

INSPECTION REPORT



For the Property at:
Your New Home
Your Town , AB T1M 1H3

Prepared for: Home Buyer and Home Buyer
Inspection Date: Friday, November 11, 2016
Prepared by: Bryan Henschel License 343554



Great Plains Home Inspections Ltd License # 343380 . Inspector, Bryan Henschel License # 343554
819 9th Street South
Lethbridge, AB T1J 2L8
403.894.2883

www.greatplainshomeinspections.com
bryan@greatplainshomeinspections.com



November 11, 2016

Dear Home Buyer and Home Buyer

RE: Report No. 1097

Your New Home
Your Town, AB
T1M 1H3

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association at <http://www.nachi.org/sop.htm>. This document defines the scope of a home inspection.

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

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

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

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home.

Thanks again for allowing us to work with you to find the home of your dreams.

Sincerely,

Bryan Henschel License 343554

on behalf of

Great Plains Home Inspections Ltd License # 343380 . Inspector, Bryan Henschel License # 343554

Great Plains Home Inspections Ltd
License # 343380 . Inspector, Bryan
Henschel License # 343554
819 9th Street South
Lethbridge, AB T1J 2L8
403.894.2883
www.greatplainshomeinspections.com
bryan@greatplainshomeinspections.com

SCOPE

While a home inspection does not address the issue of code compliance and other similar issues, you are encouraged to have the property researched to ensure compliance with such issues. You may wish to enlist the assistance of legal counsel with the matter.

A home inspection covers hundreds of features of the home. Our focus is on major home components or those issues that may cause a safety hazard. As these systems are inspected we may note other issues including cosmetic issues as a courtesy. This is not and should not be considered a complete or exhaustive list of minor issues. That is not the intent of a home inspection.

OUR APPROACH

Our inspection will separate components that are functional from those that are not. Where components are found to be functional, no recommendations will be offered. Where defects are noted, we will recommend improvements. In some cases, components may be functional but clearly near the end of their life cycle. Those circumstances are included in the report as well. For your convenience a link to ballpark cost estimates and life cycles is included in this report. There are numerous factors that influence both of these estimates. These should be considered to be only a ballpark estimate and a professional contractor, engineer or other such expert should be consulted.

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

[Priority Maintenance Items](#)

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Abandoned wires in panel](#)

Tested as live at time of inspection.

Implication(s): Electric shock

Location: Basement

Task: Recommend further evaluation by qualified electrician

Time: Immediate

Cost: Depends on work needed

Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Second Floor Bath and en-suite bath

Task: Correct

Cost: Minor

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

REFERENCE

Interior

WINDOWS \ Means of egress/escape

Condition: • [Too small](#)

Implication(s): Restricted emergency exits

Location: Basement Bedroom

This concludes the Summary section.

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

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

[Home Improvement - ballpark costs](#)

Description

General: • General: Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future

Sloped roofing material:

- [Wood shingles/shakes](#)



1. Wood shingles/shakes



2. Wood shingles/shakes

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Limitations

Inspection performed: • From roof edge • From the ground

Recommendations

SLOPED ROOFING \ Wood shingles and shakes

1. **Condition:** • [Cupping, curling](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Roof

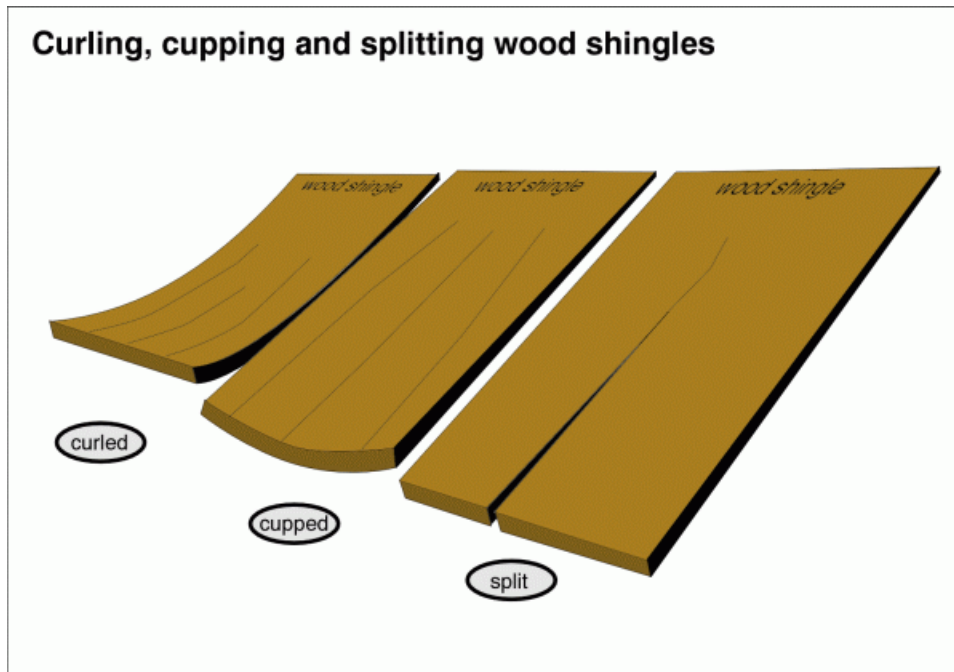
Task: Replace

Time: When necessary

Cost: Depends on approach

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

Curling, cupping and splitting wood shingles



2. Condition: • [Buckling](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Roof

Task: Replace

Time: When necessary

Cost: Depends on approach

3. Condition: • [Damaged, broken or missing pieces](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Replace

Time: When necessary

Cost: Depends on approach

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



3. *Damaged, broken or missing pieces*



4. *Damaged, broken or missing pieces*



5. *Damaged, broken or missing pieces*

4. **Condition:** • [Moss, mildew, etc.](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior Roof

Task: Clean

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

Time: Discretionary

Cost: Minor



6. Moss, mildew, etc.

7. Moss, mildew, etc.

5. **Condition:** • [Staples](#)

Implication(s): Reduced system life expectancy

Location: Throughout

Task: Correct

Time: As necessary

Cost: Minor



8. Staples

9. Staples

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

Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - wood:

- [Boards](#)

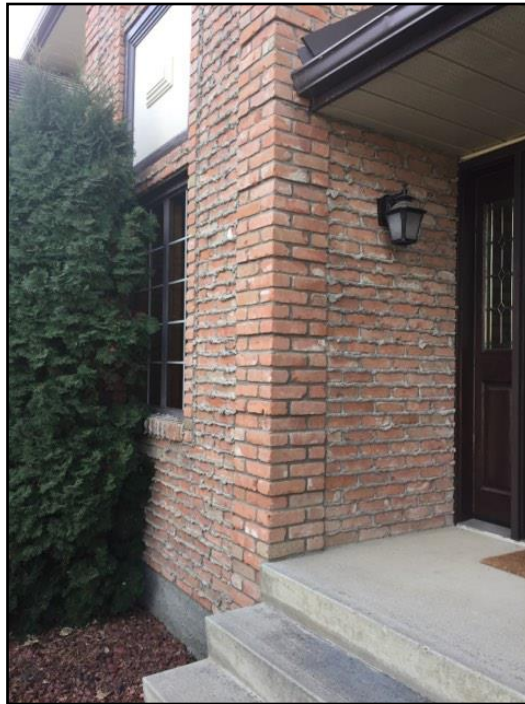


10. *Boards*

Wall surfaces - masonry:

- [Brick](#)

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



11. Brick

Soffit and fascia:

- [Aluminum](#)



12. Aluminum

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

Driveway:

- Concrete



13. Concrete

- No performance issues were noted.

