

BISHOP HOME INSPECTIONS, LLC.

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Inspection address: 123 North Street

Client name: Gerald Wilson

Phone #:

Email address:

Inspection Type

Structural & Mechanical

Radon

Single Family

Multiple Family

Duplex

Condo

Total _____ PAID

Date of Inspection: 8-3-05

TIME: 4:30 PM

Estimated Year Built: 1948

Buyers Realtor: N/A

Sellers Realtor: N/A

Client Present: YES NO

Property Occupied: YES NO

Weather Conditions: Sunny

Temperature: 92 degrees



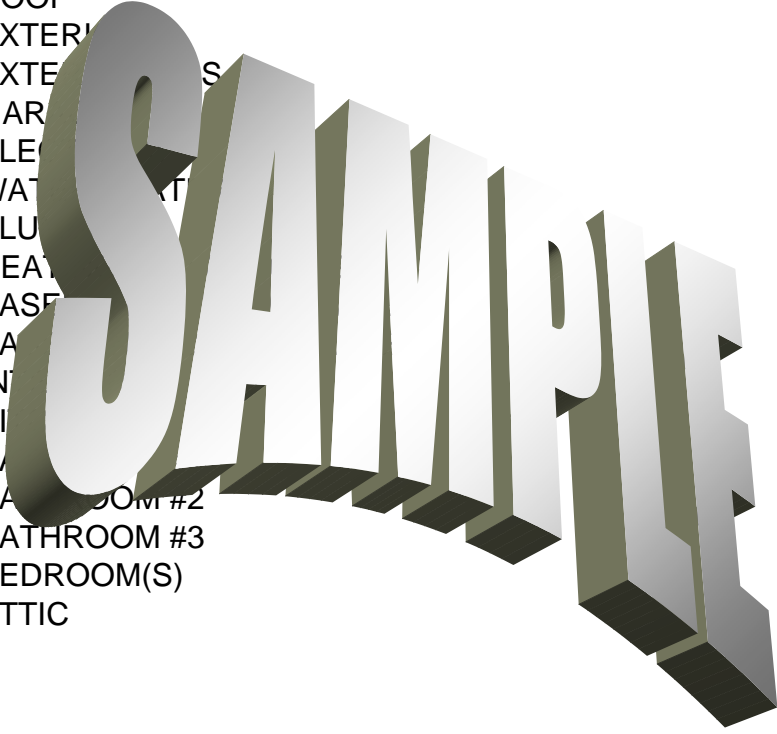
* The Term "FUNCTIONAL" is defined as: Performing or able to perform a regular function for its age.
Windows and Electrical Outlets are checked by random sample.
N/A is defined as Not Applicable.

#2005-0001

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SUMMARY OF "MAJOR" DEFICIENCIES

This is a list of item(s) that may have significant cost.

Evaluation by a specialist is recommended on the following items:

SUMMARY OF "MINOR" DEFICIENCIES

This is a list of items that do not need immediate correction but are recommended to be corrected in the future.

SAMPLE

SUMMARY OF ROUTINE MAINTENANCE ITEMS

This is a list of some items that should be monitored and maintained.

ROOF

Accessibility

- Walked
- View from ground
- Snow covered
- Other

Roofing Material

- Asphalt Shingle
- Rolled Asphalt
- Cedar Shake
- Metal
- Other

Number of Visible Layers: 2 Layers

Roof condition

- Functional
- Issues

Roof Vents

- Ridge
- Roof
- Gable
- Turbine
- None

Plumbing Vents

- Existence
- N/A

Chimney

- Brick
- Metal
- Block
- Siding/Framed
- Stone
- Chimney Cap
- Chimney Cover
- Chimney Flashing

*Flues should be inspected annually by a chimney inspector. The chimney inspector uses special lighting and video camera to inspect the interior of the fireplace.

- Skylights
- Service line
- Cover
- Flashing
- Roof Drainage / Gutters
- Downspout / Extensions

Comment(s)

- 1) The chimney cap, located at the top of the chimney, is missing. It is recommended to have these areas sealed.
- 2) The gutter system near the roof peak area where the roof is damaged should be replaced.
- 3) The roof peak area where the roof is damaged should be replaced.
- 4) There is a non-treated board being used as a brace for the gutter. It should be replaced.
- 5) On south side of single story chimney, there is daylight in the attic which can be corrected by properly sealing a couple gaps where the flashing pieces overlap against the chimney.



