



Cardinal Home Inspections, LLC



Confidential Home Inspection Report

555 Cardinal Drive
Colorado Springs, CO, 80951

Inspection ID: Sample Report
Date: January 1, 2009

By

Mark Money Penny
Cardinal Home Inspections, LLC

8395 Lupan Drive
Colorado Springs, CO, 80951
719-359-1707

markmoneypenny@hotmail.com

A Proud Member of the Best Inspectors Network™

Cardinal Home Inspections, LLC

Job Order

Amount	Description
\$225.00	Home Inspection
	WDI/WDO
	Radon
	Well and Septic
	Mold Screening
	Pre-sale Inspection

Amount	Description
	Move-In Certified
	HQS
	HUD
	ICC IPMC
	New Construction
	Pre-closing Walkthrough

Order date

Sample Report

Job ID

Client information

Sample

Name

555 Cardinal Drive Colorado Springs CO 80951

Address

Colorado Springs

CO

80951

City

State

ZIP code

Home Phone

Work Phone

Email

Job information

January 1, 2009

Date

Lockbox

555 Cardinal Drive

Address

Colorado Springs, CO, 80951

City

State

ZIP code

Special Instructions

Mark Money penny

Buyer's agent

719-359-1707

Phone:

Phone: Other

Seller's agent

Phone:

Phone: Other

Notes:

Cardinal Home Inspections, LLC

INSPECTION AGREEMENT

Prepared for: Sample

(Name of Client)

Concerning: 555 Cardinal Drive Colorado Springs, CO, 80951

(Address or Other Identification of Inspected Property)

By: Mark Money Penny NACHI 09111810 January 1, 2009

(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector or company, if required)

THIS AGREEMENT is entered into by and between Cardinal Home Inspections, LLC (hereinafter "COMPANY") and Sample (hereinafter "Customer").

WHEREAS, Customer desires to have COMPANY inspect real property located at 555 Cardinal Drive Colorado Springs, CO, 80951 (hereinafter "property").

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the sufficiency of which and the receipt of which are acknowledged, Customer and COMPANY agree as follows:

1. Customer will pay COMPANY the sum of \$225 for an inspection of the property, consisting of the main building and garage or carport, if applicable;
2. COMPANY will perform a visual inspection of the property as described herein. COMPANY will also prepare a written report noting the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. LATENT AND/OR CONCEALED DEFECTS, CONDITIONS AND/OR DEFICIENCIES ARE EXCLUDED FROM THE INSPECTION.
3. The Terms and Conditions attached to this agreement shall define the standard of duty and the conditions, limitations and exclusions of the inspection. The Terms and Conditions are incorporated into this agreement by reference.
4. CUSTOMER UNDERSTANDS AND AGREES THAT COMPANY AND ITS REPRESENTATIVES ASSUME NO LIABILITY OR RESPONSIBILITY FOR COSTS OF REPAIRING OR REPLACING ANY UNREPORTED DEFECTS, CONDITIONS OR DEFICIENCIES, EITHER CURRENT OR ARISING IN THE FUTURE, OR OF ANY PROPERTY DAMAGE, CONSEQUENTIAL DAMAGE OR BODILY INJURY ON ANY NATURE.
5. Customer understands and agrees that COMPANY is not an insurer or guarantor against defects in the structure, items, components or systems inspected. COMPANY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Customer is married, Customer's spouse is equally bound by all terms and conditions of this Agreement, even if spouse has not signed this Agreement.
7. This Agreement, including the terms and conditions on the reverse side, constitute the entire understanding and agreement between COMPANY and Customer. All negotiations between the parties hereto are merged into this Agreement, and there are no representations, warranties, covenants, understandings, or agreements, oral or otherwise, in relations thereto between the parties other than those incorporated herein and to be delivered hereunder. This Agreement shall be amended, modified or supplemented only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of STATE/PROVINCE.

Cardinal Home Inspections, LLC

INSPECTION AGREEMENT

CUSTOMER ACKNOWLEDGES THAT CUSTOMER HAS READ THIS INSPECTION AGREEMENT AND THE TERMS AND CONDITIONS SUPPLEMENTING THIS AGREEMENT. CUSTOMER FULLY UNDERSTANDS AND ACCEPTS ALL OF THE CONDITIONS OUTLINED HEREIN AND HEREBY ACKNOWLEDGES THIS BY SIGNING THE DOCUMENT BELOW.

