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603-742-0535

INSPECTION CONDITIONS



CLIENT & SITE INFORMATION:

CLIENT FAX #:

CLIMATIC CONDITIONS:

WEATHER: Clear.

SOIL
CONDITIONS: Dry.

APPROXIMATE
OUTSIDE
TEMPERATURE
in F: 50-60.

BUILDING CHARACTERISTICS:

MAIN ENTRY
FACES: East.

BUILDING TYPE: 1 family, Cape Cod.

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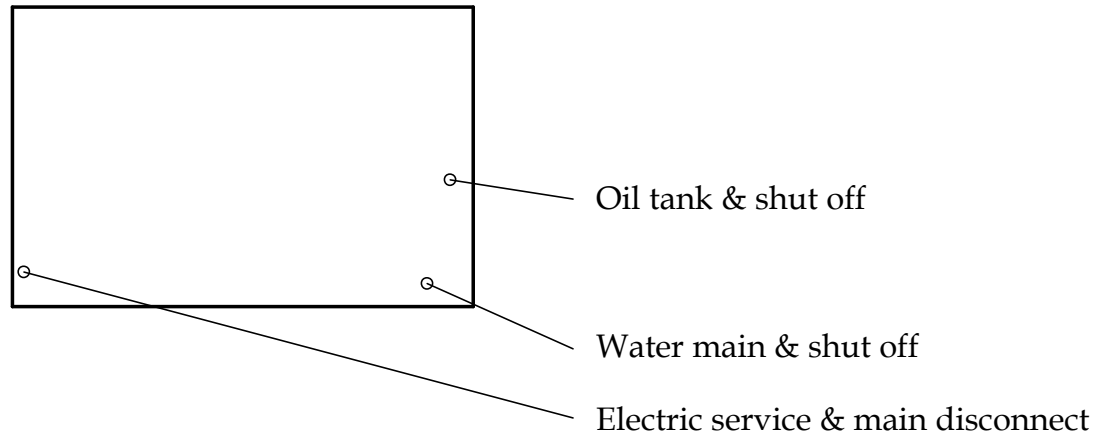
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STORIES: 1 1/2.

**SPACE BELOW
GRADE:**

Basement.

SITE SKETCH: (From front, back of the house at top of page)



UTILITY SERVICES:

WATER

SOURCE: Public.

UTILITIES

STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.

HOUSE

OCCUPIED? Yes.

CLIENT

PRESENT: Yes.

PEOPLE

PRESENT: Homeowner, Homeowners spouse, Homeowners children.

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COMMENTS: Well built wood framed home.

PAYMENT INFORMATION:

TOTAL FEE: 295.

PAID BY: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION: Appears serviceable.

SIDEWALKS:

TYPE: Paver/ Tile.

CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Gentle slope, Grade at foundation appears serviceable.

DECKS:

TYPE: Wood.

CONDITION:



Appears serviceable, very well built & properly supported / attached to house by a blocking system that allows water to pass by.

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EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable.

FENCES & GATES:

TYPE: Wood, Chain link.

CONDITION: Appears serviceable.

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EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Wood siding.

CONDITION: Appears serviceable.

TRIM:

MATERIAL: Wood.

CONDITION:



Appears serviceable, Loose or deteriorated material-water damage left side gable facia- rear basement door being repaired. Bottom dormer

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window trim.

CHIMNEY:

MATERIAL: Brick.

CONDITION: Appears serviceable, Spark arrester noted.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is fully accessible, Stairs and handrail serviceable.

BASEMENT

WALLS - TYPE: Poured concrete.

CONDITION: Appears serviceable, Minor settlement cracks noted, not significant at this time, Staining was observed: Efflorescence seen on walls indicates the presence of periodic moisture.

BEAMS: Appears serviceable.

FLOOR JOISTS: Appear serviceable.

**COLUMNS/
SUPPORTS:** Appear serviceable.

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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND

CONDITION:

Attic is partial, Conventional framing, Viewing was limited, to observing from hatch areas only. Access is restricted by low headroom or stored goods. Minor stains are noted, Ventilation is provided - repairs needed on gable end vent. Remove debris.



INSULATION TYPE AND CONDITION:

Fiberglass batts, Appears serviceable.

DEPTH AND R- FACTOR:

R-30.

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

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ROOF ACCESS: Unable to fully access due to height/pitch/weather/type.