Chimney cap hole needs proper sealing.



Gutter brace needs painting.

SAMPLE

EXTERIOR

Foundation

Limited view

- Poured Concrete
- Cinder Block
- Stone
- Slab
- Other

Kickplate(s)

Wet Rot

- Metal
- Wood
- Brick
- Other Cement Stucco
- None

Siding

- Vinyl
- Aluminum
- Wood
- Brick
- Stucco*
- Other

Deck(s)

N/A

- Functional
- Issues

Soffit / Fascia

Vented Soffit

- Vinyl
- Aluminum
- Wood
- Other

Window(s) Viewed from Outside

- Functional
- Issues

Door(s)

- Functional
- Issues

Hatchway(s)

N/A

- Functional
- Issues

Retaining Wall(s)

N/A

- Functional
- Issues

Driveway / Walkway

- Functional
- Issues

Patio(s)

N/A

- Functional
- Issues

Water Spiket(s)

N/A

- Functional
- Issues
- Not tested due to freezing conditions

Electric

N/A

- GFCI Existence
- Standard Receptacle
- 2 Prong Receptacle

Crawl space vent(s)

N/A

- Functional
- Issues

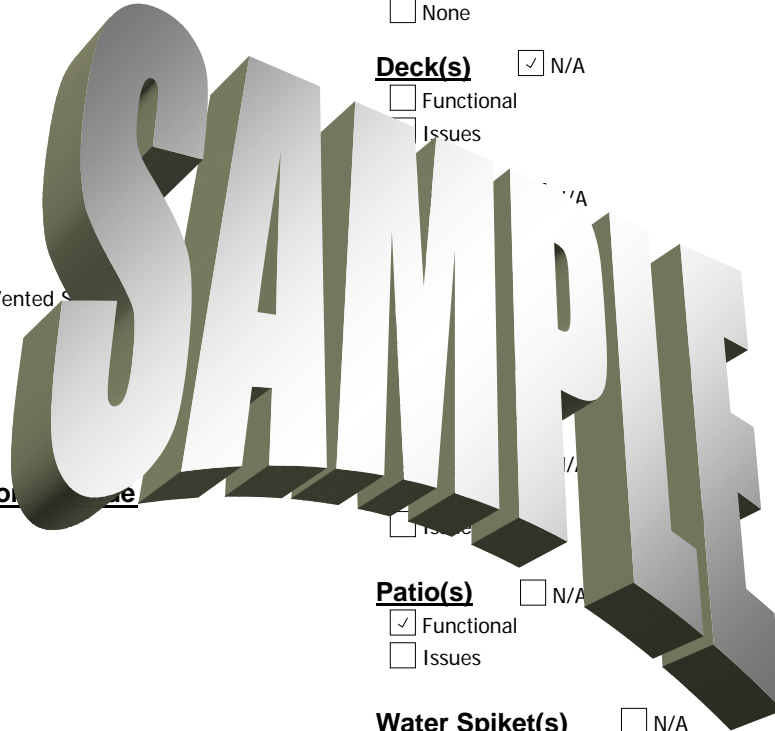
Vegetation / Grading / Drainage

- Functional
- Issues

*Stucco is a southern climate siding. It should be checked by a Stucco siding expert.

Comment(s)

- 1) There is Mold/Mildew at base of front side of house. Keep this clean of mold and mildew.
- 2) Keep stucco siding cracks sealed with proper sealant.
- 3) The kickplate area located at the side entrance door should be attached and sealed to prevent wet rot behind that area.
- 4) Kitchen window exterior upper trim piece is cracked and wet rot. Recommend replacing.



EXTERIOR PICS



Missing piece of siding



Gutter downspout



Mold and Mildew on stucco



Loose kickplate area at side door.

SAMPLE



Wet rot above kitchen window

GARAGE

Attached

Detached

Carport

None

Siding

Vinyl

Brick

Aluminum

Stucco*

Wood

Other

Roof Material

Asphalt Shingle

Metal

Rolled Asphalt

Other

Cedar Shake

Overhead Door

Manual

Reverse Mechanism

Auto

Safety eyes

Service Door

N/A

Functional

Issues

Interior Door

N/A

Functional

Issues

Floor

Functional

Issues

Garage Electrical Service

Yes

Service Panel

No

GFIC Existence



SAMPLE

Comment(s)

1) LP furnace in garage. I did not run this unit due to temperature in garage being _____ degrees.

