



Clouse Inspection Services
5512 Harvard Road
Lawrence, Kansas 66049
785-856-5510



1000 Easy Street
Anytown, USA

Clouse Inspection Services

10:41 January 25, 2012

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Sample for Webpage



Kansas Lic. #0410-0162

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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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1000 Easy Street
City Anytown State USA Zip
Contact Name Happy Realtor
Phone Fax

Client Information

Client Name John Smith
Client Address
City State Zip
Phone Fax
E-Mail Jsmith@someplace.com

Inspection Company

Inspector Name Ken Clouse
Company Name Clouse Inspection Services
Address 5512 Harvard Road
City Lawrence State Kansas Zip 66049
Phone 785-856-5510 Fax
E-Mail clouseinspectionsvc@sunflower.com
File Number 1000-1000 Easy St., USA

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age 10 Entrance Faces South
Inspection Date 01/24/2012
Start Time 8:30 End Time 11:30
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 45
Weather Clear Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage



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General Information (Continued)

Sewage Disposal City How Verified Not Verified

Water Source City How Verified Not Verified

Lots and Grounds

No analysis of soil was done as part of the standard home inspection. Evaluation of lots and grounds is limited to an evaluation relative to its effect on the structure. Evaluation of ancillary elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements is not included in a standard home inspection.

- | | A | NP | NI | M | D | |
|-----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway: Concrete |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walks: Concrete |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Steps/Stoops: Concrete & Brick |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Porch: Concrete |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Patio: Concrete |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deck: Treated wood :1)The deck joist hangers are missing fasteners. The manufacturer of the joist hangers states that every hole must be filled with the proper fastener for the joist hangers to function as designed. 2) Several joists are missing joist hangers. The conditions may cause the deck to fail under load conditions. Recommend further evaluation and repair by a qualified contractor. |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grading: Minor slope |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vegetation: Shrubs/Trees |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Window Wells: Drain present |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Retaining Walls: Stone |



Exterior Surface and Components

Concealed/latent conditions relating to wood deterioration/decay are not determinable. Evaluation of ornamental features such as shutters and awnings is not part of a standard home inspection.

- | | A | NP | NI | M | D | |
|------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entire home Exterior Surface | | | | | | |
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Type: Brick and fibrous siding |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trim: Wood :Wood rot or moisture damage noted. This condition may let moisture enter these areas and damage other building components. Recommend further evaluation and repair by a qualified contractor. |



- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------|
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fascia: Fibrous |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-----------------|

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Exterior Surface and Components (Continued)

4. Soffits: Fibrous :Wood rot or moisture damage noted. This condition may let moisture enter these areas and damage other building components. Recommend further evaluation and repair by a qualified contractor.



5. Door Bell: Hard wired
6. Entry Doors: Metal
7. Patio Door: Vinyl sliding
8. Windows: Wood double hung :Missing window screens.



9. Window Screens: Metal :Screen is torn and will need repair.



10. Basement Windows: Aluminum slider
11. Exterior Lighting: Surface mounted lamps front and rear
12. Exterior Electric Outlets: 110 VAC GFCI :The GFCI outlet did not trip properly at the time of inspection. This condition presents an electrical hazard. Recommend further evaluation and repair by a qualified electrical contractor.



13. Hose Bibs: Gate
14. Gas Meter: Southwest corner of home
15. Main Gas Valve: Located at gas meter

Roof

A roof inspection is primarily a visual assessment based on general appearances. It is typically not possible to verify actual roofing materials, installation methods or roof age. Latent concerns may result due to conditions such as hail damage or lack of underlayment, which are not readily visible/accessible. While general roofing conditions are reported, this report is not a guarantee the roof is or will be watertight or leak free. Concerns related to roof load and watertightness should be assessed by a specialist. Some simulated and synthetic roofing materials contain asbestos - the identification of these products is often not possible and outside the scope of a standard home inspection. Ancillary components or systems such as lightning protection, antennas, solar panels or other similar exterior roof elements were not inspected.

