



*The BrickKicker is pleased to present this
professional home inspection report
for the property located at:*

**1137 N Connor Trail
Sioux Falls, SD 57103**

inspected on 07/30/2015

**For more information please contact
The BrickKicker**


**Koleby Harshfield
and
Dale Solberg**

605 215 7500



Property Inspection Report

Property Address 1137 N Connor Trail City/State Sioux Falls, SD 57103
 Style of Building Split Level Estimated Age Years
 Client(s) Ryan Gorski. Present? YES Owner Present? _____
 Others Present Not Applicable
 Agent/Company _____
 Agent/Company _____
 Job# 1137 N Connor Trail Date Inspected 07/30/2015 Time 5:00 PM Status _____

Inspector: Koleby Harshfield (as Agent of The BrickKicker)
 Inspector: Dale Solberg (as Agent of Company)
 Signed  Koleby Harshfield

For Office Use Only
 Ins. Fee_ _____
 Code_ _____
 Env. _ _____

WEATHER CONDITIONS Temperature was 90 and Sunny/Hot
GROUND CONDITIONS Dry

REPORT EXPLANATIONS

- REVIEWED:** All component(s) in this category appeared to be functioning normally at the time of the inspection. The component(s) may show typical wear and tear.
- N/A:** Listed component(s) in this category were not applicable to, and therefore not included in, this inspection.
- COMMENTS(S):** Component(s) in this category were subject to one or more comments as printed on each page below. Monitoring, minor maintenance, or further attention may be suggested, as indicated in the comment(s). Further evaluation by a QUALIFIED CONTRACTOR may be recommended.

Comments provided may apply only to a portion of an item or only to certain items within the category. The inspector will usually provide an explanation of this within the written commentary.

CONTENTS

CONTRACT PROVISIONS	1a
INSPECTION CONTRACT CONDITIONS	1b
BUILDING EXTERIOR, INTERIOR, MECHANICAL SYSTEMS, STRUCTURAL ELEMENTS	3
BUILDING PROPER	3
ROOF	5
GARAGE	6
ROOMS	7
BATHROOMS	8
BATHROOMS #2	9
BATHROOMS #3	10
KITCHEN	11
PLUMBING	12
ELECTRICAL	13
HVAC	14
FOUNDATION	15
ATTIC	16

Building Exterior

I BUILDING PROPER



Vegetation, grading, surface drainage, and retaining walls are reviewed when any of these items may potentially adversely affect the building. Siding and/or structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and can not be included with this inspection. Areas that visually appear to be deteriorated may be probed, if accessible. Additional defects may be found when repairs are made to items listed in this report or when remodeling is done on the exterior. We cannot be held responsible for any hidden defects found after the inspection.

	Reviewed	N/A	*Comments
A. Exterior Walls: Siding Type(s): Wood Composite (fiberboard) and Brick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Exterior Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Eaves, Soffits & Fascia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Patio(s) & Walkway(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Deck(s), Porch(s), Balcony(s) & Railing(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Stoop(s), Stairs, Step(s) & Railing(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Exterior Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Grading and Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Vegetation (Trees, shrubs, vines affecting the building)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

A. Exterior Walls:

Wood Siding: Brick: Wood Composite Siding: Hard Board siding, also known as Composition Board siding, is installed as an exterior cladding. This siding material is man-made and can be vulnerable to disfigurement due to moisture absorption at bottom edges and at butt joints. Wavy bulges are also common. Periodic maintenance is needed at all joints and edges to prevent moisture absorption. (Note: Certain older brands of this material have been involved in class action suits due to evidence of product failure. I am unable to determine specific manufacturer brands during a visual inspection.) Perform periodic siding inspections. Follow a good finish paint or stain maintenance schedule to prevent moisture from reaching the edges and ends of the siding.

D. Patio(s) & Walkway(s)

Paver (Brick) Patio(s):

Maintenance Recommendations:

- Maintain the pavers installed at the building in order to direct water runoff away from the foundation
- Periodically wash surfaces to remove stains.
- Replace any damaged or loose pieces.
- Treat the joints between pavers to prevent plant growth.

