors at the time you take possession of your house. For more information on Smoke Detectors go to: [Consumer Product Safety Commission publication on Smoke detectors](#)

**Location:** Smoke detectors were found on all levels of the home and outside all bedrooms.

**Observations:** All operated when tested. No problems were noted.

### Limitations of Electrical Inspections

Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of electrical inspection

## Plumbing

### Water Supply

**Water Supply type:** Private well.

**Supply line Material:** Plastic pipe

**Main shutoff location:** Southeast corner of basement.

**Observations:** No problems were noted.

### Waste Pipe

**Materials:** PVC



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**Observations: No problems were noted.**

### Waste Pipe Venting

**Materials: PVC**

**Observations: No problems were noted.**

### Limitations of Plumbing Inspections

Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of plumbing inspection

## Foundation

**Your foundation is the base your home is built on. Some common issues with foundations include cracks, water seepage, and efflorescence.**

**Cracks may range from common hairline cracks (less than 1/8 inch) to serious structural issues. All cracks should be monitored for further expansion. Major cracks should be evaluated and repaired by a foundation specialists or structural engineer. You should refer to your property disclosure statement for past water intrusion issues.**

### Foundation Walls

**Materials: Poured concrete walls**

**Observations: No problems were noted.**

### Foundation Floor

**Materials: Poured basement floor**

**Observations: Minor hairline cracks. No problems were noted.**

### Foundation Plumbing

**Materials: Copper water lines and PVC drain lines.**

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**Observations: No problems were noted.**

### Foundation Electrical

**Materials: Basement electrical wiring was ran through thin wall conduit.**

**Observations: No problems were noted.**

### Sump Pump

**Location: North basement wall.**

**Observations: Pump appeared to be properly plumbed. When float was activated pump worked. No problems were noted.**

### Limitations of Foundation Inspections

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of foundation inspection**

## Attic

### Attic Access

**How Inspected: From ladder and pull down stairs.**

**Location: One access in garage, another in upper level Northwest bedroom closet.**

**Type of access: Closet access was too small for entry. Garage access had pull down steps.**

### Vents

**Attic Venting: Venting was by ridge and soffit vents. Also present were gable vents.**

**Observations: Venting appeared to be appropriate. No problems were noted.**

### Electrical

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**Observations:** **One electrical box seen from garage access was missing a cover. Otherwise no problems were noted.**

### Plumbing

**Materials:** PVC drain vents were present.

**Observations:** No problems were noted.

### Insulation

**Type:** Fiberglass.

**Thickness:** Average depth was 10 inches.

**Observations:** No problems were noted.

### Limitations of Attic Inspections

**Go to:** [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of attic inspection.

## Garage

### Style/Type

**Size:** 28x28

**Attached:** Attached garage

### Walls

**Material:** Stick built covered with drywall.

**Firewall:** yes

**Observations:** No problems were noted.

### Ceiling

**Material:** Drywall

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**Observations: No problems were noted.**

### Entrance Door

**Fire door: Yes**

**Observations: Fire rated door without self-closer. While a self-closing door may not be required it is a good idea to help prevent carbon monoxide fumes from entering the home.**

### Electrical

**GFCI: GFCI circuits were tested for polarity and ability to trip. All were found to be working properly. No problems were noted.**

**Lighting/Outlets: Ample lighting and outlets were present.**

**Observations: No problems were noted.**

### Plumbing

**Type: copper**

**Observations: No problems were noted.**

### Flooring

**Material: Concrete**

**Observations: No problems were noted.**

### Garage Door

**Description: Two wooden overhead doors with windows**

**Observations: Older wooden doors appeared to be in good shape. No problems were noted.**

**Opener: Each door had an electric opener.**

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**Observations: Both doors worked off wired switch. No remotes were present. No problems were noted.**

**Auto Reverse: Both doors had auto reverse.**

**Observations: Both auto reverse units worked when tested. No problems were noted.**

### **Limitations of Garage Inspections**

**Go to: [nachi.org/sop](http://nachi.org/sop) to view scope and limitations of garage inspection.**

## **Report Summary**

Thank you for the opportunity to conduct this inspection for you. In order to keep this report a reasonable size, we have included links to external sources. A copy of all the links contained in this report and many other helpful links can be found on the links page at [www.prohomeinspections.org](http://www.prohomeinspections.org) **Please be sure to read your entire report and all included links as if they were a part of this report.** It is our goal to help you understand the condition of the property at the time of the inspection and the external information is a valuable resource. Some links will contain important maintenance and safety information. If you have any problems with the links, contact us right away. If you have any questions about the report at any time, as long as you own your home, contact us and we will be happy to assist you.

**Electrical junction box in attic above garage needs cover.**

**Extension is needed on rear downspout to direct water away from the home.**

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**This electrical box in attic needs of cover. As seen from garage attic access.**

**Rear view showing missing down spout extension.**



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## Property Inspection Report



**Infrared picture below is of the service panel above. The orange and red seen in the picture are normal heating. No hotspots were found inside the service panel. No problems were found elsewhere in home as a result of infrared scan.**

