



CLAYTON HOME INSPECTION, INC.

MAYNARD, MA. 01754

Office: (978) 897-7167

Home Inspection Report for:

John & Mary Smith

Address of Property Inspected:

5 Trent St. Southboro, Ma.

Date Inspected:

3/3/2007



Inspector: Thomas C. Herbst

Mass. License #153

Email: - Claytonhome@verizon.net

<http://www.claytonhome.us/index.htm>

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
 Clayton Home Inspection, Inc.
 P.O. Box 100
 maynard, MA 01754
 978-897-7167

Company's Business Lic. No.
 28559

Date of Inspection
March 3, 2007

Address of Property Inspected

**5 Trent St.
 Southboro, Ma.**

Inspector's Name, Signature & Certification, Registration, or Lic. #

Thomas Herbst #28559 

Structure(s) Inspected
Townhouse

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
- B. Visible evidence of wood destroying insects was observed as follows:
 - 1. Live insects (description and location): _____

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): Carpenter ant bodies/parts to basement

3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) _____
- Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 2, 3, 5, 7, 12, 24
- Crawlspace
- Main Level 8, 9
- Attic 5
- Garage
- Exterior 17, 20
- Porch
- Addition
- Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Recommend Annual inspections for prevention of infestation

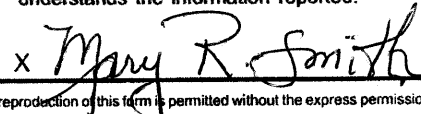
WD O. mold like substance to area of attic, consult qualified contractor for evaluation and mitigation ASAP.

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.



Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

CLAYTON HOME INSPECTION INC.

(978) 897-7167

PRE-INSPECTION AGREEMENT

Congratulations on your pending purchase! You have made a wise decision in having your prospective home inspected.

We promise to adhere to the professional practices and standards of the home inspection industry and will present you with an objective evaluation of your new home.

Our inspectors present findings that are based on the visual examination of the property on the day of inspection. There is no destructive probing or dismantling of any components and this report does not represent the future life expectancy or sudden failure of any component. This report is not a substitute for an Insurance Policy or a Home Warranty package. The inspection is an opinion and not a warranty or guarantee. (Ask your Broker or representative about a Home Warranty)

To understand this report you should read the entire document including the written material and the maintenance suggestions and comments section on each page. You can certainly understand that we cannot see through walls nor do we enter crawl spaces that are less than 3 feet. We cannot enter attics that are not specifically designed for safe pass-through. You should understand that this is not an assessment of building codes.

This report does not warranty the absence of wood-boring insects. It is, however, a visual, nondestructive investigation for previous or ongoing activity. You should be aware that removal of stored items and repairs or renovations may reveal defects or wood-boring insect activity that were not discoverable and or visible during the inspection. This report does not represent the presence of wood-boring insects. If wood-boring insects or damage are discovered during the exterior or interior inspection, that activity should be evaluated by an Independent contractors for treatment and or repairs prior to your purchase.

We want you to be aware only those items specifically mentioned in this report have been inspected and those items not mentioned are not part of this report. We do not make a representation, implied or otherwise, concerning the condition of areas not inspected at the time of this inspection. We recommend any and all issues mentioned within the report, be addressed and/or corrected prior to the purchase of the home/property. You may wish to evaluate further the areas not included in this report and/or those items recorded as NAC, LS or C.

Unless otherwise indicated no evaluation has been made regarding water quality, water filters, water softeners, security systems, soil, lead, air, formaldehyde, asbestos, lead paint, molds, fungus, radon, spas, hot tubs, central vacuum, sprinkler systems piping inside or outside of the foundation, natural or propane gas fittings or regulations and any out buildings not represented in this report. Natural or propane gas pipes and chimney flues are not inspected nor ever represented in this report.

Clayton Home Inspection, Inc. is not responsible for any and all lab results on lab test for radon, water, air, or soil. These tests are performed by independent labs who are solely liable for any and all results.

In the event you believe a component has been misrepresented or omitted, Clayton Home Inspection, Inc. reserves the right to investigate and evaluate the situation. No repairs can be contracted on behalf on Clayton Home Inspection, Inc. Any dispute, Controversy, interpretation or claim including claims for, but not Limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, the inspection or inspection report shall be submitted to final binding arbitration under the Rules and Procedures of the Expedited Arbitration of home Inspection Disputes of the Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the award may be entered in any Court of competent jurisdiction.