Walkway:

- Concrete

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



14. Concrete

- Patio stones



15. Patio stones

- No performance issues were noted.

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

Deck:

- Raised



16. *Raised*

- Wood
- No performance issues were noted

Exterior steps:

- Concrete



17. *Concrete*

- Wood

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



18. *Wood*

- No performance issues were noted.

Fence:

- Wood



19. *Wood*

- Chain link

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

REFERENCE



20. Chain link

- No performance issues were noted.

Garage: • Garage door inspected and functioned normally

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

No or limited access to: • Area below steps, deck, porches

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Recommendations

General

6. • Recommend sealant to reduce chance of moisture untrusion

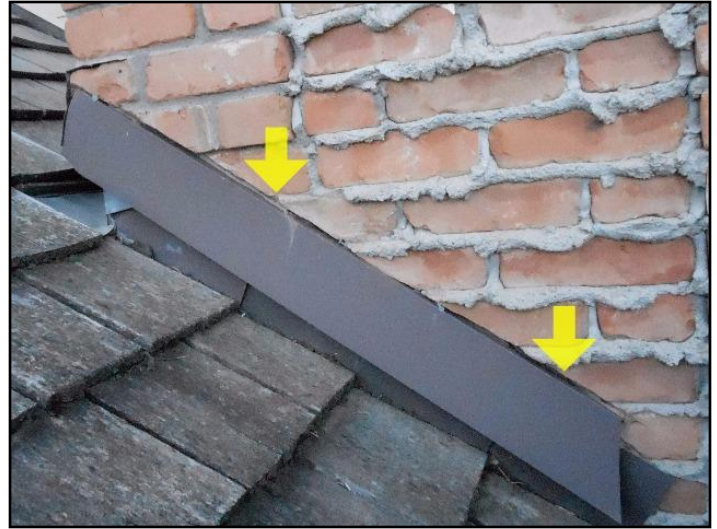
Location: Various Exterior

Task: Regular Maintenance Item

Time: Discretionary

Cost: Minor

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



21.

22.

ROOF DRAINAGE \ Downspouts

7. Condition: • [Downspouts discharging onto roofs](#)

Gutters discharging onto the roof surface is a common building practice. We recommend directing the water directly to another gutter to avoid areas of shortened life expectancy.

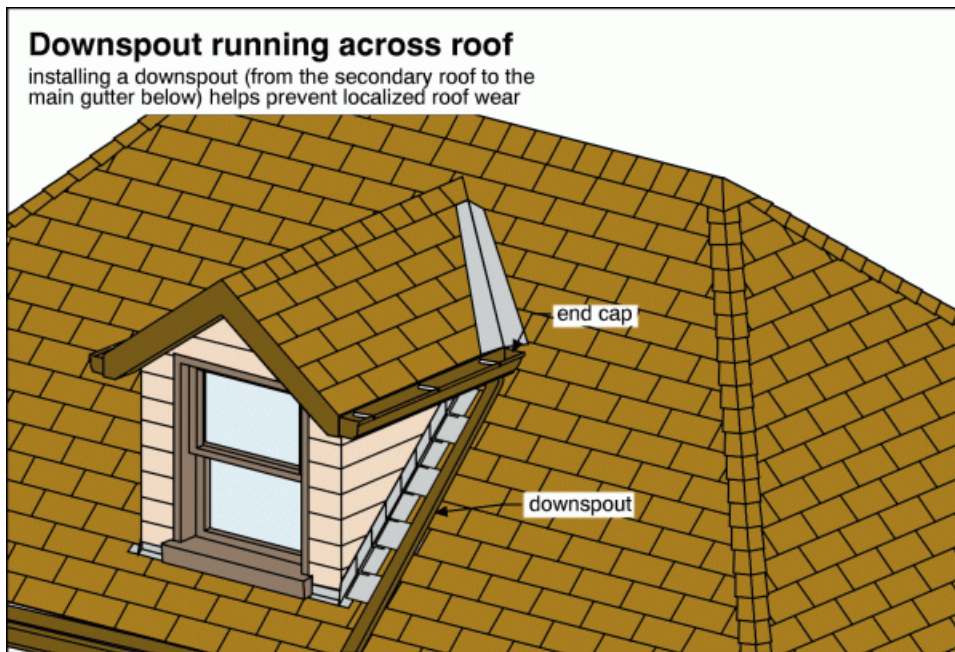
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

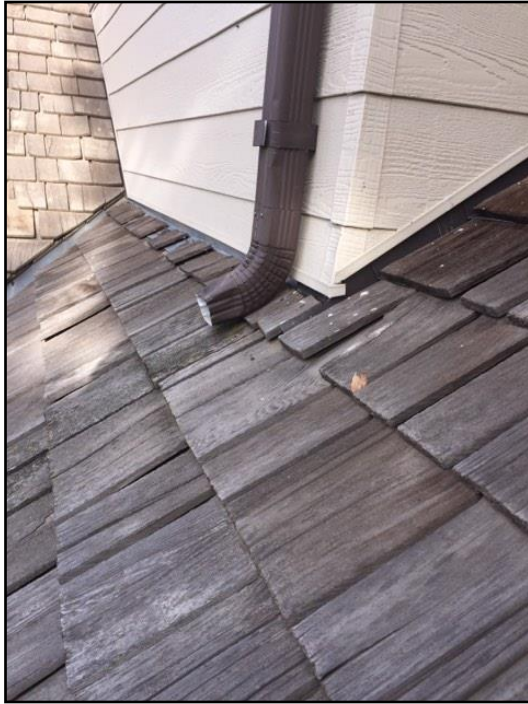
Task: Preventative maintenance item

Time: Discretionary

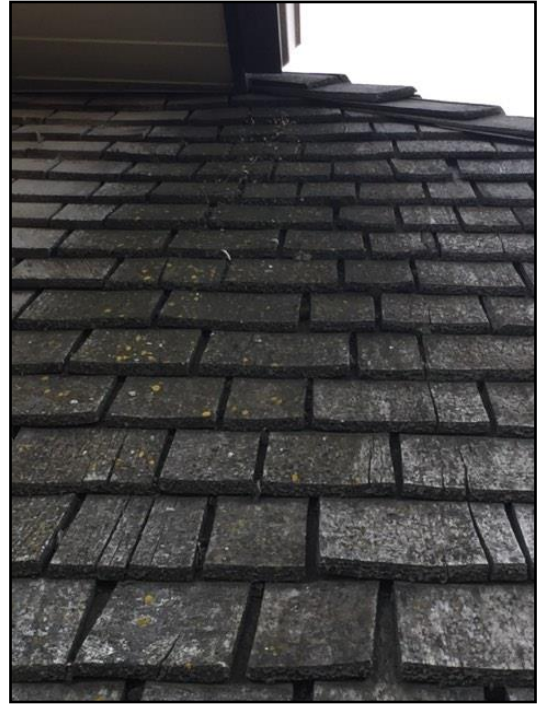
Cost: Minor



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



23. *Downspouts discharging onto roofs*



24. *Downspouts discharging onto roofs*

Description

General: • [General: Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure.](#) These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction:

• [Joists](#)



25. Joists

• Subfloor - OSB (Oriented Strand Board)

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

Roof and ceiling framing:

• [Trusses](#)

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



26. Garage

27. Home

- [Plywood sheathing](#)

