

INSPECTION REPORT



For the Property at:
007 BOND STREET
JAMESTOWN, IA 12345

Prepared for: JOHN DOE
Inspection Date: Friday, April 14, 2023
Prepared by: Michael Bond



**MIDIOWA
CONSULTING
INSPECTION,
LLC**



Midiowa Consulting Inspection, LLC
1719 CLARK AVE
Ames, IA 50010-5344
5155670398

micinspectionllc.com
Mike@micinspectionllc.com



April 18, 2023

Dear John Doe,

RE: Report No. 1010, v.2
007 Bond Street
Jamestown, IA
12345

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Michael Bond
on behalf of
Midiowa Consulting Inspection, LLC

Midiowa Consulting Inspection, LLC
1719 CLARK AVE
Ames, IA 50010-5344
5155670398
micinspectionllc.com
Mike@micinspectionllc.com



INVOICE

April 18, 2023

Client: John Doe

Report No. 1010, v.2

For inspection at:

007 Bond Street

Jamestown, IA

12345

on: Friday, April 14, 2023

Home inspection, 1000 - 2000 sq. ft.

\$435.65

Family

(\$435.65)

PAID IN FULL - THANK YOU!

Midiowa Consulting Inspection, LLC
1719 CLARK AVE
Ames, IA 50010-5344
5155670398
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Mike@micinspectionllc.com

AGREEMENT

007 Bond Street, Jamestown, IA April 14, 2023

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PARTIES TO THE AGREEMENT

Company

Midiowa Consulting Inspection, LLC
1719 CLARK AVE
Ames, IA 50010-5344

Client

John Doe
007 Bond Street
Rahway, IA 07065

This is an agreement between John Doe and Midiowa Consulting Inspection, LLC.

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at:

_____. The terms below govern this Agreement.

1. The fee for our inspection is \$_____, payable [in full / in part at \$ _____] at a time [before / after] the appointment.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the sellers disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors (InterNACHI), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdictions standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.
6. LIMITATION ON LIABILITY AND DAMAGES. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 3 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate

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this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$_600____, payable in advance.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorneys fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorneys fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.

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I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

CLIENT

(Date)

CLIENT

(Date)

Copyright 2019 International Association of Certified Home Inspectors

I, John Doe (Signature)_____, (Date)_____, have read, understood and accepted the terms of this agreement.

SUMMARY, PLEASE READ THE FULL REPORT.

007 Bond Street, Jamestown, IA April 14, 2023

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SUMMARY, P

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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INTERIOR

SITE INFO

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

General: • Inspected roof by walking on it and taking pictures



1.

Roofing material:

- [Asphalt shingles](#)



2. *Asphalt shingles*

Flashing material: • Plastic

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3.

Probability of leakage: • Low

Typical life expectancy:

• 25-30 years



4. 25-30 years

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Roof Shape:

- Hip

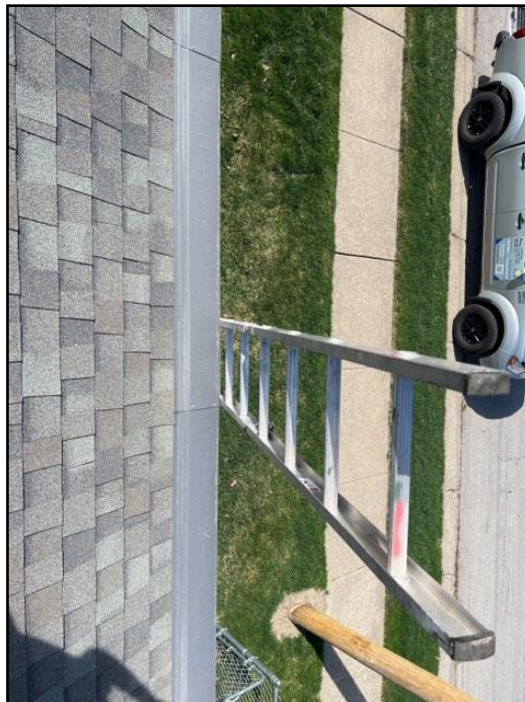


5. Hip

Inspection Methods and Limitations

Inspection performed:

- By walking on roof



6. By walking on roof

ROOFING

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SUMMARY, P	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	REFERENCE								

Age determined by: • Visual inspection from roof surface

EXTERIOR

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Description

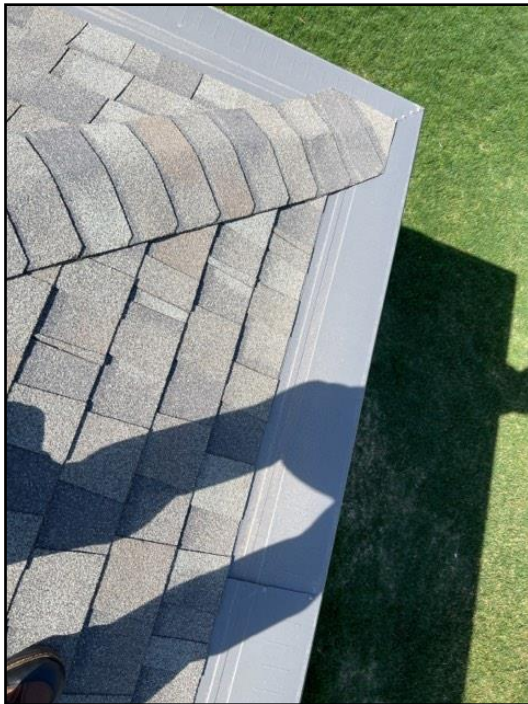
General: • blank note



7.