**ROOF
COVERING
STATUS:**

Appears serviceable/within useful life.

EXPOSED FLASHINGS:

**TYPE AND
CONDITION:**

Metal, Appears serviceable.

GUTTERS & DOWNSPOUTS:

**TYPE &
CONDITION:**

Full, Appears serviceable. Route downspouts away from the building.



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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF

PRIMARY UNIT: Basement.

SYSTEM TYPE: Forced hot water boiler, Baseboard.

FUEL TYPE AND

NOTES: Oil, Electronic ignition is provided.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.

BURNERS/HEAT

EXCHANGERS: Burner Flame(s) appear typical.

PUMP/BLOWER

FAN: Appears Serviceable.

COMBUSTION

AIR: Appears serviceable.

VENTING: Appears serviceable.

NORMAL

CONTROLS: Appear serviceable, Multiple thermostats are employed.

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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Copper.

CONDITION: Water meter is located, at the east side of the house. Appears serviceable, Main line is 3/4 inch diameter, Water pressure appears adequate-small discharge from back flow preventer.



SUPPLY LINES:

MATERIAL: Copper.

CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.

CONDITION: Appears serviceable.

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WATER HEATER:

TYPE: Storage tank off boiler.
SIZE: 41.
LOCATION: Basement.
CONDITION: Appears serviceable, temperature set at 130 recommended is 125.

FUEL SYSTEM:

METER/TANK
LOCATION-
CONDITION: System appears serviceable.

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BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH

LOCATION: Kitchen.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

BATHROOM AREA:

BATH

LOCATION: Master bedroom.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Shower walls appear serviceable, Enclosure appears serviceable.

BATH

VENTILATION: Appears serviceable.

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BATHROOM AREA:

BATH

LOCATION: Hall, Upstairs.

CONDITION OF

SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF

TOILET: Appears serviceable.

TUB/SHOWER

PLUMBING

FIXTURES: Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER

AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH

VENTILATION: Appears serviceable.

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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND

CONDITION:

Overhead, 110/220 Volt, Circuit breakers, Damage/Defects noted: Overhead conductors are, are contacting tree limbs. Have the power company trim as needed. 100 amp service.

ELECTRICAL PANELS:

MAIN PANEL

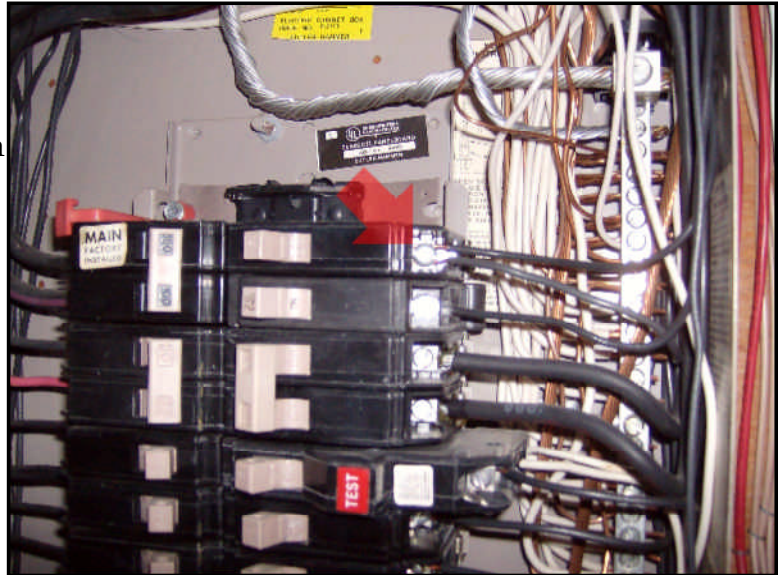
LOCATION AND

NOTES:

Basement, Appears serviceable.

Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present, Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected, BRANCH CIRCUIT PANEL- MULTIPLE



CONNECTIONS NOT APPROVED: A double lead is the connection of two wires (circuits) to one circuit breaker. Because the amperages are minimal in this case, the problem is considered minor. Nevertheless,

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the next time the electrician is out for other work, have modifications made so each circuit has its own circuit breaker. Knock-outs missing at panel-insert plastic snap in plugs.

**# OF 110 VOLT
CIRCUITS:**

18.

**# OF 220 VOLT
CIRCUITS:**

2.

CONDUCTORS:

**ENTRANCE
CABLES:**

Aluminum- OK.

**BRANCH
WIRING:**



Copper, Appears serviceable, Cables inadequately attached or protected- smoke detectors circuit. Front hall fixture.

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets prevent electrocution in wet areas and are recommended for installation at exterior, garage, bath rooms & kitchen outlets, etc. This home has GFCI protected outlets in proper locations & all tripped when the circuit was tested.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY

DOOR: Appears serviceable, Doorbell does not function properly.

OTHER

EXTERIOR

DOORS: Standard side/rear door.

INTERIOR

DOORS: Appears serviceable, Door won't latch-rear bedroom.

WINDOWS:

TYPE &

CONDITION: Wood, Double hung, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL &

CONDITION: Drywall, General condition appears serviceable.

CEILINGS:

TYPE &

CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE &

CONDITION: Carpet, Wood, General condition appears serviceable.

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STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable, Stair handrail serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION -

TYPE -

CONDITION: Masonry, Mortar joints are deteriorated, Recommend cleaning and inspection before use.



Small crack in mortar joint

SMOKE/ FIRE DETECTOR:

COMMENTS: inoperative - front door.

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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND

CONDITION: Stainless Steel, Appears serviceable, Faucet is serviceable, Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/

CONDITION: Gas.

VENTILATION:

TYPE AND

CONDITION: Internal, Fan/Hood operational.

REFRIGERATOR:

TYPE AND

CONDITION: Electric.

DISHWASHER:

CONDITION: Appears serviceable, Air gap device or high-loop is present on drain line- Proper.

OTHER BUILT-INS:

MICROWAVE: Microwave unit viewed, but operation not determined.

ICE MAKER: Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND

CABINETS: Counters are Formica (plastic laminate), Appear serviceable, Cabinets appear serviceable.

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**WALLS/
CEILINGS/
FLOORS:**

Walls and ceilings appear serviceable, Floor covering wood.

**WINDOWS/
DOORS:**

Appear serviceable.

**SWITCHES/
FIXTURES/
OUTLETS:**

Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

CONDITION:

Dryer venting is provided-recommended replacement of plastic hose with metalflexible. Replace rubber supply hoses with the steel braided type to delay hose failure & consider installing clothes washer into a washer machine tray. In case of any leaks or over filling of the machine the tray will contain the leak.

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Maintenance Advice

For your home.

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements.

UPON TAKING OWNERSHIP:

Change the locks on all exterior entrances for improved security.

Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.

Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas.

Replace batteries in any existing smoke detectors and test them. Make a note to replace batteries again in one year.

Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.

Examine driveways and walkways for trip hazards. Undertake repairs where necessary.

Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.

Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.

Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.

Install rain caps and vermin screens on all chimney flues, as necessary.

Investigate the location of the main shutoffs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE:

EVERY MONTH:

Check that fire extinguisher(s) are fully charged. Recharge if necessary.

Examine heating/cooling air filters and replace or clean as necessary.

Inspect and clean humidifiers and electronic air cleaners.

If the house has hot water heating, bleed radiator valves.

Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate.

Remove debris from window wells.

Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.

Repair or replace leaking faucets or shower heads.

Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL:

Examine the roof for evidence of damage to roof coverings, flashings and chimneys.

Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.

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Trim back tree branches and shrubs to ensure that they are not in contact with the house.
Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
Survey the basement and/or crawl space walls for evidence of moisture seepage.
Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
Ensure that the grade of the land around the house encourages water to flow away from the foundation.
Inspect all driveways, walkways, decks, porches and landscape components for evidence of deterioration, movement or safety hazards.
Clean windows and test their operation. Improve caulking and weather stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
Test all ground fault circuit interrupter (GFCI) devices.
Shut off isolating valves for exterior hose faucets & then open faucets to drain by October, or if below freezing temperatures are anticipated, reverse in the spring.
Test the Temperature and Pressure Relief (TPR) Valve on water heaters & boilers.
Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
Test the overhead garage door opener to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
Replace or clean exhaust hood filters.
Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY:

Replace smoke detector batteries.
Have the heating, cooling and water heater systems cleaned and serviced.
Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.) have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH:

Although we've heard it many times, nothing could be more true than the old saying "an ounce of prevention is worth a pound of cure". Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your house.

Enjoy your new home & thank you!