Limitations

Inspection limited/prevented by: • Basement development

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Insulation

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 100 %

Recommendations

RECOMMENDATIONS \ Overview

8. Condition: • No structure recommendations are offered as a result of this inspection.

FOUNDATIONS \ Performance opinion

9. Condition: • Acceptable

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

REFERENCE

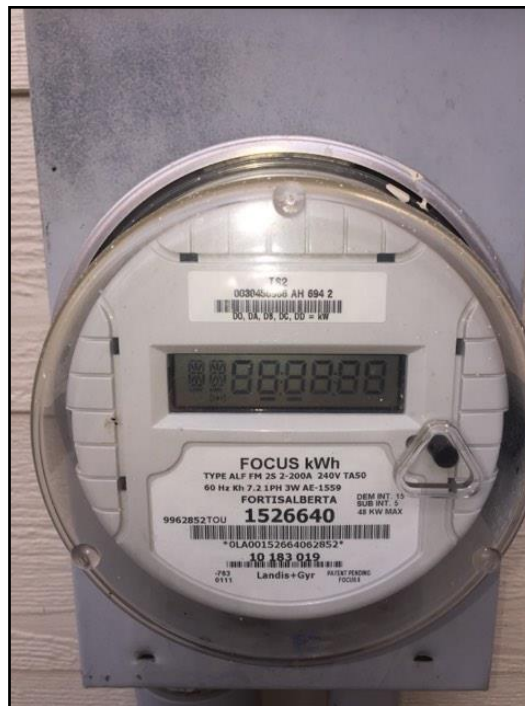
Description

General: • General: Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Service entrance cable and location: • [Underground copper](#) • [Not visible](#)

Service size:

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



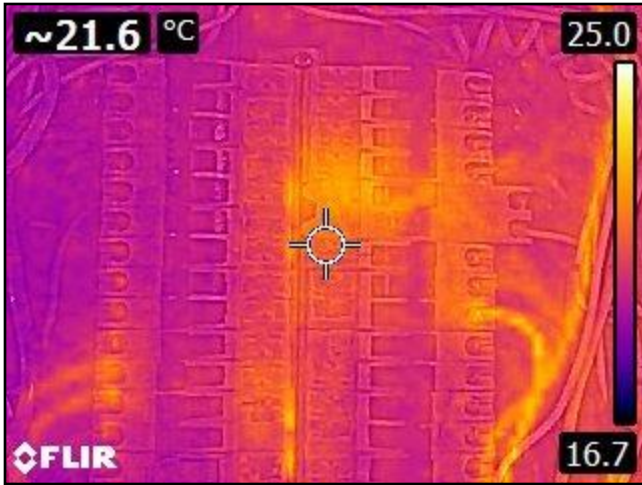
28. 200 Amps (240 Volts)

Main disconnect/service box rating: • [100 Amps](#)

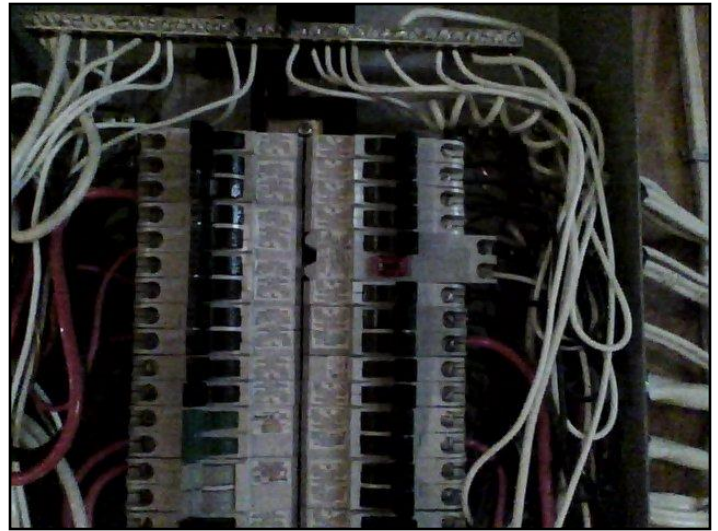
Main disconnect/service box type and location:

- [Breakers - basement](#)

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



29. Breakers - basement

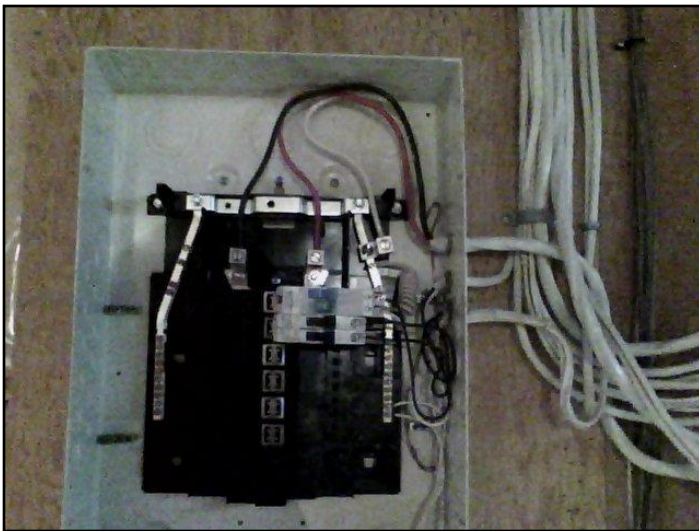


30. Breakers - basement

System grounding material and type: • [Copper - other](#) • [Not visible](#)

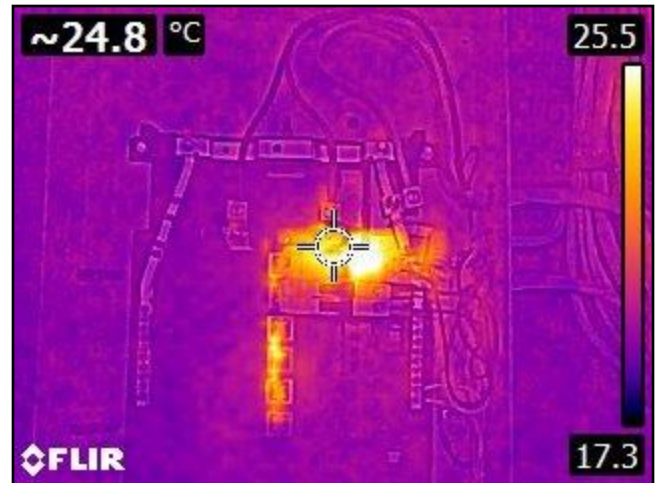
Auxiliary panel (subpanel) type and location:

- [Breakers - basement](#)



31. Breakers - basement

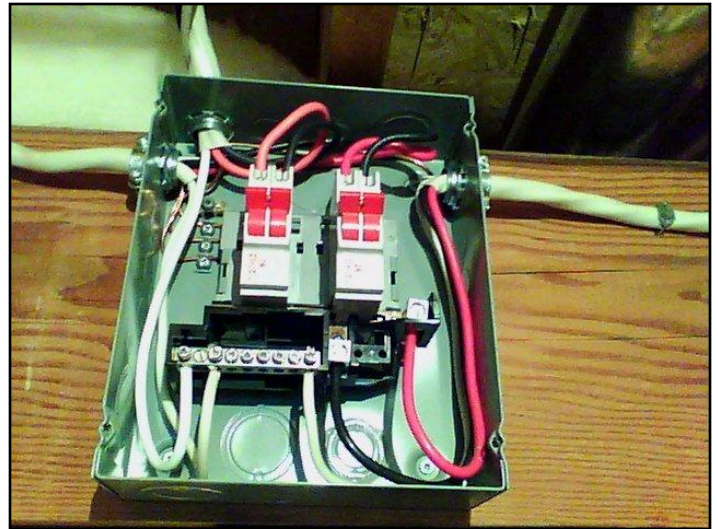
- [Breakers - basement](#)