Gutter & downspout material:

• [Aluminum](#)



8. *Aluminum*



9. *Aluminum*

EXTERIOR

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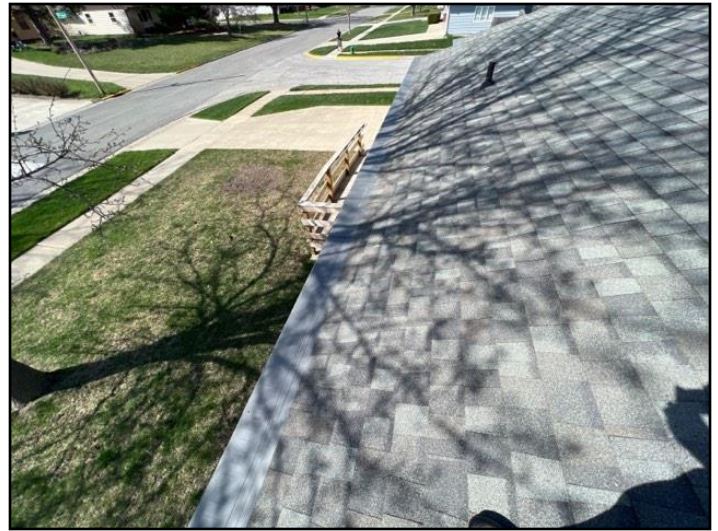
INTERIOR

SITE INFO

REFERENCE



10. Aluminum



11. Aluminum

Gutter & downspout type:

- [Eave mounted](#)



12. Eave mounted



13. Eave mounted

Gutter & downspout discharge:

- [Above grade](#)

EXTERIOR

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14. Above grade



15. Above grade

Downspout discharge:

- [Above grade](#)



16. Above grade

Lot slope:

- [Away from building](#)

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17. Away from building

Soffit (underside of eaves) and fascia (front edge of eaves):

- [Wood](#)



18. Wood

- [Aluminum](#)



19. Wood

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20. Aluminum



21. Aluminum

Wall surfaces and trim:

- [Metal siding](#)



22. Metal siding

- [Wood](#)

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23. Wood

Wall surfaces and trim: • Window trim



24.



25.

Driveway:

• Concrete

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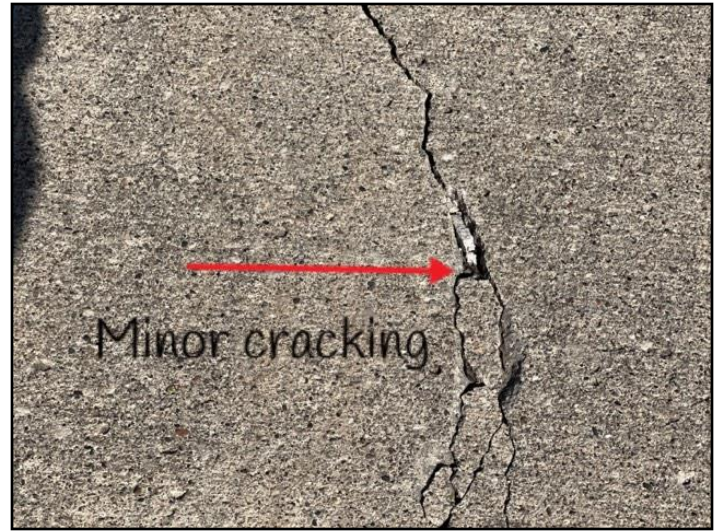
INTERIOR

SITE INFO

REFERENCE



26. Concrete



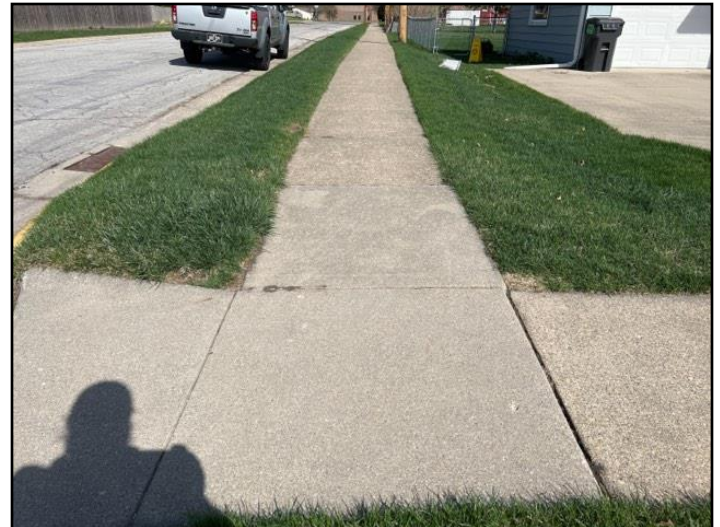
27. Concrete

Walkway:

