

# Metro Property Inspections

20:38 June 25, 2009

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090001 - Sample Report

## DEFINITIONS

NOTE: All definitions listed below refer to the existing condition of the item or items identified, at the time of the inspection.

A	Acceptable	Functional at the time of the inspection with no obvious signs of defects other than normal wear. There may be some maintenance requirements.
\$	Minor	Minor (\$) - Item is not fully functional, is in need of repair, and/or is a safety concern. This items will require repairs and/or replacement. The estimated cost to cure will likely not exceed \$500.00.
\$\$	Major	Major (\$\$) - Item is unable to perform it's intended function and/or is a safety concern. The item needs immediate repair or replacement. The estimated cost to cure will likely exceed \$500.00.
S	Safety	All items marked as a SAFETY concern are considered hazardous and should be corrected.
Ni	Not Inspected	Item was unable to be inspected because of safety concerns; lack of power, gas or water; item was inaccessible; or disconnected at the time of the inspection.
Np	Not Present	Item not present or not found at time of inspection.

## GENERAL INFORMATION

### PROPERTY INFORMATION

Property Address: **19318 Oregon Street**  
City / State / Zip: **Omaha, NE 68111**

### CLIENT INFORMATION

Client Name: **John & Sue Public**  
Client Address:  
City / State / Zip:  
Phone:  
Agent: **Fred Jones, Citywide Real Estate**

### INSPECTION COMPANY

Inspector Name: Larry P. Crouch  
Company Name Metro Property Inspections  
Company Address 18302 Honeysuckle Drive  
City Omaha State NE Zip 68022  
Phone: 402-334-2797 Fax: 402-697-9656 E-Mail: mpinsp@cox.net  
Job Number: **090001**  
Inspection fee: \$ 350.00  
Radon Screening: \$ N/A  
Other: \$ (17.50)- 5% discount if paid at time of inspection.  
Amount Received: \$ \_\_\_\_\_ Check#: \_\_\_\_\_ Credit Card:  Visa  MC

### CONDITIONS

Others Present: **Buyer's Agent** Property:  Occupied  Vacant  Furniture/Storage Present  
Estimated Age: **13 years** Entrance Faces: **South**  
Inspection Date: **6/21/2009** Start Time: **8:00 AM**  
**Disclaimer Provided: Yes** -- If no disclaimer was provided to you, be sure to check with your agent or the seller to insure one is obtained for your use in making your purchase decision.  
Electric On:  Yes  No  Not Applicable  
Gas/Oil On:  Yes  No  Not Applicable  
Water On:  Yes  No  Not Applicable  
Weather: **Cloudy** Temperature: **85°F** Soil Conditions: **Dry**  
Building Type: **Two Story** Space Below Grade: **Basement**  
Water Source: **City** Sewage Disposal: **City**

## Lots and Grounds

Any drop off along the edge of walls, walks, or decks over 24 inches is considered a potential hazard and should have a railing or guard rail. Steps with three or more risers should have a hand rail. maintaining proper grading around a house can help prevent foundation leakage.

	A	\$	\$\$	S	Ni	Np	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Driveway:</b> Concrete
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Walks:</b> Concrete
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Steps/Stoops:</b> Concrete -- Step at front porch and walk have settled causing the top step to be over 8" high. This is considered a trip hazard. Also, stoop at the rear garage passage door has settled and slopes toward the foundation. Raise sunken concrete walk, steps and stoop and seal cracks and gaps.
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Porch:</b> Concrete, Wood
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Patio:</b> Concrete
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Deck:</b> Wood
7.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Balcony:</b>
8.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Grading:</b> Negative slope -- The ground has settled so surface water cannot drain away from the foundation walls at the front center, the east side and at the rear. Add soil at low areas so the ground slopes away from the foundation walls.
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Retaining Walls:</b> Decorative blocks
10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Swale:</b> Appears adequately sloped for drainage
11.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Exterior Surface Drain:</b>
12.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Basement Stairwell Drain:</b>
13.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Basement Stairwell:</b>
14.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Window Wells:</b>
15.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Vegetation:</b> Trees, Shrubs -- Trees, shrubs and foliage touching siding and trim and prevent adequate air flow. --- Trim shrubs and vegetation away from the exterior walls.
16.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Lawn Sprinklers:</b> Compete yard -- The 8 zone system was operated manually. The only problem found is one head one zone 8 at the NW corner of the rear yard did not rotate and had low flow. --- Repair the head/piping as required.

