

Home Inspection Report



Actual Inspection

Prepared for: Sample Inspection Report

Prepared by: The Home Tester
10555 SW Tigard St. #57
Tigard, OR 97223
Ben Tester
503-515-1833

The Home Tester

13:18PM October 05, 2007

Photo Attachments



Front of home...



main sewer cleanout..good..



walks are good...steps are even...good...



fireplace exit duct...good..siding in great shape...left side of home....



vents to crawl...do not add any more barkdust...will cause water entry to crawl...keep even or below...



as noted in report..keep shrubs away from home 12-16 inches..these are a bit to close...

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electrical/gas and phone entry at side of garage..all good...



backside of home looks good..air conditioner is on level pad..good...again..trim back shrubs..to close...



a/c unit was installed after home was built..runs fine..trim back shrub here is to close to unit to make it work harder.



left two vents are laundry vent and bath vent/ right vent is over stove exit vent..all working fine...



back patio has good slope/ electical outlet works fine/ hose bib works fine as well....has backflow protection...



this is vent with too much barkdust and will allow rain water entry to crawl space...keep even or below vent opening

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back of roof is vented well...valleys are good...



front of roof is vented well ...valley are good...gutters are clean...monitor season to season...



peak of main roof is well ventilated...one of three sewer exit vents to keep sewer pipes flowing...good...



red more roof vents ...good...white ...exit flu for furnace/water heater...good...green..sewer vent pipe in action..good



this is moss on upper rear side of roof..appears to be treated..will need treatment every year..is normal...just monitor



one vent in rear of home needs a little cleaning out...no big deal...

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very good flashing in front of home upper area by great room...



very good flashing here as well in front of main bathroom...



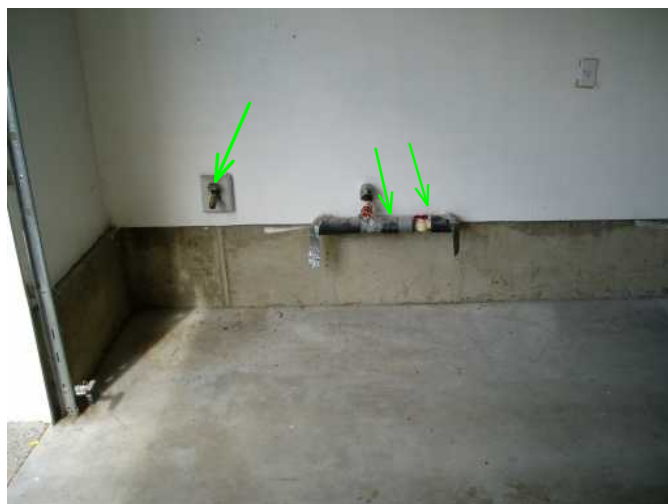
good kickout to keep water from entering under shingles in this area....



dish type television cables are installed well with grommetts to keep out water....



garage entry is good..see slope of floor towards front..very good...



main water entry and shutoff and hose bib with backflow protection..very good....garage...

Photo Attachments



garage door operation is fine....



furnace and water heater have post protector in place...very good...



exit flus are installed well and solid....



electric panel open showing well marked for zones and has permit sign off and blue tag for a/c installed later....good



this is clean and well done...all good here....



newer a/c electrical service is in conduit ..very good...

Photo Attachments



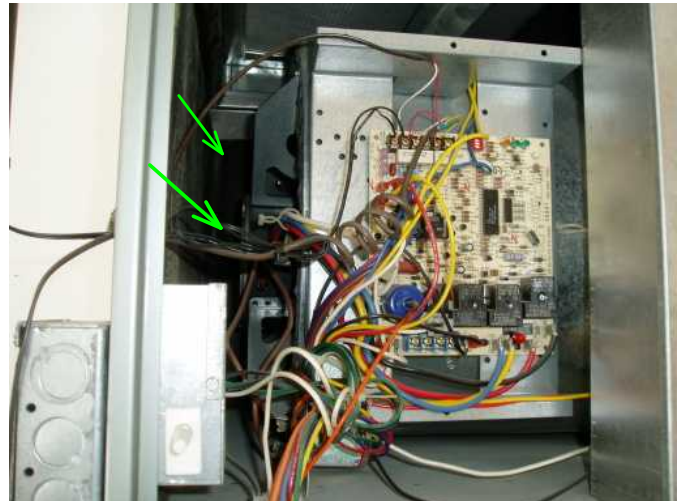
furnace filter is electronic and is replaceable insul fiber ..see directions on side of furnace....