- Concrete



28. Concrete



29. Concrete

Deck: • Not Present

Porch:

- Wood

EXTERIOR

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30. Wood



31. Wood

Exterior steps:

- Wood



32. Wood

- Wood

EXTERIOR

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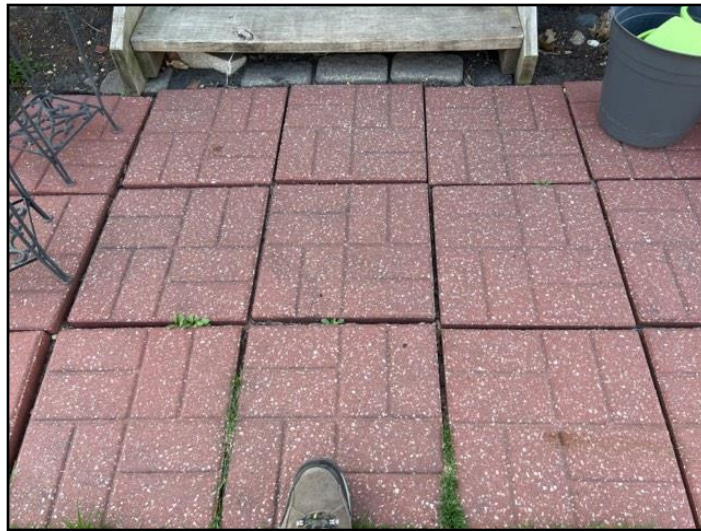
SITE INFO

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33. Wood

- Pavers



34. Pavers

Fence:

- Metal

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35. Metal

Garage:

- Attached



36. Attached

Garage vehicle doors:

- METAL

EXTERIOR

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37. METAL

Garage vehicle door operator (opener):

- Photo Control Eyes Present



38. Photo Control Eyes Present

Carport: • N/A

Inspection Methods and Limitations

No or limited access to:

- Area below steps, deck, porches

EXTERIOR

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39. Area below steps, deck, porches

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Description

General: • blank note



40.

Configuration: • [Basement](#)

Foundation material:

• [Masonry block](#)



41. *Masonry block*

Floor construction:

• [Joists](#)

STRUCTURE

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42. Joists

- Slab - concrete



43. Slab - concrete

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing:

- Rafters



44. Rafters



45. Rafters



46. Rafters

Location of access to under-floor area: • Basement

Inspection Methods and Limitations

Attic/roof space: • Inspected from access hatch

Description

Service entrance cable and location:

- [Underground aluminum](#)



47. Underground aluminum



48. Underground aluminum



49. Underground aluminum

Service size:

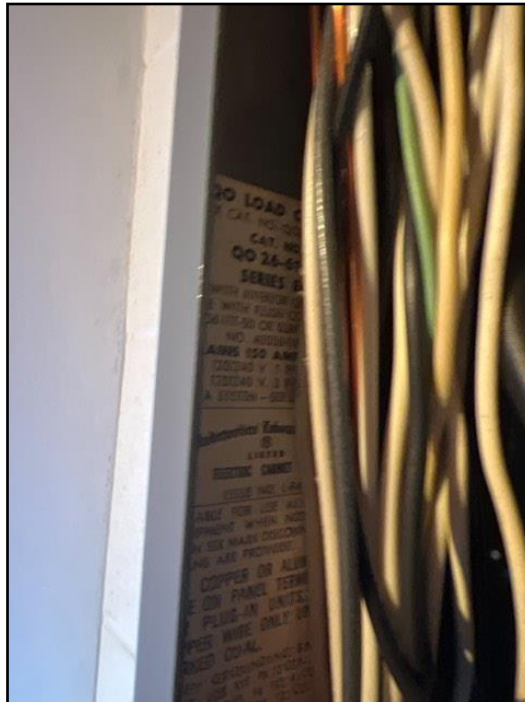
- [100 Amps \(240 Volts\)](#)



50. 100 Amps (240 Volts)

Main disconnect/service box rating:

- [150 Amps](#)