32. Breakers - basement

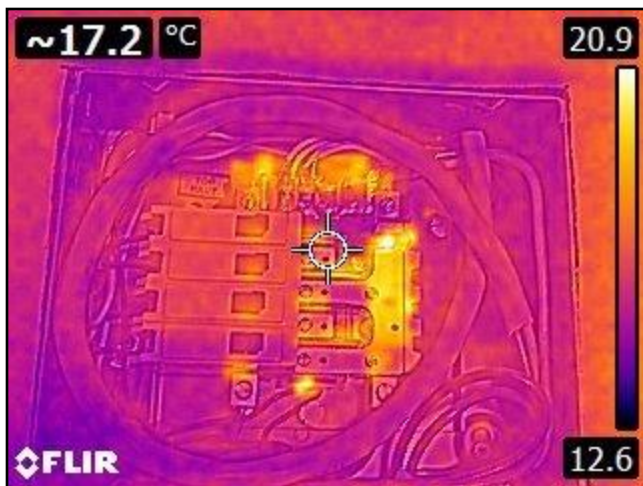


33. Breakers - basement

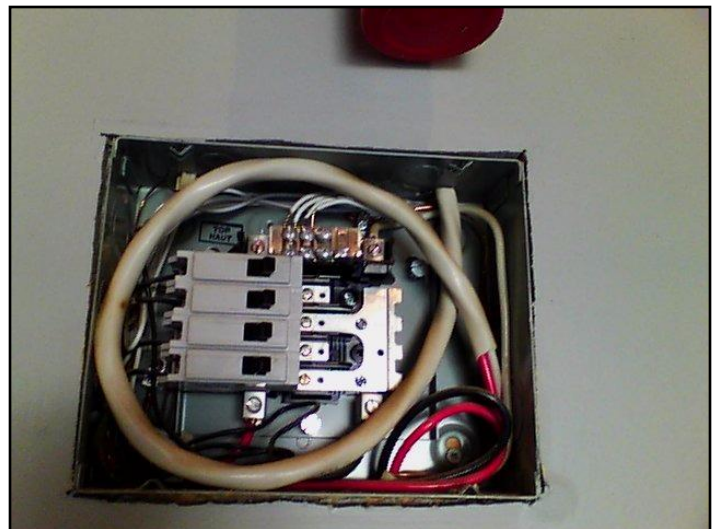


34. Breakers - basement

• [Breakers - garage](#)



35. Breakers - Garage



36. Breakers - garage

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

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

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

• No GFCI

Kitchen

• [GFCI - bathroom](#)

• No AFCI

Main Floor

• [GFCI - outside](#)

• [GFCI - panel](#)

• [AFCI - panel](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

REFERENCE

Basement

Smoke detectors:

- [Present](#)



37. Present

Carbon monoxide (CO) detectors: • None noted

Limitations

General: • Could not verify ground fault protection for jetted bathtub

Inspection limited/prevented by: • Insulation

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified. • The circuits are not labeled at the panel

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

10. Condition: • [Conduit or cable damaged](#)

Chance of moisture or pests entering the property

Location: Left Side Exterior

Task: Correct

Time: Discretionary

Cost: Minor



38. Conduit or cable damaged

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

11. Condition: • [Abandoned wires in panel](#)

Tested as live at time of inspection.

Implication(s): Electric shock

Location: Basement

Task: Recommend further evaluation by qualified electrician

Time: Immediate

Cost: Depends on work needed

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



39. Abandoned wires in panel

DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • [Broken pin or blade in slots](#)

Implication(s): Equipment failure | Electric shock

Location: Rear Exterior Deck

Task: Replace

Time: Less than 1 year

Cost: Minor



40. Broken pin or blade in slots

13. Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

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

Although not required. GFI protection is recommended for all wet areas of the home

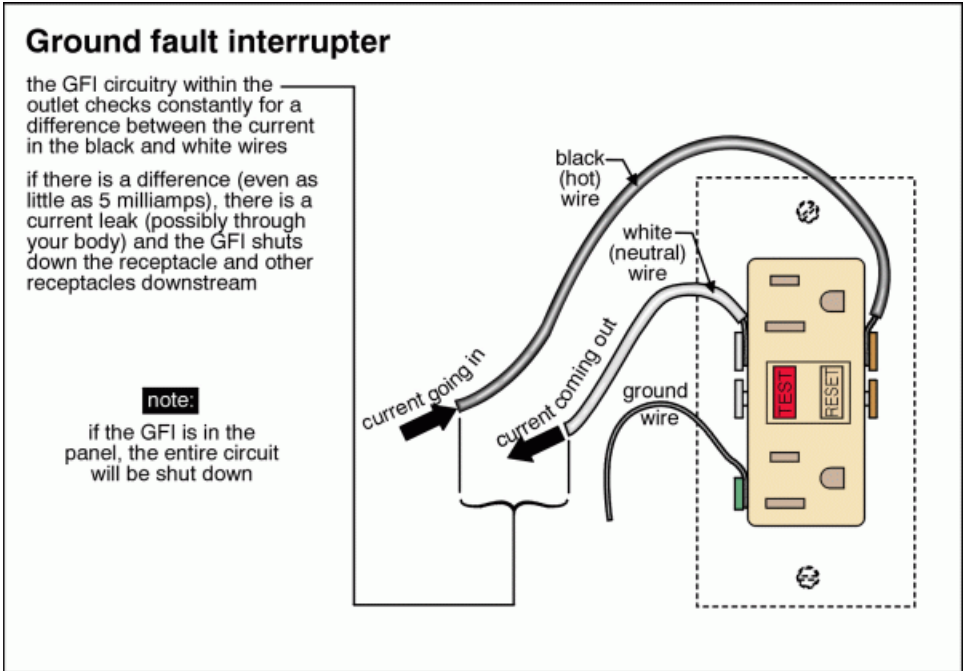
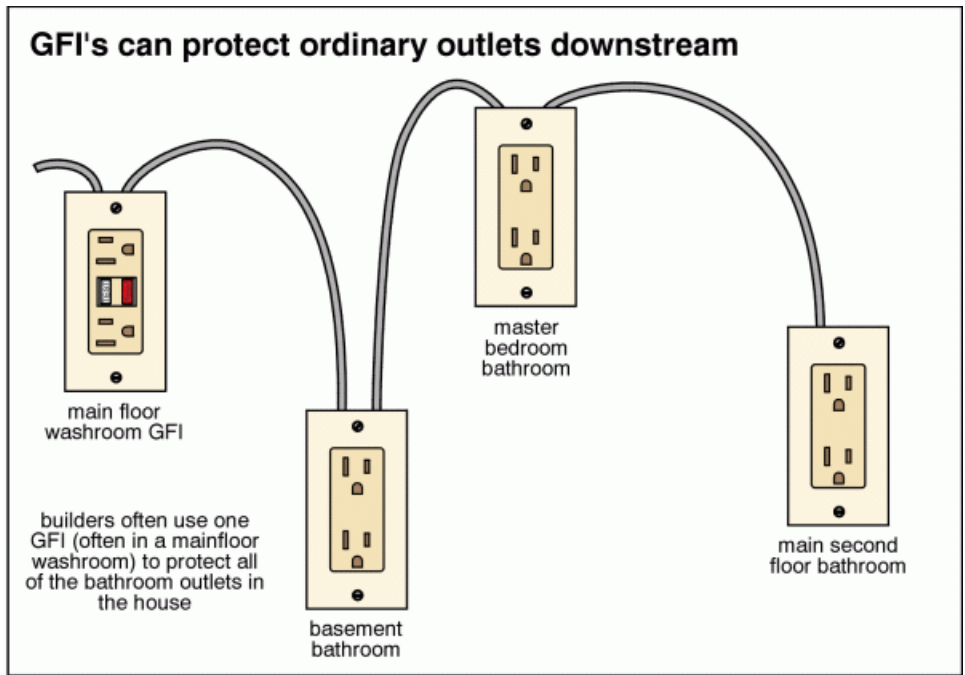
Implication(s): Electric shock

Location: First Floor Kitchen

Task: Provide

Time: Discretionary

Cost: Minor



Description

General: • Furnace was turned off at the breaker. Furnace was turned back on, tested than turned off again before leaving property.