Now that you have read this agreement and understand it, and all your questions have been answered, we thank you and trust that this report will assist you in your decision-making process. If you should have any future questions, please read the whole report and contact your inspector with any question within 48 hours.

Clayton Home Inspection withholds the right to retain the report if the fee is not paid for at the time of the inspection. This inspection is not transferable without the expressed written consent of Clayton Home Inspection. Clayton Home Inspection assumes no liability nor makes any representation to any third parties without express written consent.

Please Initial: I give permission to send a copy of the home Inspection report to my Broker/Agent.

I hereby authorize Clayton Home Inspection to conduct a Home Inspection at the property located at

Please Initial: _____ Received Questions for Seller or Seller's Agent

_____ *Thomas Herbst* Saturday, March 3, 2007

Client _____ Date _____ Inspector **Thomas Herbst** Date _____

Inspection Type

For the amount of \$325.00

5 Trent St.

Ground Condition: Snow covered

Street

Weather present/past Damp 45 F

Southboro, Ma.

City/Town State/Zip

Radon Numbers _____

CLAYTON HOME INSPECTION INC.

THE COMPLETE HOME INSPECTION

SATURDAY, MARCH 3, 2007

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- LS - Indicates item is functioning **Less than Satisfactorily**, maintenance, repair, or upgrade is recommended
- C- Indicates item is functioning **Unsatisfactorily** and it may have reached it's full life expectancy. Recommendation to either replace item or get further evaluation. (**Consult with Contractor for further evaluation**)
- NA - Not Applicable.
- NAC -Not Accessible and item was not inspected at time of inspection.

EXTERIOR / BASEMENT / HEATING / ELECTRIC / PLUMBING / KITCHEN / BATHROOM / ROOMS / ATTIC / GARAGE

EXTERIOR

please read notes attached

Please read all comments ** ROOFS VIEWED WITH BINOCULARS**

	S	LS	C	NA	NAC	
1. Surface type <u>Asphalt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Missing soffits/hicks/ridge venting to roof consult Qualified contractor.
Roof: Type <u>Pitched</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. lifting to area of shingle requires evaluation/repairs
2. Exterior Chimney: (Liner not included) Read Comment E below	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. missing soffit vents required, consult contractor/owner ASAP. **Wood to earth contact Read Comment N Below**
<input checked="" type="checkbox"/> masonry <input type="checkbox"/> prefab <input type="checkbox"/> metal <input type="checkbox"/> cricket <input type="checkbox"/> clean out <input type="checkbox"/> Cap (Recommended) Masonite/Wood						2. Professionally clean, evaluate, service chimney add/remount cap.
3. Exterior siding: Type: <u>en</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. improper wood to Earth contact
4. Trim Boards Type: <u>Wooden</u> corner,eaves,fasias,Etc..	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Nails popping/gaps/cracks/damaged siding (evaluate/repair as needed).
5. Exposed gutters and down spouts: Type: <u>Add Gutters & downspouts</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Chipping paint/stains, dryrot/damaged trim noted,evaluate/repair needed.
6. Yard drainage and Grading	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Add Gutters and downspouts to areas of exterior for damage prevention.
7. Basement Entrance <u>Metal bulkhead</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Extend downspouts away from the building for water prevention.
8. Window Wells (Read M Below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Back pitched soils, pitch soil away from the building (re-grade).
9. Exterior faucet (Read H Below)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Deferred maintenance read comments G and L below
10. Electric Service entry <u>Overhead</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Update and maintain weather seals and or grading.
<input checked="" type="checkbox"/> weather head <input checked="" type="checkbox"/> meter <input checked="" type="checkbox"/> drip loop <input type="checkbox"/> service amperage 100						3. Masonite siding sponging/damaged repair/replace as needed.
11. Exterior outlets: <u>Not GFI protected</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Open Weep hole and update seals (consult electric contractor).
12. Exterior lighting: <u>Add Lighting</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Masonite siding is subject to updates maintain as needed
13. Walkways Type <u>Brick</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. improper/substandard installation of siding, consult contractor as needed.
14. Driveway Type <u>Asphalt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. loose/disconnected weatherhead to electrical service requires repairs.
15. Attached decks/porches/stairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. lifting flashing to chimney area
<input checked="" type="checkbox"/> Front <u>Concrete</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	gas meters to side of House unprotected, add post/Lally.
<input type="checkbox"/> Rear <u>Wooden</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Splash damage to exterior of building open evaluate/repair.
<input type="checkbox"/> Side	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Update outlet(s) to GFI for safety
16. Patios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Cracks/settlement in asphalt needs to be repaired for safety/function.
17. Retaining Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	missing light fixture to front entry with wires with wire nuts, improper.
						15. Missing bracing/bolts to deck/porch/Post rear of house.
						15. Missing flashings between landing and structure.
						15. Improper landing/step height to steps/landings/door.
						4. Missing flashing to rear door entry.