TERMS AND CONDITIONS

The following terms and conditions apply to all work performed by COMPANY NAME, INC. ("COMPANY").

1. It is understood and agreed that this inspection will be of readily accessible areas of the property and is limited to visual observations of apparent condition existing at the time of the inspection only.
2. LATENT AND CONCEALED DEFECTS AND DEFICIENCIES ARE EXCLUDED FROM THE INSPECTION. Items and systems will not be dismantled. The inspector is not required to move personal property, debris, furniture, equipment, carpeting, or like materials that may impede access or limit visibility. Crawl spaces will not be entered if there is less than three feet of clearance or inspector feels endangered.
3. THE INSPECTION IS NOT INTENDED TO BE TECHNICALLY EXHAUSTIVE. If cost estimates are quoted in the report, the estimates are based upon the inspector's judgement or a range of prices available in the area. The estimates are not binding and the ranges may vary. Individual bids from contractors may vary substantially depending on the quality of the work, the circumstances, and the contractor submitting bids. Customer is urged to solicit bids from properly licensed contractors on repairs reported here before closing.
4. Maintenance and other items may be discussed, but they are not a part of this inspection. THE REPORT IS NOT A COMPLIANCE INSPECTION OR CERTIFICATION FOR PAST OR PRESENT GOVERNMENTAL CODES OR REGULATIONS OF ANY KIND. Opinions of the inspector are independent of any governmental codes or regulations. The inspector may disagree with past or present governmental codes or regulations. The inspector's opinions may be inconsistent with, or may contradict, past or present governmental codes or regulations. The inspector does not have any authority, nor does the inspector purport to have any authority, to interpret any past or present governmental codes or regulations.
5. Pressure gauges are NOT used to test air conditioners, water lines, or GAS LINES. Garbage disposers are checked for on and off operation only. Only the dishwasher's ability to fill and drain without obvious leaks is checked. Dishwashers, ranges, ovens, microwave ovens and like appliances, and their timers, controls or elements are not checked. Self-cleaning ovens are not operated, inspected, or tested. Remote controls for garage doors or any other appliances or systems are not checked. Electrical outlets are randomly checked. A sampling of windows and doors will be operated.
6. This inspection and report does not address and is not intended to address the possible presence of, or danger from, any potential harmful substances or environmental hazards, including, but not limited to natural gas, radon gas, lead paint, asbestos, urea formaldehyde, carbon monoxide, carbon dioxide, toxic or flammable chemicals, water related illness or disease, including lead or other harmful substance, or airborne related illness or disease and all other similar or potentially harmful substances. Customer is urged to contact a reputable specialist if information, identification or testing for the above is desired. In addition, the presence or absence of rodents, termites, other insects, or other vermin is not covered by this inspection or the damage caused by rodents, termites, other insects or other vermin.
7. It is the responsibility of the Customer to inquire about burglar/security alarm operation and service procedures to determine whether the alarm is owned or leased from a servicing company.
8. It is the responsibility of the Customer to furnish the inspector with a list of any defects that are known at the time of the inspection. All disclosure statements must be given to the inspector immediately. The Customer is encouraged to attend the inspection. THIS INSPECTION IS CONSIDERED TO BE A POINT IN TIME INSPECTION.
9. COMPANY's report is prepared exclusively for Customer. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without COMPANY's express written approval. COMPANY copyrights this report, which is protected by copyright law.