General: • General: Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Fuel/energy source: • [Gas](#)

System type:

• [Furnace](#)



41. Furnace



42. Furnace

Furnace manufacturer: • Coleman

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [110,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Forced draft](#)

Approximate age: • [13 years](#)

Main fuel shut off at: • Meter

Failure probability: • [Low](#)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

REFERENCE

Fireplace:

- [Wood-burning fireplace](#)



43. Wood-burning fireplace

Chimney/vent: • [Metal](#)

Carbon monoxide test: • 0 parts per million - approximate

Combustion air source: • Interior of building

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger: • Not visible

Electronic air cleaner: • Cannot verify proper operation

Recommendations

CHIMNEY AND VENT \ Inspect/sweep chimney

14. **Condition:** • [Inspect \(and/sweep if needed\) before using](#)

Implication(s): Fire hazard

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

Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • Coleman



44.



45.

Compressor approximate age: • 2 years

Failure probability: • [Low](#)

Limitations

General: • Air conditioner was covered. air conditioner was uncovered, tested and covered again before leaving property

Heat gain calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Recommendations

RECOMMENDATIONS \ Overview

15. Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

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

Description

Attic/roof insulation material:

- [Cellulose](#)



46. Cellulose

Attic/roof insulation amount/value: • [R-32](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Attic/roof air/vapor barrier: • [Not visible](#)

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined

Foundation wall insulation material:

- [Glass fiber](#)

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



47. Glass fiber

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

Foundation wall air/vapor barrier: • Plastic

Limitations

- Inspection prevented by no access to: • Wall space
- Attic inspection performed: • From access hatch
- Roof ventilation system performance: • Not evaluated
- Air/vapor barrier system: • Continuity not verified
- Mechanical ventilation effectiveness: • Not verified

Recommendations

RECOMMENDATIONS \ Overview

16. **Condition:** • No insulation recommendations are offered as a result of this inspection.

Description

General: • Jetted Bath tested and performed as expected



48. Jetted Bathtub

General: • General: Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Water supply source: • Public

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

• Basement

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



49. Basement

Water flow and pressure: • [Functional](#) • [Typical for neighborhood](#)

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

Water heater type: • [Conventional](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Giant

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



50.

Tank capacity: • [33.3 gallons](#)

Water heater approximate age: • 11 years

Water heater failure probability: • [Low](#)

Waste and vent piping in building: • [Plastic](#)

Pumps:

- [Sump pump](#)

Tested and worked as expected



51. Sump pump

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

- Floor drain location:** • Near water heater
- Gas piping:** • Steel
- Main fuel shut off valve at the:** • Gas meter
- Backwater valve:** • Could not be visually verified

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Spa

Recommendations

FIXTURES AND FAUCETS \ Toilet

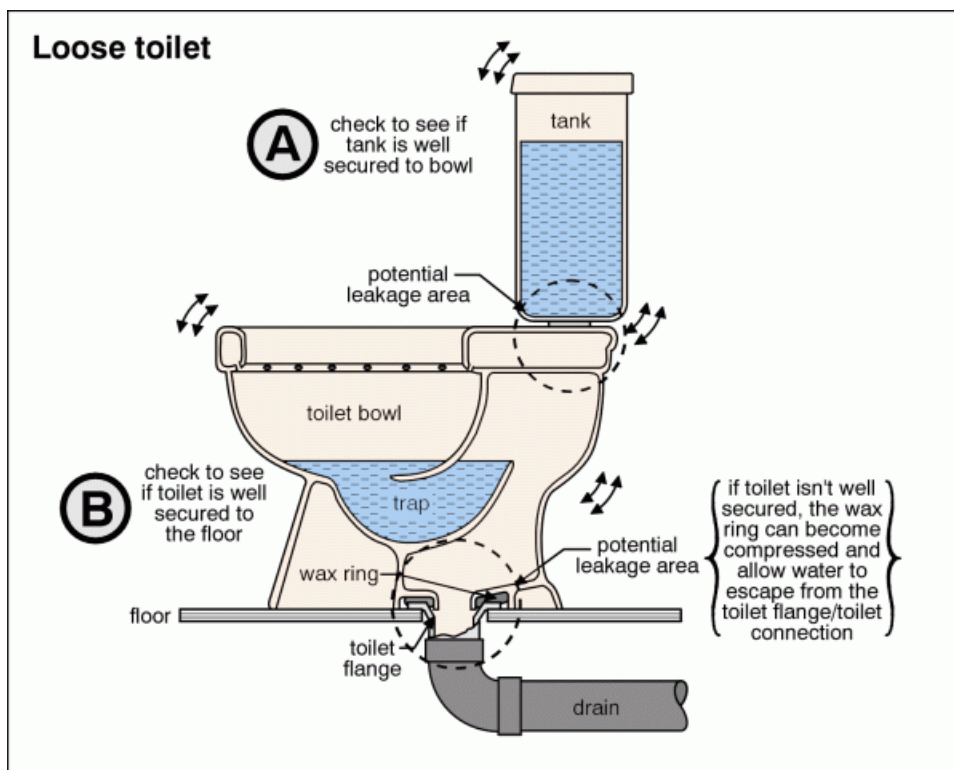
17. Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Second Floor Bath and en-suite bath

Task: Correct

Cost: Minor



November 11, 2016

www.greatplainshomeinspections.com

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



52. *Loose*

Description

General: • Basement under current development



53. Basement



54.

General: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often, or severe, leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and Downspouts and ground sloping down toward the house often the cause basement leakage problems. To summarize, wet

Basement issues can be addressed in four steps: 1. first, ensure gutters and downspouts carry roof run-off away from the home. 2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. 3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. 4. As a last resort, Damp proof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile.

General: • Appliances are tested for basic functionality not for performance.

Major floor finishes:

- [Carpet](#)

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



55. Carpet

- [Hardwood](#)



56. Hardwood

- [Ceramic](#)



57. Ceramic

Major wall finishes:

- [Plaster/drywall](#)
- [Brick](#)



58. Brick

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - RECALLS
 - REFERENCE

Major ceiling finishes: • [Stucco/texture/stipple](#)

Windows:

- [Fixed](#)



59. *Fixed/Casement*

- [Casement](#)
- [Awning](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Wood](#) • [Metal](#)

Doors: • Inspected

Laundry facilities: • Washer • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

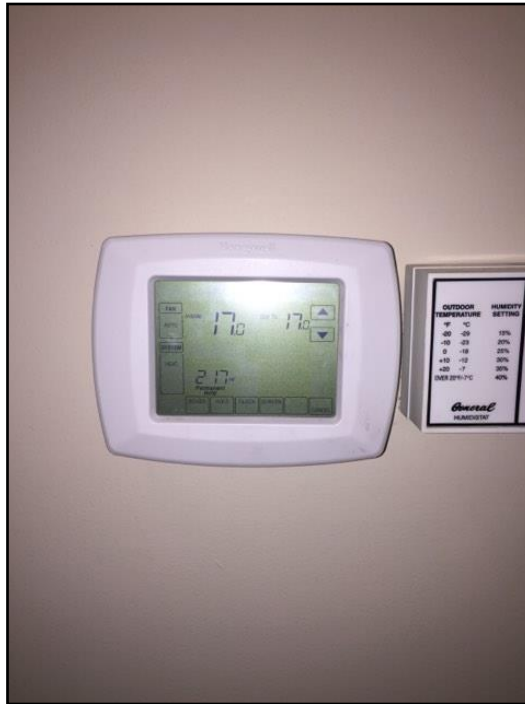
Stairs and railings: • Inspected

Inventory Thermostat:

- Honeywell

Located in main floor hallway

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - RECALLS
 - REFERENCE



60. Honeywell

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Perimeter drainage tile around foundation, if any

Appliances: • Appliances are not moved during an inspection

Percent of foundation not visible: • 100 %

Garage door: • Tested and functioned properly

Garage door opener: • Tested and functioned properly

Recommendations

General

18. • Could not get cook top to operate properly at time of inspection. Recommend asking current home owner to demonstrate proper operation of the appliance

Location: First Floor Kitchen

Task: Request disclosure

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS
- REFERENCE



61.