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Manufacturers of asphalt shingles, on average, provide a twenty year warranty. This should not be confused with the actual roof life. B. Actual roof life cannot be predicted due to defective and poor installation and many other variables. C. It is advised that money be set aside for repairs or eventual replacement. It is suggested that no more than two layers of roofing lie on the roof. D. You should verify the roof's age through the owner, broker, or contractor. E. Local regulations in some communities require the presence of a flue liner when using certain fuels. Consult your local authorities. F. To prevent water damage to roof, sheathing, walls, ceilings, and structural members, gutters and down spouts must be kept clean and clear and free of debris. It is suggested that you check periodically to ensure all is working properly. G. Re-grade soils to develop a positive slope away from the house to help prevent water problems. H. Exterior faucets should be drained during the cooler months to prevent freezing. I. Driveway should be sealed annually to extend its life. J. The underside of decks and porches not accessible at the time should be made accessible to check for damage, rot, or infestation. K. Roof is in it's third and final stage of expected life Consult contractor as needed. L. Recommend, cut bushes, trees and branches to prevent damage to structures. M. Window wells should be installed were windows are 8 inches or less to grade and cleaned out annually. N. Wood to earth contact is conducive to wood damaging activity (maintenance or repairs and or removal) as needed is recommended. O. Tar at flashing indicates a repair of flashing, consult owner/contractor, monitor for leaks, future reapplication and or repairs are required. P. Flashing should be checked yearly for updates and or repairs.



CLAYTON HOME INSPECTION INC.

THE COMPLETE HOME INSPECTION

SATURDAY, MARCH 3, 2007

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- NA - **Not Applicable**.
- NAC - **Not Accessible** and item was not inspected at time of inspection.

GARAGE AND BASEMENT

	S	LS	C	NA	NAC	
<input type="checkbox"/> Garage Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
1. Foundation: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Floor: Type Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Wall: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Sill _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Doors (operation) electric opener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	consult owner/town for any and all permits.
6. Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> locks <input type="checkbox"/> rollers <input type="checkbox"/> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> panels <input type="checkbox"/> springs <input type="checkbox"/> track	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Fume barrier..... Read A Below	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Fire door	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Fire grade sheet rock	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Roof: Surface <u>Asphalt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Basement: Concrete						
1. Foundation: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Floor: Type Concrete/Wooden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Crawl area ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Basement windows <u>Single pane</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Read Comment D below **
5. Load bearing girders: Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	**Storage/clutter condition limited access remove storage /re-inspect**
6. Support Columns _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	**Finished floors, Walls, ceilings are non-accessible (NAC)**
7. Sill <u>Insulation wires Obstructed</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Signs of water infiltration from bulkhead area, consult owner/contractor.
8. Subfloor <u>Insulation wires Obstructed</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Floor Joists <u>Insulation wires Obstructed</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Interior chimney: Type <u>Block</u> (Liner not included)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improper location of dehumidifier near heating system
11. Bulkhead/walkout	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> wood <input type="checkbox"/> door <input type="checkbox"/> metal						
12. Water penetration and dampness Read Comments F and H below						
<input type="checkbox"/> No visible or accessible evidence at time of inspection						Elevated levels of moisture to basement require mitigation
<input checked="" type="checkbox"/> Evidence noted at time of inspection (Read Comment H)						
<input checked="" type="checkbox"/> Water stains: Location <u>Wall(s), Floor(s), Ceiling(s)</u>						
<input checked="" type="checkbox"/> Efflorescence: Location <u>Wall(s), Floor(s)</u>						
<input type="checkbox"/> Sump pump <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						12. Read Comment F and H Below

