



Inspection Report

Sample Report

Property Address:
123 Sample Report Drive
Lake St. Louis MO 63367



Mitchco Home Inspection Services

Tim Mitchell, ASHI# 257215
8672 Orf Road
Lake St. Louis, MO 63367
(636) 887-0774

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Date: 4/10/2018	Time: 09:00 AM	Report ID: Sample Report
Property: 123 Sample Report Drive Lake St. Louis MO 63367	Customer: Sample Report	Real Estate Professional:

Report Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing.

Satisfactory (S) = The item, component or unit was functional at the time of inspection. It was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

Fair (F) = The item, component or unit was functional at the time of inspection. It has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition or lack of maintenance or other factors. Have this item regularly evaluated and anticipate the need to take action.

Poor (P) = The item, component or unit requires immediate repair, replacement or other remedial work or requires evaluation and/or servicing by a qualified contractor.

Not Applicable (NA) = All or single listed of the items, components or units were not present, were not observed, were outside the scope of the inspection and/or were not inspected due to other factors, stated or otherwise

Not Inspected (NI) = The item, component or unit was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection. Was outside scope of the inspection, and/or was not inspected due to factors, stated or otherwise.

Description:

Ranch

Est. Age Of Home:

4 to 5 Years

Status Of Home:

Occupied

Type Of Inspection:

Standard Home Inspection, WDI, Radon

Weather:

Sunny

Temperature:

55 - 60 F

In Attendance:

Buyer(s), WDI, Buyer's Agent

General Summary



8672 Orf Road
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(636) 887-0774

Customer
Sample Report

Address
123 Sample Report Drive
Lake St. Louis MO 63367

This General Summary is only one section of the Inspection Report and is provided for guidance purposes only. The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a qualified contractor or specialist.** This summary shall not contain recommendations for routine maintenance of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary **is not the entire inspection report** and does not include information on all conditions or concerns associated with this home or property. The complete inspection report includes more detailed information about each component inspected. **It is recommended that the customer read the complete report.** Any questions of the report should be discussed with the inspector.

2. Exterior



2.0 Siding

Fair

A microbial or mildew growth is on the siding on the front and right side of the home. Recommend cleaning the surfaces to prevent deterioration of the siding. Have a qualified contractor review and give an estimate to clean the siding.

2.7 Dryer And Other Exterior Vents & Ducts

Poor

- 1) Dryer duct is dirty and full of lint. Recommend that the vent be cleaned before installing dryer.
- 2) All exterior vent duct should be checked regularly for blockage, damage and functionality. If deficiencies are found have vents and covers cleaned and repaired.

3. Site Components

3.5 Sprinkler System

Not Inspected

The sprinkler system is not part of a standard home inspection. Recommend referring to the operators manual for instructions on its use and how to maintain the unit. Ask sellers for the manual and if they have a service contract on the system.

5. Attic

5.3 Insulation

Fair

Insulation over eating area has been pulled back. Insulation needs to be spread back out over area. Currently air loss is an issue in this area. Insulation is a mix of cellulose and fiberglass blown in over the cellulose.

10. Foundation/Water Penetration

10.2 Sump Pump

Not Inspected

Sump pump could not be checked or operated during the inspection. The pump could not operate without adequate water in the pit. Recommend checking pump regularly and after weather events to ensure proper operation.

15. Electrical System

15.0 House Service Entrance/Meter Base

Not Inspected

Service wires are underground and therefore not visible and not able to be inspected. Homeowners responsibility begins at downstream side of meter. Consult electric company for issues related to service.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Tim Mitchell

1. Roofing

The inspection of roofs and rooftop components is limited to readily visible and accessible items as listed herein; components and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. Component descriptions are provided for general information purposes only. The verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the Attic section.