Sears Furnace

Serial # H43447607

Model # 867-721311

MFR # SWLCA30AD02

Furnace age is prior to 1982.

ELECTRICAL

Panel Accessible

Panel Not Accessible

Wire type

Romex

BX

Knob & Tube

Other

Solid Branch Aluminum

Service Size

Amp 100

Volts

110

220

Fuses

Circuit Breakers

GFCI at Panel

Double Tapping

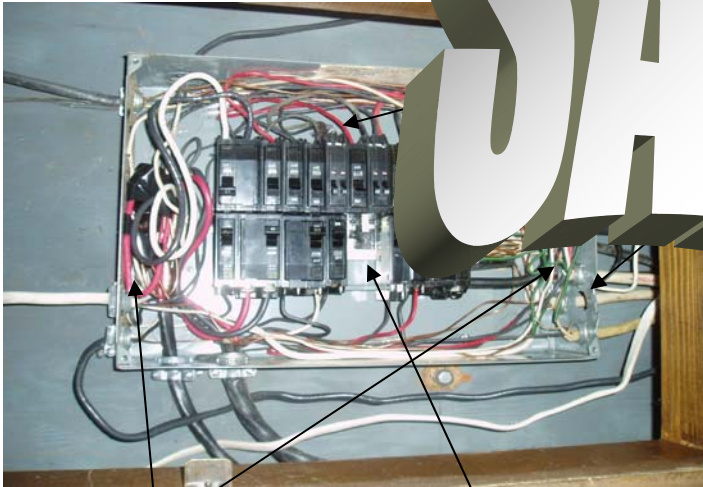
GFCI outlet

Location of Main Disconnect: Basement Panel

Service Ground(s)

Comment(s)

- 1) Missing knockout and knockout cover
- 2) There is sheathing on a romex wire
- 3) Unused breakers should be broken
- 4) Loose unused(?) wires should be



Loose wires

Unused breakers

Loose wires in upstairs bedroom attic area.



WATER HEATER

Manufacturer: RICHMOND
Capacity: 40 GALLON
Vent System: SELF DRAFT

Model number: 5V40-7P
Serial number: RMLP0800L25754

- Electric Pressure Relief Valve
 Gas Pressure Relief Valve Extension

Comment(s)

- 1) Water heater age is year 2000.



PLUMBING

Water On Water Off

Water Supply System: Public Private Unknown

Drain / Waste System: Public Private Unknown

Water Line Material:

Copper Galvanized Unknown Limited View
 Plastic Other

Drain Line Material:

Copper Galvanized Unknown Limited View
 Plastic Other

Sump Pump:

N/A
 Functional Issue(s) N/A

Water Pressure

Functional Poor

Main Shut Off:

Location: 2 Shut-offs located after pressure

(Water pressure test method: 3 Bathroom

Comment(s)

- 1) Electrical wire running from fuse box
- 2) BX wire sheathing should be trimmed

SAMPLE

Loose wire in water softener room



Shut offs



Loose BX sheathing

HEATING / COOLING

Heating Operational Not Operational

Type: Fraser-Johnston
Model # PCLU-LD14N100A
Serial # ELFM366558

- | | |
|----------------------------------------------|----------------------------------------------------------------------------------------|
| <input type="checkbox"/> Natural Gas | <input checked="" type="checkbox"/> Oil / Gas / Water / Steam / Electrical Connections |
| <input checked="" type="checkbox"/> Propane | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Oil | <input type="checkbox"/> Issues |
| <input checked="" type="checkbox"/> Electric | |
| <input type="checkbox"/> Other | |
- Emergency Shut Off