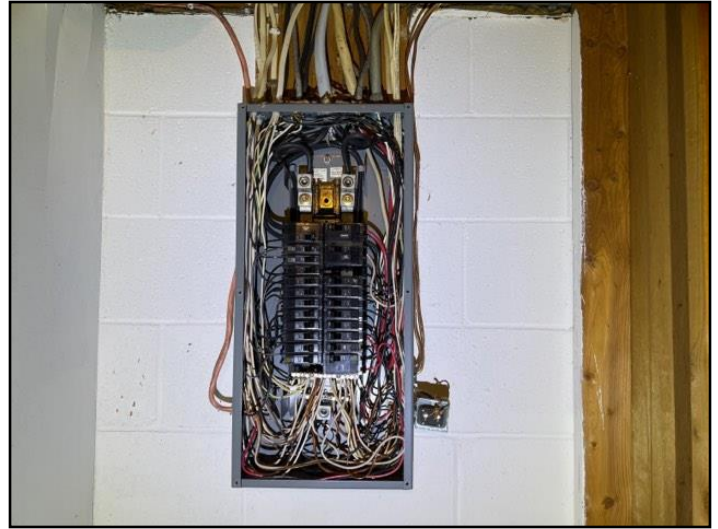
51. 150 Amps

Main disconnect/service box type and location:

- [Breakers](#)



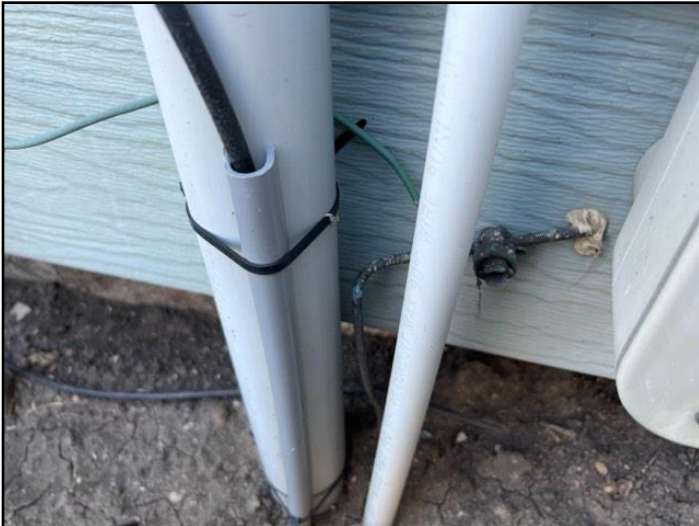
52. Breakers



53. Breakers

System grounding material and type:

- [Copper - water pipe and ground rod](#)
- [Copper - ground rods](#)



54. Copper - ground rods



55. Copper - ground rods

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [150 Amps](#)

Electrical panel manufacturers: • Square D

Auxiliary panel (subpanel) type and location: • [Breakers - basement](#)

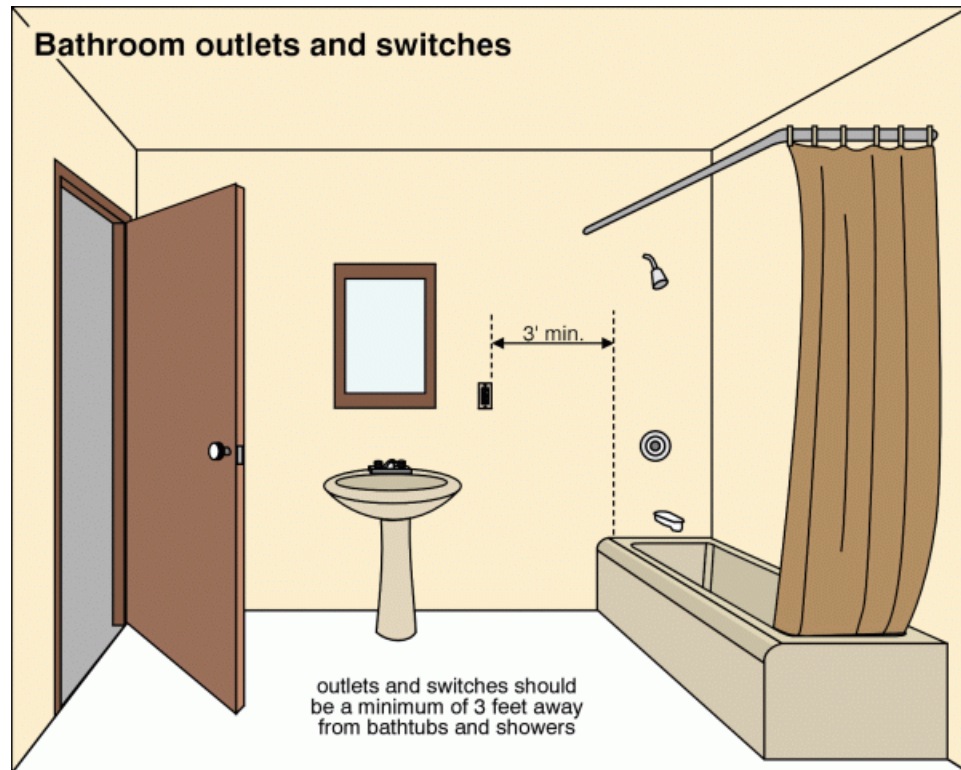
Number of circuits installed: • 22

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCIs present](#)



56. GFCIs present

Smoke alarms (detectors): • [Present](#)