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Fume barriers, fire grade sheet rock, and fire doors are required in most new construction. For safety, if your attached garage does not have these features you should consider adding them. B. Minor cracks in basement walls and floors represent normal shrinkage. To reduce possibility of any water penetration they can be filled with hydraulic cement. C. Cracks that are offset or "V" shaped are signs of settlement. These structural cracks of less than 3/16" wide should be monitored and if movement is observed immediate attention will be required. D. Examination of structural members, walls, floors, ceilings, wiring, piping, etc. cannot be conducted. These areas are partially finished, or have Storage Items rendering these items inaccessible. E. Lumber, trees and adjustable columns are subject to shrinkage and deterioration; while they are acceptable under most circumstances, cement filled steel lally columns are preferable. F. Efflorescence is the white powdery substance often evident on concrete walls and floors. It is usually an indication that dampness or water penetration has occurred at some time. G. It has been noted that proper ventilation should be maintained to minimize deterioration of structural members caused by a variety of sources. H. The evidence, source or amount of water penetration may not always be observable at the time of this inspection. Clayton suggests you consult the owner for a historical perspective of whether evidence of water penetration has been noted or not. I. The sump pump and discharge lines should be checked regularly. Sump pump discharge lines should extend approx. 15 ft from the house, Unless Water is in drywall or easily obtained.

EXTERIOR / BASEMENT / HEATING / ELECTRICAL / ROOFING / ATTIC / MAINTENANCE



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- NA - Not Applicable.
- NAC - Not Accessible and item was not inspected at time of inspection.

CENTRAL HEATING AND COOLING

Oil Gas Electric Propane

Please read all comments

****Read Comment A and C below****

1. Thermostats: Location Living Room
2. Fire grade sheet rock
3. Emergency shut off: Location On Unit
4. Exposed flue and damper from Heat Plant
5. Burner/Gun
6. Fire box liner
7. Asbestos Like Yes No **Read comment E below**
8. **Boiler** Type FHW
 - PSI 22 temp 180
 - sight glass low water cut off
 - auto feed press. relief valve
 - exp. tank-water level
9. Circulator Pump
10. Zone Valve
11. Pipes
12. **Furnace** Type
13. Heat Exchanger. . . **Read comment C below**
14. Circulator Fan
15. Filter
16. Duct work (in basement/Attic)
17. **Electric**
18. **Space Heaters** Location
19. Fuel Tank
 - propane fill and vent stacks
 - oil level emergency cut offs
20. **Cooling system (Ducted systems only)**
21. Compressor
22. Evaporator Unit
23. Service line
 - insulation sight glass
24. Condenser drain
25. Temperature at service line
26. Electric disconnect
27. Compressor slab

	S	LS	C	NA	NAC
1. Thermostats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Fire grade sheet rock	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Emergency shut off	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Exposed flue and damper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Burner/Gun	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Fire box liner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Asbestos Like	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Boiler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Circulator Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Zone Valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pipes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Heat Exchanger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Circulator Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Duct work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Space Heaters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Fuel Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Cooling system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Compressor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Evaporator Unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Service line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Condenser drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Temperature at service line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Electric disconnect	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Compressor slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. This report does not represent the condition of the heat exchangers

***** Service and evaluate, clean heat plant A.S.A.P.*****

No service tag indicating last service date.

****MAINTENANCE Read Comment A below****

++ Add Carbon Monoxide Detector for health and safety++

**** (Safety) Read Comment K below****

**** VALVES Read Comment D below****

**** Older heat plant(s). Read Comment L below****

8. Sediment and discoloration to heat plant consult contractor

Evaluate/repair any and all rust and or corrosion ASAP.

8. Consult Heating Contractor about service and repairs.

8. Recommend fresh air intake for heat plant.

water stain/and damaged ceiling materials evaluate/repair as needed.

sediment and discoloration to heating system requires evaluation and repairs for safety, consult contractor.

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. We suggest that you obtain a major service policy for the heat plant from a dealer or contractor which should include annual servicing, adjustments, efficiency testing, warranty and emergency service. **B.** In the event that the unit is a coal conversion furnace/boiler, it is at the end of its economic usefulness. Expect repairs or replacement. **C.** To determine the condition of the heat exchanger in forced Hot Air units, major disassembly by a heating technician is required. This report does not represent the condition of the heat exchanger and we recommend that you have this evaluated. **D.** Relief valves, valves, gauges, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed in place on the system. **E.** Asbestos insulation should be removed or encapsulated using current professional procedures. **F.** All material must be kept clear of contact with the baseboards for safety. Electric thermostats have a limited life expectancy. **G.** Radiant heat in slabs and ceilings is not accessible. **H.** Air conditioning units and heat pumps cannot be operated out of season as this could cause damage. **I.** Most compressors and evaporators are sealed units with are not accessible. The average life expectancy is 5-10 years. **J.** Annual servicing of the A/C heat pump system by a licensed technician is advised. **K.** Puff back of Heating or Chimney systems are not represented in this report consult contractor as needed. **L.** Heat Plant is entering its third and final stage of life and it is advised to Service, evaluate and repair as needed.