## Exterior Surface and Components

Homes built prior to 1978 could contain lead base paint at the interior and exterior. This is considered a health hazard, especially to children. If this is of concern to you we recommend you to have the paint tested by an environmental specialist.

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### Front of house Exterior Surface

1.       **Type:** Brick, EIFS (Synthetic Stucco) -- Holes in wall above garage door do not appear to be sealed, also, window sills have cracked at joint with EIFS. --- Seal cracks/openings at the EIFS.

### Rear and both sides Exterior Surface

2.       **Type:** Composition siding (horizontal)
3.       **Exterior Foundation:** Concrete blocks
4.       **Trim:** Wood, Vinyl, Composite material
5.       **Fascia:** Composite material
6.       **Soffits:** Composite material
7.       **Exterior Doors:** Wood, Metal
8.       **Windows:** Wood thermal pane -- There is rotted wood sills, frames and sashes at several windows. The visible areas were at the front dining room, laundry room and upper entry, and at the rear NE basement window. --- Replace/repair deteriorated wood members or windows as needed.
9.       **Storm Windows:**
10.       **Basement Windows:** Wood, thermal pane -- See note above.
11.       **Exterior Electric Outlets:** Lighting, 120 volt outlets with GFCI protection -- The exterior GFCI outlet at the front is protected by the device at the laundry room, the deck outlet is protected by the device at the main floor bathroom, and the patio outlet is protected by the device just inside of the patio door..
12.       **Hose Bibs:** Frostproof hydrant, 1 present
13.       **Gas Meter:** Exterior, east side of house
14.       **Main Gas Valve:** Located at gas meter

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## Roof

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A roof cannot be inspected if covered with snow, ice, or frost. Roofs are inspected for age, layers and condition at time of inspection. Chimney flue inspections are limited due to height. The inspection covers only the visible portion of the flue.

A \$ \$ \$ S Ni Np

### House, garage Roof Surface

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1. **Method of Inspection:** Ground with binoculars, windows
2.       **Material:** Wood Shakes -- One shake missing at the front garage roof. Replace missing wood shake.
3. **Type:** Gable, Hip **Number of Layers:** One
4. **Approximate Age:** 6-8 years
5.       **Flashing:** Metal
6.       **Valleys:** Preformed metal
7.       **Skylights:** Bubble only
8.       **Plumbing Vents:** PVC
9.       **Electrical Mast:** Underground utilities
10.       **Gutters:** Metal
11.       **Downspouts:** Metal
12.       **Leader/Extension:** Metal, Plastic, Underground -- Plastic extension at NW corner is broken, replace.

### East Chimney

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13.       **Chimney:** Wood frame, EIFS. -- The EIFS siding extends below the grade at the bottom of the chimney. EIFS should never extend below grade because of potential moisture/mold problems. Recommend inspection by a qualified contractor to repair as needed.
14.       **Flue/Crown:** Metal flue, with metal wash.
15.       **Weather Cap:** Metal cap
16.       **Chimney Flashing:** Metal

## Structure

Cracks in foundation walls are considered cosmetic unless noted otherwise. Some homes are one hundred percent finished below grade, therefore, in some cases, the inspection of foundation walls will be limited.

- |    | A                                   | \$                       | \$                       | S                        | Ni                       | Np                       |  |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Structure Type:</b> Two story                                       |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Foundation:</b> Concrete block                                      |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Differential Movement:</b> No movement viewed at time of inspection |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Floor/Slab:</b> Poured concrete                                     |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Beams:</b> Steel I-Beam   |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Piers/Posts:</b> Steel posts  |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Joists/Trusses:</b> I joist   |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Subfloor:</b> Particle board  |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>Stairs/Handrails:</b> Wood stairs, carpet covered, hand railing     |

## Basement

Very limited visual inspection performed because foundation walls could not be accessed or visibility was blocked by finished materials, storage, furniture, etc. If mold or moisture stains are present in any location of this property, it is strongly recommended that further investigation or testing be performed by a qualified professional company that specializes in mold investigation and repairs be made if necessary.