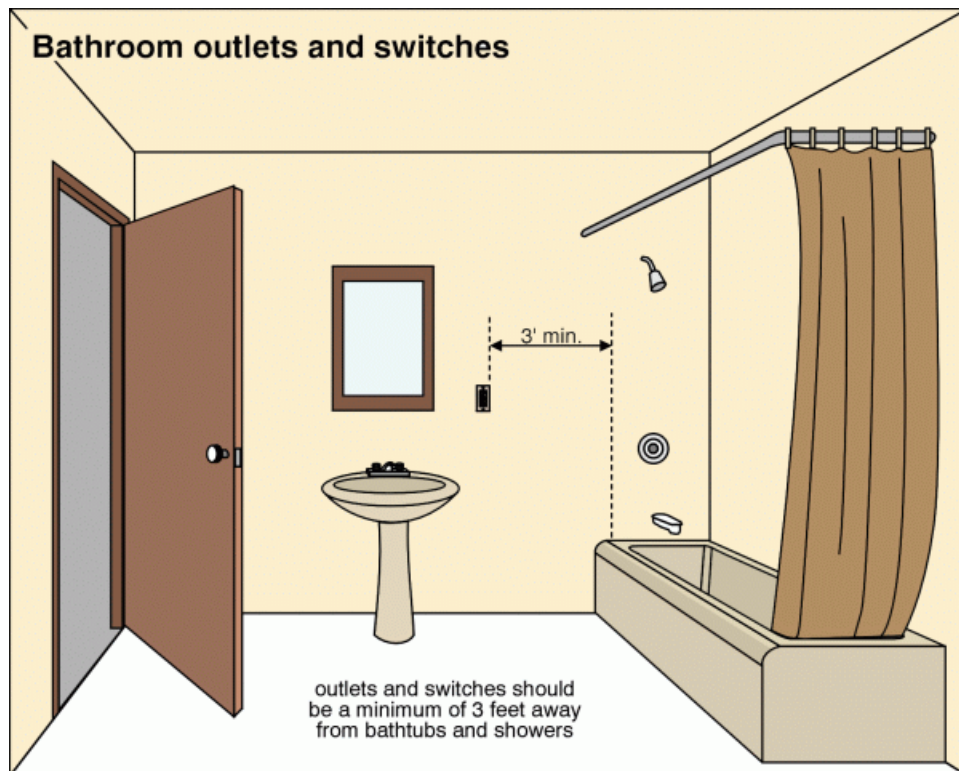
Carbon monoxide (CO) alarms (detectors): • Present

Fire Extinguishers: • Present

Observations and Recommendations

COMMENTS \ Additional

1. **Condition:** • GFCI To close to bathtub



ELECTRICAL

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57.

HEATING

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General: • blank note

Heating system type: • [Furnace](#)

Fuel/energy source:

• [Gas](#)



58. Gas

Furnace manufacturer: • Lennox

Heat distribution:

• [Ducts and registers](#)



59. Ducts and registers

Approximate capacity: • Not determined

HEATING

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Efficiency: • [Mid-efficiency](#)

Exhaust venting method:

- [Direct vent](#)



60. Direct vent

Combustion air source:

- Outside



61. Outside

Approximate age: • [30 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Failure probability: • [Medium](#)

Air filter: • 16" x 25"

HEATING

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Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat: • Not present

Fireplace/stove: • None

Chimney/vent: • None

Chimney liner: • [None](#)

Location of the thermostat for the heating system: • Living Room

Condensate system: • Discharges into floor drain

Inspection Methods and Limitations

Warm weather: • Prevented testing in heating mode

COOLING & HEAT PUMP

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General: • blank note



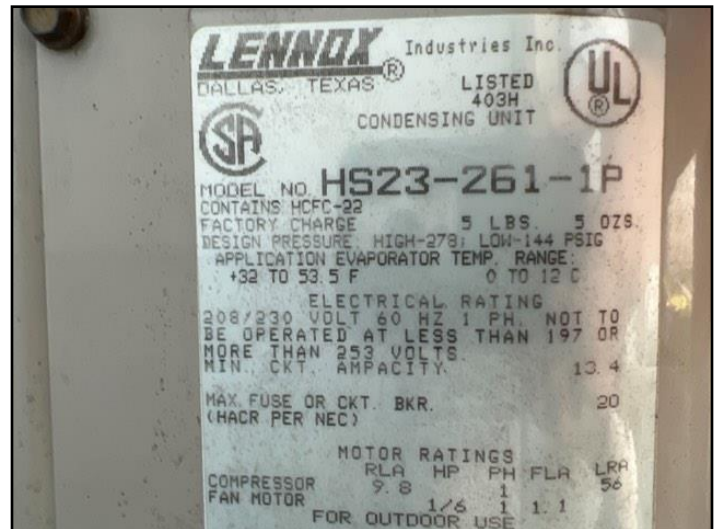
62.