WALLS \ Plaster or drywall

19. Condition: • Signs of previous repair, Thermal imaging showed no indication of excess moisture at time of inspection

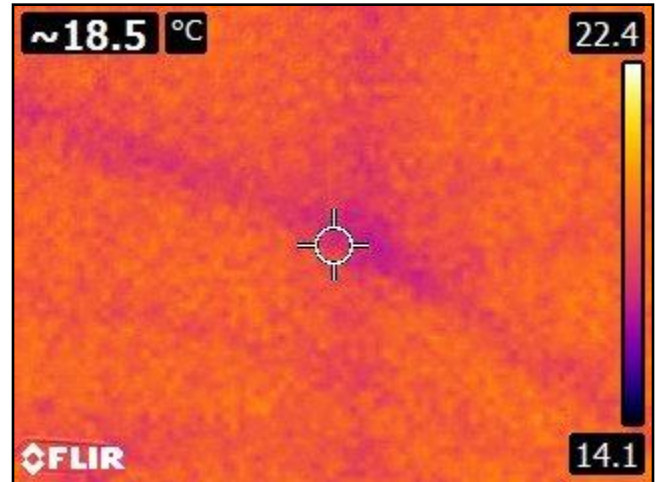
Implication(s): Cosmetic issue

Location: First Floor Living Room, Kitchen

Task: Request disclosure

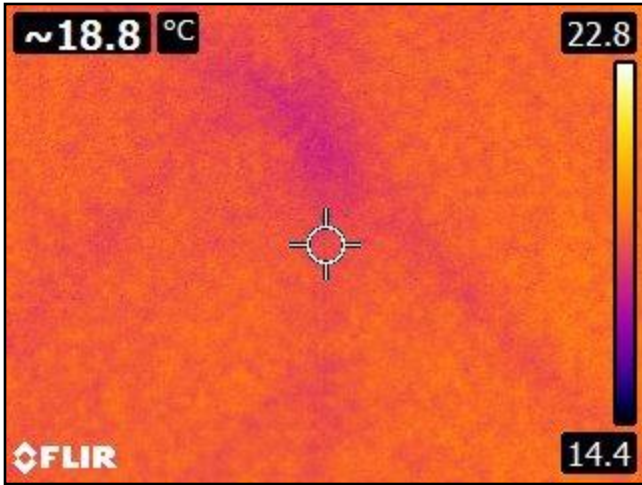


62.

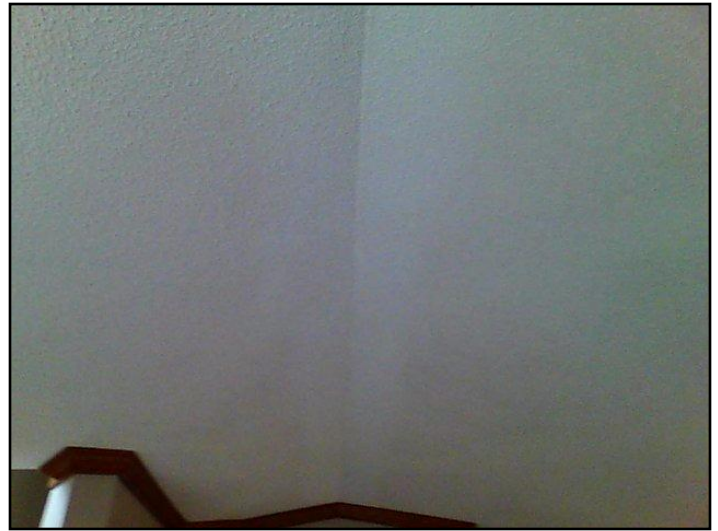


63.

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - RECALLS
 - REFERENCE



64.



65.

WINDOWS \ Storms and screens

20. Condition: • [Missing](#)

Screen on patio window missing

Implication(s): Chance of pests entering building | Increased heating costs | Reduced comfort