A NP NI M D

Main Roof Surface

1. Method of Inspection: On roof



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Roof (Continued)

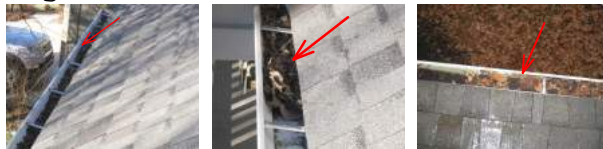
2. Material: Asphalt architectural shingle
3. Type: Gable
4. Approximate Age: 10-15
5. Flashing: Aluminum : Nail heads are not sealed. This condition presents an area that moisture may enter and damage building components. Recommend further evaluation and repair by a qualified roofing contractor.



6. Valleys: Preformed metal
7. Skylights: Insulated glass
8. Plumbing Vents: PVC
9. Electrical Mast: Underground utilities :Conduit has separated on the underground service to the home. A qualified electrical contractor is recommended to evaluate and estimate repairs.



10. Gutters: Aluminum :Gutters were full of debris. This condition will cause moisture to accumulate in the gutters and drain at the base of the foundation. Recommend gutters be cleaned and monitored on a regular basis.



11. Downspouts: Aluminum
12. Leader/Extension: None :Extend runoff drains to move water away from foundation.



North Chimney

13. Chimney: Framed



14. Flue/Flue Cap: Metal, Missing
15. Chimney Flashing: Galvanized



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Garage/Carport

This report does not fully address any specific fire-related wall/ceiling assembly requirements. The report only states whether frame walls are covered or not. Wall insulations and vapor retarders are generally not visible/accessible and may only be commented on if a readily apparent defect exists. Inspection of any overhead door operators is limited to an operational evaluation using hard wired controls. Remote devices and control sensitivity are not evaluated. Recommend upgrading to photoelectric sensors or other secondary obstruction devices if not already present. A home inspection does not include an evaluation of design/construction issues for finished living spaces over garages. The use of appropriate insulation and fire-related assemblies should be confirmed with local authorities.

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 3
2. Garage Doors: Insulated aluminum
3. Door Operation: Mechanized
4. Door Opener: Genie
5. Exterior Surface: Brick and fibrous siding
6. Roof: Asphalt shingle
7. Roof Structure: 2x6 Rafter
8. Service Doors: Hollow wood
9. Ceiling: Sheetrock
10. Walls: Sheetrock
11. Floor/Foundation: Concrete
12. Hose Bibs: Gate
13. Electrical: 110 VAC GFCI
14. Windows: Wood casement

Electrical

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, security, and pet containment systems are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested monthly and replaced per manufacturers guidelines or every ten years. Recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations.

A NP NI M D

1. Service Size Amps: 150 Volts: 110-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper :Neutral and ground wires installed under same set screw on the neutral/ground bus bar. This condition presents an electrical hazard. Recommend further evaluation and repair by a qualified electrical contractor.
4. 240 VAC Branch Circuits: Copper
5. Aluminum Wiring: Localized circuits 1st Floor
6. Conductor Type: Non-metallic sheathed cable
7. Ground: Plumbing and rod in ground
8. Smoke Detectors: Hard wired



Basement Electric Panel



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Electrical (Continued)

9. Manufacturer: Square D



10. Maximum Capacity: 150 Amp

11. Main Breaker Size: 150 Amp

12. Breakers: Copper and Aluminum :Double taps are present at breaker. This condition presents a arcing/fire hazard. Recommend repair by a qualified electrical contractor.



13. AFCI: 110 volt

14. Is the panel bonded? Yes No

Structure

No evaluations are made regarding local permits or approvals for finished surfaces. Local building officials should be contacted to verify compliance. Most components of a wood foundation are covered and not readily visible. Any signs of defects warrant a full inspection by a qualified specialist.

A NP NI M D

1. Structure Type: Concrete

2. Foundation: Concrete .

3. Differential Movement: No movement or displacement noted.

4. Beams: Steel I-Beam

5. Joists/Trusses: 2x10

6. Piers/Posts: Steel posts :Post are suppose to be anchored to the floor. Recommend repair by a qualified contractor.



7. Floor/Slab: Concrete

8. Stairs/Handrails: Wood stairs with wood handrails

9. Subfloor: Strand Board



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Attic

Attics are prone to hidden leakage/damage that may not be readily accessible/visible. An energy assessment or audit is outside the scope of a standard home inspection. If Fire Retardant Treated Plywood (FRT) is present, information should be obtained from the owner, Homeowners Association, or management on how it is being/has been addressed (FRT is prone to premature breakdown/deterioration).