Styles & Materials

Roof Style: Gable Style	Material: Asphalt Shingles	Estimated Age: 4 to 5 Years
Design Life: 18 to 24 years	Inspection Method: Walked On	Chimney/Vents: Furnace, Water Heater and Plumbing Vent Stacks
Special Limitations: Height and Design of Roof and/or House		

Items

1.0 Roof Coverings

Comments: Satisfactory

Three tab roof covering is approximately 4 to 5 years old, with a design life of 18 to 24 years. Shingles exhibit a moderate degree of wear. Typical condition for the age, however no broken or cracked shingles were observed. Exposed nails on the peak at right side. Recommend applying caulk over them. Also, no active water penetration into attic was observed at the time of inspection. Recommend to monitor condition of roof in the future and repair/ replace as needed.

1.1 Exposed Flashing

Comments: Satisfactory

The inspection of roofs and rooftop components is limited to readily visible and accessible components as listed. Components and areas concealed from view for any reason cannot be inspected.

1.2 Plumbing Stacks

Comments: Fair

- 1) Exposed nails should be caulked to eliminate water penetrating under them.
- 2) All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed.

1.3 Ventilation Covers

Comments: Fair

Exposed nails should be caulked to eliminate water penetrating under them.

1.4 Rain Gutters

Comments: Satisfactory

All gutters should be checked twice annually for damage, blockage or overflow. Gutter guards may help in cases where leaves and other debris accumulate in a short period of time.

1.5 Downspout

Comments: Satisfactory

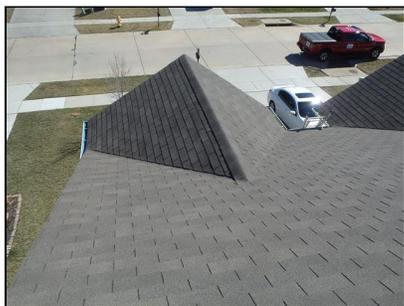
To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains.

1.6 Fascia/Soffits

Comments: Fair

A microbial or mildew growth is on the fascia on the front and right side of the home. Recommend cleaning the surfaces to prevent deterioration of the fascia. Have a qualified contractor review and give an estimate to clean the fascia.

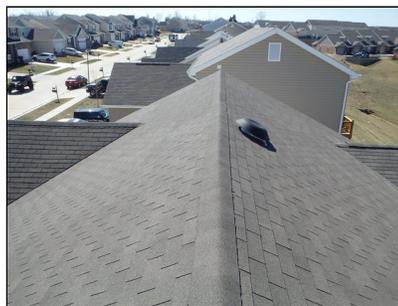
Section Photos



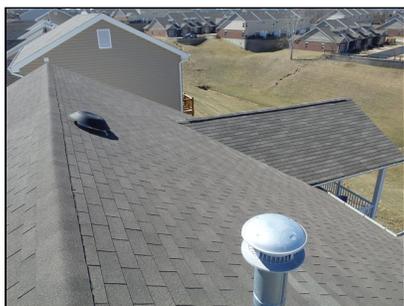
1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.2 Item 1(Picture)



1.3 Item 1(Picture)



1.6 Item 1(Picture)

All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop components, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters and downspouts will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

2. Exterior



Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope. Components concealed from view by any means cannot be inspected. All exterior components are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only. Specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the interior and foundation sections.

Styles & Materials

Siding Material:

Vinyl Siding w/ Stone Veneer

Porches/Decks:

Covered Porch w/ Concrete Floor

Front of House

Back of House

Exterior Entry Doors:

Steel

Items

2.0 Siding

Comments: Fair

A microbial or mildew growth is on the siding on the front and right side of the home. Recommend cleaning the surfaces to prevent deterioration of the siding. Have a qualified contractor review and give an estimate to clean the siding.

2.1 Stone Veener

Comments: Satisfactory

2.2 Exterior Entry Doors

Comments: Satisfactory

(1) It is recommended that all locks be changed and/or re-keyed by a qualified locksmith after closing. This is for security and safety reasons.

