

*Inspection One
Associates, Inc.*

**THE HOME
INSPECTION REPORT**



**1234 Your House Drive
Olde Towne Square, Georgia**

This one story frame structure is a single family residence, constructed about 1993. It has a two car attached garage; an asphalt shingle roof; brick and vinyl siding; and a concrete slab foundation.

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Address of Subject Property:
**1234 Your House Drive
Olde Towne Square, GA**

Inspected For:
**J. O. Public
2468 His Old Place
Madison, FL**

Time & Date of Inspection:
2:00 pm, 3/20/2005

Copy To:
Joy Chris

Recent Weather: **rain overnight**
Weather during Inspection: **sunny**
Temperature: **75 deg. F., 50 deg. F overnight**

Fee: **\$375.00** Pd by: **cc**

Scope of Inspection: *Per your request, the subject property; i.e., the grounds, exterior surfaces visible from ground, garage, carport, structure, attic, basement, crawl space, electrical system, heating system, air conditioning system, plumbing, fireplace, built-in appliances have been visually inspected if present, and major installed systems and components are described. This report, intended to provide you with a better understanding of the condition of the property, reflects our observations at the time of the inspection and no warranty is expressed or implied. If this inspection report is received and/or used by the Client, the conditions of this Scope of Inspection are agreed to by the Client. This inspection and resultant report is conducted and prepared in accordance with the applicable laws of the State of Georgia and the Inspection Standards of the American Society of Home Inspectors. The inspector is not required to: walk on roof; activate utilities; activate systems or equipment that are shut down; report on or evaluate systems or components life expectancy, adequacy, efficiency, or cause of the need to repair; observe items or areas if concealed or not readily accessible; evaluate suitability for any specialized use or conformance to any previous or present regulatory requirements or building codes; or evaluate the present or future market value or marketability of the property. Unless specifically agreed upon in writing and reported on, no inspection or evaluation was made concerning any environmental conditions, soil or geological conditions, recreational facilities, outbuildings, alarms, communication systems, pools, spas, irrigation systems, other underground systems or piping, sewage disposal systems; the presence or absence of pests, wood destroying organisms, mold, fungi, or possible hazardous materials or conditions. **In the event that Inspection One Associates, Inc. or its inspectors are found liable for any errors or omissions, the total value of all claims per subject property are limited to the amount of the inspection fee paid by the client.***

Notice to Client: *Those items marked in the "See Comments" column of this report may be acceptable to you when considering the intended use and / or value of the property. This report generally excludes those items which are considered cosmetic in nature, but may be mentioned in the "Comments" area for clarification or maintenance purposes. If references are made to building codes or other standards, these are made in an effort to clarify the issue, and are not intended to infer a building code violation, since Inspection One Associates, Inc., is a private corporation, not a regulatory or policing agency. If any estimates of repair costs or methods of repair were provided, these are only to be considered as rough estimates or methods, not quotations, since Inspection One Associates, Inc. does not perform repairs. Prices and methods of repair may vary depending upon the contractor, engineer, or architect selected. You may wish to refer to the "Home Owner Tips", available on request, for more general information and suggestions.*

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This Summary is presented to help you prioritize and see the entire list all together. It is however only presented for your convenience, so please read the entire report in case some items were inadvertently left out of the Summary. There are also many notes and other comments which are not included in the Summary but may be useful in the operation of your home

Section S

SUMMARY

MAJOR ITEMS

1. **WOOD FENCE, SHED, AND BORDER AROUND FLOWER BEDS NEAR THE HOUSE PREVENT PROPER DRAINAGE AWAY FROM THE HOUSE. REGRADE AS NECESSARY.**
2. **AN ANT HILL AT THE RIGHT SIDE OF GARAGE HAS DIRT UP ON SIDING. CHECK FOR TERMITES, ELIMINATE PESTS AND MOVE SOIL AWAY. A LICENSED PEST CONTROL CONTRACTOR MAY NEED TO CHECK.**
3. **KITCHEN SINK WATER IS SHUT OFF BY OWNER;**
4. **A WATER PUDDLE UNDER THE KITCHEN SINK INDICATES A LEAK;**
5. **HALL BATH COMMUNE IS SHUT OFF AT VALVE. SUSPECT COMMUNE DOES NOT OPERATE PROPERLY;**
6. **WATER HEATER SHUT DOWN, SO NO HOT WATER THROUGHOUT HOUSE;**
7. **DISPOSER DOES NOT RUN, IT HUMS AND TRIPS RESET;**
8. **NO GAS AT FIREPLACE, VALVE OUTSIDE APPEARS TO BE STUCK;**
9. **AND DISHWASHER CYCLES BUT BECAUSE OF LEAK UNDER SINK, IT WAS NOT RUN FOR THE FULL TIME. A LICENSED PLUMBER SHOULD EXAMINE ALL ITEMS AND MAKE REPAIRS.**