- |   | A                                   | \$                       | \$                       | S                        | Ni                                  | Np                       |  |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| <b>Full basement partly finished Basement</b> |                                     |                          |                          |                          |                                     |                          |  |
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Patio Doors:</b> Wood slider  |
| 2.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Ceiling:</b> Drywall, Unfinished  |
| 3.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Walls:</b> Drywall, Unfinished  |
| 4.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Floor:</b> Carpet, Ceramic tile, Poured concrete                                |
| 5.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Windows:</b> Wood thermal pane  |
| 6.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Floor Drain:</b> Standard floor drain with cover plate.                         |
| 7.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Electrical:</b> Three prong outlets, lighting, GFCI outlets                     |
| 8.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Smoke Detector:</b> Present   |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>HVAC Source:</b> Forced air with registers                                      |
| 10.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>Vapor Barrier:</b> -- Not visible.  |
| 11.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>Insulation:</b> -- Not visible.   |
| 12.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Ventilation:</b> Windows  |
| 13.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Moisture Stains:</b> None found/visible at time of inspection                   |
| 14.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <b>Moisture Present:</b> Not present   |
| 15.   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>Sump Pit/Pump Pit only - no pump present</b> -- Pit is sealed for radon system. |



## Living Space (Continued)

### 2nd Floor Hall -- Living Space

- 51.           **Doors:** Wood
- 52.           **Windows:**
- 53.           **Ceiling:** Drywall
- 54.           **Walls:** Drywall
- 55.           **Floor:** Carpet
- 56.           **Closet:** Front entry
- 57.           **Wet Bar:**
- 58.           **HVAC Source:**
- 59.           **Electrical:** Three prong outlets, lighting -- One (west) light inoperative. Replace bulb or repair fixture as needed.
- 60.           **Smoke Detector:** Present (2) -- There is a security system present so the smoke alarms could not be tested.

### Master Bedroom Sitting Room -- Living Space

- 61.           **Doors:**
- 62.           **Windows:** Wood thermal pane
- 63.           **Ceiling:** Drywall
- 64.           **Walls:** Drywall
- 65.           **Floor:** Carpet
- 66.           **Closet:**
- 67.           **Wet Bar:**
- 68.           **HVAC Source:** Forced air with registers
- 69.           **Electrical:** Three prong outlets, lighting
- 70.           **Smoke Detector:**

### Basement Recreation Room -- Living Space

- 71.           **Doors:** Wood, Wood slider -- Screen door off track, needs to be adjusted so it operates correctly.
- 72.           **Windows:** Wood thermal pane
- 73.           **Ceiling:** Drywall
- 74.           **Walls:** Drywall
- 75.           **Floor:** Carpet
- 76.           **Closet:** Front entry, Walk In
- 77.           **Wet Bar:**
- 78.           **HVAC Source:** Forced air with registers
- 79.           **Electrical:** Three prong outlets, lighting
- 80.           **Smoke Detector:** Present -- There is a security system present so the smoke alarms could not be tested.

## Fireplace/Wood Stove

Wood stoves/inserts are not part of this inspection and are not inspected. We attempt to inspect fireplace chimneys/flues although most are not fully visible. All fireplace chimney/flues should be cleaned and inspected by a professional chimney sweep company prior to closing and at least every two (2) years.

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### Family Room Fireplace

- 1.           **Freestanding Stove:**
- 2.           **Fireplace Construction:** Prefabricated **Type:** Gas Appliance
- 3.           **Fireplace Insert:** Standard
- 4.           **Smoke Chamber:**
- 5.           **Flue:** Direct vent
- 6.           **Damper:**
- 7.           **Hearth:**

### Master Bedroom Fireplace

- 8.           **Freestanding Stove:**
- 9.           **Fireplace Construction:** Prefabricated **Type:** Gas Appliance
- 10.           **Fireplace Insert:** Standard
- 11.           **Smoke Chamber:**
- 12.           **Flue:** Direct vent
- 13.           **Damper:**
- 14.           **Hearth:** Stone, Tiles

### Basement Recreation Room Fireplace

- 15.           **Freestanding Stove:**
- 16.           **Fireplace Construction:** Prefabricated **Type:** Wood burning with log lighter

## Fireplace/Wood Stove (Continued)

- 17.  **Fireplace Insert:** Metal -- No key present for gas log lighter so it could not be tested.
- 18.  **Smoke Chamber:** Metal
- 19.  **Flue:** Metal -- Creosote build-up, Not fully visible, Recommend consulting with a qualified chimney sweep company to evaluate the system and clean/repair as needed.
- 20.  **Damper:** Metal
- 21.  **Hearth:** Ceramic tiles

## Bedroom

All thermal pane windows are inspected for air seal failure at time of inspection only. All cracks in ceilings and walls are considered cosmetic unless noted otherwise.