Cardinal Home Inspections, LLC

INSPECTION AGREEMENT

10. COMPANY accepts no responsibility for misinterpretation of this report.
11. Payment is expected and due upon completion of the inspection. There will be a billing charge for inspections not paid on completion, and an additional service charge of 1½% per month (18% per annum) for accounts not paid within 30 days. There will be a \$75.00 returned check charge. Any, and all, legal fees incurred by COMPANY to collect fees will be assessed against Customer.
12. COMPANY ASSUMES NO LIABILITY AND SHALL NOT BE LIABLE FOR ANY MISTAKES, OMISSIONS, OR ERRORS IN JUDGMENT OF ITS EMPLOYEES, OR SUBCONTRACTORS, BEYOND THE COST OF THE INSPECTION REPORT. THIS LIMITATION OF LIABILITY SHALL INCLUDE AND APPLY TO ALL CONSEQUENTIAL DAMAGES, BODILY INJURY AND PROPERTY DAMAGE OF ANY NATURE. COMPANY'S LIABILITY ARISING OUT OF PERFORMANCE OF SERVICES TO CUSTOMER WILL BE LIMITED TO NO MORE THAN THE CONTRACT AMOUNT COMPANY HAS AGREED TO CHARGE CUSTOMER FOR THE SERVICES IDENTIFIED HEREIN. CUSTOMER AGREES TO INDEMNIFY AND HOLD HARMLESS COMPANY FROM AND AGAINST ALL LIABILITIES IN EXCESS OF THE CONTRACT AMOUNT.
13. BOTH PARTIES AGREE THAT COMPANY, IT'S EMPLOYEES, AGENTS, OR REPRESENTATIVES, ASSUME NO LIABILITY OR RESPONSIBILITY FOR THE COST OF REPAIRING OR REPLACING ANY UNREPORTED DEFECTS OR DEFICIENCIES, EITHER CURRENT OR ARISING IN THE FUTURE, OR FOR ANY PROPERTY DAMAGE, CONSEQUENTIAL DAMAGE, OR BODILY INJURY OF ANY NATURE.
14. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, LIFE EXPECTANCY OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THIS REPORT IS TO BE CONSIDERED A POINT IN TIME INSPECTION, MEANING THE SYSTEMS AND ITEMS REPORTED ON ARE WORKING AS REPORTED AT THE TIME OF THE INSPECTION.
15. Any dispute, controversy or claim arising out of, or relating to, this agreement or the breach thereof shall be submitted to final and binding arbitration. Arbitration will be conducted through the offices of the Federal Mediation and Conciliation Service or in conjunction with some other arbitration service that is mutually agreeable to COMPANY and Customer. The arbitration shall be held in Monroe County, Michigan. The cost of the arbitration shall be borne by Customer, unless the arbitrator rules otherwise. Judgement on the award may be entered in any court of competent jurisdiction.
16. If any provision of this Agreement shall be held unenforceable, invalid, or void to any extent for any reason, such provision shall remain in force and effect to the maximum extent allowable, if any, and the enforceability or validity of the remaining provisions of the Agreement shall not be affected thereby.
17. This inspection does not include a test for the presence of radon or other harmful or hazardous, or potentially harmful or hazardous, substances. The United States Environmental Protection Agency recommends that all homes that are part of a real estate transaction be tested for radon gas, a known cancer causing substance, and that homes reaching a radon level of 4 pCi/L or higher be mitigated.
18. COMPANY reserves the right to modify or amend this report at any time or for any reason within 10 (ten) business days of completion of the inspection. For purposes of this provision, completion of the inspection is defined as being after the inspector has completed the physical examination of the property, has received and reviewed all property disclosure forms and has received payment from Customer.
19. Inspections are performed according to generally accepted industry standards and practices as they are understood by COMPANY. COMPANY does not guarantee that the inspection will be performed in full accordance with, or full compliance with, any particular set or sets of standards or practices.

Customer

Signature:

Customer

Print

Name:

Date:

Cardinal Home Inspections, LLC

INSPECTION AGREEMENT

Customer

Signature:

Customer

Print

Name:

Date:

Inspector

Signature:

Date:

© 2000-2014 Management Science International, Inc.

Cardinal Home Inspections, LLC

PROPERTY INSPECTION REPORT

Prepared for: Sample

(Name of Client)

Concerning: 555 Cardinal Drive Colorado Springs, CO, 80951

(Address or Other Identification of Inspected Property)

By: Mark Money Penny NACHI 09111810 January 1, 2009

(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector or company, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information. This inspection is subject to the rules of this State.

The Standards of Practice are the minimum standards for inspections by inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Cardinal Home Inspections, LLC

PROPERTY INSPECTION REPORT

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection.

If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Cardinal Home Inspections, LLC

General Information

Sample Report

Building Description

Inspector: Mark Moneypenny

Attribute	Description / Type	Address / Comments
Age (approx.)	1979	555 Cardinal Drive
Area (approx.)	2500 Sq Ft	Colorado Springs, CO, 80951
Building Type	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Condo <input type="checkbox"/> Duplex <input type="checkbox"/> See comments	Date of Inspection: January 1, 2009
Construction	<input checked="" type="checkbox"/> Wood frame <input checked="" type="checkbox"/> Hardboard <input type="checkbox"/> Frame, stucco <input type="checkbox"/> See comments	

Additional Building Description/ Comments

Age and area information obtained from: Public records

Note: Items with red marks or red text throughout this report indicating damage, or items marked as needing repair, may result in further damage or may present a health or safety hazard if not repaired.