Concrete Walkway(s):

The building's walk(s) have some uneven sections with trip ledges which would benefit with feathering and/or additional types of repair or replacement for pedestrian safety.



E. Deck(s), Porch(s), Balcony(s) & Railing(s)

It is important to keep up with seasonal maintenance practices on wood decks/porches. Failure to keep wood covered causes deterioration.

G. Driveways

Concrete driveway:

Typical cracking was noted. This is usually caused by shrinkage of the concrete as well as compaction of the soil under the driveway over time, and usually occurs only in the first few years after the driveway is installed. Monitoring of the cracking is recommended.



J. Vegetation (Trees, shrubs, vines affecting the building)

Recommend keeping trees, shrubs and/or vines cut back away from roof areas and exterior of building. At least 8 to 12 inches of clear space between the structure and any vegetation is recommended to promote proper air circulation and help prevent damage from moisture and insects.



K. Other

Fence(s):

Note: For the purposes of identifying specific areas of the building, assume you are outside facing the house from the street or road. Report references may be made to "left", "right", "front", or "rear".

Building Exterior

II ROOF

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repair or replacement cost will be, a qualified roofing contractor should be contacted. All roof coverings require periodic maintenance and an annual inspection is recommended. Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of the inspection. Buyers are encouraged to ask the current owner about the presence of any roof leaks.

Estimated Age (Range in Years)

24.

Number of Layers Readily Visible:

1

Observation Method:

Ground Level: The roof was not walked. However, it was partially viewed from the ground. Possible injury to the inspector due to difficult access or damage to the roofing materials precluded walking on the roof. The roof was not walked on and the evaluation is limited. This type of viewing may be in conjunction with other viewing methods.

	Reviewed	N/A	*Comments	
A. Surface Material(s) (Type):	Asphalt or Shingles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Flashings & Plumbing Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. Gutters and Downspouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D. Ventilation (Visible Condition)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Chimney(s) & Cap(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Skylight(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

F. Skylight(s)

The vacuum seal has failed in the skylight glass at one or more of the skylights. While the "fogging" of the glass is largely cosmetic, there is an accompanying loss of insulation value and correction of this condition requires replacement of the entire, factory assembled glazing unit.

We recommend referring to the HOME REFERENCE GUIDE provided with this report for maintenance suggestions.

Building Exterior

III GARAGE



Garage inspections are often limited by the occupants stored items and vehicles. Be sure to review this area after the current occupant has removed stored items and before final possession for any potential issues to be addressed at that time. This is not a technically exhaustive inspection, and minor defects may exist that are not reflected in this report. We cannot detect latent or hidden conditions, and therefore cannot be responsible for items hidden under finishes, within wall cavities, under insulation, etc.

Type: Attached.

		Reviewed	N/A	*Comments
A. Garage Exterior - Siding Type(s):	Wood Composite and Brick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Roof Surface Material(s):	Asphalt or Fiberglass Shingles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Garage Interior		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Automotive Door(s):		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Automatic Opener(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Service Door(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Floor/Foundation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

B. Roof Surface Material(s)

Asphalt or Fiberglass Shingles:

E. Automatic Opener(s)

The garage door does not have light beam safety sensors installed. The garage door did stop and reverse when tested. (placed 2x4 under door and as soon as the door touched the board it reversed.)

G. Floor/Foundation

The garage floor and foundation perimeter were not fully visible for review at the time of the inspection due to stored personal items. Suggest checking with the current owner and/or careful review of these areas after the items have been removed.

Building Interior

IV ROOMS



Furniture and other personal possessions and/or stored items may prevent a complete examination of wall and/or floor surfaces. Normal shrinkage, settlement and seasonal changes in wood framing may cause minor cracking in walls and ceilings. Most wall and ceiling cracking is typical and not usually caused by structural movement.

Room(s): General.

Location: Throughout.