Blower Funtional Issues

Venting System Functional Issues
 Intake / Exhaust Pipe Flues / Chimneys

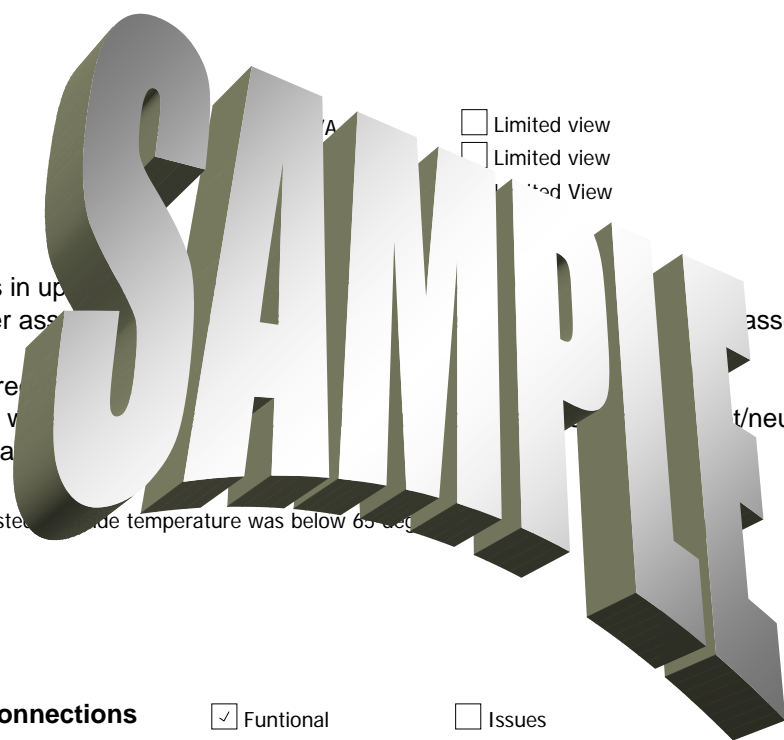
Wood Stove N/A

- Gas
 Wood

Damper Functional

Firebrick Functional

Mortar Functional



Comment(s)

- 1) Electric baseboard heaters in up assembly area.
- 2) Small filaments(?) in burner ass
- 3) Did not test wood stove.
- 4) Furnace model manufacture
- 5) Electrical outlet on furnace v /neutral wires reversed.
- 6) HVAC filter needs to be cha

COOLING N/A
 Tested Not Tested Outside temperature was below 65 deg

Type: Fraser-Johnston
Model # HABAP0423A
Serial # WEFP008608

Refrigerant and Electrical Connections Funtional Issues

Outstanding noises / vibrations from compressor Yes No
Exterior Unit on functional footing Yes No

Comments

- 1) Model # and Serial # were very faded and hard to read.
- 2) A/C model manufactured in 1997.

Basement / Crawlspace

Finished

Unfinished

- Basement
- Crawlspace
- Slab

Observation Method: Walked and crawled

Ceiling/Floor Joist/Truss System/Carrying Beam/Box and Sill Board

- Open
- Inaccessible in certain areas / Limited view
- Finished Ceiling

Floor

- Cement
- Covered Floor

- Windows
- Doors / Hatchway
- Foundation Vents

Water Damage

- Dry at time of Inspection
- Stains

- Crack(s) / Settlements
- Typical for Age
- No viewable major structural damage

Vertical Post

- Limited View
- Wood
- Metal
- Other

Floor Drain(s)

- N/A
- Water Observed in drain

Electrical

- Functional
- Issues
- N/A

- Smoke Detector(s) existence

Comment(s)

- 1) At bottom of stairs the first light switch
- 2) One outlet cover missing.



SAMPLE



No outlet cover

*Water problems: Most often these problems are seasonal and sporadic. These can be very difficult or impossible to discover if not actually occurring at the time of the inspection. This is particularly the case with older homes with old stains.

Basement / Crawlspace PICS



Outlet missing

SAMPLE

Switch on left
does not function
anything.



INTERIOR

Wall / Ceiling Material

- Drywall
- Plaster
- Paneling
- Tile
- Wood

Flooring

- Carpet
- Tile
- Vinyl
- Wood

Electrical

- Functional
- Issues

Window(s)

- Functional
- Issues

Door(s)

- Functional
- Issues

Steps

- Functional
- N/A
- Issues

Railing(s)

- Functional
- N/A
- Issues

Closet(s)

- Functional
- Issues
- Smoke Detector(s) existence

Comment(s)

- 1) In family room near side door, the
- 2) To the right of the wood stove the



Window slide
guide missing



*Windows and receptacles are checked by a random sample.

