

Home Inspection Report

123 Maple Ave, Columbus, OH 43235

Inspection Date:

Thursday, October 12, 2006

Prepared For:

John Q Smith

Prepared By:

Whisper Computer Solutions, Inc

P.O. Box 690502

San Antonio, TX 78269-0502

Phone: (210)681-6325

Fax: (210)681-6325

Email: support@whispersolutions.com

Report Number:

20061012-01

Inspector:

Joe R Inspector

Report Overview

PROPERTY DESCRIPTION

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

- Major Concern: A system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.
- Safety Issue: Denotes a condition that is unsafe and in need of prompt attention.
- Repair: Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.
- Improve: Denotes improvements which are recommended but not required.
- Monitor: Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

RECOMMENDATION SUMMARY

The following is a summary of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the Standards of Practice are inspected, except as may be noted in each "Inspection Limitations" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Structure

DESCRIPTION

OBSERVATIONS

STRUCTURE INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ Structural components concealed behind finished surfaces could not be inspected.
- √ Only a representative sampling of visible structural components were inspected.
- √ Furniture and/or storage restricted access to some structural components.
- √ Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Roofing

DESCRIPTION

OBSERVATIONS

ROOFING INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- √ Evidence of prior leaks may be disguised by interior finishes.
- √ Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- √ Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- √ Roof inspection may be limited by access, condition, weather, or other safety concerns.

Exterior

DESCRIPTION

OBSERVATIONS

EXTERIOR INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ A representative sample of exterior components was inspected rather than every occurrence of components.
- √ The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- √ Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Electrical

DESCRIPTION

OBSERVATIONS

ELECTRICAL INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ Electrical components concealed behind finished surfaces are not inspected.
- √ Only a representative sampling of outlets and light fixtures were tested.
- √ Furniture and/or storage restricted access to some electrical components which may not be inspected.
- √ The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Heating

DESCRIPTION

OBSERVATIONS

HEATING INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ The adequacy of heat supply or distribution balance is not inspected.
- √ The interior of flues or chimneys which are not readily accessible are not inspected.
- √ The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- √ Solar space heating equipment/systems are not inspected.

Cooling and Heat Pumps

DESCRIPTION

OBSERVATIONS

COOLING AND HEAT PUMPS INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ Window mounted air conditioning units are not inspected.
- √ The cooling supply adequacy or distribution balance are not inspected.
- √ The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Insulation and Ventilation

DESCRIPTION

OBSERVATIONS

INSULATION AND VENTILATION INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- ✓ Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- ✓ Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- ✓ An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- ✓ Any estimates of insulation R values or depths are rough average values.

Plumbing

DESCRIPTION

OBSERVATIONS

PLUMBING INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- √ Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- √ Clothes washing machine connections are not inspected.
- √ Interiors of flues or chimneys which are not readily accessible are not inspected.
- √ Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- √ An inspection of the sewage system is outside the scope of this inspection.

Interior

DESCRIPTION

OBSERVATIONS

INTERIOR INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- √ Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper and other finish treatments are not inspected.

Appliances

DESCRIPTION

OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ Thermostats, timers and other specialized features and controls are not tested.
- √ The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Well

DESCRIPTION

OBSERVATIONS

WELL INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ Most of the well system is underground and not available for a visual inspection.
- √ Filtering and conditioning equipment, if present, is beyond the scope of a home inspection and not evaluated. Consult with your local service supplier concerning this equipment.

Fireplace and Wood Stoves

DESCRIPTION

OBSERVATIONS

FIREPLACE AND WOOD STOVES INSPECTION LIMITATIONS

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- √ The interiors of flues or chimneys are not inspected.
- √ Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- √ The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- √ Fireplace inserts, stoves, or firebox contents are not moved.