Air conditioning type:

• [Air cooled](#)



63. Air cooled



64. Air cooled

COOLING & HEAT PUMP

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65. Air cooled

- Central



66. Central

Heat pump type: • None present

Manufacturer: • Lennox

Cooling capacity: • Not determined

Compressor type: • Electric

Compressor approximate age: • 30 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Supply temperature: • 55°

COOLING & HEAT PUMP

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Return temperature: • 65°

Air filter:

- Disposable



67. Disposable

- 16" x 25"
- 1" thick

Refrigerant type: • R-22

Location of the thermostat for the cooling system: • Living Room

Condensate system:

- Discharges into floor drain



68. Discharges into floor drain

Ancillary components: • Programmable thermostat

INSULATION AND VENTILATION

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Description

General: • blank note



69.



70.

Attic/roof insulation material:

- [Cellulose](#)



71. *Cellulose*

Attic/roof insulation amount/value: • [R-12](#)

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation:

- [Roof and soffit vents](#)

INSULATION AND VENTILATION

007 Bond Street, Jamestown, IA April 14, 2023

Report No. 1010, v.2

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SUMMARY, P

ROOFING

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72. Roof and soffit vents

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#)

Wall air/vapor barrier: • Plastic

Floor above basement/crawlspace insulation material: • None found

Floor above basement/crawlspace insulation amount/value: • Not determined

Floor above basement/crawlspace air/vapor barrier: • Not determined

Observations and Recommendations

ATTIC/ROOF \ Ductwork

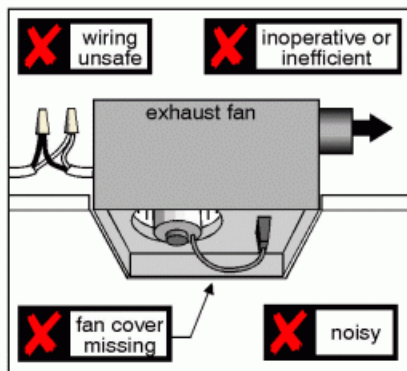
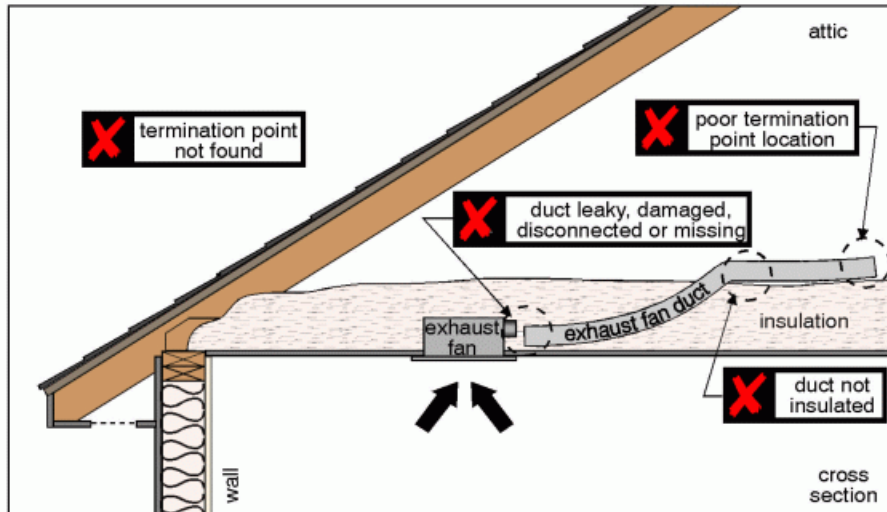
2. Condition: • [Not vented to exterior](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic

Task: Improve

Exhaust fan conditions



73. Not vented to exterior

INSULATION AND VENTILATION

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Inspection Methods and Limitations

Attic inspection performed: • From access hatch

PLUMBING

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Description

General: • blank note

Water supply source (based on observed evidence): • Public

Service piping into building:

- [Copper](#)



74. Copper

Supply piping in building:

- [Copper](#)



75. Copper

Main water shut off valve at the:

- Basement

PLUMBING

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76. Basement

Water flow and pressure: • [Below average](#)

Water heater type: • [Conventional](#)

Water heater location:

- Basement



77. Basement

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method:

- Natural draft

PLUMBING

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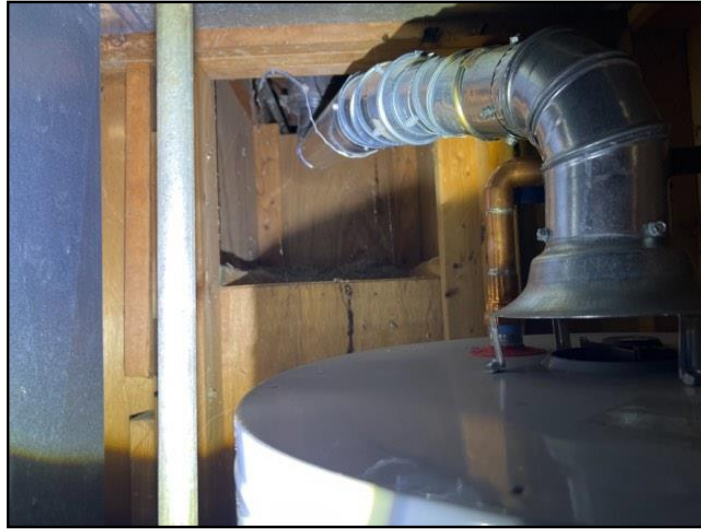
INSULATION