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### 2nd Level, West Bedroom

- 1.  **Doors:** Wood
- 2.  **Closet:** Walk In
- 3.  **Ceiling:** Drywall
- 4.  **Walls:** Drywall
- 5.  **Floor:** Carpet
- 6.  **Windows:** Wood thermal pane
- 7.  **Electrical:** Three prong outlets, lighting
- 8.  **HVAC Source:** Forced air with registers
- 9.  **Smoke Detector:** Present -- There is a security system present so the smoke alarms could not be tested.

### 2nd Level, Front Center Bedroom

- 10.  **Doors:** Wood, French
- 11.  **Closet:** Walk In
- 12.  **Ceiling:** Drywall
- 13.  **Walls:** Drywall
- 14.  **Floor:** Carpet
- 15.  **Windows:** Wood thermal pane
- 16.  **Electrical:** Three prong outlets, lighting, ceiling fan
- 17.  **HVAC Source:** Forced air with registers
- 18.

### 2nd Level, N/east, Master Bedroom

- 19.  **Doors:** Wood, French
- 20.  **Closet:**
- 21.  **Ceiling:** Drywall
- 22.  **Walls:** Drywall
- 23.  **Floor:** Carpet
- 24.  **Windows:** Wood thermal pane
- 25.  **Electrical:** Three prong outlets, lighting, ceiling fan
- 26.  **HVAC Source:** Forced air with registers
- 27.  **Smoke Detector:** Present -- There is a security system present so the smoke alarms could not be tested.

### Basement, N/west Bedroom

- 28.  **Doors:** Wood
- 29.  **Closet:** Walk In
- 30.  **Ceiling:** Drywall
- 31.  **Walls:** Drywall
- 32.  **Floor:** Carpet
- 33.  **Windows:** Wood thermal pane
- 34.  **Electrical:** Three prong outlets, lighting -- Ungrounded three prong outlets at SW corner. Correct unsafe outlets.
- 35.  **HVAC Source:** Forced air with registers
- 36.  **Smoke Detector:** Not present -- Recommend installing a smoke detector.

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## Bathroom

Bathroom fixtures are inspected for condition and operation, not usage. Maintaining caulking and grout in all bathrooms is very important to prevent leakage, and moisture problems.

A \$ \$ S Ni Np

### Main Level Service Hall Bathroom

1.       Closet:
2.       Doors: Wood
3.       Windows:
4.       Ceiling: Drywall
5.       Walls: Drywall
6.       Floor: Sheet vinyl
7.       HVAC Source: Forced air with registers
8.       Ventilation: Exhaust fan
9.       Electrical: GFCI outlets, lighting
10. **Cabinetry & Fixtures**
11.       Cabinet: Wood
12.       Sink: Molded single bowl
13.       Faucets: Single handle
14.       Bathtub, Shower:
15.       Toilet: Standard toilet

### 2nd Level Hall Bathroom

16.       Closet:
17.       Doors: Wood
18.       Windows: Wood thermal pane
19.       Ceiling: Drywall
20.       Walls: Drywall
21.       Floor: Sheet vinyl
22.       HVAC Source: Forced air with registers
23.       Ventilation: Exhaust fan, window
24.       Electrical: GFCI outlet, lighting
25. **Cabinetry & Fixtures**
26.       Cabinet: Wood
27.       Sink: Molded single bowl
28.       Faucets: Two handle
29.       Bathtub, Shower: Standard tub/shower ceramic tile surround
30.       Toilet: Elongated toilet

### 2nd Level, Master Bathroom

31.       Closet: Walk In
32.       Doors: Wood, French
33.       Windows: Wood thermal pane, Skylight - not operable
34.       Ceiling: Drywall
35.       Walls: Drywall
36.       Floor: Stone Tile
37.       HVAC Source: Forced air with registers
38.       Ventilation: Exhaust fan, window
39.       Electrical: GFCI outlets, lighting
40. **Cabinetry & Fixtures**
41.       Cabinet: Wood
42.       Sink: Molded single bowl (2)
43.       Faucets: Two handle
44.       Shower: Fiberglass unit
45.       Whirlpool: Standard tub/shower ceramic tile surround
46.       Toilet: Standard toilet -- Toilet is loose at the floor, replace wax seal, check closet flange, repair, replace as needed and secure at floor.