A NP NI M D

Garage Attic

1. Method of Inspection: From the attic access



- 2. Unable to Inspect: 100%
- 3. Roof Framing: 2x6 Rafter
- 4. Sheathing: Strand board
- 5. Ventilation: Gable and roof
- 6. Insulation: Blown in, Fiberglass
- 7. Insulation Depth: 6" :Consider adding additional insulation to bring R-value to standards in place today.
- 8. Vapor Barrier: Paper
- 9. House Fan: Belt drive with manual controls
- 10. Wiring/Lighting: 110 VAC lighting circuit
- 11. Moisture Penetration: None noted at time of inspection.
- 12. Bathroom Fan Venting: Electric fan

Basement

A NP NI M D

Unfinished Basement Area Basement

- 1. Unable to Inspect: 100%
- 2. Ceiling: Exposed framing
- 3. Walls: Concrete
- 4. Floor: Concrete
- 5. Floor Drain: Surface drain
- 6. Windows: Aluminum slider
- 7. Electrical: 110 VAC & 110 VAC GFCI :Missing outlet cover presents an electrical hazard. Recommend repair.



- 8. Smoke Detector: Battery operated with light
- 9. HVAC Source: Heating system register
- 10. Insulation: Batting



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Basement (Continued)

- 11. Ventilation: Windows
- 12. Sump Pump: Submerged
- 13. Moisture Location: Eastern half
- 14. Basement Stairs/Railings: Wood stairs with no handrails :Missing handrail presents a safety hazard. A qualified contractor is recommended to evaluate and repair.

Crawl Space

A NP NI M D

East Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Unable to Inspect: 100%
- 3. Access: Open
- 4. Moisture Penetration: No moisture present at time of inspection



- 5. Ventilation: Vents
- 6. Insulation: Fiberglass

Air Conditioning

Central cooling system evaluations are limited to a basic operational check of readily visible, accessible components. Performance adequacy assessments and assessment of system refrigerant are beyond the scope of inspection. No verification of system type (i.e. central cooling versus heat pump) is made as part of this assessment.

A NP NI M D

Main AC System

- 1. A/C System Operation: Appears serviceable : To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
- 2. Condensate Removal: PVC
- 3. Exterior Unit: Pad mounted
- 4. Manufacturer: Carrier
- 5. Model Number: JKC100 Serial Number: 099036100
- 6. Area Served: Whole building Approximate Age: 10-15
- 7. Fuel Type: 220-240 VAC Temperature Differential: Not tested
- 8. Type: Central A/C Capacity: 3 Ton
- 9. Visible Coil: Copper core with aluminum fins :The coils located on the AC compressor are dirty. This condition will not let air circulate through the coils as designed thus causing the unit to not operate efficiently. Recommend unit be serviced by a qualified HVAC contractor.





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Air Conditioning (Continued)

10. Refrigerant Lines: Serviceable condition : Entry point not sealed, Recommend sealing entry point to prevent insects and moisture from entering structure.
11. Electrical Disconnect: Tumble switch
12. Exposed Ductwork: Metal
13. Blower Fan/Filters: Direct drive with disposable filter
14. Thermostats: Individual



Fireplace/Wood Stove

Any inspection of the fireplace, stove and inserts is limited to the physical condition of external components only. This inspection does not include code/safety compliance assessments, or any operational check of flue/vent drafting. As any deficiencies in these elements represents fire/safety concerns, it is highly recommended that a qualified, competent specialist be contacted for a full evaluation.

A NP NI M D

Living Room Fireplace

1. Fireplace Construction: Prefab insert
2. Type: Gas log
3. Fireplace Insert: Standard
4. Smoke Chamber: Brick
5. Flue: Metal
6. Damper: Metal :There is supposed to be a clamp installed on the damper of all gas log fireplaces that keeps the flue open slightly so combustion gasses may exit the flue instead of entering the living area in case the flue is not opened when the fireplace is lit. Recommend the installation of this piece of safety equipment by a qualified chimney sweep.
7. Hearth: Raised





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Heating System

Inspection of central heating elements is limited to an operational check of conventional residential systems. A standard inspection does not include design or heating adequacy evaluations, thermostat calibration assessments, heat loss analysis, or active or passive solar system evaluations. Asbestos identification and assessment is beyond the scope of this inspection.

A NP NI M D

Basement Heating System

1. Heating System Operation: Adequate :Gas leak detected around the pilot /gas control valve. Recommend further evaluation and repair by a qualified HVAC contractor. :Recommend that the AC and furnace be serviced annually by a qualified HVAC contractor.



2. Manufacturer: Carrier

3. Model Number: KJC100 Serial Number: TTB100

4. Type: Forced air Capacity: 76,000 BTUHR

5. Area Served: Whole building Approximate Age: 14

6. Fuel Type: Natural gas

7. Heat Exchanger: 5 Burner : Rust noted on burners and areas of heat exchanger. Flame impingement noted on burners. This condition may indicate that the unit is not functioning properly. Recommend further evaluation and repair by a qualified HVAC contractor.



8. Unable to Inspect: 100%

9. Blower Fan/Filter: Direct drive with disposable filter :The unit does not appear to have been serviced recently and the blower motor is starting to accumulate dust/debris. This condition will cause the motor to operate hotter than normal and may decrease the life expectancy of the motor. Recommend unit be cleaned and serviced by a qualified HVAC contractor, :Recommend that furnace filters be checked monthly and changed as needed.



10. Distribution: Metal duct

11. Circulator: Gravity

12. Flue Pipe: PVC

13. Thermostats: Individual

14. Fuel Tank: Propane tank

15. Tank Location: Rear yard

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Plumbing

Verification of the type/method of water supply or waste disposal is beyond the scope of inspection. The presence of sewer gases and the condition of subslab or inground piping was not evaluated. Water analysis was not performed as part of this inspection.

- A NP NI M D
- Service Line: Copper
 - Main Water Shutoff: Basement- East Wall



- Water Lines: Copper, PEX
- Drain Pipes: PVC
- Service Caps: Accessible
- Vent Pipes: PVC
- Gas Service Lines: Black pipe & CSST (Corrograted Stainless Steel Tubing) :The protective sleeve on the CSST should be installed under the fitting so that none of the tubing is visible per the manufacturer. Recommend repair by a qualified contractor.



Basement Water Heater

- Water Heater Operation: Functional at time of inspection
- Manufacturer: Kenmore
- Model Number: 10000 Serial Number: JPT40
- Type: Natural gas Capacity: 40 Gal.
- Approximate Age: 10 Area Served: Whole building
- Flue Pipe: Double wall
- TPRV and Drain Tube: Missing :Missing drain tube. Recommend repair by a qualified plumbing contractor.



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Bathroom

Normal usage of bathroom elements can not be simulated during an inspection. Leakage and other concerns will develop with normal usage/aging. Undetectable latent conditions may arise as repairs or improvements are made. The function of internal fixture components cannot be assessed. The presence of safety glazing generally cannot be confirmed during an inspection. All glass enclosures or surfaces adjacent to fixtures (e.g. shower/tub doors) should be safety or tempered glass.

A NP NI M D

Master Bathroom

1. Closet: Large
2. Ceiling: Sheetrock
3. Walls: Sheetrock
4. Floor: Ceramic tile
5. Doors: Hollow wood
6. Windows: Vinyl double hung
7. Electrical: 110 VAC GFCI :GFCI outlet did not operate at the time of inspection. Recommend repair by a qualified electrical contractor.

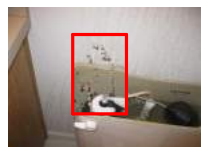
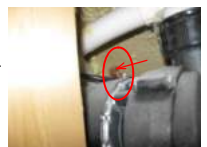
8. Counter/Cabinet: Composite and wood :Recommend caulking seam to prevent moisture intrusion.

9. Sink/Basin: Porcelain coated
10. Faucets/Traps: Single handle with PVC trap :All drain pipe materials are supposed to have smooth interior finishes. Flexible drain line should not be used because of the ridges on the interior of the piping. These materials are more susceptible to clogging. Recommend repair by a qualified plumbing contractor.

11. Tub/Surround: Fiberglass tub and ceramic tile surround
12. Spa Tub/Surround: Fiberglass tub and ceramic tile surround :The spa motor is missing the bonding wire. This condition presents an electrical hazard. Recommend repair by a qualified electrical contractor.

13. Toilets: Eljer :The toilet is loose at the floor. This condition may cause sewer gasses or moisture to enter the area. Recommend repair by a qualified plumbing contractor. :Defective fill valve noted on toilet. Recommend further evaluation and repair by a qualified plumbing contractor.

14. HVAC Source: Heating system register
15. Ventilation: Window



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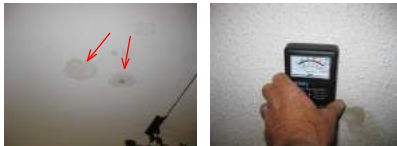
Kitchen

Appliance evaluations are outside the scope of a standard home inspection. If performed, the inspection is limited to a basic, single cycle operations check of the indicated non-portable appliance. Performance adequacy of any appliance is not determined. All appliances of concern should be tested for proper function prior to closing.

A NP NI M D

1st Floor Kitchen

1. Cooking Appliances: Kenmore
2. Ventilator: Whirlpool
3. Disposal: In-Sinkerator : Inoperative at time of inspection. Recommend repair/replacement by a qualified contractor.
4. Dishwasher: Frigidaire :Water leakage noted under dishwasher. Recommend repair by a qualified contractor.
5. Air Gap Present? Yes No
6. Sink: Stainless Steel
7. Electrical: 110 VAC :Non GFCI circuit in kitchen presents an electrical hazard. Recommend repair by a qualified electrical contractor.
8. Plumbing/Fixtures: Single handle :Leakage noted on drain. Recommend repair by a qualified plumbing contractor.
9. Counter Tops: Laminate
10. Cabinets: Wood
11. Ceiling: Sheetrock :Evidence of past or present water staining. No moisture at time of inspection.
12. Walls: Sheetrock
13. Floor: Hardwood
14. Windows: Vinyl double hung
15. HVAC Source: Heating system register





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Bedroom

Evaluation of wall, ceiling and floor elements is limited to readily accessible/visible areas. Aesthetic or cosmetic factors (i.e. paint, wallpaper) are subjective items and are not commented on unless a defect exists. This inspection does not contain a lead based paint or asbestos assessment. Fresh paint or new finishes may hide signs of leakage. It should be understood that latent/concealed leakage may exist/occur and cannot be readily verified or predicted during an inspection.

A NP NI M D

2nd Floor North Bedroom

- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Large |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood double hung |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Heating system register |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Smoke Detector: Not present :Recommend the installation of smoke detectors in living areas and bedrooms. |

Living Space

Evaluation of wall, ceiling and floor elements is limited to readily accessible/visible areas. Aesthetic or cosmetic factors (i.e. paint, wallpaper) are subjective items and are not commented on unless a defect exists. Fresh paint or new finishes may hide signs of leakage. It should be understood that latent/concealed leakage may exist/occur and cannot be readily verified or predicted during an inspection. This inspection does not contain a lead based paint or asbestos assessment. Evaluation of auxiliary items/components such as intercoms, security systems, central vacuums, TVs, home entertainment units, doorbells, telephones, etc. is not included in a standard home inspection, nor is an assessment of the need for such items/components. As a general safety rule, every home should be equipped with smoke/fire detectors and carbon monoxide detectors. Unless a readily visible defect exists, no assessment of lingering damage, odors or waste from previous pet or pest activity was made.

A NP NI M D

Living Room Living Space

- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Large |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Sheetrock |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Sheetrock |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Carpet |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Windows: Vinyl double hung :The window will not open, Signs of moisture damage, Recommend further evaluation and repair by a qualified contractor. :Cracked glass noted. Recommend repair by a qualified contractor. |



- | | | | | | | |
|----|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC :Open grounds noted at 3 prong outlets, This condition presents an electrical hazard. Recommend repair by a qualified electrical contractor. |
|----|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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Living Space (Continued)

- 7. HVAC Source: Heating system register
- 8. Smoke Detector: Battery operated with light

Laundry Room/Area

A NP NI M D

1st Floor Laundry Room/Area

- 1. Ceiling: Sheetrock
- 2. Walls: Sheetrock
- 3. Floor: Vinyl floor covering
- 4. Doors: Hollow wood
- 5. Electrical: 110 VAC
- 6. HVAC Source: Heating system register
- 7. Washer Hose Bib: Ball valves
- 8. Washer and Dryer Electrical: 110-240 VAC
- 9. Dryer Vent: Foil :Plastic/foil dryer vent is a known fire hazard and is no longer recommended for installation by the dryer manufacturer. Recommend replacement with rigid metal or flexible metal vent.
- 10. Washer Drain: Wall mounted drain





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Marginal 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

1. Deck: Treated wood :1)The deck joist hangers are missing fasteners. The manufacturer of the joist hangers states that every hole must be filled with the proper fastener for the joist hangers to function as designed. 2) Several joists are missing joist hangers. The conditions may cause the deck to fail under load conditions. Recommend further evaluation and repair by a qualified contractor.



Exterior Surface and Components

2. Trim: Wood :Wood rot or moisture damage noted. This condition may let moisture enter these areas and damage other building components. Recommend further evaluation and repair by a qualified contractor.



3. Windows: Wood double hung :Missing window screens.



4. Window Screens: Metal :Screen is torn and will need repair.



Roof

5. Flashing: Aluminum : Nail heads are not sealed. This condition presents an area that moisture may enter and damage building components. Recommend further evaluation and repair by a qualified roofing contractor.



6. Gutters: Aluminum :Gutters were full of debris. This condition will cause moisture to accumulate in the gutters and drain at the base of the foundation. Recommend gutters be cleaned and monitored on a regular basis.



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Roof (Continued)

Gutters: (continued)



7. Leader/Extension: None :Extend runoff drains to move water away from foundation.



Electrical

8. 120 VAC Branch Circuits: Copper :Neutral and ground wires installed under same set screw on the neutral/ground bus bar. This condition presents an electrical hazard. Recommend further evaluation and repair by a qualified electrical contractor.



Structure

9. Piers/Posts: Steel posts :Post are suppose to be anchored to the floor. Recommend repair by a qualified contractor.



Attic

10. Garage Attic Insulation Depth: 6" :Consider adding additional insulation to bring R-value to standards in place today.

Basement

11. Unfinished Basement Area Basement Electrical: 110 VAC & 110 VAC GFCI :Missing outlet cover presents an electrical hazard. Recommend repair.



12. Unfinished Basement Area Basement Stairs/Railings: Wood stairs with no handrails :Missing handrail presents a safety hazard. A qualified contractor is recommended to evaluate and repair.

Air Conditioning

13. Main AC System Visible Coil: Copper core with aluminum fins :The coils located on the AC compressor are dirty. This condition will not let air circulate through the coils as designed thus causing the unit to not operate efficiently. Recommend unit be serviced by a qualified HVAC





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Marginal Summary (Continued)

Visible Coil: (continued)
contractor.

14. Main AC System Refrigerant Lines: Serviceable condition : Entry point not sealed, Recommend sealing entry point to prevent insects and moisture from entering structure.



Fireplace/Wood Stove

15. Living Room Fireplace Damper: Metal :There is supposed to be a clamp installed on the damper of all gas log fireplaces that keeps the flue open slightly so combustion gasses may exit the flue instead of entering the living area in case the flue is not opened when the fireplace is lit. Recommend the installation of this piece of safety equipment by a qualified chimney sweep.



Heating System

16. Basement Heating System Heating System Operation: Adequate :Gas leak detected around the pilot /gas control valve. Recommend further evaluation and repair by a qualified HVAC contractor. :Recommend that the AC and furnace be serviced annually by a qualified HVAC contractor.
17. Basement Heating System Heat Exchanger: 5 Burner : Rust noted on burners and areas of heat exchanger. Flame impingement noted on burners. This condition may indicate that the unit is not functioning properly. Recommend further evaluation and repair by a qualified HVAC contractor.
18. Basement Heating System Blower Fan/Filter: Direct drive with disposable filter :The unit does not appear to have been serviced recently and the blower motor is starting to accumulate dust/debris. This condition will cause the motor to operate hotter than normal and may decrease the life expectancy of the motor. Recommend unit be cleaned and serviced by a qualified HVAC contractor, :Recommend that furnace filters be checked monthly and changed as needed.