EXTERIOR / BASEMENT / HEATING / ELECTRICAL / ROOFING / ATTIC / FINISHES

CLAYTON HOME INSPECTION INC.

SATURDAY, MARCH 3, 2007

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THE COMPLETE HOME INSPECTION

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EXTERIOR / BASEMENT / HEATING / ELEC/PLUMB / BATHROOM / KITCHEN / ATTIC / GARAGE

ELECTRIC SYSTEM

Supply 110 110/220

	S	LS	C	NA	NAC
1. Accessible wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> copper <input checked="" type="checkbox"/> romex <input type="checkbox"/> knob & tube <input checked="" type="checkbox"/> aluminum <input type="checkbox"/> BX <input type="checkbox"/> ALCU compatible Aluminum Wires Coated? <input type="checkbox"/> No <input type="checkbox"/> Yes If no then Consult Electrician A.S.A.F.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Service panel box	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Main Disconnect fused at _____ Amps Breaker/Fuse <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses 15 <input checked="" type="checkbox"/> 5..... 20 <input checked="" type="checkbox"/> 2..... 30 <input checked="" type="checkbox"/> 1..... 40 <input type="checkbox"/> 0..... 50 <input type="checkbox"/> 0	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFI <input type="checkbox"/> 0..... ARC 0 60 <input type="checkbox"/> 0 Dual <input type="checkbox"/> 1 Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Number of branch circuits in panel(s) 16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Junction box covers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Switch/outlet plate covers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Smoke/fire detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please read all comments
****Read Comments H, I and K below****

- 1. IMPROPER WIRES TO KITCHEN SINK/OTHER AREAS**
RECOMMEND A FULL EVALUATION BY A LICENCED ELECTRICIAN
- Read Comments E and F below
- improper wire, triple inside service panel Box
- improper service panel cover size, missing knockouts and screws.
- 3. MISSING JUNCTION BOX(S)/COVER(S)**
4. Missing switch/Outlet plate covers.
- improper cover to electrical service panel.

PLUMBING SYSTEM

Supply munic. pvt How verified Broker

Waste munic. pvt How verified Broker

Waste / Supply reference only.

Water Flow N/A

Read Comments K & H below

	S	LS	C	NA	NAC
1. Visual condition of accessible feed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
lines/connectors within structure <input type="checkbox"/> copper <input type="checkbox"/> brass <input type="checkbox"/> plastic <input type="checkbox"/> lead <input type="checkbox"/> galvanized	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Visual condition of accessible waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
lines/connections within structure <input type="checkbox"/> copper <input type="checkbox"/> plastic <input type="checkbox"/> lead <input type="checkbox"/> galvanized <input type="checkbox"/> cast iron <input type="checkbox"/> other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Main vent stack	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Accessible well equipment/Filter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Laundry tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Washer/dryer connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Hot water heater Type _____ Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tank Date 1998 gal. _____ 40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Interior sewer ejector pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Plumbing Sytem Read Comment C below
- 3.improper disconnected vent pipe to attic requires repairs, consult a plumber ASAP.
- improper dryer vent hose, missing outlet cover.
- 6.Update washer hoses and clean dryer connections.
7. Read Comment G and M below.
7. Water/sediment/rusted pipe sections repair as needed

Maintenance Suggestions And Comments:

A. The current main fuse is not always an indication of its maximum capacity, consult with an electrician. **B.** The decision to upgrade electric service can be influenced by client need, local regulations and mortgage lending institutions. **C.** Due to the age of the house, not all fixtures may meet current standards; upgrades to the plumbing, waste, supply, and venting systems may be needed when renovating. **D.** Smoke detectors should be installed and approved by the local fire department prior to purchase.(clayton makes no representation as to the operability or installation of smoke detectors. **E.** Once or twice a year flip circuit breakers on and off to maintain good mechanical contact. GFI breakers or outlets should be tested monthly. **F.** Ground fault interrupter outlets or circuits are advised whenever the user will come in contact with water. **G.** Manufacturers' warranties for hot water heaters vary from manufacturer to manufacturer; this should not be confused with the actual life expectancy which could be more or less. please refer to the warranty for the extent and terms if any. **H.** The type of sewage disposal system as noted above is determined by information provided by either seller, broker or client, it is not a determination of its actual type, design or condition. an optional inspection report is available to offer an opinion of the system's type, effectiveness and condition. **I.** No conclusions as to the quantity and quality of the water supply is implied. it is recommended that you have both a quality and quantity test performed. **J.** A tankless unit may not provide you with sufficient hot water to increase the quantity and efficiency you may wish to consider a booster tank or separate water heater. **K.** Main water shut off(s), individual fixture shut off(s), and other valves are not tested. **L.** Follow manufacturer's recommendations for all water conditioning equipment. failure to provide adequate maintenance can lead to equipment malfunction and affect water quality. **M.** hot water heater is at the end of it's expected life monitor and replace as needed

CLAYTON HOME INSPECTION INC.

THE COMPLETE HOME INSPECTION

SATURDAY, MARCH 3, 2007

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EXTERIOR / BASEMENT / HEATING / ELEC/PLUMB / ROOFING / ATTIC / GARAGE/DRIVEWAY

INTERIOR BATHROOMS

		S	LS	C	NA	NAC	
1. Bath							
<input type="checkbox"/>	Door.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Floor..... Tiled.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Missing/loose caulking/grouting causes damage behind wall
<input type="checkbox"/>	Ceiling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Sink..... HW Temp 112+/- F.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Tub/Shower.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Toilet.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	GFI/electric/fan. GFI Present.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Tile/fiberglass wall.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Bath							
<input type="checkbox"/>	Door.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Floor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Toilet is loose/spongy floor open evaluate and repair A.S.A.P.
<input type="checkbox"/>	Ceiling.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	** Read Comments E and F below**
<input type="checkbox"/>	Sink..... HW Temp.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Tub/Shower.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Toilet.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	GFI/electric/fan. Not GFI protected.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Tile/fiberglass wall.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Bath							
<input type="checkbox"/>	Door.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Floor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Ceiling.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Sink..... HW Temp 112+/-.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Tub/Shower.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Toilet.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	GFI/electric/fan Not GFI protected.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Tile/fiberglass wall.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Bath							
<input type="checkbox"/>	Door.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Floor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Ceiling.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Sink..... HW Temp.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Tub/Shower.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Toilet.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	GFI/electric/fan. Not GFI protected.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Tile/fiberglass wall.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Bath							
<input type="checkbox"/>	Door.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Floor..... Tiled.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. GFI outlet not functioning properly.
<input type="checkbox"/>	Ceiling.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Sink/Toilet.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	GFI/electric/fan. Not GFI protected.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	Walls/Window.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. B. Wood/Coal stoves and fireplace are inspected visually only; test fires are not started due to the prohibitive amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating and solid fuel stoves. C. Check with current owner for location and condition of any and all screen and storm windows. D. Due to the nature of the deficiency, insulated windows and skylights may have broken thermal seals that may not be detected. E. Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall, and structural members around tubs and showers. Plaster or sheet rock behind tile is not accessible F. Ground Fault Interrupter outlets or circuits are advised whenever the user will come in contact with water. G. Unless otherwise noted, all appliances are working on the day of the inspection. Clayton does not represent a guarantee or warranty of continuous operation of the appliances. Self-cleaning mechanisms, timers, clocks, thermostats and cosmetic blemishes are NOT part of the inspection and are not recorded.

CLAYTON HOME INSPECTION INC.

THE COMPLETE HOME INSPECTION SATURDAY, MARCH 3, 2007

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EXTERIOR / BASEMENT / HEATING / ELEC / PLUMB