SAFETY ITEMS

10. **KITCHEN WINDOW FALLS CLOSED WHEN OPENED AND BOTH FRONT BEDROOMS HAVE WINDOWS THAT BIND. A QUALIFIED WINDOW CONTRACTOR SHOULD EXAMINE AND REPAIR.**
11. **FIREPLACE DAMPER IS STUCK SHUT. SO NO VIEW OF FLUE. A QUALIFIED CONTRACTOR NEEDS TO REPAIR.**

OTHER ITEMS

12. **BUSHES AT LEFT SIDE ARE IN CONTACT WITH THE SIDING. TRIM BACK.**
13. **FASCIA COVERING IS MISSING AT LEFT SIDE NEAR THE REAR. REPLACE.**

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LEGEND: “✓” In the "Satisfactory" column indicates the item appears installed acceptably and is functioning with normal wear.

“✗” In the "See Comment" column indicates the item appears installed unacceptably, is broken, damaged or not functioning and needs correction or further action.

“☑” Under the “COMMENT” column describes the item.

Also: The convention used to identify locations both inside and outside, is to assume you are standing in the front yard looking at the front of the structure; relative locations will be front, rear, left and right.

Section 1.00	GROUNDS and ATTACHMENTS
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Item #	<u>Satisfactory</u>	<u>See</u>	ITEM	COMMENTS
	☑	✗		

1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Drainage & Grading</u> (as affect building)	<p><i>NOTE, SOIL GRADING IS TO BE INSTALLED AND MAINTAINED SLOPING DOWNWARD FROM THE FOUNDATION SUCH THAT WATER WILL FLOW AWAY FROM BUILDING. IN ADDITION, SINCE SOIL AND MULCH CONTAIN MOISTURE IT NEEDS TO BE EIGHT(8) INCHES MINIMUM BELOW THE BOTTOM SILL OR WOOD FRAMING MEMBERS OR AT LEAST SIX(6) INCHES BELOW THE SIDING.</i></p> <p>WOOD FENCE, SHED, AND BORDER AROUND FLOWER BEDS NEAR THE HOUSE PREVENT PROPER DRAINAGE AWAY FROM THE HOUSE. REGRADE AS NECESSARY.</p> <p>AN ANT HILL AT THE RIGHT SIDE OF GARAGE HAS DIRT UP ON SIDING. CHECK FOR TERMITES, ELIMINATE PESTS AND MOVE SOIL AWAY. A LICENSED PEST CONTROL CONTRACTOR MAY NEED TO CHECK.</p>
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1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Trees, Shrubs, and other Vegetation</u> (as affect building)	<p><i>NOTE, TREES, BUSHES OR VINES GROWING ON, TOO CLOSE OR HANGING OVER THE HOUSE CAN CAUSE DAMAGE TO THE FOUNDATION, SIDING OR ROOF. LARGE TREES WITHIN 10 FEET OF THE HOUSE SHOULD BE CONSIDERED FOR REMOVAL. OTHERS NEED TO BE TRIMMED AWAY FROM CONTACT WITH THE HOUSE, AND SHOULD BE CLEAR FOR AT LEAST 18 INCHES AROUND AND 4 FEET ABOVE THE OUTDOOR AIR CONDITIONING EQUIPMENT.</i></p> <p>BUSHES AT LEFT SIDE ARE IN CONTACT WITH THE SIDING. TRIM BACK.</p>
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1.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Retaining Walls</u> none(as affect building) <input type="checkbox"/> stone <input checked="" type="checkbox"/> treated timber <input checked="" type="checkbox"/> other	<p>NOTE THE DECORATIVE BLOCK IS NOT INSTALLED, BUT THE WALL APPEARS TO BE OPERATING OK.</p>
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1.04	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Driveways, Walks, Patios & Stoops</u>	<input checked="" type="checkbox"/> concrete <input type="checkbox"/> asphalt <input type="checkbox"/> gravel or dirt <input type="checkbox"/> brick pavers <input checked="" type="checkbox"/> typical cracks
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1.05	<input type="checkbox"/>	<input type="checkbox"/>	<u>Decks, Porches, Balconies, Stairs & Railings</u>	<input type="checkbox"/> wood <input type="checkbox"/> other <input checked="" type="checkbox"/> none
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1.06	<input type="checkbox"/>	<input type="checkbox"/>	<u>Fences</u> (only when safety is an issue)	<input type="checkbox"/> chain link <input checked="" type="checkbox"/> wood <input type="checkbox"/> other <input checked="" type="checkbox"/> none
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Phone: 770.993.0998 Fax: 770.993.4017 Inspection One Associates, Inc. Email: inspectionone@mindspring.com