furnace filter is accessible on upper side access slider cover....



gas service to furnace and water heater are installed well and solid..have two drip legs to catch impurities in the line



direct drive fan and the electronics attached...good...



furnace in action..worked jsut fine..got the home really toasty fast..ran a/c as well did very good job cooling....good



attic is plywood sheathing and 2x4 truss system...bath venting is good from both baths...one sewer vent pipe noted here.

Photo Attachments



vaulted ceiling above master bedroom has batt insulation...rest of attic is blown..very good job...



one of several insulducts to various rooms on second floor..good...



no moisture stains noted in any areas of attic...



lower attic area above great room on right side of home..lower attic area...good insulation here too...



this is furnace and water heater exit flu with attic shield to protect pipe from insulation..by the book...good...



scuttlehole to attic ..you may never go there....

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door to great room works fine...outlets are all good here as well...



front window of great room works fine...



side window if great room is good...



one of two return air ducts for furnace..do not cover with rug..will affect your furnace greatly...



main bath door works fine...no moisture noted in floor around toilet and shower areas...



ran shower and sink and toilet and did rate of flow test..all good...no variation in water temp or flow noted...

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sink overflow is fine...drained fine as well...



hallway to bed 2 railing is solid and sound....



bed 2 windows work fine...



bed 2 doors operate well, both closet and exit....



hallway railing to bed 3 is solid and sound...



bed 3 exit door and closet doors are in good order...

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bed 3 windows are operating well...



den (next to bed 3) window is operable...



exit doors to hallway are operable and attach to frame fine...latch properly...



hall linen closet door is operable...



master wall outlets are switched for lamps..good...



master window is operable...

Photo Attachments



all doors to master side closet to right...master walk
in closet pocket to left and bath to center are
working fine...



master closet is in very good condition...



did rate of flow test...when all utilities were in
operation..noticed a bit of slowing of flow..use only
tub or shower...



shower showed no leaking at door seal..good..



tub filled and drained well...ran slower with shower
and both sinks ..only run tub or shower, not
together....



under sink had no leaks ...left master

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under sink had no leaks ...right master



did overflow test on both sinks..did fine...



upper window worked fine above tub..master...



pocket door to toilet master worked fine as well...



master closet window worked fine...did moisture check
of walls around windows and at random, 5.5% - 7.7%
good...



handrails to first floor are solid and sound...

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front door weather stripping is good..closet doors on both closets are operable...



livng room windows are operable...



see through fireplace is operable...works fine...is wired for fan, but doesn't have one installed..outlets are switched



dining room windows work fine...



could not determine what the two right light switches in dining room operate...please have seller disclose...



stair safety lights works fine....

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family room fireplace and shelving unit...outlets are switched for lamps...(2)



family room window is operable...



overall view of kitchen...cabinetts are in very good condition...counter tops are well maintained...



dining area windows (2) and slider are operable....



this is to remind me to tell you that when you have dimmers on three way systems they have to be on to run the other one



access to under stairs closet and scuttlehole to crawl space....

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low voltage coverter to operate door bell button in front of home..without shock issues...



programable thermostat ran everything just fine...



did flow test at kitchen sink and ran dishwasher through complete long cycle..all good no leaks noted...faucet is good.



air gap for dishwasher..good...no drips here...



water connedtions are all solid and no drips noted...



under dishwasher is dry and tight...