(2) It is recommended that all exterior doors seals be checked for air tightness, wear and damage. This will improve the energy efficiency of the home. Repair/replacement as required.

2.3 Windows

Comments: Satisfactory

2.4 Deck

Comments: Satisfactory

Composite deck floor and PVC railings are mostly maintenance free. Still requires to be power washed to keep dirt and moisture build up.

2.5 Porch(s)

Comments: Satisfactory

2.6 Railings

Comments: Satisfactory

2.7 Dryer And Other Exterior Vents & Ducts

Comments: Poor

1) Dryer duct is dirty and full of lint. Recommend that the vent be cleaned before installing dryer.

2) All exterior vent duct should be checked regularly for blockage, damage and functionality. If deficiencies are found have vents and covers cleaned and repaired.

2.8 Electric / GFCI

Comments: Satisfactory

GFCI on front, right side and deck of house is reset in garage.

Section Photos



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)



2.7 Item 1(Picture)

All surfaces of the envelope of the house should be inspected at least semi-annually and maintained as needed. Any exterior component defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the inspection company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes. A independent inspection is required if confirmation or a risk assessment is desired.

3. Site Components

Inspection of site components is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Components and areas concealed from view for any reason cannot be inspected. Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason. Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site components, a standard home inspection does not include evaluation of components such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the foundation section.

Styles & Materials

Driveway:

Driveway: Concrete

Walkways:

Walkway: Concrete

Patio:

Patio: Concrete
Location: Rear of House

Items

3.0 Driveway

Comments: Satisfactory

3.1 Walkway(s)

Comments: Satisfactory

3.2 Patio(s)

Comments: Satisfactory

The patio is for report purposes only.

3.3 Ground Slope At Foundation

Comments: Fair

To reduce the amount of water run off and/or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also recommended. Any landscape, gravel, or mulch should have a 4-6" clearance from siding or brick

3.4 Site Grading

Comments: Fair

3.5 Sprinkler System

Comments: Not Inspected

The sprinkler system is not part of a standard home inspection. Recommend referring to the operators manual for instructions on its use and how to maintain the unit. Ask sellers for the manual and if they have a service contract on the system.

Section Photos



3.2 Item 1(Picture)

Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site components by qualified service companies is recommended prior to closing.

4. Garage

Inspection of the garage is limited to readily visible and accessible components as listed herein. Components and areas concealed from view cannot be inspected. More so than most other areas of a house, garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation. A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including roofs and exterior.

Styles & Materials

Garage Description:

Type: Attached Two Car
Construction: Wood Frame
Wall at House: Drywall Ceiling and Wall
Door at House: Solid Core Exterior

Garage Attic:

Inspection Method: Entered
Insulation Type: Fiberglass
Insulation Type: Cellulose
Approx. Amount: 6 to 8 Inches
Venting: Soffit and Gable Vents

Garage Walls:

Ceiling & Walls: Drywall

Special Limitations:

Finished Walls and Ceiling

Items

4.0 Garage Attic

Comments: Satisfactory

Garage attic shown for report purposes.

4.1 Foundation

Comments: Satisfactory

4.2 Garage Floor

Comments: Fair

Garage floor has cracked. No saw cuts were cut when floor was poured.

4.3 Garage Ceiling/Walls

Comments: Satisfactory

4.4 Garage Door(s)

Comments: Satisfactory

4.5 Service Door(s)

Comments: Satisfactory

4.6 Garage Door Operator(s)

Comments: Satisfactory

The inspection of any door operator is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use of children.

4.7 Electric / GFCI

Comments: Satisfactory

Section Photos



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.2 Item 1(Picture)



4.6 Item 1(Picture)

Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

5. Attic

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc. Many components and areas, including major structural components, are often at least partially concealed from view and cannot be inspected. A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including roofs and interior.