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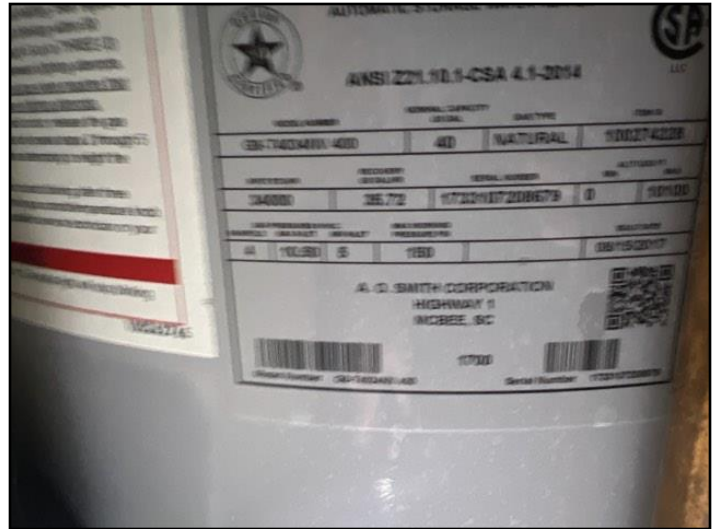
78. Natural draft

Water heater manufacturer:

- A.O. Smith



79. A.O. Smith



80. A.O. Smith

PLUMBING

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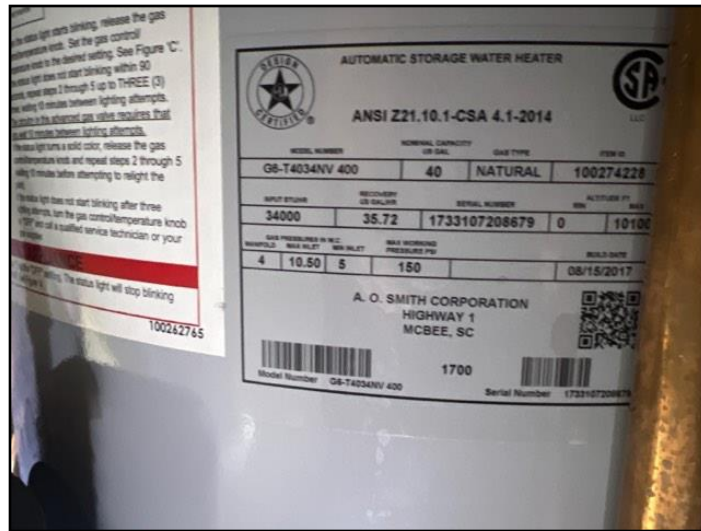
INSULATION

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81. A.O. Smith

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • Not determined

Water heater typical life expectancy: • 10 to 20 years

Hot water temperature (Generally accepted safe temp. is 120° F): • 120° F

Waste disposal system: • [Public](#)

Waste and vent piping in building:

- [Plastic](#)



82. Plastic

Sewer cleanout location:

- Basement

PLUMBING

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83. Basement



84. Basement

Pumps:

- [Sump pump](#)



85. Sump pump

PLUMBING

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Floor drain location:

- Near heating system



86. Near heating system

Gas meter location: • Exterior right side

Gas piping material: • Steel

Main gas shut off valve location:

- Right



87. Right

Exterior hose bibb (outdoor faucet): • Present • Frost free

Grey water systems: • Branched drain

Description

Major floor finishes:

- [Carpet](#)



88. Carpet

Major wall finishes:

- [Plaster/drywall](#)



89. Plaster/drywall

Major ceiling finishes:

- [Plaster/drywall](#)

INTERIOR

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90. Plaster/drywall

Major wall and ceiling finishes:

- [Plaster/drywall](#)



91. Plaster/drywall

Windows:

- [Single/double hung](#)

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92. Single/double hung

Glazing: • [Double](#)

Exterior doors - type/material:

• [Sliding glass](#)



93. Sliding glass

• [Plastic/fiberglass](#)