### Basement Bathroom

47.       Closet:
48.       Doors: Wood
49.       Windows:
50.       Ceiling: Drywall
51.       Walls: Drywall

## Bathroom (Continued)

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- 52.  **Floor:** Ceramic tile
- 53.  **HVAC Source:** Forced air with registers
- 54.  **Ventilation:** Exhaust fan
- 55.  **Electrical:** GFCI outlet, lighting
- 56. **Cabinetry & Fixtures**
- 57.  **Cabinet:** Wood
- 58.  **Sink:** Molded single bowl
- 59.  **Faucets:** Two handle
- 60.  **Shower:** Fiberglass unit
- 61.  **Toilet:** Standard toilet -- Toilet is loose at the floor, replace wax seal, check closet flange, repair, replace as needed and secure at floor.



## Garage/Carport

Garage walls that are covered with a finished material or any type, storage, furniture, insulation, etc are limited to a visual inspection.

A \$ \$\$ S Ni Np

### Attached Garage

1. **Type of Structure:** Tuck under **Car Spaces:** 3
2.           **Roof:** Same as house
3.           **Roof Structure:** Same as house
4.           **Gutters:** Same as house
5.           **Downspouts:** Same as house
6.           **Leader/Extensions:** Same as house
7.           **Exterior Surface:** Same as house
8.           **Service Doors:** Metal
9.           **Garage Doors:** Wood -- Door panels have water damage at bottom of single wide door. Repair/replace bottom panel.
10.           **Door Operation:** Garage door opener
11.           **Door Opener:** Lift Master (2)
12.           **Windows:**
13.           **Ceiling:** Drywall
14.           **Walls:** Drywall
15.           **Floor/Foundation:** Poured concrete floors, Concrete block foundation
16.           **Storage Closet:**
17.           **Heating:**
18.           **Electrical:** GFCI outlets, lighting -- Light at NE area inoperative. Replace bulb or repair fixture as needed. The GFCI protection is connected to the device at the main floor laundry room.
19.           **Smoke Detector:**
20.           **Hose Bibs:** Frostproof hydrant, 1 present -- Faucets in garages are not tested.

## Attic

Some attic access panels are too small to enter and/or blocked by construction, storage, personal items, etc. Therefore, attics may not be inspected. If dark staining is viewed in an attic space we recommend consulting with a professional laboratory for testing, and determination whether stains are mold and if repairs are needed.

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### 2nd Level, Front Center Bedroom Closet Attic

1. **Method of Inspection:** From attic
2.           **Roof Framing:** Rafter
3.           **Sheathing:** Particle board
4.           **Ventilation:** Roof, Soffit
5.           **Insulation:** Blown **Insulation Depth:** 14±"
6.           **Vapor Barrier:** -- Not visible.
7.           **Attic Fan:**
8.           **Whole House Fan:**
9.           **Wiring/Lighting:** 120 volt -- Covered with insulation, not fully visible.
10.           **Moisture Stains:** Old stains present appeared dry at time of inspection -- Plastic sheets draped below roof vents to catch wind blown moisture. Wind blown moisture is common and this is an acceptable method to control ceiling stains.
11.           **Bathroom Fan Venting:** Improperly installed -- The discharge for the hall bathroom fan is acceptable, but the master bath discharge should be extended up to within 12 inches of a roof vent to insure proper exiting of humid air out of the attic.

### Garage Attic

12. **Method of Inspection:** From the attic access
13.           **Roof Framing:** Rafter
14.           **Sheathing:** Particle board
15.           **Ventilation:** Roof, Soffit
16.           **Insulation:** **Insulation Depth:**
17.           **Vapor Barrier:**
18.           **Attic Fan:**
19.           **Whole House Fan:**
20.           **Wiring/Lighting:** 120 volt
21.           **Moisture Stains:**

## Attic (Continued)

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22.      Bathroom Fan Venting:

## Heating System

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Air quality testing and cleaning of all air ducts is a wise investment when environmental hygiene is a concern. This is not part of the inspection.

A \$ \$ \$ S Ni Np

### Basement, Utility Room Heating System

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1. **Manufacturer:** Armstrong **Model Number:** GUJ150D20-2B **Serial Number:** 8496D10336
2. **Type:** Forced air **Capacity:** 150,000 **Fuel Type:** Natural gas
3. **Area Served:** Whole house **Approximate Age:** 13 years
4.  **Heating System Operation:** Appears serviceable -- The inside of the front of the furnace is very dirty and moisture stained. It appears there has been moisture leakage down the flue pipe. Recommend consulting with a licensed HVAC technician to clean and evaluate the system and repair as needed.
5.  **Heat Exchanger:** Closed System, 6 Burner -- Closed heat exchanger cannot be opened for visual inspection.
6. Unable to Inspect: Heat exchanger
7.  **Blower Fan/Filter:** Direct drive with disposable filter.
8.  **Distribution:** Standard metal ducts, Insulflex duct
9.
10.  **Draft Control:** Automatic (electrical)
11.  **Flue Pipe:** Metal
12.  **Controls:** Main Control Valve
13.
14.  **Humidifier:** April-Aire -- Not included in this home inspection (for your info only).
15.  **Thermostats:** Standard
16.
17. **Suspected Asbestos:**

## Air Conditioning

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Air conditioning units and heat pumps should be cleaned and serviced annually to provide maximum efficiency and help extend the life of the unit.