Styles & Materials

<p>Attic: Type: Exposed Framing Framing: Wood Trusses Roof Decking: OSB Sheathing Entrance: Ceiling Hatch Inspection Method: Entered at Garage</p>	<p>Insulation: Insulation Type: Fiberglass Insulation Type: Cellulose Approx. Amount: 12+/- Inches</p>	<p>Ventilation: Venting: Soffit and Gable Vents</p>
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Special Limitations:
 Limited Clearance/Insulation Over Framing

Items

5.0 Roof Framing
Comments: Fair
 Attic framing and insulation shown for the report.

5.1 Roof Sheathing
Comments: Fair

5.2 Ventilation

Comments: Satisfactory

5.3 Insulation

Comments: Fair

Insulation over eating area has been pulled back. Insulation needs to be spread back out over area. Currently air loss is an issue in this area. Insulation is a mix of cellulose and fiberglass blown in over the cellulose.

Section Photos



5.0 Item 1(Picture)



5.0 Item 2(Picture)



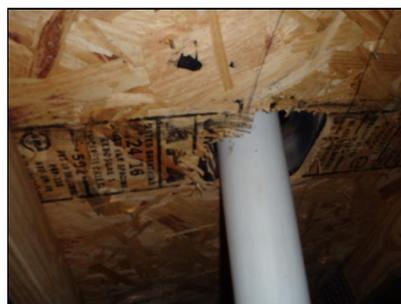
5.0 Item 3(Picture)



5.0 Item 4(Picture)



5.0 Item 5(Picture)



5.0 Item 6(Picture)



5.0 Item 7(Picture)



5.3 Item 1(Picture)

Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

6. Kitchen

Inspection of the kitchen is limited to visible and readily accessible components as listed herein. Components concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.



Styles & Materials

Dishwasher:

GENERAL ELECTRIC
Approx. Age: 4 to 5 Years

Garbage Disposer:

GENERAL ELECTRIC
Approx. Age: 4 to 5 Years

Microwave/Ventilator:

Integrated w/ Microwave with External Exhaust Fan
GENERAL ELECTRIC
Approx. Age: 3 to 4 Years

Range:

Electric Range
GENERAL ELECTRIC
Approx. Age: 4 to 5 Years

Special Limitations:

Excessive Stored Items Under Sink

Items

6.0 Plumbing/Sink

Comments: Satisfactory

6.1 Dishwasher

Comments: Satisfactory

The dishwasher appears to be working. A single cycle was performed at time of inspection. However, the inspector cannot comment on the full extent of its functions or ability to clean. Refer to operators manual for complete operating instructions.

6.2 Garbage Disposal

Comments: Satisfactory

Inspection of the garbage disposal is limited to a visual check of the motor operation. No assessment of the unit's ability to grind or dispose of waste.

6.3 Microwave/Ventilator

Comments: Satisfactory

An off/on operation of the microwave and ventilator functions were performed during the inspection. The inspector can not evaluate the performance or the ability to cook at the time of inspection.

6.4 Range

Comments: Satisfactory

An on/off operation of the electric range functions were performed during the inspection. The inspector can not evaluate the effectiveness of its baking, broiling or cleaning ability at the time of inspection.

6.5 Countertop

Comments: Satisfactory

6.6 Cabinetry

Comments: Satisfactory

6.7 Floor

Comments: Satisfactory

6.8 Walls/Ceiling

Comments: Satisfactory

6.9 Electric/GFCI

Comments: Satisfactory

6.10 Laundry Room

Comments: Satisfactory

Recommend installing stainless steel braided water supply lines on the washing machine. Rubber lines could burst and cause water damage in the house.

Section Photos



6.4 Item 1(Picture)



6.10 Item 1(Picture)



6.10 Item 2(Picture)

Many appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly. Water leakage can lead to mold and hidden/structural damage.

7(A) . Master Bathroom

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many components subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the plumbing system.



Styles & Materials

Description:

Full Bath

Location:

Master Bedroom

Ventilator(s):

Ceiling Exhaust Fan

Special Limitations:

Sink(s) do not have overflow drain

Items

7.0.A Sink(s)

Comments: Satisfactory

The sinks installed in this home do not have overflow drains in the sinks.