Photo Attachments



weather seal around garage door is in good condition...



pocket door to powder room works great....



laundry room door is in good order...



checked around toilet base for high moisture...no signs noted...power...



pedestal sink has no drips noted...faucet works fine..overflow works as well...



laundry window works fine..ran both machines through complete cycles..all good...no leaks at connections....

Photo Attachments



laundry hookups a-o.k.



cleanout for drain...dryer hook up and exit duct for outdoors..good...



everything is in order...its amazing....garage door openers..extra keys old knobs from kitchen in boxes...wow!!



second return air for furnace system in kitchen area..lower level...good...



post and beam system in crawl space means a very well built home...sub floors are plank diagonal tongue and groove...



more post and beam and insulation and moisture barrier over earth to keep dampness out of your home...very good

Photo Attachments



main sewer exit pipe goes out the front of home under dining room...



this is exit gate at low corner of crawl floor to let out any water that may enter crawl space..very good...



main sewer exit pipe is solid and sound with no leaks noted....



another great view of lots of post and beam under your home...



gas service to fireplace is hard piped...



moisture barrier goes up the side walls...this is by the book..I love that!!

Photo Attachments



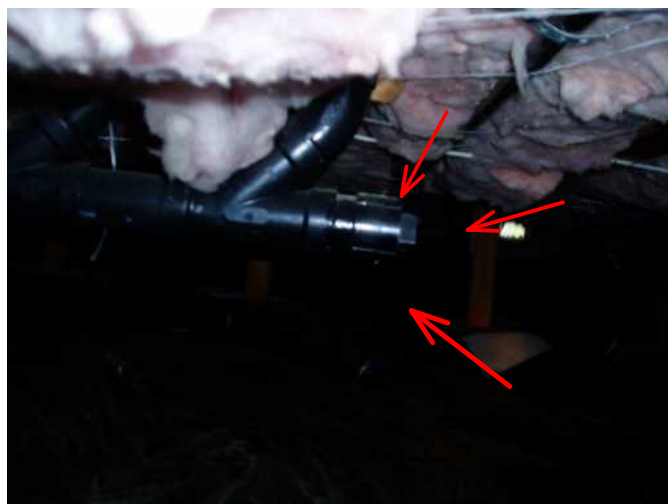
main distribution of furnace/a.c system at garage side with insulated duct running throughout crawl space....good...



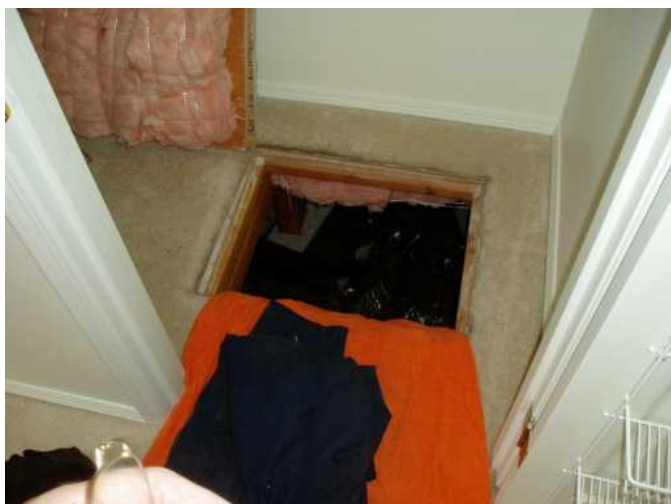
all insulated duct work is in tact and connected and performing well....



more duct work going to family room..area...good...



plumbing cleanout under kitchen sink in crawl space...



scuttle hole in closet under stairs...



lots of information for garbage and recycling..very good...

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Maintenance Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Vegetation: Tree/shrubs - trim shrubs back from home..see photos...

Lawn Sprinklers: Front and back yard - once per year city requires back flow testing of sprinkler system... around June is the deadline for most municipalities...please confirm done for this year...

Roof

Whole House - Roof Surface - Material: Architectural comp - moss treatment will be a yearly item to monitor...see photos...back side of roof...

Electrical

Smoke Detectors: Check batteries at the holiday season every year - noted installed in all sleep areas...good...