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Section 5.00	ATTIC
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	Satisfactory	See	ITEM	
Item #	Comment			COMMENTS

NOTE: ATTIC SPACES WILL BE ENTERED EXCEPT WHEN ACCESS IS OBSTRUCTED, PROPERTY COULD BE DAMAGED BY ENTRY, OR WHEN DANGEROUS OR ADVERSE CONDITIONS ARE SUSPECTED.

- | | | | | | | |
|------|---|---|---|--|--|---|
| 5.01 | ✓ | □ | <u>Access Location(s)</u> | <input checked="" type="checkbox"/> entered | <input type="checkbox"/> access limited | <input type="checkbox"/> none |
| | | | | <input checked="" type="checkbox"/> pull-down | <input type="checkbox"/> ceiling scuttle | <input type="checkbox"/> wall entry |
| | | | | <input type="checkbox"/> walk-up | <input type="checkbox"/> walk-in | |
| 5.02 | ✓ | □ | <u>Insulation Type</u> | <input checked="" type="checkbox"/> loose fill | <input checked="" type="checkbox"/> batt or roll | <input type="checkbox"/> other _____ |
| | | | Flat Ceiling Estimated Ave Depth: 9-12 inches | | | |
| 5.03 | ✓ | □ | <u>Framing</u> | <input checked="" type="checkbox"/> trusses | <input type="checkbox"/> rafters & joists | |
| 5.04 | ✓ | □ | <u>Ventilation</u> | <input type="checkbox"/> fan(s) | <input checked="" type="checkbox"/> roof | <input checked="" type="checkbox"/> gable <input checked="" type="checkbox"/> soffit <input type="checkbox"/> ridge |
| 5.05 | ✓ | □ | <u>Evidence of Pests</u> | <input type="checkbox"/> entries | <input type="checkbox"/> manure | <input type="checkbox"/> nests |
| 5.06 | ✓ | □ | <u>Evidence of Moisture</u> | | | |

Section 6.00	KITCHEN and APPLIANCES
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	Satisfactory	See	ITEM	
Item #	Comment			COMMENTS

NOTE, HOUSEHOLD APPLIANCE INSPECTION IS NOT REQUIRED BY THE ASHI STANDARDS, BUT A CURSORY INSPECTION IS PROVIDED FOR YOUR CONVENIENCE.

- | | | | | | | | |
|------|---|---|-------------------------------------|---|-----------------------------------|---|-----------------------------------|
| 6.01 | ✓ | □ | <u>Cook</u> | <input checked="" type="checkbox"/> top | <input type="checkbox"/> stove | <input checked="" type="checkbox"/> gas | <input type="checkbox"/> electric |
| 6.02 | ✓ | □ | <u>Oven(s)</u> | <input checked="" type="checkbox"/> part of stove | <input type="checkbox"/> built-in | | |
| 6.03 | ✓ | □ | <u>Vent</u> | <input checked="" type="checkbox"/> recirculating | <input type="checkbox"/> vented | <input type="checkbox"/> none | |
| 6.04 | □ | □ | <u>Microwave</u> | <input type="checkbox"/> built-in (tested only to heat water) | | <input checked="" type="checkbox"/> not installed | |
| 6.05 | □ | □ | <u>Refrigerator</u> | <input checked="" type="checkbox"/> not included | | | |
| 6.06 | □ | □ | <u>Compactor</u> (appears to cycle) | <input checked="" type="checkbox"/> none | | | |
| 6.07 | □ | ✗ | <u>Sink, Faucet & Sprayer</u> | KITCHEN SINK WATER IS SHUT OFF BY OWNER. A WATER PUDDLE UNDER THE KITCHEN SINK INDICATES A LEAK. | | | |
| 6.08 | □ | ✗ | <u>Disposer</u> (runs & drains) | <input type="checkbox"/> none | | | |
| | | | | DISPOSER DOES NOT RUN. IT HUMS AND TRIPS RESET. REPLACE. | | | |
| 6.09 | □ | ✗ | <u>Dishwasher</u> (cycles) | <input type="checkbox"/> none | | | |
| | | | | DISHWASHER CYCLES BUT BECAUSE OF LEAK UNDER SINK, IT WAS NOT RUN THROUGH THE FULL TIME. | | | |

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Section 7.00	INTERIOR
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	<u>Satisfactory</u>	<u>See</u>	ITEM	
<u>Item #</u>	<u>Comment</u>	<<----- COMMENTS ----->>		

NOTE: IF THIS IS AN OCCUPIED HOME; FLOORS, WALLS, WINDOWS, CLOSETS, CABINETS, ETC. MAY NOT BE COMPLETELY VISIBLE OR ACCESS MAY BE BLOCKED DUE TO FURNISHINGS AND OTHER PERSONAL ITEMS WHICH MAY NOT BE MOVED BY THE INSPECTOR. THEREFORE, PER THE SCOPE OF INSPECTION, THESE AREAS WILL BE INSPECTED ON AN "AS VISIBLE" BASIS.

- | | | | | | |
|------|--------------------------|---|--------------------------|---|---|
| 7.01 | <input type="checkbox"/> | ✘ | | <u>Doors & Windows</u> (representative number) | |
| | | | | | KITCHEN WINDOW FALLS CLOSED WHEN OPENED. REPAIR
REAR ENTRY LIGHT IS OUT. REPAIR.
BOTH FRONT BEDROOMS HAVE WINDOWS THAT BIND. REPAIR. |
| 7.02 | ✔ | | <input type="checkbox"/> | <u>Floors, Walls & Ceilings</u> | |
| 7.03 | ✔ | | <input type="checkbox"/> | <u>Stairs, Landings & Railings</u> | <input type="checkbox"/> none |
| 7.04 | ✔ | | <input type="checkbox"/> | <u>Counter Tops & Cabinets</u> | (representative number of cabinets) |

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Section 8.00	ELECTRICAL	
Item #	Satisfactory ✓ See ✗ Comment	ITEM COMMENTS
8.01	✓	<input type="checkbox"/> Service Location <input type="checkbox"/> overhead <input checked="" type="checkbox"/> underground <input type="checkbox"/> front <input checked="" type="checkbox"/> right side <input type="checkbox"/> rear <input type="checkbox"/> left side
8.02	✓	<input type="checkbox"/> Meter Location <input type="checkbox"/> front <input checked="" type="checkbox"/> right side <input type="checkbox"/> rear <input type="checkbox"/> left side
8.03	✓	<input type="checkbox"/> Main Disconnect Location <input type="checkbox"/> inside <input type="checkbox"/> front <input checked="" type="checkbox"/> right side <input type="checkbox"/> rear <input type="checkbox"/> left side Service Voltage 120/240 or 110/208 Service Amperage Rating <input type="checkbox"/> 100 <input type="checkbox"/> 125 <input checked="" type="checkbox"/> 150 <input type="checkbox"/> 200 <input type="checkbox"/> other Service Conductor Material <input checked="" type="checkbox"/> aluminum <input type="checkbox"/> copper <input type="checkbox"/> other
8.04	✓	<input type="checkbox"/> Grounding Location <input type="checkbox"/> water line <input checked="" type="checkbox"/> exterior <input type="checkbox"/> not observed but appears grounded
8.05	✓	<input type="checkbox"/> Distribution Panel Location <input checked="" type="checkbox"/> garage <input type="checkbox"/> basement <input type="checkbox"/> hall <input type="checkbox"/> other _____.
8.06	✓	<input type="checkbox"/> Over Current Protection Devices
8.07	✓	<input type="checkbox"/> Branch Wiring <input checked="" type="checkbox"/> copper <input checked="" type="checkbox"/> aluminum(240v or 208v only)
8.08	✓	<input type="checkbox"/> GFCI protection <input type="checkbox"/> none, see Note below <input type="checkbox"/> none at kitchen, see Note below <i>NOTE: ALTHOUGH THEY MAY NOT HAVE BEEN REQUIRED AT THE TIME OF CONSTRUCTION OR RENOVATION AND MAY BE ACCEPTABLE FOR AGE, GFCI PROTECTED OUTLETS OR CIRCUITS ARE SUGGESTED FOR YOUR SAFETY AT WET AREAS SUCH AS: KITCHEN & BAR COUNTER OUTLETS; BATHROOMS; HYDRO-MASSAGE TUBS; GARAGE; EXTERIOR; BOATHOUSES; UNFINISHED BASEMENTS AND CRAWL SPACES. NEW CONSTRUCTION OR RENOVATED AREAS REQUIRE GFCI PROTECTION AT THESE LOCATIONS.</i> Locations which are GFCI protected: <input checked="" type="checkbox"/> kitchen <input checked="" type="checkbox"/> baths <input type="checkbox"/> hydro massage tub <input checked="" type="checkbox"/> garage <input checked="" type="checkbox"/> exterior <input type="checkbox"/> boathouse <input type="checkbox"/> basement <input type="checkbox"/> crawl space Locations where GFCI protected outlets are controlled: <input checked="" type="checkbox"/> kitchen <input checked="" type="checkbox"/> baths <input type="checkbox"/> hydro massage tub <input checked="" type="checkbox"/> garage <input type="checkbox"/> exterior <input type="checkbox"/> boathouse <input type="checkbox"/> basement <input type="checkbox"/> crawl space <input type="checkbox"/> breaker(s) at panel
8.09	✓	<input type="checkbox"/> Receptacles
8.10	✓	<input type="checkbox"/> Lights / Switches
8.11	✓	<input type="checkbox"/> Smoke Detector(s) <input type="checkbox"/> none <input type="checkbox"/> not tested, may be part of alarm
8.12	✓	<input type="checkbox"/> Vent Fan(s) <input type="checkbox"/> none
8.13	✗	<input type="checkbox"/> Whole House Fan <input checked="" type="checkbox"/> none
8.14	✓	<input type="checkbox"/> Doorbell <input type="checkbox"/> none

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Section 9.00	HEATING and AIR CONDITIONING
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Satisfactory See ITEM
 Item # Comment <<----- COMMENTS ----->>

- Heating System Installed Location(s)** attic basement garage other
 Manufacturer or Brand ARMSTRONG
 Estimated Age 1999
 Model Number GHJ100D20-3A
 Serial Number 8499J20514
 Fuel gas electric other ___
 Distribution Type forced air other ___
- 9.01 ✓ **Condition** operated visual inspection only, see Note above
NOTE: IF THE EXTERIOR TEMPERATURE IS ABOVE 85 DEGREES F. OR IF THE COOLING SYSTEM USES THE SAME DISTRIBUTION SYSTEM AND IS OPERATING, THE INSPECTOR IS NOT REQUIRED TO ACTIVATE HEATING, SINCE THIS COULD CAUSE DAMAGE TO THE EQUIPMENT. YOU MAY WISH TO CONSIDER OBTAINING A WARRANTY ON THIS EQUIPMENT, SINCE WE MAY NOT BE ABLE TO OPERATE IT.
- 9.02 ✓ **Exhaust** not applicable for electric
- 9.03 ✓ **Operating Controls** operated only on cool, see Note above
- 9.04 ✓ **Distribution Equipment**
- 9.05 ✓ **Filter** electronic re-usable disposable
- Air Conditioning Outdoor Locations** front right side rear left side
 Manufacturer or Brand ARMSTRONG
 Estimated Age 1999
 Model Number SCU10B42A-A1
 Serial Number 8499M28109
 Fuel electric other ___
- 9.06 ✓ **Condition** operated visual inspection only, see Note above
NOTE: IF THE EXTERIOR TEMPERATURE IS UNDER 65 DEGREES F., OR HAS BEEN UNDER 60 DEG. F. DURING THE LAST 24 HOURS THE INSPECTOR IS NOT REQUIRED TO ACTIVATE COOLING, SINCE THIS COULD CAUSE DAMAGE TO THE EQUIPMENT. YOU MAY WISH TO CONSIDER OBTAINING A WARRANTY ON THIS EQUIPMENT, SINCE WE MAY NOT BE ABLE TO OPERATE IT.
- 9.07 ✓ **Condensate Line & Pan**
- 9.08 ✓ **Refrigerant Lines**
- 9.09 ✓ **Operating Controls** operated only on heat, see Note above
- 9.10 ✓ **Distribution & Filter Equipment** (if separate from heating) SEE "9.04" & "9.05"

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- Fireplace Location(s)** family/living room basement bedroom none
- 9.11 **Firebox** not fully visible due to debris, ashes or gas logs
- 9.12 **Flue** none needed not visible
- 9.13 **Damper** none
FIREPLACE DAMPER IS STUCK SHUT. SO NO VIEW OF FLUE. A QUALIFIED CONTRACTOR NEEDS TO REPAIR.
- 9.14 **Gas Starter** none gas log installed gas fuel only
NO GAS AT FIREPLACE, VALVE OUTSIDE APPEARS TO BE STUCK. REPAIR.
- 9.15 **Hearth**

Section 10.00	PLUMBING
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Item #	Satisfactory	See Comment	ITEM	COMMENTS
<i>NOTE: PER THE SCOPE OF INSPECTION; UNDERGROUND OR BURIED SYSTEMS ARE NOT INCLUDED AS PART OF THIS INSPECTION REPORT. THEREFORE THE UNDERGROUND WATER SERVICE LINE, THE BUILDING SEWER AND DISPOSAL SYSTEM TO THE BUILDING WAS NOT INSPECTED AND NO REPRESENTATION IS MADE AS TO THE MATERIAL AND CONDITION OF SUCH SYSTEMS. YOU MAY WISH TO INQUIRE OF THE OWNER ABOUT THE MATERIAL, MAINTENANCE OR REPAIRS. IF THERE IS A POSSIBILITY THAT THIS PROPERTY HAS A PRIVATE SEWAGE SYSTEM, YOU MAY WISH TO INQUIRE WITH THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT TO HELP DETERMINE THE TYPE OF DISPOSAL SYSTEM, ITS LOCATION AND DESCRIPTION.</i>				
Water Service				
Meter Location: NEAR STREET				
10.01	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Piping Entering House	<input type="checkbox"/> plastic <input type="checkbox"/> copper <input type="checkbox"/> galvanized <input checked="" type="checkbox"/> not visible Shut off Location NEAR WATER HEATER
10.02	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Piping(visible only) In House	<input type="checkbox"/> plastic <input checked="" type="checkbox"/> copper <input type="checkbox"/> galvanized <input type="checkbox"/> other ____
10.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Pressure	

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Sewer Service see Note below.

- 10.04 **Piping In House** plastic cast iron other _____
- 10.05 **Sump or Sewage Pump** (presence only - not operated) none observed
- Gas or Fuel Service Type** natural gas L/P gas oil none
tank meter location: front right side rear left side
- 10.06 **Piping** AS VISIBLE
- Water Heater** gas electric Location: attic basement garage
Manufacturer or Brand RHEEM
Size 40 gallons Serial Number 0999A-18100
- 10.07 **Condition**
WATER HEATER SHUT DOWN, SO NO HOT WATER THROUGHOUT HOUSE.
- 10.08 **Exhaust** not applicable for electric
- 10.09 **Relief Valve** (opening to test is not required)
- 10.10 **Laundry Area** 240v or 208v gas vent available for dryer
- 10.11 **Sinks, Faucets & Commodes or other**
HALL BATH COMMODOE IS SHUT OFF AT VALVE. SUSPECT COMMODOE DOES NOT OPERATE PROPERLY.
- 10.12 **Tubs/showers** ceramic fiber-glass or plastic

Mike McGowan, Inspector
Certified ASHI Member #101385
Certified GAHI Member #91008
Registered & Certified by the ICC as a Residential Combination Inspector, #5184720-R5
Registered & Certified By the ICC as a Property Maintenance & Housing Inspector, # 5184720-64
Professional Member International Code Council