7.1.A Toilet

Comments: Satisfactory

7.2.A Surround/Enclosure

Comments: Satisfactory

7.3.A Stall Shower

Comments: Satisfactory

7.4.A Flooring

Comments: Satisfactory

7.5.A Walls/Ceiling

Comments: Satisfactory

7.6.A Ventilator

Comments: Satisfactory

7.7.A Electric/GFCI

Comments: Satisfactory

GFCI reset located in the hall bathroom.

Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

7(B) . Hall Bathroom

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many components subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the plumbing system.



Styles & Materials

Description:

Full Bath

Location:

Hallway

Ventilator(s):

Ceiling Exhaust Fan

Special Limitations:

Sink(s) do not have overflow drain

Items

7.0.B Sink(s)

Comments: Satisfactory

The sinks installed in this home do not have overflow drains in the sinks.

7.1.B Toilet

Comments: Satisfactory

7.2.B Bathtub

Comments: Satisfactory

7.3.B Surround/Enclosure

Comments: Satisfactory

7.4.B Flooring

Comments: Satisfactory

7.5.B Walls/Ceiling

Comments: Satisfactory

7.6.B Ventilator

Comments: Satisfactory

7.7.B Electric/GFCI

Comments: Satisfactory

Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

8. Interior Components

Components and areas that are inaccessible or concealed from view by any means cannot be inspected. Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the foundation section and the major house systems.

Styles & Materials

Ceiling & Wall Materials:

Wood Framing with Drywall

Floor Covering(s):

Wood Framing w/
Carpeting and Linoleum

Window Types:

Single-Hung w/ Screens

Detectors:

Location: All Floors
Type: Hard-Wired w/ Battery Backup
Type: Smoke/Fire

Special Limitations:

Occupied House w/ Belongings

Items

8.0 Ceiling

Comments: Satisfactory

8.1 Walls

Comments: Satisfactory

8.2 Floors (Framed)

Comments: Satisfactory

8.3 Stairs

Comments: Satisfactory

8.4 Railings

Comments: Satisfactory

8.5 Windows

Comments: Satisfactory

The evaluation of windows is based on inspection of random, representative units and does not necessarily indicate the condition of all units.

8.6 Room Doors

Comments: Satisfactory

8.7 Electric/Devices

Comments: Satisfactory

8.8 Smoke/Carbon Monoxide Detector

Comments: Satisfactory

1) The presence of one or more smoke detectors was observed in the house. It is recommended that the detectors be tested monthly and batteries changed yearly.

2) There were no carbon monoxide detectors observed in the house. It is recommended that one be installed according to the manufacturer's instructions.

3) When installing or upgrading detectors it is recommended that Photo Electric style be installed. Replace all units at least every 10 years or according to manufacturing recommendations.

Section Photos



8.8 Item 1(Picture)



8.8 Item 2(Picture)



8.8 Item 3(Picture)

All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

9. Foundation/Substructure

The inspection of the substructure and foundation is limited to readily visible and accessible elements as listed herein. Components or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any component description provided is for general information purposes only. The specific material type and/or make-up cannot be verified. Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements. Additional information related to the house structure may be found under many other headings in this report.

Styles & Materials

Type:

Basement

Foundation Walls:

Concrete Walls

Floor Construction:

Floor Framing: Wood Joists

Beams: Steel I-Beam

Beam Support: Metal Columns

Insulation:

Insulation between Joists: Fiber Batts

Wall Insulation: Fiber Batts

Items

9.0 Foundation Walls

Comments: Fair

1) Two cracks have been professionally repaired. No unusual issues were observed. Repair as needed if a water penetration situation appears. These repairs usually have lifetime warranties or guarantees. Have transferred to new owners after closing.