Client and Real Estate Agents Information

Client Name	Sample
Address	555 Cardinal Drive Colorado Springs CO 80951
Phone(s), e-mail	
Buyer's agent	Mark Moneypenny
Phone(s), e-mail	719-359-1707 mark@cardinalhomeinspections.org
Seller's agent	
Phone(s), e-mail	

Notes/ Special Instructions

Weather at the Time of the Inspection

Temperature	Start Time	General Weather Conditions
10	10:00am	Snowing

Cardinal Home Inspections, LLC

Report Identification: Sample Report

I=Inspected NI=Not Inspected NP=Not present D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Poured Concrete

Comments:

The foundation to the property is poured concrete and is in good condition. No major signs of cracking or heaving are present. No damage or deficiencies could be seen. No repairs or maintenance needed were found at the time of inspection.

B. Grading and Drainage

Comments:

The slope away from the foundation is sufficient in all areas. The property landscaping could not be seen due to snow coverage. No drainage problems appeared to be present. No repairs or maintenance needed could be seen at the time of inspection.



C. Roof Covering Materials

Types of Roof Covering: 30 year dimensional shingle

Viewed from: Roof top

Comments:

The roofing is a 30 year dimensional shingle and is in good condition. Only 50% of the roofing could be seen due to snow coverage. The gutters are in fair condition, but are full of leaves and debris. The gutters need to be cleaned. The flashing to the vent stacks have come loose in multiple places. The flashing needs to be securely nailed to the roof and sealed.



D. Roof Structures and Attics

Viewed from: Attic Space

Approximate Average Depth of Insulation: 15" deep of blown-in fiberglass

Comments:

The attic is access through a door in 2nd floor ceiling. The attic is composed of pre-fabricated roof trusses, plywood roof sheathing, and fiberglass insulation. No signs of moisture or previous moisture damage are present. No repairs or maintenance needed were found at the time of inspection.



E. Walls (Interior and Exterior)

Comments:

Exterior Walls - The siding to the property is hardboard and is in good condition. Minimal peeling paint is present at the base pieces of the siding. No major swelling of the hardboard is present. The trim/framing along the edge of the garage door has water damage present. The trim should be repaired. The under side of the front overhand was only partially painted. The painting needs to be finished. The corner between the siding and the brick chimney needs to be re-caulked. The bricks to the right of the front door are loose and need to be re-installed securely.





Interior Walls - The majority of the interior walls are in good condition. No major damage or deficiencies were found during the inspection. The bottom tiles in the master bathroom shower are missing at the edges. The tiles should be replaced. The drywall in the basement was finished poorly. Drywall seams are easily seen. All window sills in the house have drywall damage at the corners and need to be re-caulked.



F. Ceilings and Floors

Comments:

Ceilings - The ceilings throughout the house are in good condition. No cracking, or major settling is present. No repairs or maintenance needed were found at the time of inspection.

Floorings - The carpeted, linoleum, and tile floorings throughout the house are in good condition. No damage or deficiencies were found during the inspection. No repairs or maintenance needed were found at the time of inspection.

G. Doors (Interior and Exterior)

Comments:

Exterior Doors - The exterior doors to the house are in good condition. Each of the steel and the sliding doors are in good condition. The door leading from the garage to the back yard has air gaps present. New weather stripping needs to be installed.

Interior Doors - The interior doors are in good condition. Each door shuts and seals properly. The bi-pass closet doors are in good condition. No repairs or maintenance needed were found at the time of inspection.

H. Windows

Comments:

The windows throughout the house are in marginal condition. The windows are older aluminum. The window are currently working properly, but are not energy efficient.

I. Stairways (Interior and Exterior)

Comments:

The stairways inside the house are good condition. The carpeted stairs are in good condition. The hand rail is securely installed to the wall and is in good condition. No repairs or maintenance needed were found at the time of inspection.