A \$\$\$ S Ni Np

### Rear AC System

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1. **Manufacturer:** Armstrong **Model Number:** SCU10A48A-3A **Serial Number:** 8496A11259
2. **Type:** Central A/C **Capacity:** 4 Ton **Fuel Type:** Electric split system
3. **Area Served:** Whole house **Approximate Age:** 13 years
4.  **A/C System Operation:** Appears functional
5.  **Condensation Removal:** Clear hose, PVC pipe
6.  **Exterior Unit:** Pad mounted. -- Unit tilted, needs to be leveled.
7.  **Temperature Differential:** 19°F **Supply Air Temp:** 46°F **Return Air Temp:** 65°F
8.  **Visible Coil:** Aluminum -- Unit is very dirty. Service required.
9.  **Refrigerant Lines:** Serviceable condition
10.  **Exterior Electrical Disconnect:** Breaker -- The A/C manufacture requires a maximum and minimum size for the electrical protection of the unit. The circuit breaker for this unit exceeds the requirement. Replace the oversized breaker at the main electric panel.
11. **Manufactures Requirements: Max:** 45 Amps - **Min:** 35 Amps
12. **Exterior Disconnect Size:** 60 Amps - **Main Electric Panel Protection:** 50 Amps
13.  **Exposed Ductwork:** Same as Heating
14.  **Blower Fan/Filters:** Same as Heating
15.  **Thermostats:** Same as Heating

# Metro Property Inspections

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090001 - Sample Report

## Plumbing

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Only visible systems and components are included in this inspections. Water valves are not operated as part of this inspection. Any reference to any water valve is visual only unless noted otherwise.

- |  | A                                   | \$                       | \$\$                     | S                        | Ni                       | Np                                  |   |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| 1.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Visible Service Line: Copper  |
| 2.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Water Meter Location: Basement - SW Corner  |
| 3.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Main Water Shutoff: Basement at meter   |
| 4.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Visible Water Lines: Copper   |
| 5.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Visible Drain Pipes: PVC  |
| 6.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Visible Clean Out Caps: PVC   |
| 7.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Visible Vent Pipes: PVC   |
| 8.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Visible Gas Service Lines: Black iron, Copper                                     |
| 9.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Gas Leaks: None found at time of inspection                                       |
| 10.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Open Gas Lines:   |
| 11.  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sewage Grinder Pump:  |
| 12.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor Drain: Standard floor drain, with cover plate                               |
| <hr/> <b>Basement, Utility Room Water Heater</b> |                                     |                          |                          |                          |                          |                                     |   |
| 13.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Water Heater Operation: Appears serviceable                                       |
| 14.  |                                     |                          |                          |                          |                          |                                     | Manufacturer: A.O. Smith Model Number: FSG 40 232 Serial Number: GC96-3024660-S19 |
| 15.  |                                     |                          |                          |                          |                          |                                     | Type: Natural gas Capacity: 40 Gal.   |
| 16.  |                                     |                          |                          |                          |                          |                                     | Approximate Age: 13 years Area Served: Whole house                                |
| 17.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Flue Pipe: Metal  |
| 18.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Main Control Valve: Acceptable  |
| 19.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | TPR valve & Discharge Pipe: Present   |
| 20.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Drain Valve: Acceptable   |
| <hr/> <b>Basement, Utility Room Water Heater</b> |                                     |                          |                          |                          |                          |                                     |   |
| 21.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Water Heater Operation: Appears serviceable                                       |
| 22.  |                                     |                          |                          |                          |                          |                                     | Manufacturer: A.O. Smith Model Number: FSG 40 232 Serial Number: GC96-3015064-S19 |
| 23.  |                                     |                          |                          |                          |                          |                                     | Type: Natural gas Capacity: 40 Gal.   |
| 24.  |                                     |                          |                          |                          |                          |                                     | Approximate Age: 13 years Area Served: Whole house                                |
| 25.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Flue Pipe: Metal  |
| 26.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Main Control Valve: Acceptable  |
| 27.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | TPR valve & Discharge Pipe: Present   |
| 28.  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Drain Valve: Acceptable   |

## Electrical

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If knob & tube wiring is present, we recommend consulting with your insurance company prior to closing for your protection. Outlets and switches that are blocked by furniture, storage, etc. are not inspected.

A \$\$ S Ni Np

1. **Service Entrance:** **Underground** **Volts:** 120-240 volts
  2.       **Service Conductor:** Copper
  3.       **120 VAC Branch Circuits:** Copper
  4.       **240 VAC Branch Circuits:** Copper and aluminum
  5.       **Conductor Type:** Romex, conduit
  6.       **Ground:** Driven rod
- 
- Garage NE Corner Electric Panel**
7.       **Service Size:** 200 Amps
  8.       **Manufacturer:** Square D
  9.       **Main Breaker Size:** 200 Amps
  10.       **Breakers:** 120-240 volt
  11.       **Fuses:**
  12.       **AFCI:**
  13.       **GFCI:**
  14.      **Grounding:** Water pipe -- Concealed in construction - not visible.
  15.       **Is the panel bonded?:**  Yes  No  Not visible
  16.       **Is CSST gas piping bonded?:**  Yes  No  Not Visible  No CSST found

## Minor Summary

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The following is a BRIEF REVIEW of certain conditions noted at the time of inspection that are of most importance to the inspector. Please remember, however, that the inspector is not buying the house you are. The enclosed report may also refer to other concerns that are normal and routine maintenance, future improvements, or other repairs which are common to many resale homes. These items may be of greater or lesser importance to the client than those listed below, so refer to the enclosed inspection report in its entirety before making any purchase decisions. The cost perspective is based on what was visible at the time of the inspection. It is entirely possible that hidden deficiencies may cause the cost of any repair work to change dramatically. MINOR concerns generally should cost under \$500 to correct. All work should be completed by qualified/licensed contractors.

### Lots and Grounds

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1. **Steps/Stoops:** **Concrete** Step at front porch and walk have settled causing the top step to be over 8" high. This is considered a trip hazard. Also, stoop at the rear garage passage door has settled and slopes toward the foundation. Raise sunken concrete walk, steps and stoop and seal cracks and gaps.
2. **Grading:** **Negative slope** The ground has settled so surface water cannot drain away from the foundation walls at the front center, the east side and at the rear. Add soil at low areas so the ground slopes away from the foundation walls.
3. **Vegetation:** **Trees, Shrubs** Trees, shrubs and foliage touching siding and trim and prevent adequate air flow. Trim shrubs and vegetation away from the exterior walls.
4. **Lawn Sprinklers:** **Compete yard** The 8 zone system was operated manually. The only problem found is one head one zone 8 at the NW corner of the rear yard did not rotate and had low flow. Repair the head/piping as required.

### Exterior Surface and Components

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5. **Front of house Exterior Surface Type:** **Brick, EIFS (Synthetic Stucco)** Holes in wall above garage door do not appear to be sealed, also, window sills have cracked at joint with EIFS. Seal cracks/openings at the EIFS.

### Roof

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6. **House, garage Roof Surface Material:** **Wood Shakes** One shake missing at the front garage roof. Replace missing wood shake.
7. **East Chimney Chimney:** **Wood frame, EIFS.** The EIFS siding extends below the grade at the bottom of the chimney. EIFS should never extend below grade because of potential moisture/mold problems. Recommend inspection by a qualified contractor to repair as needed.

### Living Space

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8. **Living Room/Den -- Living Space Windows:** **Wood thermal pane** Once opened the window must be pushed closed from the exterior. Adjust /repair the operator mechanism so the sash moves freely.
9. **Dining Room -- Living Space Windows:** **Wood thermal pane** Sash stuck - would not open, free sash. Screens missing, replace.

### Fireplace/Wood Stove

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10. **Basement Recreation Room Fireplace Flue:** **Metal** Creosote build-up, Not fully visible, Recommend consulting with a qualified chimney sweep company to evaluate the system and clean/repair as needed.

### Bedroom

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11. **Basement, N/west Bedroom Electrical:** **Three prong outlets, lighting** Ungrounded three prong outlets at SW corner. Correct unsafe outlets.
12. **Basement, N/west Bedroom Smoke Detector:** **Not present** Recommend installing a smoke detector.