2) The foundation/substructure inspection is limited to areas visible and accessible at the time of the inspection. Unable to inspect substructure components obstructed by soil, vegetation, storage, insulation, drop ceiling, flooring, sheetrock, paints or coatings. Report identifies conditions at the time of the inspection only. It is outside the scope of a home inspection to predict future concerns which may occur after the time of the inspection.

9.1 Main Beam(s)

Comments: Satisfactory

9.2 Floor Framing

Comments: Satisfactory

9.3 Insulation

Comments: Satisfactory

Section Photos



9.0 Item 1(Picture)



9.0 Item 2(Picture)

All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed components or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. If you wish to arrange a new inspection for components not visible during the inspection, please contact Mitchco Home Inspection Services.

10. Foundation/Water Penetration

Styles & Materials

Sump Pump(s):

Type: Submersible
Location: Basement

Special Limitations:

Sump Pit has Minimal Water

Items

10.0 Exterior Water Intrusions Factors

Comments: Fair

Issues with moisture penetration into the house can generally be improved or corrected by keeping gutters clean, directing downspouts away from the foundation, discharging sump pumps away from foundation, keeping landscape levels below siding and keeping a positive slope away from the foundation.

10.1 Interior Signs of Water Intrusion

Comments: Fair

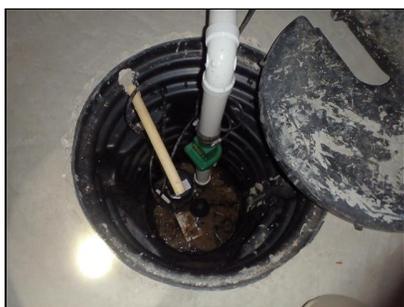
All cracks in foundation walls have the potential to leak moisture into the basement. Conditions can change that allow moisture issues to change. If question arises or signs of moisture are noted, recommend having a foundation contractor, waterproofer evaluate and repair as needed.

10.2 Sump Pump

Comments: Not Inspected

Sump pump could not be checked or operated during the inspection. The pump could not operate without adequate water in the pit. Recommend checking pump regularly and after weather events to ensure proper operation.

Section Photos



10.2 Item 1(Picture)

11. Heating System

The inspection of the heating systems is limited to readily visible and accessible components as listed herein. Components concealed from view or not functional at the time of inspection for any reason cannot be inspected. A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection. Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.



Styles & Materials

System Manufacturer: LENNOX	System Type: Natural Gas	System Location: Basement
Approximate Age: 3 to 4 Years	Design Life: 15 to 20 Years	Distribution: Ducted Registers w/ Central Returns
Filter Type: Disposable	Filter Size: 20x25x1	Special Limitations: Filter was Dirty

Items

11.0 Heating Unit

Comments: Satisfactory

The heating system was on/off tested and found to be operational under normal operating procedures. It is recommended that a qualified HVAC contractor provide a complete system service to establish functional condition of the heat exchanger and all other components to ensure safety of system.

11.1 Burner

Comments: Fair

The "Heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, a assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of significant deterioration of failure. A thorough inspection by a qualified HVAC technician is advised for full evaluation of the heat exchanger, particularly if the unit is beyond 5+ years old or any wear is noticed. Filters should be checked monthly. Replace as needed.

11.2 Fuel Line at Unit

Comments: Satisfactory

11.3 Vent Connector

Comments: Satisfactory

11.4 Blower

Comments: Fair

Recommend changing filter after closing on the home. Replace filter every 30-90 days as needed. Purchase a pleated filter in the range of \$5-\$12. The air filter is dirty.

11.5 Distribution System(Exposed)

Comments: Satisfactory

The duct pipe inspection is limited to only visible components. No evaluation is done to determine if dirt, debris or other items are inside the ducts. No determination is made about sizing, joints, fasteners, or material. A majority of all ducts are not readily visible and are considered not inspected.