Bathroom

Master - Bathroom - Tub/Surround: Fiberglass tub and ceramic tile surround - not big deal/ noticed that if tub, shower, and sinks run, its taxing the system/but how often will you run all four at the same time?...just note to run tub or shower only...

Client: n/a

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable

Functional with no obvious signs of defect.

Not Present

Item not present or not found.

Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Maintenance

Item is not fully functional and requires repair or servicing.

Needs Attention

Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address n/a

City n/a **State** n/a **Zip** n/a

Contact Name n/a

Phone n/a

Fax n/a

E-Mail n/a

Client Information

Client Name n/a

Client Address n/a

City n/a **State** n/a **Zip** n/a

Phone n/a

Fax n/a

E-Mail n/a

Inspection Company

Inspector Name Ben Tester

Company Name The Home Tester

Company Address 10555 SW Tigard St. #57

City Tigard **State** OR **Zip** 97223

Phone The Home Tester

Fax 503-443-1819

E-Mail tester@coho.net

File Number address

Amount Received \$350.00

Conditions

Others Present Buyer's Agent and Buyer

Estimated Age 1999

Inspection Date -7-19-07

Start Time 9:30a

End Time 12:30p

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 70 degress

Weather cloudy/rainy/sunny

Space Below Grade Crawl Space

Building Type Single family

Sewage Disposal City

Water Source City

Additions/Modifications N/A

Permits Obtained N/A

Property Occupied No

Entrance Faces south

Soil Conditions Damp

Garage Attached

How Verified Multiple Listing Service

How Verified Multiple Listing Service

How Verified N/A

Client: n/a

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Lots and Grounds

1. Acceptable	Walks: Concrete
2. Acceptable	Steps/Stoops: Concrete
3. Acceptable	Patio: Concrete
4. Acceptable	Porch: Concrete
5. Maintenance	Vegetation: Tree/shrubs - trim shrubs back from home..see photos...
6. Acceptable	Grading: Minor slope
7. Acceptable	Driveway: Concrete
8. Acceptable	Fences: Wood
9. Maintenance	Lawn Sprinklers: Front and back yard - once per year city requires back flow testing of sprinkler system... around June is the deadline for most municipalities...please confirm done for this year...

Exterior Surface and Components

whole house Exterior Surface

1. Acceptable	Type: Vinyl siding
2. Acceptable	Trim: wood/vinyl
3. Acceptable	Fascia: Wood
4. Acceptable	Door Bell: Hard wired
5. Acceptable	Entry Doors: Metal
6. Acceptable	Patio Door: Vinyl sliding
7. Acceptable	Windows: all vinyl
8. Acceptable	Window Screens: Vinyl mesh
9. Acceptable	Exterior Lighting: Surface mount
10. Acceptable	Exterior Electric Outlets: 120 VAC GFCI
11. Acceptable	Hose Bibs: Rotary with back flow protection
12. Acceptable	Gas Meter: Exterior surface mount at side of home
13. Acceptable	Main Gas Valve: Located at gas meter

Roof

Whole House Roof Surface

1.	Method of Inspection: On roof
2. Acceptable	Unable to Inspect: 0%
3. Maintenance	Material: Architectural comp - moss treatment will be a yearly item to monitor...see photos...back side of roof...
4.	Type: Gable
5.	Approx Age: Approximately 7-10 years
6. Acceptable	Flashing: Galvanized
7. Acceptable	Valleys: Aluminum
8. Acceptable	Plumbing Vents: ABS
9. Acceptable	Gutters: Galvanized
10. Acceptable	Downspouts: Galvanized
11. Acceptable	Leader/Extension: Plastic
center Chimney	
12. Acceptable	Chimney: Metal pipe
13. Acceptable	Flue/Flue Cap: Metal
14. Acceptable	Chimney Flashing: Galvanized