	Reviewed	N/A	*Comments
A. Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Window(s) (Sample Testing Only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Interior Doors (Sample Testing Only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Step(s), Stairway(s) & Railing(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Permanent Heat Source in Each Habitable Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Fireplaces/Solid Fuel Burning Stoves Type: Fireplace, Chimney(s): Metal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(For personal safety, we recommend that these items be cleaned and checked annually by a qualified chimney sweep.)

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

C. Window(s) (Sample Testing Only)

Style or Type of Window: Casement.

D. Interior Doors (Sample Testing Only)

One or more interior doors rubbed on the carpet. Adjustment (or under cutting of the affected doors) is recommended for ease of operation.

H. Fireplaces/Solid Fuel Burning Stoves

Fireplace(s): Gas.



If Fireplaces or Solid Fuel Burning Stoves were present, only visible and readily accessible portions of the fireplaces or stoves have been reviewed.

Flue defects may exist that can only be discovered through a Level 2 chimney inspection performed by a qualified chimney sweep.

Manually lit gas fireplaces are not operated as a part of this inspection.



We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.

LOCATION: Master.

	Reviewed	N/A	*Comments
A. BATHTUB (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A- 1. Tub Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A- 2. Tub Faucet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. SHOWER (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 1. Shower Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 2. Shower Head	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. SINK/VANITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 1. Sink Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 2. Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VENTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. FLOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Building Interior

V BATHROOMS #2



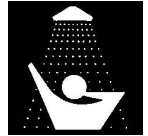
We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.

LOCATION: 1st Floor.

	Reviewed	N/A	*Comments
A. BATHTUB (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A- 1. Tub Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A- 2. Tub Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. SHOWER (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 1. Shower Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 2. Shower Head	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. SINK/VANITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 1. Sink Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 2. Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VENTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. FLOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Building Interior

V BATHROOMS #3



We recommend periodic cleaning (removal of built-up dust and dirt) of bathroom ventilation (exhaust) fans to maintain proper operation. Periodic review of caulking and grouting at all tiled areas and at backsplashes is strongly recommended to prevent moisture damage to the underlying surfaces. Repairs should always be made with the proper materials. Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear after repeated usage, and we cannot be held responsible for these.

LOCATION: Basement.

	Reviewed	N/A	*Comments
B. SHOWER (includes Wall/Tile)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 1. Shower Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B- 2. Shower Head	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. SINK/VANITY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 1. Sink Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C- 2. Sink Faucet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. VENTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. FLOOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Building Interior

VI KITCHEN



This is a visual inspection. Water stains or damage may be hidden by stored personal items, behind cabinets and appliances, under floor coverings, or within wall cavities and may not be reported on. If the house was vacant at the time of the inspection, leaks may not appear due to lack of normal usage. The function of all appliances remaining with the house should be verified by the client before the closing.
 The BrickKicker cannot be held responsible for the function of any appliances.

		Reviewed	N/A	*Comments
A. Ventilation:	Stove Top: System appears to recirculate to the interior.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Sink		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Sink Drain		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Faucet		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Countertops		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Cabinets		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Floor		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Appliance #1:	Refrigerator.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Appliance #2:	Dishwasher.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Appliance #3:	Microwave.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Appliance #4:	Range, Cooktop.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Appliance #5:	Clothes Washer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Appliance #6:	Clothes Dryer.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: We provide a cursory review of selected appliances for "on-off" function only and strictly as a courtesy to our clients. Temperatures, thermostats, features, functions and cycles ARE NOT verified. We strongly recommend that the client(s) verify the proper operation of all appliances during the final walk-through before the closing.

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

H. Appliance #1

Appliances operated normally at the time of the inspection.

H. Appliance #2

Appliances operated normally at the time of the inspection.

H. Appliance #3

Appliances operated normally at the time of the inspection.

H. Appliance #4

Appliances operated normally at the time of the inspection.

H. Appliance #5

Appliances operated normally at the time of the inspection.

H. Appliance #6

Appliances operated normally at the time of the inspection.