11.6 Thermostat

Comments: Satisfactory

A programable energy efficient thermostat can be installed to control the operation of the heating and cooling system. The thermostat can be programmed to adjust automatically and will reduce heating and cooling bills. They can be purchased at a home improvement center and easily installed, or contact an HVAC technician for more details.

Section Photos



11.1 Item 1(Picture)



11.4 Item 1(Picture)



11.6 Item 1(Picture)

Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

12. Cooling System

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the heating system section.

Styles & Materials

System Manufacturer: LENNOX	System Type: Electric Central Air Conditioning	System Location: Basement and Outside
Approximate Age: 3 to 4 Years	Design Life: 15 to 20 Years	Distribution: Ducted Registers w/ Central Returns
Filter Type: Disposable	Filter Size: 20x25x1	Special Limitations: Filter Was Dirty

Items

12.0 Cooling System

Comments: Satisfactory

The difference in temperature across the coil was within normal operational levels, 15-22F. The supply air temperature read 53F and the return air temperature was 71F. This indicates the range in temperature of 18 degrees drop is normal.

12.1 Indoor Unit(Air Handler)

Comments: Fair

See Blower under Heating Section.

12.2 Condensation Provisions

Comments: Satisfactory

The condensate lines should be checked for proper flow regularly.

12.3 Distribution System(Exposed)

Comments: Satisfactory

The duct work should be periodically cleaned to improve airflow, reduce dust and dirt particles in the home. As a maintenance issue, it is recommended to have these checked and cleaned as needed.

12.4 Thermostat

Comments: Satisfactory

Refer to Thermostat under Heating System.

12.5 Outdoor Unit

Comments: Satisfactory

Cooling fins must be kept clean and free of dirt, debris and vegetation. Blockage and vegetation around the outside unit can affect the efficiency and life expectancy. Recommend contacting a qualified HVAC technician if questions arises or conditions change.

Section Photos



12.5 Item 1(Picture)



12.5 Item 2(Picture)

Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

13. Water Heater

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Components concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems. An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the Bathrooms and Plumbing System sections.



Styles & Materials

System Manufacturer:
STATE INDUSTRIES

System Type:
Tank Type Unit
w/ Sealed Combustion

Power Source:
Natural Gas

System Location:
Basement

Approximate Age:
3 to 4 Years

Design Life:
10 to 15 Years

Approximate Capacity:
40 +/- Gallons

Special Limitations:
Sealed Combustion Chamber

Items

13.0 Water Heater

Comments: Satisfactory

13.1 Vent Connector

Comments: Satisfactory

13.2 Gas/Fuel Line At Unit

Comments: Fair

Gas burning appliances should be checked by the local gas company for proper function, venting and safety. A complete gas inspection is not completed during a home inspection. The gas lines are not pressure tested, this is beyond the scope of a normal home inspection. Any possible gas line leaks or defects should be corrected immediately. Each gas appliance should have a gas shut-off located in the same room/area as the unit. Advise checking for presence and labeling all values.

13.3 Safety Value Provisions

Comments: Satisfactory

All water heaters require temperature-pressure relief valves (TPRV).

Maintaining hot-water supply temperatures at no more than about 120° F (49°C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

14. Plumbing System

The inspection of the plumbing system is limited to readily visible and accessible components as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present. A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including Bathrooms and Kitchen.

Styles & Materials

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper and PEX

Drain/Plumbing Waste:

PVC

Shut Off Locations:

Water: At Front Wall of Basement

Gas: At Meter

Items

14.0 Water Supply Piping

Comments: Satisfactory

1) The main water shut off and other valves are not typically turned on or off during the inspection. The home owner should know where the valve is located and how to turn it on and off. Should a plumbing leak occur, contact a qualified plumber to correct the issue.

2) The inspection of the plumbing system is based on components visible and accessible at the time of the inspection. We are unable to inspect plumbing concealed in walls, floors, slabs, ceilings, insulation, appliances, storage areas or any areas that conceal the plumbing.