Client: n/a

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Garage/Carport

Side Garage

- | | | |
|----------------|--|----------------------|
| 1. | Type of Structure: Attached | Car Spaces: 2 |
| 2. Acceptable | Garage Doors: Insulated aluminum | |
| 3. Acceptable | Door Operation: Mechanized | |
| 4. Acceptable | Door Opener: genie | |
| 5. Acceptable | Service Doors: Metal | |
| 6. Acceptable | Ceiling: drywall | |
| 7. Acceptable | Walls: drywall | |
| 8. Acceptable | Floor/Foundation: Poured slab | |
| 9. Acceptable | Hose Bibs: Rotary with back flow protection | |
| 10. Acceptable | Electrical: 120 VAC | |

Electrical

- | | | |
|----------------|---|-----------------------|
| 1. | Service Size Amps: 200 | Volts: 120-240 |
| 2. Acceptable | Service: Aluminum | |
| 3. Acceptable | 120 VAC Branch Circuits: Copper | |
| 4. Acceptable | 240 VAC Branch Circuits: Copper and aluminum | |
| 5. Acceptable | Conductor Type: Romex | |
| 6. Acceptable | GFCI: Kitchen and bathrooms | |
| 7. Acceptable | Ground: Rod in ground only. | |
| 8. Maintenance | Smoke Detectors: Check batteries at the holiday season every year - noted installed in all sleep areas...good... | |

Garage Electric Panel

- | | |
|----------------|------------------------------------|
| 9. Acceptable | Manufacturer: Cutler-Hammer |
| 10. | Max Capacity: 200 Amps |
| 11. Acceptable | Main Breaker Size: 200 Amps |
| 12. Acceptable | Breakers: CU |
| 13. | Is the panel bonded? Yes |

Structure

- | | |
|---------------|---|
| 1. Acceptable | Structure Type: Wood frame |
| 2. Acceptable | Foundation: poured and post and beam |
| 3. Acceptable | Differential Movement: No movement or displacement noted |
| 4. Acceptable | Beams: Solid wood |
| 5. Acceptable | Bearing Walls: Frame |
| 6. Acceptable | Piers/Posts: Poured piers and wood posts |
| 7. Acceptable | Stairs/Handrails: Wood stairs with wood handrails |
| 8. Acceptable | Subfloor: plank |

Client: n/a

Sample Inspection, Actual Inspection

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Attic

Main Attic

- | | |
|---------------|--|
| 1. | Method of Inspection: In the attic |
| 2. Acceptable | Unable to Inspect: 0% |
| 3. Acceptable | Roof Framing: 2x4 Truss |
| 4. Acceptable | Sheathing: Plywood |
| 5. Acceptable | Ventilation: Roof and soffit vents |
| 6. Acceptable | Insulation: Batts/blown |
| 7. Acceptable | Insulation Depth: 18" R factor is 36 |
| 8. Acceptable | Moisture Penetration: no water penetration noted |
| 9. Acceptable | Bathroom Fan Venting: bathroom fan(s) are vented to ridge vents with metal duct |

Crawl Space

Main Crawl Space

- | | |
|---------------|---|
| 1. | Method of Inspection: In the crawl space |
| 2. Acceptable | Unable to Inspect: 0% |
| 3. Acceptable | Access: scuttle hole access |
| 4. Acceptable | Moisture Penetration: No |
| 5. | Moisture Location: none |
| 6. Acceptable | Moisture Barrier: plastic over earth |
| 7. Acceptable | Ventilation: Vents |
| 8. Acceptable | Insulation: Batting |

Air Conditioning

Main AC System

- | | | |
|----------------|--|--|
| 1. Acceptable | A/C System Operation: Appears serviceable | |
| 2. Acceptable | Condensate Removal: PVC | |
| 3. Acceptable | Exterior Unit: kenmore | |
| 4. | Model Number: ckj36-1a | Serial Number: 0106231510 |
| 5. | Area Served: Whole building | Approximate Age: Age not known/installed after home was built |
| 6. | Fuel Type: 220 VAC | Temperature Differential: 15-20 |
| 7. | Type: Central A/C | Capacity: 1.5 Ton |
| 8. Acceptable | Visible Coil: Aluminum | |
| 9. Acceptable | Refrigerant Lines: Serviceable condition | |
| 10. Acceptable | Electrical Disconnect: Breaker disconnect | |

Client: n/a

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Fireplace/Wood Stove

Living room and family room Fireplace

- | | |
|---------------|---------------------------------------|
| 1. Acceptable | Fireplace Construction: Prefab |
| 2. | Type: gas heat type |
| 3. Acceptable | Flue: Metal/direct vent |
| 4. Acceptable | Hearth: Flush mounted |

Heating System

Garage Heating System

- | | | |
|----------------|---|--|
| 1. Acceptable | Heating System Operation: Adequate | |
| 2. | Manufacturer: Ruud | |
| 3. | Model Number: uglh-10ebrjr | Serial Number: fd73do7f269910225 |
| 4. | Type: Forced air | Capacity: 110,000 btu |
| 5. | Area Served: Whole building | Approximate Age: Approximately 7-10 years |
| 6. | Fuel Type: Natural gas | |
| 7. Acceptable | Heat Exchanger: 4 Burner | |
| 8. | Unable to Inspect: 25% | |
| 9. Acceptable | Blower Fan/Filter: Direct drive with electronic filter | |
| 10. Acceptable | Distribution: Insulflex duct | |
| 11. Acceptable | Flue Pipe: Double wall | |
| 12. Acceptable | Thermostats: Programmable | |

Plumbing

- | | |
|----------------|-------------------------------------|
| 1. Acceptable | Service Line: PVC |
| 2. Acceptable | Main Water Shutoff: Garage |
| 3. Acceptable | Water Lines: PVC |
| 4. Acceptable | Drain Pipes: ABS |
| 5. Not Present | Service Caps: Accessible |
| 6. Acceptable | Vent Pipes: ABS |
| 7. Acceptable | Gas Service Lines: Cast iron |

Garage Water Heater

- | | | |
|----------------|--|--|
| 8. Acceptable | Water Heater Operation: Adequate | |
| 9. | Manufacturer: A.O. Smith | |
| 10. | Model Number: fsq 50 242 | Serial Number: gh99-5081431-242 |
| 11. | Type: Natural gas | Capacity: 50 Gal. |
| 12. | Approximate Age: Approximately 7-10 years | Area Served: Whole building |
| 13. Acceptable | Flue Pipe: Double wall | |
| 14. Acceptable | TPRV and Drain Tube: PVC | |

Client: n/a

Sample Inspection, Actual Inspection

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Bathroom

2nd Floor Hall Bathroom

- | | |
|----------------|--|
| 1. Acceptable | Ceiling: drywall |
| 2. Acceptable | Walls: drywall |
| 3. Acceptable | Floor: Vinyl floor covering |
| 4. Acceptable | Doors: painted wood |
| 5. Acceptable | Electrical: 120 VAC GFCI - controlled at master bath... |
| 6. Acceptable | Counter/Cabinet: ceramic tile and wood |
| 7. Acceptable | Sink/Basin: Molded single bowl |
| 8. Acceptable | Faucets/Traps: Brand not known with PVC trap |
| 9. Acceptable | Tub/Surround: Fiberglass tub and fiberglass surround |
| 10. Acceptable | Toilets: Kohler |
| 11. Acceptable | HVAC Source: Air exchange ventilation |
| 12. Acceptable | Ventilation: Electric ventilation fan |