J. Fireplaces and Chimneys

Comments:

The fireplace is a gas unit that has been converted back to a wood burning fire place. The back corners of the fireplace have gaps present and should be sealed with mortar. The chimney has a build up of soot present and needs to be cleaned.



K. Porches, Balconies, Decks and Carports

Comments:

The front and back porches were not inspected due to snow coverage.

L. Other

Comments:

None present.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The electrical panel is a 100 amp Federal Pacific unit located in the garage. Federal Pacific electrical panels have been classified as a fire hazard. The panel has had 2 breakers already replaced. The electrical panel needs to be further tested by a licensed electrician to ensure that it is working safely and properly. Replacement of the panel may be needed.



B. Branch Circuits, Connected Devices and Fixtures

Type of wiring: Copper

Comments:

Copper wiring is present throughout the house. Each of the outlets appear to be properly wired and grounded. The light fixtures throughout the house are in good condition and are working properly. The garage, kitchen, and bathroom need to have GFCI outlets installed. A face plate should be installed over the

outlet beneath the kitchen sink.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



A. Heating Equipment

Type of Systems: Forced air furnace

Energy sources: Natural Gas

Comments:

The furnace is and older Magic Chef unit. Rust and corrosion is building in the furnace. The furnace is very dirty and is missing the filter. Magic Chef furnaces are common for having cracked heat exchangers. The furnace needs to be cleaned, serviced, and certified by a licensed hvac technician. Any further repairs, maintenance, or possible replacement deemed necessary by an hvac technician should be performed.



The humidifier is in poor condition. The interior of the humidifier has corroded. The humidifier needs to be serviced, and should be replaced.



B. Cooling Equipment

Type of Systems: Swamp Cooler

Comments:

The swamp cooler could only be partially inspected during the inspection. The vent for the swamp cooler is falling of the swamp cooler itself. The swamp cooler needs to be repaired and serviced.



C. Duct Systems, Chases, and Vents

Comments:

The duct work and vents coming out of the furnace are in marginal condition. The duct tape at the joints is falling apart. The vent for the humidifier is too close to the vent for the furnace. The vent is only single walled. The joints to the vent pipes need to be repaired with metal tape. Heat registries have been installed in the garage that were not built to code. The heat registries need to be properly installed according to building code, or outright removed.



IV. PLUMBING SYSTEM



A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Closet

Location of main water supply valve: Closet

Static water pressure reading:

Comments:

The main water shut off valve is located in the basement. A water meter and pressure regulator are present. The water lines throughout the house are copper and are in good condition. No leaks could be seen. No repairs or maintenance needed to the water lines were found during the inspection.



The shower heads in the master bathroom and basement bathroom leak at the connections to the water line. The shower heads need to be re-installed with new plumbers tape.



The left water valve to the washing machine has a slight leak. The water valve should be replaced.



The bathtub faucet leaks from the base of the handle in the 2nd floor hallway bathroom. The handle needs to be replaced.



The kitchen faucet is not working properly. When the sprayer to the faucet is used, the valve sticks and does not allow water back to the faucet when the sprayer is turned off. The faucet and sprayer need to be repaired or replaced.



B. Drains, Wastes, and Vents

Comments:

Each of the drains throughout the house were tested and are in good condition. Each drains allowed water to drain freely. No leaks are were found. The floor drain in the basement next to the hot water heater appears to be clogged. The drain needs to be cleaned. Due to the age of the home, it is recommended to have the main drain line from the house to the city line in the street scoped and cleaned if necessary.



C. Water Heating Equipment

Energy sources: Electric

Capacity: 50 gallons

Comments:

The hot water heater is an electric unit located in the basement. No rust or corrosion could be seen within the unit. The TPR valve is in good condition. No repairs or maintenance needed were found at the time of inspection.



D. Hydro-Massage Therapy Equipment

Comments:

None present.

E. Other

Comments:

V. APPLIANCES**A. Dishwashers**

Comments:

The dishwasher is an older unit, but was tested and is working properly. No repairs or maintenance needed were found at the time of inspection.

**B. Food Waste Disposers**

Comments:

The garbage disposal was tested and is working properly. No repairs or maintenance needed were found at the time of inspection.

C. Refrigerator

Comments:

The refrigerator is an older unit and is in marginal condition. The refrigerator and freezer both appear to be cooling properly. The water line works properly. The ice maker is not working and should be repaired.