14.1 Water Flow At Fixtures

Comments: Fair

14.2 Drain/Waste Piping

Comments: Satisfactory

The evaluation of the plumbing system was limited to the condition of readily visible, accessible, permanently connected fixtures and piping. Plumbing conditions are subject to unpredictable change. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. The condition/function of in/under slab or in-ground piping is also excluded from a standard home inspection.

14.3 Fixture Drainage

Comments: Satisfactory

14.4 Exterior Faucet(s)

Comments: Satisfactory

14.5 Gas Piping (Exposed)

Comments: Satisfactory

All gas lines and appliances should be inspected and tested by a qualified gas inspection company before closing. Gas lines were not pressure tested. The inspection of gas components are only visually inspected during a home inspection. A complete gas inspection is highly recommended to ensure all appliances, lines and components are operating properly and safely. The gas company will have final authority on all gas issues. Any deficiencies or issues should be corrected immediately.

Section Photos



14.0 Item 1(Picture)

Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

15. Electrical System

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.

Styles & Materials

Electrical House Service:

Underground Service
Approx. Service Capacity: 120/240 Volts, 200 Amps

Service Panel Manufacturer:

MURRAY

Service Panel:

Type: Circuit Breaker
Approx. Capacity: 200 Amps
Main Disconnect: 200 Amps
Location: Basement

Service Panel Circuits:

120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper and Aluminum

Circuit-Interrupters:

GFCI: At Receptacle Outlets
AFCI: Noted in Panel

Items

15.0 House Service Entrance/Meter Base

Comments: Not Inspected

Service wires are underground and therefore not visible and not able to be inspected. Homeowners responsibility begins at downstream side of meter. Consult electric company for issues related to service.

15.1 Service Grounding Provisions

Comments: Satisfactory

15.2 Main Disconnect(s)

Comments: Satisfactory

Main panel controlled by 200 amp main circuit breaker.

15.3 Service Panel

Comments: Satisfactory

Panel shown with cover installed and removed for inspection purposes.

15.4 Representative Devices

Comments: Satisfactory

15.5 Ground-Fault Circuit Interrupters (GFCI's)

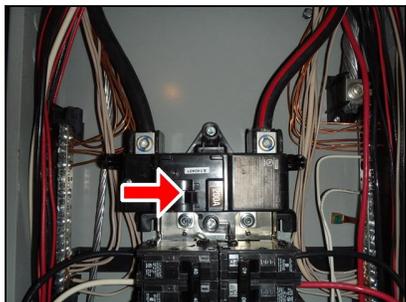
Comments: Satisfactory

15.6 Arc-Fault Circuit Interrupters (AFCI's)

Comments: Satisfactory

Arc faults are installed in the bedrooms and detect spark. If a bedroom is dead, no lights or electrical, check one of the AFCI's. These reset like a normal breaker.

Section Photos



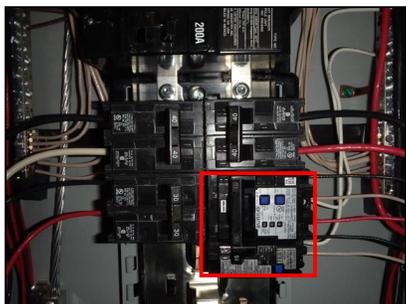
15.2 Item 1(Picture)



15.3 Item 1(Picture)



15.3 Item 2(Picture)



15.6 Item 1(Picture)

Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.



INVOICE

Mitchco Home Inspection Services
 8672 Orf Road
 Lake St. Louis, MO 63367
 (636) 887-0774
 Inspected By: Tim Mitchell

Inspection Date: 4/10/2018
Report ID: Sample Report

Customer Info:	Inspection Property:
Sample Report	123 Sample Report Drive Lake St. Louis MO 63367
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,500	325.00	1	325.00
Radon with Home Inspection	150.00	1	150.00
WDI Inspection	75.00	1	75.00
			Tax \$0.00
			Total Price \$550.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: At Closing