Plumbing

19. Gas Service Lines: Black pipe & CSST (Corrogated Stainless Steel Tubing) :The protective sleeve on the CSST should be installed under the fitting so that none of the tubing is visible per the manufacturer. Recommend repair by a qualified contractor.



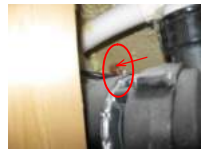


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Marginal Summary (Continued)

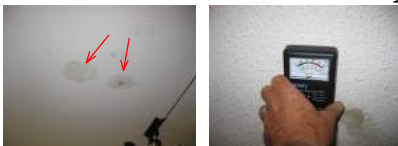
Bathroom

20. Master Bathroom Counter/Cabinet: Composite and wood :Recommend caulking seam to prevent moisture intrusion.
21. Master Bathroom Faucets/Traps: Single handle with PVC trap :All drain pipe materials are supposed to have smooth interior finishes. Flexible drain line should not be used because of the ridges on the interior of the piping. These materials are more susceptible to clogging. Recommend repair by a qualified plumbing contractor.
22. Master Bathroom Spa Tub/Surround: Fiberglass tub and ceramic tile surround :The spa motor is missing the bonding wire. This condition presents an electrical hazard. Recommend repair by a qualified electrical contractor.
23. Master Bathroom Toilets: Eljer :The toilet is loose at the floor. This condition may cause sewer gasses or moisture to enter the area. Recommend repair by a qualified plumbing contractor. :Defective fill valve noted on toilet. Recommend further evaluation and repair by a qualified plumbing contractor.



Kitchen

24. 1st Floor Kitchen Disposal: In-Sinkerator : Inoperative at time of inspection. Recommend repair/replacement by a qualified contractor.
25. 1st Floor Kitchen Dishwasher: Frigidaire :Water leakage noted under dishwasher. Recommend repair by a qualified contractor.
26. 1st Floor Kitchen Plumbing/Fixtures: Single handle :Leakage noted on drain. Recommend repair by a qualified plumbing contractor.
27. 1st Floor Kitchen Ceiling: Sheetrock :Evidence of past or present water staining. No moisture at time of inspection.



Bedroom

28. 2nd Floor North Bedroom Smoke Detector: Not present :Recommend the installation of smoke detectors in living areas and bedrooms.



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Marginal Summary (Continued)

Living Space

29. Living Room Living Space Windows: Vinyl double hung :The window will not open, Signs of moisture damage, Recommend further evaluation and repair by a qualified contractor. :Cracked glass noted. Recommend repair by a qualified contractor.



30. Living Room Living Space Electrical: 110 VAC :Open grounds noted at 3 prong outlets, This condition presents an electrical hazard. Recommend repair by a qualified electrical contractor.



Laundry Room/Area

31. 1st Floor Laundry Room/Area Dryer Vent: Foil :Plastic/foil dryer vent is a known fire hazard and is no longer recommended for installation by the dryer manufacturer. Recommend replacement with rigid metal or flexible metal vent.





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Defective Summary

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Exterior Surface and Components

1. Soffits: Fibrous :Wood rot or moisture damage noted. This condition may let moisture enter these areas and damage other building components. Recommend further evaluation and repair by a qualified contractor.
2. Exterior Electric Outlets: 110 VAC GFCI :The GFCI outlet did not trip properly at the time of inspection. This condition presents an electrical hazard. Recommend further evaluation and repair by a qualified electrical contractor.



Roof

3. Electrical Mast: Underground utilities :Conduit has separated on the underground service to the home. A qualified electrical contractor is recommended to evaluate and estimate repairs.



Electrical

4. Basement Electric Panel Breakers: Copper and Aluminum :Double taps are present at breaker. This condition presents a arcing/fire hazard. Recommend repair by a qualified electrical contractor.



Plumbing

5. Basement Water Heater TPRV and Drain Tube: Missing :Missing drain tube. Recommend repair by a qualified plumbing contractor.



Bathroom

6. Master Bathroom Electrical: 110 VAC GFCI :GFCI outlet did not operate at the time of inspection. Recommend repair by a qualified electrical contractor.



Kitchen

7. 1st Floor Kitchen Electrical: 110 VAC :Non GFCI circuit in kitchen presents an electrical hazard. Recommend repair by a qualified electrical contractor.



Clouse Inspection Services

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Defective Summary (Continued)