Mechanical Systems

VII PLUMBING



Supply and drainage piping is observed in exposed areas only. The condition of piping within walls cannot be determined as a part of this inspection. Wells and septic systems are specifically excluded from this inspection - separate, specialized testing and inspection of these systems is recommended (and may be required by law). All plumbing work should be performed by licensed plumbers.

Water Main Shut Off Location: Utility Room.

		Reviewed	N/A	*Comments
A. Water Pressure/Flow:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Water Piping Material(s)	Copper.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Drain & Vent Piping Material(s):	PVC (Plastic) and ABS (Plastic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Water Heater #1	Size: 50 gal. Type: Gas, Est. Age: 5-7 Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Fuel Supply Piping and Storage:	Type: Natural Gas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Flood Control (storm and sewage pumps):	Sump (storm water)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

A. Water Pressure/Flow:

The water pressure appeared to be marginally acceptable with 3 or more plumbing fixtures operating at the same time. This may be due to older, corroded piping and/or other reasons. Further evaluation by a licensed plumber is recommended to determine and correct the cause of the marginal pressure.

F. Flood Control (storm and sewage pumps)

Sump (storm water): Due to the design of the sump (storm water) pump, it was not tested as a part of this inspection.

The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.

Mechanical Systems

VIII ELECTRICAL



Only qualified electricians should perform all electrical repairs or modifications. The condition of wiring is typically only observed in the electrical panel(s) - junction box, outlet and switch covers are not removed. Lights that do not appear to function are often the result of burned out bulbs. AFCI (arc fault circuit interrupter) devices and only tested in vacant houses. Smoke detectors are visually checked but not tested in accordance with industry standards. Low voltage systems (door bells, telephones, etc.) are not included in this inspection.

SMOKE AND CARBON MONOXIDE DETECTORS SHOULD BE PERIODICALLY CHECKED FOR FUNCTION.

		Reviewed	N/A	*Comments
A. Main Service:	Underground.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Service Entrance Cables Material:	Wiring Types: Copper.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Main Service Panel	Location: Garage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Branch Circuit Wiring:	Conductor Material(s): Copper. Wiring Type(s): Non-Metallic Sheathing (Romex)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Receptacles (Outlets)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Light Fixtures		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Ground Fault Circuit Interrupters		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Smoke Detectors	Present: periodic testing strongly recommended.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

***Items marked 'Comments' usually require attention - See Report Explanations**

C. Main Service Panel



H. Ground Fault Circuit Interrupters

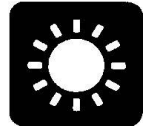
The Ground Fault Circuit Interrupter (GFCI) devices which were present were tested and operated correctly at the time of the inspection. Recommend all GFCI devices be periodically tested for proper operation.

I. Smoke Detectors

Test Smoke & Carbon Monoxide Detectors regularly or at least once a month to verify operation for personal safety.

Mechanical Systems

IX HVAC



All heating units should be professionally serviced prior to the start of each heating season to maintain efficiency and for personal safety. Air conditioning units should be professionally serviced prior to the start of each cooling season for best performance and exterior compressor units should be left uncovered in the winter months to avoid excess moisture build-up and premature corrosion. Any space heaters present in the building should always be operated in full accordance with the manufacturer's recommended procedures and safety precautions to prevent oxygen depletion and possible build-up of carbon monoxide.

A. HEATING EQUIPMENT *Includes Flue Piping, Blowers, Pumps, Safety Valves, Combustion Air, etc.*

Unit	Brand	Type	BTU Input	Fuel	Est. Age	Reviewed	N/A	*Comments
Arcoaire.			80,000.	Natural Gas.	20-25.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All heating and cooling equipment should be serviced annually by a qualified contractor.

A unit marked "Reviewed" means that the unit operated normally at the time of the inspection. Proper operation of all units should be verified prior to closing. A conclusive evaluation of a *furnace heat exchanger* or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. **We do not report on, nor can we be held responsible for, these items.**

B. COOLING EQUIPMENT *Unit(s) not tested unless the outside temperature is at least 60 degrees for the last 24 hours.*

Unit	Brand	Type	Capacity	Fuel	Est. Age	Reviewed	N/A	*Comments
Comfortmaker.				Gas.	20-25.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A unit marked "Reviewed" means that the nit operated normally at the time of the inspection. Proper operation of all units should be re-verified by the client prior to closing.

	Reviewed	N/A	*Comments
C. Ductwork (visible condition only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Structural Elements

X FOUNDATION



Only the readily visible portions of the foundation and structure were observed. Foundation surfaces that are hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.

Type: Basement: finished.

Foundation Moisture Indications: None located.

		Reviewed	N/A	*Comments
A. Floor(s):	Not Visible: Hidden by finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Columns: (Inspected only where visible)	Not Visible: Hidden by finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Beams: (Inspected only where visible)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Floor Joists: (Inspected only where visible)	Solid Wood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Sub-Flooring: (Inspected only where visible)	Not Visible: Hidden by finishes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Foundation Material:	Concrete. Visibility: Access and visibility of the foundation walls were typical.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Most foundation walls will have some amount of typical cracking. Cracking that is beyond "typical" will usually be discussed in the comments below. <u>Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry.</u>				
G. Foundation Ventilation:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Floor Drains:		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For full knowledge of water penetration or seepage we strongly recommend you check with the current owner. Every Basement/Crawl Space has potential for water entry. There is no assurance/guarantee it will not occur.

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

F. Foundation Walls

Typical settlement cracks were observed at one or more areas. They commonly occur in the first few years after the building is completed and do not usually indicate a structural deficiency. Monitoring of the cracking is suggested. If the cracking appears to increase in size or area, then additional review is recommended.



Proper water control reduces or eliminates water infiltration and provides for its removal.

Structural Elements

XI ATTIC

Method of Observation: Bedroom: Viewed from hatch, Closet.

Access / Visibility Access and visibility of the attic spaces were typical. Attic areas were not fully accessible for observation. Attic space(s) not walked due to blown-in insulation.

Access / Visibility



		Reviewed	N/A	*Comments
A. Water Penetration:	None Noted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Venting of Attic (mechanical and passive)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Insulation:	Varies, 10-12 Material: Fiberglass.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Roof Framing:	Prefabricated Trusses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Roof Sheathing:	Plywood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

*Items marked 'Comments' usually require attention - See Report Explanations

CARBON MONOXIDE

The presence of any combustion device within the dwelling justifies the installation of a carbon monoxide detector. Note that even if such a device or devices are installed at the time of the inspection, these items do not necessarily convey with the property. Many sellers will remove these devices for installation in their new dwelling. I advise you to consider installing carbon monoxide detectors as needed once you take possession. Follow manufacturer guidance as to where to install the unit(s).

RADON ABATEMENT SYSTEM

The property includes a permanently installed radon abatement/mitigation system. Prior to 1989, the Environmental Protection Agency (EPA) had no specific recommendations relative to the design of an effective mitigation system or how it should be installed. Between 1989 and 1991, the EPA developed mitigation standards. My inspection relies on later EPA standards. Note that my inspection of the system is a visual inspection of readily accessible components. Unless you have ordered a radon test in connection with the general home inspection, my services do not include a radon test to verify system operation. I advise you either ask the seller for documentation relating to post-installation radon testing or that you test the building's indoor air for radon to verify that the radon level is below 4 pCi/L. (The EPA recommends testing the property every two years even if the property has a radon mitigation system.)

GENERAL PROPERTY CIRCUMSTANCES

This inspection has focused on the major elements of the property. As noted, some items are only sample tested or partially reviewed. Additionally, this inspection may have been impeded by limited accessibility, especially in occupied homes. Therefore, please do not expect that every defect will be reported. Clients might anticipate and budget an amount not less than \$1000.00 to cover unforeseen and undiscovered defects and/or minor repairs. This inspection does not determine whether proper building permits have been obtained for work performed at this property prior to this inspection. We recommend that the client inquire with the current owner and the local building department as to the disposition of building permits, if any were required.