KITCHEN

Sink(s)

- | | | |
|------------------------------------------------|------------------------------------------------|----------------------------------------|
| <input checked="" type="checkbox"/> Functional | <input type="checkbox"/> Issues | |
| Drain | <input checked="" type="checkbox"/> Functional | <input type="checkbox"/> Issues |
| Cold Supply | <input checked="" type="checkbox"/> Functional | <input type="checkbox"/> Issues |
| Hot Supply | <input checked="" type="checkbox"/> Functional | <input type="checkbox"/> Issues |
| Sprayer | <input type="checkbox"/> Functional | <input type="checkbox"/> Issues |
| Drinking Water Tap | <input checked="" type="checkbox"/> Functional | <input type="checkbox"/> Issues |
| Garbage Disposal | <input type="checkbox"/> Functional | <input type="checkbox"/> Issues |
| Shut Off(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Leak(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Electrical

- | | |
|------------------------------------------------|--------------------------------------------|
| <input checked="" type="checkbox"/> Functional | <input checked="" type="checkbox"/> Issues |
| <input checked="" type="checkbox"/> Outlet(s) | |
| <input type="checkbox"/> GFCI existence | |

Tester shows open ground



Refrigerator

- | | |
|----------------------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Water Line | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> Water Shut off valve | <input checked="" type="checkbox"/> N/A |

Dishwasher

- | | |
|----------------------------------------------------------|-----------------------------------------|
| <input checked="" type="checkbox"/> Water Shut off valve | <input checked="" type="checkbox"/> N/A |
|----------------------------------------------------------|-----------------------------------------|

Stove

- | | | |
|-------------------------------------------------|------------------------------------------------|--------------------------------------------|
| <input checked="" type="checkbox"/> Exhaust Fan | <input checked="" type="checkbox"/> Functional | <input checked="" type="checkbox"/> Issues |
|-------------------------------------------------|------------------------------------------------|--------------------------------------------|

Flooring

- | | | |
|--------------------------------------------|------------------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Functional | <input type="checkbox"/> Issues |
| <input type="checkbox"/> Tile | <input type="checkbox"/> Wood | |
| <input checked="" type="checkbox"/> Vinyl | | |



Kitchen Doors/Drawers/Cabinets

- | | |
|------------------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Functional | <input type="checkbox"/> Issues |
|------------------------------------------------|---------------------------------|

Countertops

Window(s)

* We do not check windows

Comment(s)

- 1) Left hand
- 2) Open ground
- 3) Light above
- 4) Reverse
- 5) No GFCI

SAMPLE

Reverse Osmosis system



N/A

BATHROOM #2

Bathtub

N/A

Drain	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Issues	
Cold Supply	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Issues	
Hot Supply	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Issues	
Shower Valve	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Issues	<input type="checkbox"/> N/A
Drain Stopper	<input type="checkbox"/> Functional	<input checked="" type="checkbox"/> Issues	<input type="checkbox"/> N/A
Enclosure / Stall	<input type="checkbox"/> Functional	<input type="checkbox"/> Issues	<input checked="" type="checkbox"/> N/A

Shower

N/A

Drain	<input type="checkbox"/> Functional
Cold Supply	<input type="checkbox"/> Functional
Hot Supply	<input type="checkbox"/> Functional
Enclosure / Stall	<input type="checkbox"/> Functional

Sink(s)

Drain	<input checked="" type="checkbox"/> Functional
Cold Supply	<input checked="" type="checkbox"/> Functional
Hot Supply	<input checked="" type="checkbox"/> Functional
Drain Stopper	<input checked="" type="checkbox"/> Functional
Water shut off(s)	<input type="checkbox"/> Yes

Vent / Fan

<input type="checkbox"/> Functional	<input type="checkbox"/> Issues	<input checked="" type="checkbox"/> N/A
-------------------------------------	---------------------------------	-----------------------------------------

Window(s)

<input type="checkbox"/> Functional	<input type="checkbox"/> Issues	<input checked="" type="checkbox"/> N/A
-------------------------------------	---------------------------------	-----------------------------------------

Flooring

<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Issues
------------------------------------------------	---------------------------------