Location: First Floor Kitchen

Task: Provide

Time: Discretionary

Cost: Minor

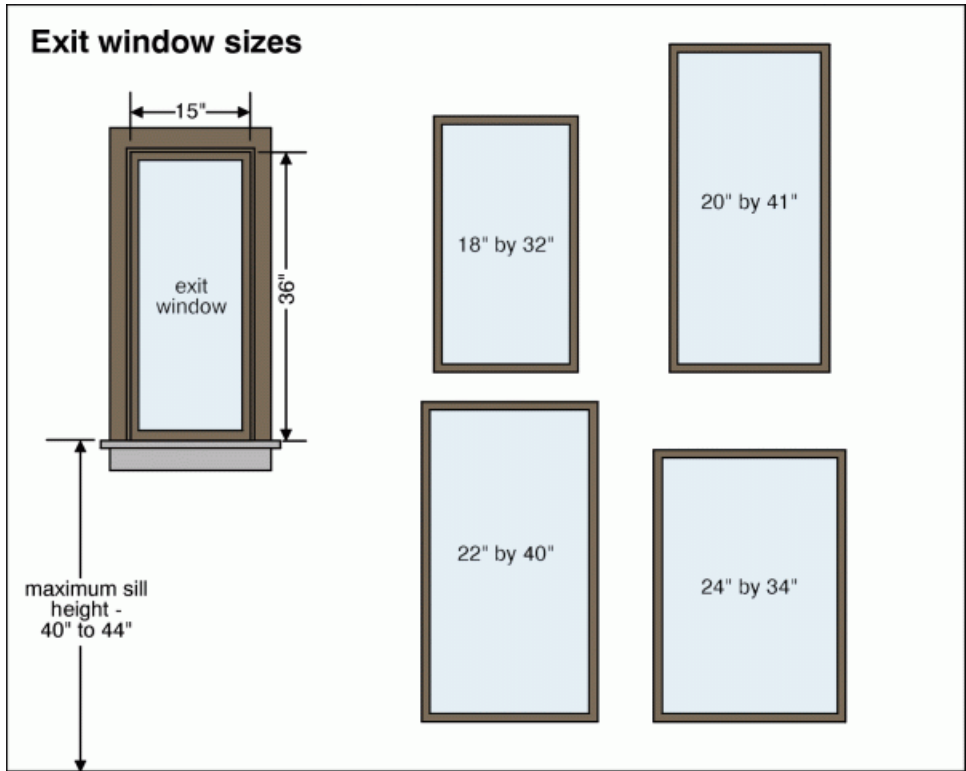
WINDOWS \ Means of egress/escape

21. Condition: • [Too small](#)

Implication(s): Restricted emergency exits

Location: Basement Bedroom

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS
- REFERENCE



66. Too small

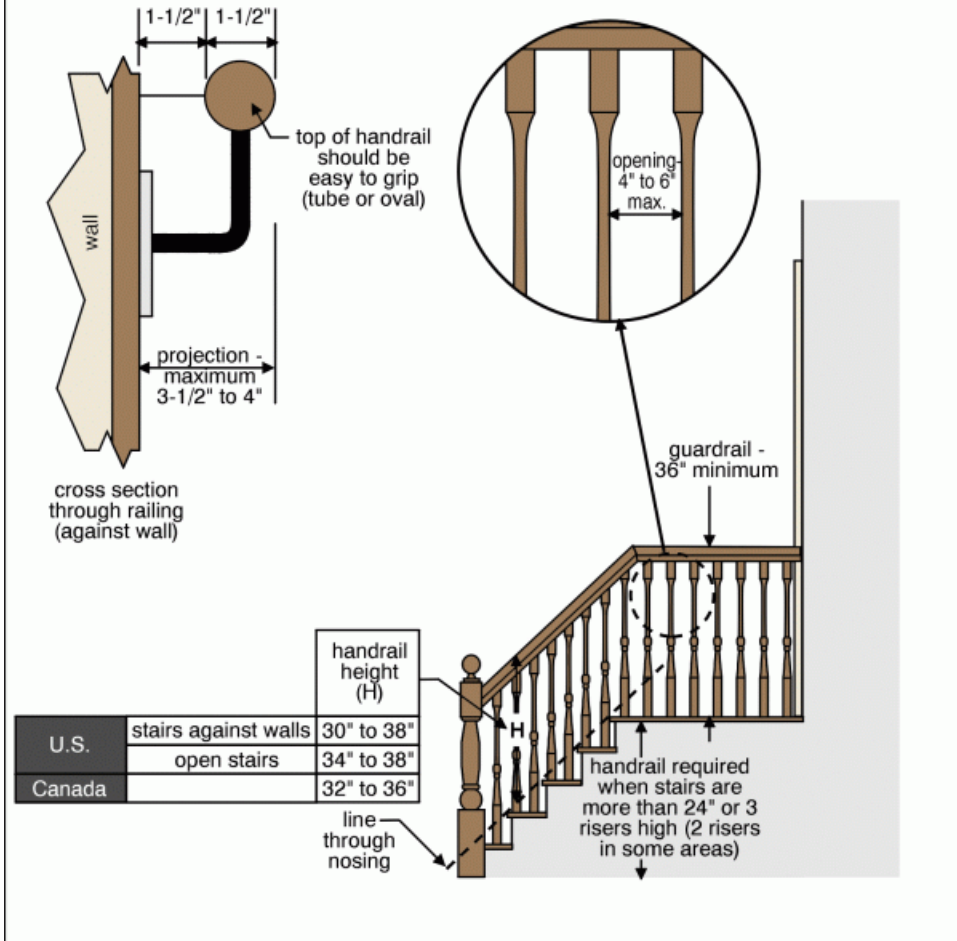
STAIRS \ Handrails

22. Condition: • [Missing](#)

Implication(s): Fall hazard

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - RECALLS
 - REFERENCE

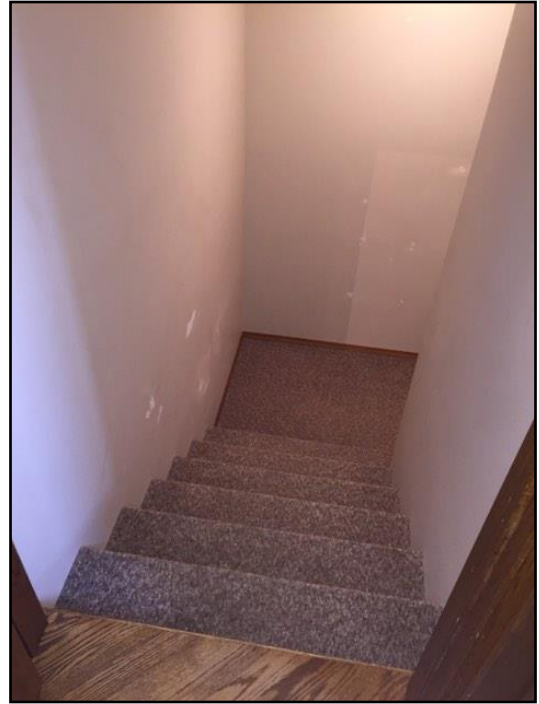
Handrails and guards



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



67. Missing



68. Missing

APPLIANCES \ Refrigerator

23. Condition: • Water dispenser did not operate properly at time of the inspection

Location: First Floor Kitchen

Task: Repair

Time: Discretionary

Cost: Depends on work needed

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

Description

Weather: • Clear

Approximate temperature: • 16°

Attendees: • Buyer arrived late

Access to home provided by: • Lockbox

Occupancy: • The home was vacant during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 5:00 p.m.

Approximate age of home: • 27 years

Approximate size of home: • 2400 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 1 ½

Number of bedrooms: • Three

Number of bathrooms: • Three

Below grade area: • Basement

Garage, carport and outbuildings: • Attached two-car garage

Area: • City

Street type: • Residential

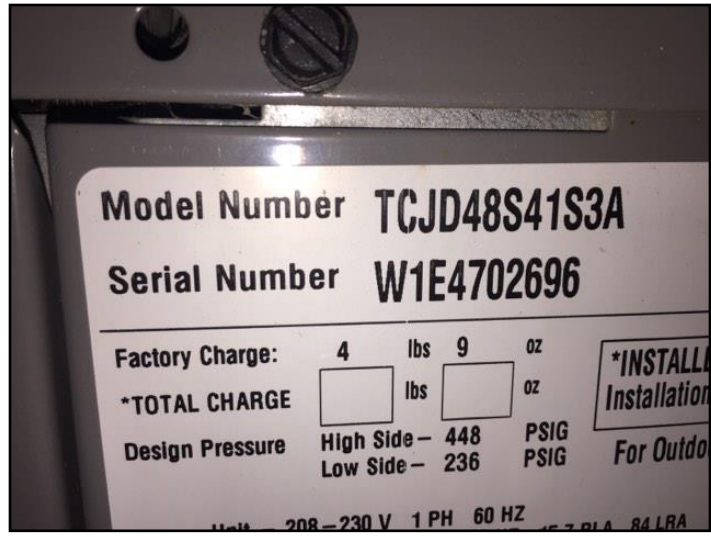
Street surface: • Paved

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS**
- REFERENCE

Description

Air Conditioner/Heat Pump:

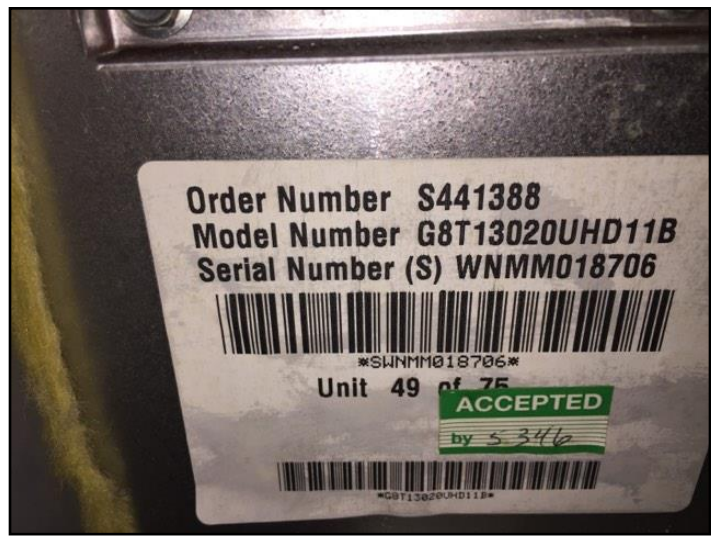
- Coleman



69. Coleman

Furnace:

- Coleman



70. Coleman

Water Heater:

- Giant

November 11, 2016

www.greatplainshomeinspections.com

- SUMMARY
 - ROOFING
 - EXTERIOR
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- SITE INFO
 - RECALLS
 - REFERENCE

Capacity	33.3	40.0	4.00"wc	10.00"wc
Recup/HR.	31.2	37.4	34	0
Altitude	0-4500		14.00"wc	14.00"wc
Input/HR. Puis./HR.	36000 BTU		5.00"wc	11.00"wc
Serial No No. Serie	A 4356933		NAT.	
Volt / HZ	0/0/AC		0.0	
Model Modele	UG40-36LF-N2U			

Installed on this Tank in Order to Protect the Consumer for the Warranty. MAX. 150
 Installee sur ce Reservoir afin d'assurer la Garantie au Consommateur. MAX. 150

71. Giant

- Giant

	Imp Gals Gals Imp	U.S.Gals Gal U.S.	Natural Naturel	Propan
Capacity Capacite	33.3	40.0	4.00"wc	10.00"wc
Recup/HR.	31.2	37.4	34	0
Altitude	0-4500		14.00"wc	14.00"wc
Input/HR. Puis./HR.	36000 BTU		5.00"wc	11.00"wc
Serial No No. Serie	A 4357019		NAT.	
Volt / HZ	0/0/AC		0.0	
Model Modele	UG40-36LF-N2U			

Must Be Installed on this Tank in Order to Protect the Consumer for the Warranty. MAX. 150
 doit etre installee sur ce Reservoir afin d'assurer la Garantie au Consommateur. MAX. 150

72. Giant

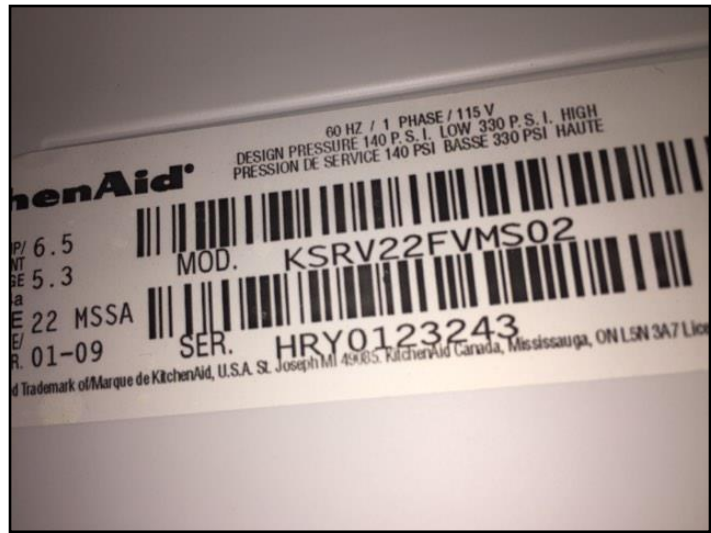
Refrigerator:

- KitchenAid

November 11, 2016

www.greatplainshomeinspections.com

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS**
- REFERENCE



73. KitchenAid

Cooktop:

- KitchenAid



74. KitchenAid

Wall Oven:

- KitchenAid

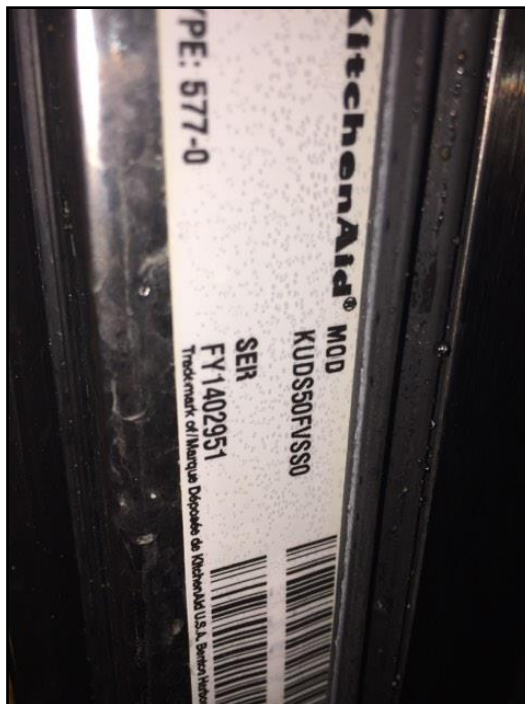
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	REFERENCE							



75. KitchenAid

Dishwasher:

- KitchenAid

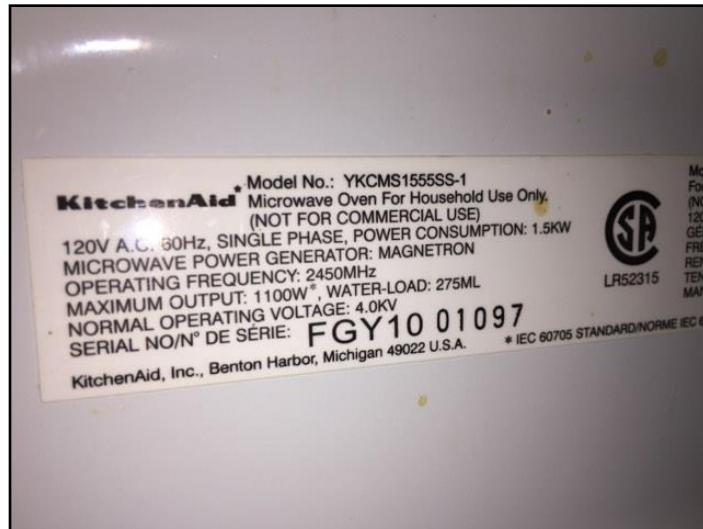


76. KitchenAid

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

Microwave:

- KitchenAid



77. KitchenAid

Washer:

- Samsung



78. Samsung

Dryer:

- Samsung

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS
- REFERENCE



79. Samsung

Garage Door Opener:

- General
- Craftsman



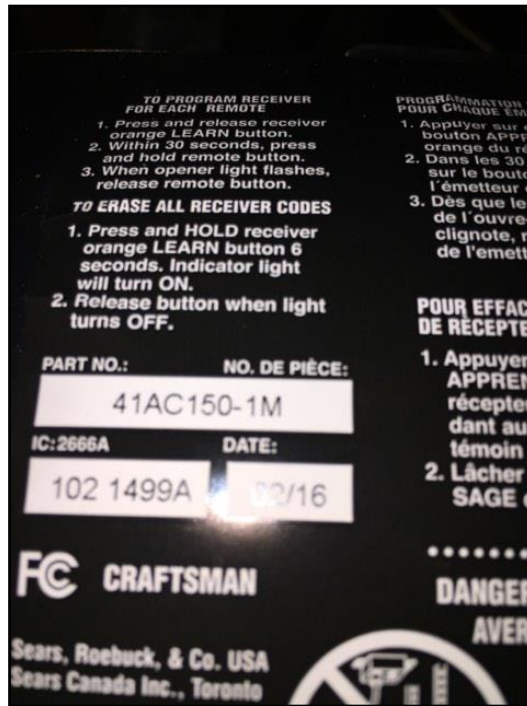
80. General

- General
- Craftsman

November 11, 2016

www.greatplainshomeinspections.com

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS**
- REFERENCE



81. General

END OF REPORT

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

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

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