Master Bathroom

- | | |
|-----------------|--|
| 13. Acceptable | Ceiling: drywall |
| 14. Acceptable | Walls: drywall |
| 15. Acceptable | Floor: Vinyl floor covering |
| 16. Acceptable | Doors: painted wood |
| 17. Acceptable | Windows: all vinyl |
| 18. Acceptable | Electrical: 120 VAC GFCI |
| 19. Acceptable | Counter/Cabinet: ceramic tile and wood |
| 20. Acceptable | Sink/Basin: Molded dual bowl |
| 21. Acceptable | Faucets/Traps: Brand not known with PVC trap |
| 22. Maintenance | Tub/Surround: Fiberglass tub and ceramic tile surround - not big deal/ noticed that if tub, shower, and sinks run, its taxing the system/but how often will you run all four at the same time?...just note to run tub or shower only... |
| 23. Acceptable | Shower/Surround: Fiberglass pan and fiberglass surround |
| 24. Acceptable | Toilets: Kohler |
| 25. Acceptable | HVAC Source: Air exchange ventilation |
| 26. Acceptable | Ventilation: Electric ventilation fan and window |

first floor powder Bathroom

- | | |
|----------------|--|
| 27. Acceptable | Ceiling: drywall |
| 28. Acceptable | Walls: drywall |
| 29. Acceptable | Floor: Vinyl floor covering |
| 30. Acceptable | Doors: pocket |
| 31. Acceptable | Electrical: 120 VAC GFCI - controlled at master bath... |
| 32. Acceptable | Counter/Cabinet: ceramic tile and wood |
| 33. Acceptable | Sink/Basin: pedestal style sink |
| 34. Acceptable | Faucets/Traps: Brand not known with PVC trap |
| 35. Acceptable | Toilets: Kohler |
| 36. Acceptable | HVAC Source: Air exchange ventilation |
| 37. Acceptable | Ventilation: Electric ventilation fan |

Client: n/a

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Kitchen

1st Floor Kitchen

- | | |
|----------------|--|
| 1. Acceptable | Cooking Appliances: magic chef |
| 2. Acceptable | Ventilator: maytag |
| 3. Acceptable | Disposal: maytag |
| 4. Acceptable | Dishwasher: magic chef |
| 5. | Air Gap Present? Yes |
| 6. Acceptable | Refrigerator: kitchenaid |
| 7. Acceptable | Microwave: maytag |
| 8. Acceptable | Sink: Molded dual bowl |
| 9. Acceptable | Electrical: 120 VAC GFCI/X 2 |
| 10. Acceptable | Plumbing/Fixtures: Brand not known |
| 11. Acceptable | Counter Tops: Ceramic tile |
| 12. Acceptable | Cabinets: Wood |
| 13. Acceptable | Ceiling: drywall |
| 14. Acceptable | Walls: drywall |
| 15. Acceptable | Floor: Vinyl floor covering |
| 16. Acceptable | Doors: painted wood |
| 17. Acceptable | Windows: all vinyl |
| 18. Acceptable | HVAC Source: Air exchange ventilation |

Bedroom

2nd Floor Master Bedroom

- | | |
|---------------|---|
| 1. Acceptable | Closet: two closets, one slider and one singing door |
| 2. Acceptable | Ceiling: drywall |
| 3. Acceptable | Walls: drywall |
| 4. Acceptable | Floor: Carpet |
| 5. Acceptable | Doors: painted wood |
| 6. Acceptable | Windows: all vinyl |
| 7. Acceptable | Electrical: 120 VAC - switched outlet for lamps..see photo |
| 8. Acceptable | HVAC Source: Air exchange ventilation |

#2/front of bath Bedroom

- | | |
|----------------|--|
| 9. Acceptable | Closet: double doors |
| 10. Acceptable | Ceiling: drywall |
| 11. Acceptable | Walls: drywall |
| 12. Acceptable | Floor: Carpet |
| 13. Acceptable | Doors: painted wood |
| 14. Acceptable | Windows: all vinyl |
| 15. Acceptable | Electrical: 120 VAC |
| 16. Acceptable | HVAC Source: Air exchange ventilation |

#3/above living room Bedroom

- | | |
|----------------|--|
| 17. Acceptable | Closet: double doors |
| 18. Acceptable | Ceiling: drywall |
| 19. Acceptable | Walls: drywall |
| 20. Acceptable | Floor: Carpet |
| 21. Acceptable | Doors: painted wood |
| 22. Acceptable | Windows: all vinyl |
| 23. Acceptable | Electrical: 120 VAC |
| 24. Acceptable | HVAC Source: Air exchange ventilation |