INTERIOR

	S	LS	C	NA	NAC
1. Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> main	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> rear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> side	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Sliding door	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Fireplace/Wood Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(Flue Liners are not included, Consult chimney Contractor)					
4. Stairway and handrail (Interior)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairway and handrail (Basement)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Halls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Skylight Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Kitchen					
<input type="checkbox"/> Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plaster	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLASTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wooden	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Cabinets/Counters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Electric/GFI	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Not GFI protected	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appliances					
<input type="checkbox"/> Stove is Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Stove is Not Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Stove not tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ventilator is Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ventilator is Not Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ventilator not tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Disposal is Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Disposal is Not Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Disposal not tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dishwasher is Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dishwasher is Not Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Dishwasher not tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Kitchen					
<input type="checkbox"/> Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> heat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> cabinets/counters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> GFI/electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Not GFI protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Appliances					
<input type="checkbox"/> Stove is Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Stove is Not Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Stove not tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ventilator is Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ventilator is Not Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ventilator not tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Disposal is Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Disposal is Not Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Disposal not tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dishwasher is Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dishwasher is Not Working Properly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dishwasher not tested	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please read all comments

****Read Comments A and C Below****
****Read Comments F and G Below****

1. Adjust Door and or Update weather seals as needed
1. missing storm door piston.
4. handrails require evaluation/maintance/repairs for safety.
7. open wire under sink, repair safety
recommend supports for countertop.
7. Read Comment E and F Below
7. Stove/dishwasher is not tested for safety reasons.

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. B. Wood/Coal/Gas stoves and fireplace are inspected visually only; test fires are not started due to the prohibitive amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating and solid fuel stoves. C. Flue liners are not inspected or represented. D. Due to the nature of the deficiency, insulated windows and skylights may have broken thermal seals that may not be detected. E. Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall, and structural members around tubs and showers. Plaster or sheet rock behind tile is not accessible. F. Ground Fault Interrupter outlets or circuits are advised whenever the user will come in contact with water. G. Unless otherwise noted, all appliances are not tested on the day of the inspection. Clayton does not represent a guarantee or warranty of continuous operation of the appliances. Self-cleaning mechanisms, timers, clocks, thermostats and cosmetic blemishes are NOT part of the inspection and are not recorded. H. Loose handrails and banisters should be repaired for safety. I. Disposals and dishwashers are subject to sudden failure. J. Check with current owner for location and condition of any and all screen and storm windows. J. Condensation between window panes indicate broken thermal seals and repairs or replacement will be needed.

CLAYTON HOME INSPECTION INC.

SATURDAY, MARCH 3, 2007

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5:28:28 PM



THE COMPLETE HOME INSPECTION

Our Rating System is as Follows

- S - Indicates item is functioning **Satisfactorily**.
- LS - Indicates item is functioning **Less than Satisfactorily**, maintenance, repair, or upgrade is recommended
- C - Indicates item is functioning **Unsatisfactorily** and it may have reached it's full life expectancy. Recommendation to either replace item or get further evaluation. (**Consult with Contractor for further evaluation**)
- NA - Not Applicable.
- NAC - Not Accessible and item was not inspected at time of inspection.

EXTERIOR / BASEMENT / HEATING / ELECTRIC / PLUMB

ROOFS / ATTIC / MECHANICAL

INTERIORS

Please read all comments

****Read Comments A and C and H Below****

****Read Comments G and F Below****

Room		S	LS	C	NA	NAC	
Livingroom	<input checked="" type="checkbox"/> ceiling Plaster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mystery switches to areas of house consult owner/electrician.
	<input type="checkbox"/> windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Evaluation by a licensed electrician is recommended
	<input type="checkbox"/> walls Plaster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loose plugs/switches require remounting/replacement for safety.
	<input type="checkbox"/> floor Wooden.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Update incandescent lighting to fluorescent to closets for safety
	<input type="checkbox"/> door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Missing faceplates require remounting for safety.
	<input type="checkbox"/> electric outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> heat source Temp Warm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> baseboard/radiator/diffusers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dinningroom	<input checked="" type="checkbox"/> ceiling Plaster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> walls Plaster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> floor Wooden.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> electric outlets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> heat source Temp Warm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> baseboard/radiator/diffusers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Master	<input type="checkbox"/> ceiling Plaster.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> walls Plaster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> floor Wooden.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> electric outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> heat source Temp Warm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> baseboard/radiator/diffusers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Guest	<input type="checkbox"/> ceiling Plaster.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	light to closet covered over with newspaper and tape.
	<input type="checkbox"/> walls Plaster.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> floor Wooden.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> electric outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> heat source Temp Warm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/> baseboard/radiator/diffusers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. B. Wood/Coal stoves are inspected visually only; test fires are not started due to the prohibitive amount of time required. If applicable, obtain a permit from the local building inspector or fire marshal before operating and solid fuel stoves. C. Check with current owner for location and condition of any and all screen and storm windows. D. Due to the nature of the deficiency, insulated windows and skylights may have broken thermal seals that may not be detected. E. We recommend all structures built prior to 1978 be tested for lead paint. F. Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall, and structural members around tubs and showers. Plaster or sheet rock behind tile is not accessible. G. The source or frequency of water, causing stains cannot always be determined. Consult with owner or contractor for historical perspective. H. Consult Electrical contractor about any electrical issues found during the inspection for habitability, safety and electronic appliance protection.