D. Ranges, Cooktops, and Ovens

Comments:

The stove is an older unit, but is in good condition. Each of the burners were tested and are working properly. The oven heats properly. No repairs or maintenance needed were found at the time of inspection.



E. Microwave Ovens

Comments:

None present.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The exhaust fans in each of the bathrooms are in good condition. Each of the fans were tested and are working properly. No repairs or maintenance needed were found at the time of inspection.



G. Garage Door Operators

Comments:

The garage door opener and safety eyes were tested and are working properly.
No repairs or maintenance needed were found at the time of inspection.

H. Dryer Exhaust Systems

Comments:

The dryer exhaust pipe/hose is in good condition. No repairs or maintenance needed were found at the time of inspection.

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

A sprinkler system is present, but could not be tested during the inspection. The top, bell cover to the backflow preventer is missing. The backflow preventer should be repaired or replaced. Due to snow coverage, the sprinkler valves and heads could not be inspected.



B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Spa

Comments:

None present.

C. Outbuildings

Comments:

None present.

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

None present.

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

Cardinal Home Inspections, LLC

Report Identification: Sample Report

Summary

The property located at 555 Cardinal Drive is in fair condition. Structurally, the property is in good condition. The framing, siding, and foundation are all in good condition. Functionally, the property is in marginal condition. Concerns are present in the electrical panel and the age/model of the furnace. Smaller issues are present in the plumbing. Items that should be addressed are as follows:

1. The bricks to the right of the front door are coming loose and need to be installed securely.
2. The corners between the siding and the brick chimney need to be re-caulked.
3. The under side of the overhang on the front of the house was not completely painted. The paint needs to be finished.
4. The trim on the right side of the garage door has water damage present at the base. The trim needs to be repaired or replaced.
5. The fencing on the south side of the back yard is falling over. The fencing needs to be repaired.
6. The window well on the back side of the house is within 6' of the back porch. A cover should be installed over the window well.
7. The furnace is an older Magic Chef unit. These units commonly have cracks along the heat exchanger. Rust and corrosion is present in this furnace. The furnace is also very dirty and is missing the filter. The furnace needs to be cleaned, serviced, and certified by a licensed hvac technician.
8. The venting and the duct work coming out of the furnace has the tape falling apart at the joints. The venting is also single wall. The venting should be repaired with metal tape at the joints.
9. A heat registry was installed in the garage. This does not meet code. The registry should be installed according to building code, or outright removed.
10. The electrical panel is a Federal Pacific unit. These panels have been classified as a fire hazard. This particular panel has already had 2 breakers replaced. The panel needs to be further tested by a licensed electrician to ensure that it is working safely and properly. Replacement may be needed.
11. The interior edges of all window sills have drywall damage present. The drywall damage should be patched and the interior edges of the windows should be re-caulked.
12. The shower heads in the master bathroom and the lower level bathroom are leaking at the connections to the water lines. The shower heads should be repaired.
13. The water faucet handle to the hallway bathtub is leaking at the base of the handle. The handle needs to be repaired or replaced.

Cardinal Home Inspections, LLC

Report Identification: Sample Report

Summary

14. The tiles at the base of the master bathroom shower are missing. The tiles should be replaced.
15. The kitchen faucet and sprayer are not working properly. The faucet needs to be replaced.
16. The ice maker to the refrigerator is not working. The ice maker should be repaired.
17. The venting for the swamp cooler is not attached to the swamp cooler inside the attic. The venting from the swamp cooler to the house needs to be repaired.
18. The chimney has a soot build up present. The chimney needs to be swept and cleaned.
19. The thermostat for the furnace is falling off of the wall. The thermostat needs to be installed securely.
20. The door leading from the garage to the back yard has air gaps present. New weather stripping needs to be installed.
21. Due to the age of the home, it is recommended to have the drain line from the house to the main city line in the street scoped and cleaned if necessary.
22. The floor drain in the basement appears to be clogged. The drain needs to be snaked and cleaned.
23. The gutters are full of leaves and debris. The gutters need to be cleaned.
24. The self flashing to multiple vent stacks has come loose from the roof. The flashing needs to be nailed down securely and sealed.
25. The chimney should have a cap and screen installed to prevent water and animal intrusion.

Respectfully submitted, Mark Money Penny