Vinyl
 Wood
 Tile
 Other

Toilet

<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Issues	<input checked="" type="checkbox"/> Secure
------------------------------------------------	---------------------------------	--------------------------------------------

Shut offs Yes No

Outlet(s)

<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Issues
------------------------------------------------	---------------------------------

GFIC

Light(s)

<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Issues
------------------------------------------------	---------------------------------

Heat Source

Closet(s)

<input type="checkbox"/> Functional	<input type="checkbox"/> Issues	<input checked="" type="checkbox"/> N/A
-------------------------------------	---------------------------------	-----------------------------------------

Closet Light

<input type="checkbox"/> Functional	<input type="checkbox"/> Issues	<input checked="" type="checkbox"/> N/A
-------------------------------------	---------------------------------	-----------------------------------------

SAMPLE



* We do not check the Water Shut Off(s) for function.

Comment(s)

- 1) Caulk seal along tub is loose.
- 2) No GFIC receptacles.
- 3) Tub drain stopper did not function.

N/A

BATHROOM #3

Bathtub

N/A

- Drain Functional Issues
- Cold Supply Functional Issues
- Hot Supply Functional Issues
- Shower Valve Functional Issues N/A
- Drain Stopper Functional Issues N/A
- Enclosure / Stall Functional Issues N/A

Shower

N/A

- Drain Functional Issues
- Cold Supply Functional Issues
- Hot Supply Functional Issues
- Enclosure / Stall Functional Issues

Sink(s)

- Drain Functional Issues
- Cold Supply Functional Issues
- Hot Supply Functional Issues
- Drain Stopper Functional Issues
- Water shut off(s) Yes

Vent / Fan

Functional

Window(s)

Functional

Flooring

Functional

- Vinyl
- Wood
- Tile
- Other



Toilet

Functional Issues Secure

Shut offs Yes No

Outlet(s)

Functional Issues

GFI

Light(s)

Functional Issues

Heat Source

Closet(s)

Functional Issues

Closet Light

Functional Issues N/A

* We do not check the Water Shut Off(s) for function.

Comment(s)

BEDROOM(s)

BEDROOM 1

Smoke Detector(s) existence

Flooring

Carpet

Hardwood

Vinyl

Tile

Functional

Issues

Electrical

Functional

Issues

Window(s)

Functional

Issues



BEDROOM 2 Left of stairway

Smoke Detector(s) existence

Flooring

Carpet

Hardwood

Vinyl

Tile

Functional

Issues

Electrical

Functional

Issues

Window(s)

Functional

Issues



BEDROOM 3 Right of stairway

Smoke Detector(s) existence

Flooring

Carpet

Hardwood

Vinyl

Tile

Functional

Issues

Electrical

Functional

Issues

Window(s)

Functional

Issues



BEDROOM 4

N/A

Smoke Detector(s) existence

Flooring

Carpet

Hardwood

Vinyl

Tile

Functional

Issues

Electrical

Functional

Issues

Window(s)

Functional

Issues

Comment(s)

- 1) Bedroom 1, three prong outlet shows results of open ground.
- 2) Bedroom 1, two prong outlet in closet does not function.
- 3) Bedroom to the left of the stairway. Closet has loose wires. These should be secured properly. The light is too close to insulation.

*Smoke detectors are inspected for presence not for function.

ATTIC

Access

No Access

- Partial Access
- View from opening - Head and Shoulders
- Walk in

Insulation in finished spaces

Approximate Insulation thickness 4 inch rolls on ceiling and some walls.

Insulation Type

- Blown
- Rolled
- Other

Insulation in un-finished spaces

Roof Framing

- Truss System
- 2 x Rafter System
- Any signs of added Deflection Bracing
- Vent shute existence

Stains

- Active
- Dormant
- None
- Limited View

A large, 3D, stylized graphic of the word "SAMPLE" in a perspective view. The letters are white with a grey shadow on the right side, giving them a three-dimensional appearance. The text is slanted slightly to the right.

Comment(s)

- 1) The garage has pull down stairs to access attic above single story area.
- 2) The access for 2nd story attic is located in upstairs hallway.
- 3) The stains in attic around chimney appear to be dry and dormant.
- 4) The Roof has been recently shingled over.