### Bathroom

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13. **2nd Level, Master Bathroom Toilet:** **Standard toilet** Toilet is loose at the floor, replace wax seal, check closet flange, repair, replace as needed and secure at floor.
14. **Basement Bathroom Toilet:** **Standard toilet** Toilet is loose at the floor, replace wax seal, check closet flange, repair, replace as needed and secure at floor.

### Kitchen

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15. **Main level Kitchen Electrical:** **Three prong outlets, lighting, GFCI outlets** The outlet to the left of the range is not GFCI protected. Install GFCI protection at outlet for safety.

### Garage/Carport

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16. **Attached Garage Garage Doors:** **Wood** Door panels have water damage at bottom of single wide door. Repair/replace bottom panel.

### Attic

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17. **2nd Level, Front Center Bedroom Closet Attic Bathroom Fan Venting:** **Improperly installed** The discharge for the hall bathroom fan is acceptable, but the master bath discharge should be extended up to within 12 inches of a roof vent to insure proper exiting of humid air out of the attic.

## Minor Summary (Continued)

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### Air Conditioning

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18. **Rear AC System Exterior Unit:** [Pad mounted](#). Unit tilted, needs to be leveled.
19. **Rear AC System Visible Coil:** [Aluminum](#) Unit is very dirty. Service required.
20. **Rear AC System Exterior Electrical Disconnect:** [Breaker](#) The A/C manufacture requires a maximum and minimum size for the electrical protection of the unit. The circuit breaker for this unit exceeds the requirement. Replace the oversized breaker at the main electric panel.

## Major Summary

---

The following is a BRIEF REVIEW of certain conditions noted at the time of inspection that are of most importance to the inspector. Please remember, however, that the inspector is not buying the house you are. The enclosed report may also refer to other concerns that are normal and routine maintenance, future improvements, or other repairs which are common to many resale homes. These items may be of greater or lesser importance to the client than those listed below, so refer to the enclosed inspection report in its entirety before making any purchase decisions. The cost perspective is based on what was visible at the time of the inspection. It is entirely possible that hidden deficiencies may cause the cost of any repair work to change dramatically. MAJOR concerns generally would cost \$500 or more to correct. All work should be completed by qualified/licensed contractors.

## Exterior Surface and Components

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1. **Windows:** **Wood thermal pane** There is rotted wood sills, frames and sashes at several windows. The visible areas were at the front dining room, laundry room and upper entry, and at the rear NE basement window. Replace/repair deteriorated wood members or windows as needed.

## Safety Summary

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Safety concerns should be corrected prior to occupancy of the property. While this is NOT a CODE inspection, often safety concerns are also code violations. Qualified contractors should be used to correct safety concerns to insure repairs or replacements are properly accomplished and meet local code requirements where applicable. Safety Items that are included on the Minor and Major deficiency pages were required safety concerns when the house was constructed or modified. Other safety concerns would be considered upgrades, not deficiencies.

### Lots and Grounds

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1. **Steps/Stoops:** **Concrete** Step at front porch and walk have settled causing the top step to be over 8" high. This is considered a trip hazard. Also, stoop at the rear garage passage door has settled and slopes toward the foundation. Raise sunken concrete walk, steps and stoop and seal cracks and gaps.

### Fireplace/Wood Stove

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2. **Basement Recreation Room Fireplace Flue:** **Metal** Creosote build-up, Not fully visible, Recommend consulting with a qualified chimney sweep company to evaluate the system and clean/repair as needed.

### Bedroom

---

3. **Basement, N/west Bedroom Electrical:** **Three prong outlets, lighting** Ungrounded three prong outlets at SW corner. Correct unsafe outlets.

### Bathroom

---

4. **2nd Level, Master Bathroom Toilet:** **Standard toilet** Toilet is loose at the floor, replace wax seal, check closet flange, repair, replace as needed and secure at floor.
5. **Basement Bathroom Toilet:** **Standard toilet** Toilet is loose at the floor, replace wax seal, check closet flange, repair, replace as needed and secure at floor.

### Kitchen

---

6. **Main level Kitchen Electrical:** **Three prong outlets, lighting, GFCI outlets** The outlet to the left of the range is not GFCI protected. Install GFCI protection at outlet for safety.

### Attic

---

7. **2nd Level, Front Center Bedroom Closet Attic Bathroom Fan Venting:** **Improperly installed** The discharge for the hall bathroom fan is acceptable, but the master bath discharge should be extended up to within 12 inches of a roof vent to insure proper exiting of humid air out of the attic.