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- C- Indicates item is functioning **Unsatisfactorily** and it may have reached it's full life expectancy. Recommendation to either replace item or get further evaluation. **(Consult with Contractor for further evaluation)**
- NA - Not Applicable.
- NAC -Not Accessible and item was not inspected at time of inspection.

5:28:28 PM

EXTERIOR / BASEMENT / HEATING / ELEC/PLUMB / ROOFING / ATTIC / INSULATION

ATTIC VENTILATION / INSULATION

Please read all comments

6. Read comment B below

5. Read comment C below

11. Read Comment E Below

1. Access to attic.....
 - scuttle stairs
 - pull down none
2. Structural supports.....
 - truss rafter
 - post & beam collar tie
3. Roof backings.....
 - wood wafer board
 - plywood hard board
4. Ceiling joist.....
5. Flashing.....
 - vent pipes valleys
 - chimneys skylight
6. Insulation (visible attic only).....
Type cellulose
7. Ventilation.....
8. Whole house fan.....
9. Interior Chimney..(liner not included).....
 - Brick metal
 - Block _____
10. Visible Electrical Wires/Box(s)/Light(s).....
11. Evidence of water penetration
Read Comment E below
 - No visible or accessible evidence at the time of inspection.
 - Evidence of prior water penetration. Consult with owner or monitor for source and repair.
 - Active water penetration (requires repairs A.S.A.P.)

	S	LS	C	NA	NAC
1. Access to attic.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Structural supports.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Roof backings.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Ceiling joist.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Flashing.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Insulation (visible attic only).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Ventilation.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Whole house fan.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Interior Chimney.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Visible Electrical Wires/Box(s)/Light(s).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1. Insulate access covers with insulation
- missing firewall between units, consult contractor.
- attic accessed to unit next door
- Improper disconnected vent pipe to attic requires repairs, consult a plumber, ASAP.
3. delimitation to sections of plywood, evaluate and repair as needed
- signs of squirrel nesting in attic space, consult owner/contractor.
5. Read Comment C below
5. Leaking signs to flashing - repair as needed.
6. missing insulation to areas of attic
7. Read comment B below
7. Insulation blocking eve venting/area requires repairs.
7. Soffit vents covered or blocked/missing consult contractor.
7. Insufficient ventilation for size of structure, consult contractor.
7. Ridge vents covered or blocked/missing consult contractor.
- * Mold like substance to backing requires further evaluation. *
- Elavated levels of moisture to attic require mitagation
11. Read Comment E Below

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. The home buyer should be aware that prior to the adoption of federal, state and local codes in the 70's, homes were typically built without minimum insulation. Today's home buyer, faced with rising energy costs, should consider the return on investment of insulation upgrades. B. Attic ventilation is an important factor in the life expectancy of roof sheathing and shingles. Provide maximum air flow to minimize heat buildup in summer and condensation in winter. Do not cover or block vents. C. All flashing should be inspected and repaired when needed. D. The presence of Urea Foam Formaldehyde Insulation in walls cannot be determined by visual inspection. Clayton recommends an air quality test when the inspector locates visual evidence of U.F.F.I. E. The evidence, source or amount of water penetration may not always be observable at the time of inspection. Clayton suggests you consult the owner for a historical perspective of whether evidence of water penetration has been noted or not. G. Vermiculite/Suspect insulation may contain Asbestos further testing is recommended.

ADDITIONAL COMMENTS

.....

.....

.....

.....

.....

It is recommended that any deficiencies in the components/systems related to these deficiencies noted in the report be a evaluated/inspected and repaired as needed by licensed contractors/professionals **prior to the close of escrow.** Further evaluation **prior** to the close of escrow is recommended so a properly licensed professionals can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or scope of our inspection. please call the office for any clarifications or further questions.

EXTERIOR

BASEMENT

HEATING

ELECTRICAL/PLUMB

KITCHEN

BATHROOM

ROOMS

ATTIC