Client: n/a

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Living Space

Living Room Living Space

- 1. Acceptable Ceiling: drywall
- 2. Acceptable Walls: drywall
- 3. Acceptable Floor: Carpet
- 4. Acceptable Windows: all vinyl
- 5. Acceptable Electrical: 120 VAC - switched wall outlets for lamps...
- 6. Acceptable HVAC Source: Air exchange ventilation

Family Room Living Space

- 7. Acceptable Closet: wall cabinet storage...
- 8. Acceptable Ceiling: drywall
- 9. Acceptable Walls: drywall
- 10. Acceptable Floor: Carpet
- 11. Acceptable Windows: all vinyl
- 12. Acceptable Electrical: 120 VAC - switched outlets for lamps...
- 13. Acceptable HVAC Source: Air exchange ventilation

Dining Room Living Space

- 14. Acceptable Closet: under stairs closet
- 15. Acceptable Ceiling: drywall
- 16. Acceptable Walls: drywall
- 17. Acceptable Floor: Carpet
- 18. Acceptable Doors: painted wood
- 19. Acceptable Windows: all vinyl
- 20. Acceptable Electrical: 120 VAC
- 21. Acceptable HVAC Source: Air exchange ventilation

Dining area Living Space

- 22. Acceptable Ceiling: drywall
- 23. Acceptable Walls: drywall
- 24. Acceptable Floor: Vinyl floor covering
- 25. Acceptable Windows: all vinyl
- 26. Acceptable Electrical: 120 VAC
- 27. Acceptable HVAC Source: Air exchange ventilation

entry hallway/to second floor hallway Living Space

- 28. Acceptable Closet: 2 full/one linen
- 29. Acceptable Ceiling: drywall
- 30. Acceptable Walls: drywall
- 31. Acceptable Floor: carpet/hardwood
- 32. Acceptable Doors: painted wood
- 33. Acceptable Windows: all vinyl
- 34. Acceptable Electrical: 120 VAC
- 35. Acceptable HVAC Source: return air

Den/second floor left/double door entry Living Space

- 36. Acceptable Ceiling: drywall
- 37. Acceptable Walls: drywall
- 38. Acceptable Floor: Carpet
- 39. Acceptable Doors: wood/glass combo
- 40. Acceptable Windows: all vinyl
- 41. Acceptable Electrical: 120 VAC
- 42. Acceptable HVAC Source: Air exchange ventilation

Great Room/second floor past main bath Living Space

- 43. Acceptable Ceiling: drywall
- 44. Acceptable Walls: drywall
- 45. Acceptable Floor: Carpet
- 46. Acceptable Doors: painted wood

Client: n/a

Sample Inspection, Actual Inspection

The Home Tester

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Living Space (continued)

47. Acceptable **Windows:** all vinyl
48. Acceptable **Electrical:** 120 VAC
49. Acceptable **HVAC Source:** Air exchange ventilation
first floor hall by bath/laundry/garage door Living Space
50. Acceptable **Ceiling:** drywall
51. Acceptable **Walls:** drywall
52. Acceptable **Floor:** Vinyl floor covering
53. Acceptable **Doors:** painted wood
54. Acceptable **Electrical:** 120 VAC
55. Acceptable **HVAC Source:** return air

Laundry Room/Area

1st Floor Laundry Room/Area

1. Acceptable **Ceiling:** drywall
2. Acceptable **Walls:** drywall
3. Acceptable **Floors:** Vinyl floor covering
4. Acceptable **Doors:** painted wood
5. Acceptable **Windows:** all vinyl
6. Acceptable **Electrical:** 120 VAC
7. Acceptable **HVAC Source:** Air exchange ventilation
8. Acceptable **Washer Hose Bib:** Gate
9. Acceptable **Washer and Dryer Electrical:** 120-240 VAC
10. Acceptable **Dryer Vent:** Rigid metal
11. Acceptable **Washer Drain:** Wall mounted drain

Client: n/a

Sample Inspection, Actual Inspection