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94. Plastic/fiberglass

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

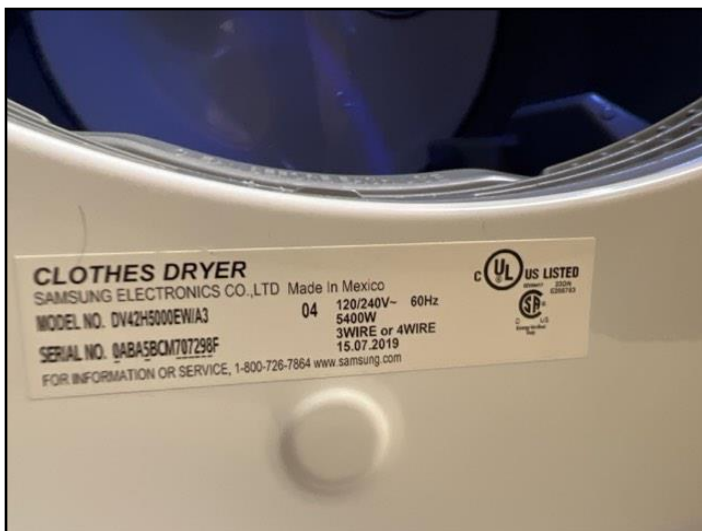
Range fuel: • Electricity

Cooktop fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Waste disposal • Door bell • Range

Laundry facilities:

• Washer



95. Washer

• Dryer



96. Washer

INTERIOR

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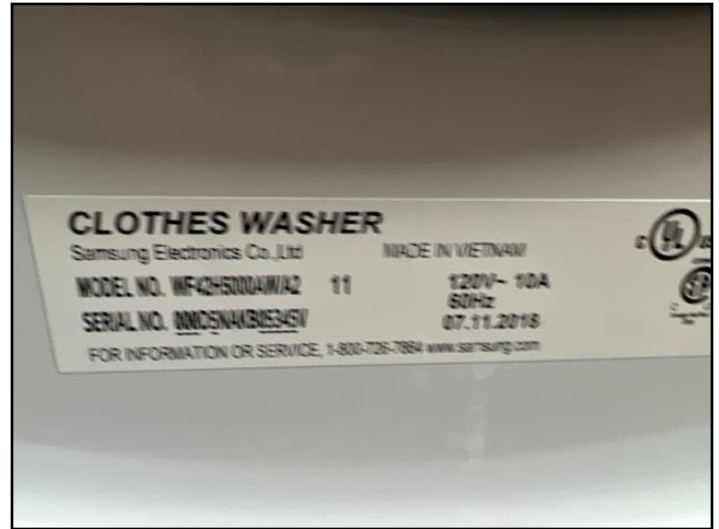
SITE INFO

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97. Dryer

- Vented to outside



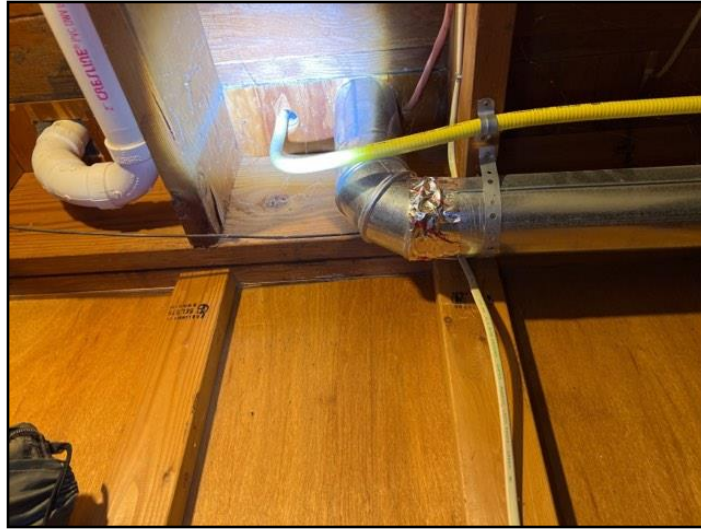
98. Dryer



99. Vented to outside



100. Vented to outside



101. *Vented to outside*

- 240-Volt outlet



102. *240-Volt outlet*

Kitchen ventilation:

- Exhaust fan discharges to the exterior



103. Exhaust fan discharges to the exterior

Bathroom ventilation:

- Exhaust fan
- Does not exhaust to exterior

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Furnace: • Lennox

Inventory Water Heater: • A.O. Smith

Inventory Range:

- GE



104. GE

Inventory Dishwasher:

- Bosch



105. Bosch

Inventory Refrigerator:

- Whirlpool



106. Whirlpool

Inventory Garage Door Opener:

- Chamberlain/LiftMaster



107. Chamberlain/LiftMaster

Inventory Garbage disposal (food waste grinder):

- Badger



108. Badger

Inventory Thermostat: • Honeywell

SITE INFO

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Description

Weather: • Sunny

Approximate temperature: • 82°

Attendees: • Seller

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 4:00 p.m.

Approximate inspection End time: • The inspection ended at 7:00 p.m.

Approximate age of home: • 70 to 80 years

Approximate date of construction: • 1951

Approximate size of home: • 1500 to 2000 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 1

Number of rooms: • 10

Number of bedrooms: • 2

Number of bathrooms: • 2

Number of kitchens: • 1

Below grade area: • Basement

Garage, carport and outbuildings: • Attached garage

Area: • City

Street type: • Residential

Street surface: • Paved

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS