



Confidential Inspection Report

123 ABC Street
Anytown, CO 80227

Prepared for: Joe Sample



Prepared by: Four Seasons Property Inspections, Inc.
P O Box 27345
Denver, CO 80227
303-838-5175

Inspected By:
Phil@fspiinc.com

This confidential report was prepared for the exclusive use of Joe Sample. Joe is fictitious. This is a sample report for marketing purposes. See the Property Inspection Agreement for Full Terms, Conditions as well as the Limitations page of this report and inspection. Acceptance of this report constitutes acceptance of our Property Inspection Agreement. Unauthorized use is prohibited.

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Four Seasons Property Inspections, Inc.

Report #: SAMPLE REPORT
Date of Inspection: 03/19/2008
Client: JOE SAMPLE
Address Inspected: 123 ABC Street, Anytown, CO 80227



March 19, 2008

Joe Sample

RE: 123 ABC Street,
Anytown, CO 80227



Dear Joe:

At your request, a visual inspection of the above referenced property was conducted on 02/24/2008. This inspection report reflects the visual conditions of the property at the time of the inspection only. Please take time to review the limitations contained in the inspection agreement. Contact us immediately should you have any questions.

REPORT ADVISORY

This report ADVISORY has been prepared to help you organize and prioritize key observations disclosed in the full inspection report. The ADVISORY REPORT is not all encompassing and not a substitute for reading the Inspection Report in its entirety. The full inspection report content supercedes this summary report. The summary groups our observations into two key areas: Safety items and Action items.

We may recommend you contact the appropriate party -such as the seller, seller's agent, a licensed and qualified professional contractor or a handyman where appropriate who can further evaluate and provide a written bid for repair or replacement as deemed necessary. Examples could include: Plumber, Electrician, Roofer, Fireplace/Stove specialist, Heating Venting and A/C specialist, Pump/Well specialist, Appliance technician, Septic specialist, Structural or Geo-technical Engineer, Flatwork specialist, Siding or Gutter contractor, Dry waller, Garage vehicle door/opener specialist, Decking specialist, Solar specialist, etc. Contact one or more in each field so to have multiple bids to review.



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SAFETY ITEMS

All SAFETY related observations listed below-no matter what the cost-should be further evaluated by the appropriate party. Bids for repairs should be provided. Repairs deemed necessary should be completed prior to the close of escrow.

GROUNDS

Driveway

Condition

General condition appears serviceable. Ice build up seen. Not fully visible. Poor drainage. Pooling /ponding area sensed at, front of vehicle entry into garage.

Decks:

Deck Railing Condition

General condition appears serviceable. Unprotected openings at railing of deck. Bench seat seen where no back support seen. Fall hazard sensed.

ELECTRICAL SYSTEM

General Wiring Observations

Wiring Conditions

General condition appears serviceable. Wiring cables exposed and unprotected. Attic. Extension cords installed as permanent wiring. We recommend they be replaced with safer, permanent wiring of an appropriate type for the application. Location: Garage.

General Operational Observations

Receptacles/Outlets Condition

General condition appears serviceable. Loose receptacle found when tested. Receptacles are required to be securely fastened in place to prevent accidental shorts that can occur when movement is possible. Location: Kitchen. Kitchen bar area, ankle level. Upstairs loft below window.

GARAGE

Door to Living Space

Condition

General condition appears serviceable. Pet door installed in door. This is a breach of the firewall from the garage to the house and is a fire hazard.

Steps To Living Space From Garage

Structure/Steps

Material. Wood, Condition, General condition appears serviceable. Not fully visible. Structure Issues seen or sensed. Steps seen are unsecured to floor or wall at the door to the living space.

INTERIOR CONSTRUCTION AND OPENINGS

Front Entry Door

Condition

General condition appears serviceable. Common wear seen. A deadbolt lock is installed and operational. Double keyed deadbolts seen. In case of an emergency a key would be required to unlock the door to escape the house. Threshold does not make a weather tight seal at floor of door to living space.

KITCHEN



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Kitchen Appliances:

Food Waste Disposal:

General condition appears serviceable. Disposal splash guard device is worn and could allow debris or water to potentially exit the disposal when operating. Replacement is recommended.

ACTION ITEMS

These observations listed below promote ACTION be taken. Contact the *appropriate party* for more information or action. Further evaluation may be required. Bids for repairs or replacement deemed necessary should be provided in writing.

GROUNDS

Decks:

Deck Structure Condition:

General condition appears serviceable. Flashing appears to be missing at connection of deck to dwelling.

Deck Surface Condition

General condition appears serviceable. Hot tub seen not inspected. Surface not fully visible. Cover damaged, water logged, No water in the tub. Not operational. Tub should be filled with water and further evaluated by a professional. Repairs or replacement of components may be necessary.

FOUNDATION

Crawlspace

Crawlspace Inspected By:

Access issues present at time of inspection. Debris seen in setting prohibits full visibility. Owner's stored contents were present in the crawlspace setting. They prohibited full access to view and inspect. The crawlspace was inspected from the access way due to conditions that were unfavorable to the inspector.

Vapor Barrier Condition

EXTERIOR

Addition

Condition

General condition appears serviceable. An apparent addition was built at an unknown time in the past. Consult seller for history and for building permit information to include the certificate of occupancy.

ROOF & ATTIC

Roofing

Additional Roof Covering Conditions

Seal exposed fasteners to make more weather tight. Fasteners seen backed out.

Flashing Condition

General condition of the accessible and visible areas appears serviceable. Flashing nailed through and the nail head not sealed.

Roof Gutter System Material Condition

General condition appears serviceable. We can not assure you of its actual performance now or in the future. Water



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testing of the gutter system was not performed as this is beyond the scope of our inspection. Blockage issues. Gutter filled with tree leaves or needles. Not fully visible. "Heat tape" applied in the troughs of the gutters. Tape was seen plugged into an outlet and appears to be serviceable. Ask seller for history. The downspouts enter the ground and are not visible from this point onward. We were unable to determine where they empty and if they are functional.

ELECTRICAL SYSTEM

Main Disconnect, Main Panel And Breakers

General Breaker Conditions

General condition appears serviceable. We do not test standard circuit breakers inside the panel box to test their operation. Over fusing seen. The breaker is too big in relation to the wire size connected into the breaker, 30 Amp breaker seen. wiring rated for 20 amps, 15 amp wire sensed connected to a 20 amp breaker.

GARAGE

Vehicle Doors

Condition

General condition appears serviceable. The vehicle door when closed doesn't create a complete seal at the floor. Damage was seen to the weather stripping. Replacement may be required. Moisture and vermin may be able to gain entry into the garage area. Snow seen entering here.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Heating System Condition

General condition appears serviceable. Common wear seen. Unit's access cover has broken locking clips which now doesn't keep the door fully secured as designed.

Filter

Filter very dirty and is in need of cleaning or replacement now.

PLUMBING SYSTEM

Plumbing (Water)

Water Line Components

A water filter system is installed. We did not inspect the system or components. It is considered beyond the scope of our work. A pressure tank system is present. It was not fully inspected. Viewing the internal condition of the tank is not possible. The expected lifespan of the tank was not determined. Not inspected, Not fully visible. Drinking water device seen didn't produce water when operated. Consult seller or a qualified professional familiar with water filtration to further evaluate the system.

Water Heater

Water Heater Condition:

The general condition of the exposed areas appear to be serviceable. Not fully Visible, Thermal wrap seen applied. Container is not fully visible. Non functional at the time of the inspection. The water heater pilot light was not lit at the time of the inspection. We do not ignite pilot lights in the interest of the inspector. The water heater was not fully inspected or tested. Water heater firebox area rusty. Monitor. Have the water heater lit by a professional. Verify the heater is operational prior to closing escrow.

INTERIOR CONSTRUCTION AND OPENINGS

Interior Door Condition



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Interior Door Condition

General condition appears serviceable. Common wear seen. Closes but doesn't latch at strike plate, Door adjustments recommended. Upstairs NE left room.

Windows

Condition

General condition appears serviceable. Common wear seen. Double pane glass appears to have lost its seal. Condensation or staining was seen between the glass. Main level SW bedroom.

Skylights

Condition

Not fully visible. General condition appears serviceable. Stains seen at wall below skylight. Loft area. Ask seller for history.

INTERIOR FEATURES

Ceiling Fan

Ceiling Fan Condition

General condition appears serviceable. Fan does not respond to normal operating controls. Landing to upper level.

Sink(s)

Water Treatment

Water filter installed. It was not inspected. It is beyond the scope of our inspection. Consult seller for history.

FIREPLACE, INSERT OR STOVE

Fireplace, Insert or Stove

Access

No Fire was present in burn basin at time of inspection. Flame or ignition not created by inspector. It is beyond the scope of our inspection. Normal /simple controls did not create fire at the unit. Contact a professional to further evaluate and confirm unit is operational and safe before you operate it.

Firebox Condition:

General condition appears serviceable. Firebrick inside the firebox damaged. Gasket is damaged. Common cleaning recommended now.

Flame Condition:

Not inspected, No Fire was present in burn basin at time of inspection. Flame or ignition not created by inspector. It is beyond the scope of our inspection. Normal /simple controls did not create fire at the unit. Contact a professional to further evaluate and confirm unit is operational and safe before you operate it.

Fireplace, Insert or Stove

Access

No Fire was present in burn basin at time of inspection. Flame or ignition not created by inspector. It is beyond the scope of our inspection. Normal /simple controls did not create fire at the unit. Contact a professional to further evaluate and confirm unit is operational and safe before you operate it.

Operation

Conditions seen or sensed warrant you contact a qualified gas fireplace professional to further evaluate the setting.



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Flame Condition:

Not inspected, No Fire was present in burn basin at time of inspection. Flame or ignition not created by inspector. It is beyond the scope of our inspection. Normal /simple controls did not create fire at the unit. Contact a professional to further evaluate and confirm unit is operational and safe before you operate it.

KITCHEN

Kitchen Appliances:

Cooktop/Vent Fan

Rather than a range hood, there is a down draft vent feature within the range. This range has a ducted vent fan system installed.

BATHROOM

Tub

Drain

General condition appears serviceable. Drain stopper device missing at tub. The tub did not hold water.

Jetted Tub

Jetted tub seen not tested. No drain stopper present in tub at time of inspection. Have the stopper installed and test the jetted tub. Access to the service the internal components of the jetted tub appears improper. There was not visible access panel present at the jetted tub to access and service the pump and the motor.

Shower

Faucet and Supply Lines

General condition appears serviceable.

General condition appears serviceable.

Common wear seen. Shower head screen seen clogged with buildup. Water doesn't flow though showerhead as designed. Cleaning shower head screen is recommended.

BATHROOM

Shower

Condition

General condition appears serviceable. Setting is integrated above the bathtub or pan. Tile at wall loose. Repairs recommended.

Faucet and Supply Lines

General condition appears serviceable.

Shower head leaking.

Thank you for selecting our firm to complete your home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact me directly

Sincerely,

Phil Tatro
FOUR SEASONS PROPERTY INSPECTIONS, INC.
303-838-5175



Four Seasons Property Inspections, Inc.

Report #:
Date of Inspection:
Client:
Address Inspected: ,



CLIENT DATA - INSPECTION SITE INFO AND WEATHER CONDITIONS

Report Information

Report Name: **SAMPLE REPORT.**
Inspection Date: 031908.
Inspection Appointment Time: 09:30 AM.
Inspection Site Address: 123 ABC Street.
Inspection Site City/State/Zip: Anytown, CO 80227.

Client Information

Client Name: Joe Sample.

Climatic Conditions:

Inspection Day Weather: Partly Cloudy.
Temperature At Beginning Of Inspection: 50's.
Soil Conditions: 5-6 inches of snowfall was present at the time of the inspection. Drifts seen. 3 feet or more of snowfall was present at the time of the inspection.

Building Characteristics:

Main Entry Door to Dwelling Faces Approximately East.
Estimated Age Of House: 1999.
Total Square Feet Of Dwellings To Be Inspected: 3900.
Building Type: Single family dwelling.

Additional Information:

Setting: Rural, Mountainous.
House Occupied? No.
Furnishings Present? No furnishing seen.
Client Present During Inspection: Yes.
Utilities Status: Some utilities were off at time of inspection, Water off at time of inspection, Winterized/secured off at main valve. Main valve was turned on and then off at the end of the inspection.



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GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site. Decks and porches are often built close to the ground, where no viewing or access is possible to determine their condition. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Driveway

Type
 Condition

Gravel.



General condition appears serviceable. Ice build up seen. Not fully visible. Poor drainage. Pooling /ponding area sensed at, front of vehicle entry into garage.

Access

Unable to fully view due to snow accumulation.

Sidewalks/Walkways

Type
 Condition

Brick.
 General condition appears serviceable.

Retaining Walls

Location

Driveway.



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Condition

General condition appears serviceable.

Grading

Site Type

Moderate slope.

Condition

General condition appears serviceable.

Porch

Location

Front.

Decks:

Location

Rear, Kitchen level. Side, Upper level, Lower level.

Type:

Wood.

Deck Structure Condition:



General condition appears serviceable. Flashing appears to be missing at connection of deck to dwelling.



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Deck Surface Condition



General condition appears serviceable. Hot tub seen not inspected. Surface not fully visible. Cover damaged, water logged, No water in the tub. Not operational. Tub should be filled with water and further evaluated by a professional. Repairs or replacement of components may be necessary.

Deck Railing Condition



General condition appears serviceable. Unprotected openings at railing of deck. Bench seat seen where no back support seen. Fall hazard sensed.



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Exterior Stairs

Location	North, East, Addition. Rear.
Type:	Wood.
Stair Condition:	General condition appears serviceable. Not fully visible.
Stair Railing Condition	General condition appears serviceable.
Landing Conditions	Not fully visible.

FOUNDATION

In most instances, floor coverings prevent recognition of cracks and settlement in all but the most severe cases. Where carpeting and other floor covering materials are installed, the materials and condition of the flooring underneath cannot be determined without removal of the coverings. This is beyond the scope of our inspection.

Interior View Of Basement

Basement Ceiling Exposure	The ceiling on the lowest level is completely finished off. As a result, there is no comment as to the condition of the framing that is not visible.
Basement Ceiling Structure Type	Wood "I" beams.
Basement Ceiling Structure Condition	General condition appears serviceable. Not Fully Visible.
Conditions at Exterior Walls from Interior View	General condition of the exposed portions of the interior foundation perimeter walls appears to be serviceable.
Columns and Posts Type	Steel columns or posts.
Columns Condition	General condition appears serviceable. Not fully visible.
Basement Level Floor Type	Poured concrete slab.
Basement Level Floor Condition	General condition appears serviceable. Access was limited. We were unable to visually inspect all portions of the flooring. Flooring is covered and is not fully visible.
Basement Window Conditions	General condition appears serviceable.
Lowest Level Staircase Condition	Staircase to the basement level appears generally serviceable.

Crawlspace

Location of Crawlspace Entrance:	Exterior, Front.
Crawlspace Entrance Condition:	General condition appears serviceable.



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Crawlspace Inspected By:



Access issues present at time of inspection. Debris seen in setting prohibits full visibility. Owner's stored contents were present in the crawlspace setting. They prohibited full access to view and inspect. The crawlspace was inspected from the access way due to conditions that were unfavorable to the inspector.

Floor Joist and Decking Material from Crawlspace View:

Wood "I" Beams.

Floor Joist and Decking Condition from Crawlspace View.

General condition of the exposed portions of the crawlspace floor joists and floor decking appears to be serviceable.

Exterior Walls Conditions seen from Crawlspace View

General condition of the exposed portions of the interior foundation perimeter walls appears to be serviceable. Not fully visible.

Crawlspace Ventilation Type

Passive vents seen.

Crawlspace Ventilation Condition:

General condition appears serviceable. Not fully visible.

Crawlspace Floor Type:

Dirt.

Crawlspace Floor Condition:

General condition appears serviceable. Contents or coverings didn't allow us to have full visibility or access to fully inspect the crawlspace floor. Debris or materials seen left in the crawlspace.

Vapor Barrier Type:

There is no vapor barrier installed on the floor of the crawlspace setting.

Insulation Location:

Insulation installed in between ceiling joists.



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Insulation Type:
Insulation Condition:

Fiberglass rolls.



General condition appears serviceable. We sensed the insulation to be installed backwards. Paper facing was exposed. The exposed paper commonly is placed up against the area to be heated. Exposed paper facing seen on the insulation material. The paper facing can burn.



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EXTERIOR

Areas hidden from view by, but not limited to, finished walls, stored items, landscaping or other materials can not be judged and their condition is outside the scope of our inspection. Minor wall cracks are seen as common and most do not represent a structural problem. Periodic monitoring is recommended. If major cracks are present, we routinely recommend a qualified professional further evaluate the setting. All exterior grading should promote all surface and roof water be routed away from the dwelling. Soil should slope away from the house - dropping 1 inch for every 1 foot of travel for at least 4 or more feet.

Siding

Materials
Condition
Access

Wood.

General condition appears serviceable. Common wear seen or sensed. Not fully visible.



Unable to fully view due to snow cover.

Trim

Type
Condition

Wood.

General condition appears serviceable.

Addition

Location
Condition

North, East.

General condition appears serviceable. An apparent addition was built at an unknown time in the past. Consult seller for history and for building permit information to include the certificate of occupancy.



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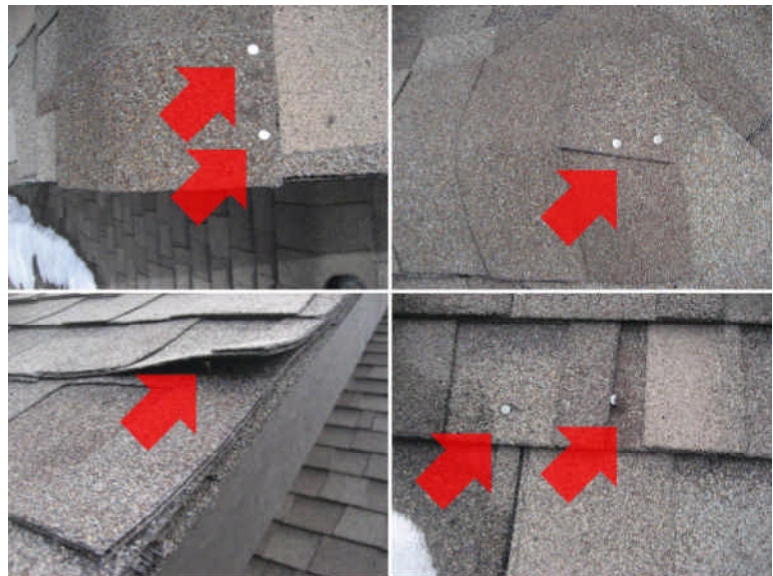
ROOF & ATTIC

Our evaluation of the roof system is an opinion of the general quality and condition of the roofing material and installation. We cannot and do not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only true way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall or snow melt situation. Many times, this situation is not present during the time of our inspection.

Roofing

- Means of Roof Inspection
- Type Roof
- Roof Covering Materials
- Cover Layers
- Roof Covering Material Condition
- Additional Roof Covering Conditions

The roof covering was inspected by walking on the roof.
 Hip.
 Asphalt dimensional composition shingles seen.
 Roof covering on the main structure appears to be the first covering.
 General condition appears serviceable. Common wear seen.



Seal exposed fasteners to make more weather tight. Fasteners seen backed out.

Flashing Type

Metal like material seen or sensed.



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Flashing Condition



General condition of the accessible and visible areas appears serviceable. Flashing nailed through and the nail head not sealed.

Roof Gutter System Material
Roof Gutter System Location
Roof Gutter System Material Condition

Metal like.
Full guttering installed.



General condition appears serviceable. We can not assure you of its actual performance now or in the future. Water testing of the gutter system was not performed as this is beyond the scope of our inspection. Blockage issues. Gutter filled with tree leaves or needles. Not fully visible. "Heat tape" applied in the troughs of the gutters. Tape was seen plugged into an outlet and appears to be serviceable. Ask seller for history. The downspouts enter the ground and are not visible from this point onward. We were unable to determine where they empty and if they are functional.



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Attic & Ventilation

Attic Access Location	Hallway, Highest level.
Attic Access Area Condition	General condition appears serviceable. Portal issues.
Method Used To Inspect Attic	The attic cavity was inspected by entering the area. We crawled through the attic.
Roof Structure Material Seen From Attic	Wood rafters.
Roof Framing Material Condition Seen From Attic	General condition appears serviceable. Attic areas were not fully accessible or visible, Remote areas not fully visible.
Roof Decking Type	Plywood sheeting.
Roof Decking Condition Seen from Attic	General condition appears serviceable. Not fully visible.
Ceiling Structure Material Seen From Attic	Wood.
Ceiling Structure Material Condition Seen From Attic	General condition appears serviceable. Not fully visible. Insulation applied greatly prohibits access and viewing of the ceiling joists and their condition.
Ventilation Type	Combination of: Eave vents. Soffit vents. Roof hood vents.
Ventilation Condition	General condition appears serviceable.
Insulation Type	Fiberglass batts.
Insulation Condition	General condition appears serviceable.

ELECTRICAL SYSTEM

Electrical repairs are best made by a qualified, licensed electricians no matter how trivial the repair, extreme caution is advised. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed out during the inspection due to time constraints. The presence of single strand aluminum wiring as branch wiring to receptacles/outlets requires periodic inspection and possible maintenance by a qualified licensed electrician. Operations of time clock components are not verified.

Amperage And Voltage Of Service, Conductors

Service Amperage Amount	200 Amps.
Service Amperage Condition	General condition appears serviceable.
Voltage	The incoming electrical service to the dwelling is 120/240 volts.
Service Entrance Conductor Material	Aluminum. (Multiple strand type-this is a generally accepted type of wire)
Service Entrance Conductors Condition	General condition appears serviceable. Not fully visible.



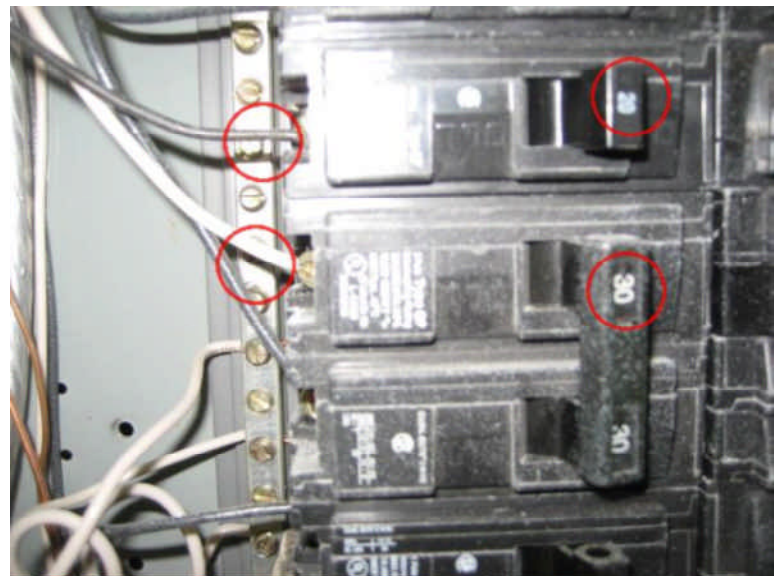
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Main Disconnect, Main Panel And Breakers

Main Panel Enclosure Location	Garage.
Panel Box Manufacturer	General Electric (GE)
Enclosure Condition	General condition appears serviceable.
Dead Plate Cover Condition	General condition appears serviceable.
Main Disconnect Location	Main breaker is at the main panel box.
Main Breaker Size	200 amps.
Main Breaker Type	Modern style square breakers with mechanical finger switches.
General Breaker Conditions	



General condition appears serviceable. We do not test standard circuit breakers inside the panel box to test their operation. Over fusing seen. The breaker is too big in relation to the wire size connected into the breaker, 30 Amp breaker seen. wiring rated for 20 amps, 15 amp wire sensed connected to a 20 amp breaker.

Grounding And Bonding

Grounding and Bonding Conditions General condition appears serviceable. Not fully visible.

Cables, Raceways and Wiring Methods

Cables And Wiring Method	Copper in non-metallic cable, commonly known as Romex.
Cables And Wiring Condition	General condition appears serviceable. Not fully visible.
Sub Panel	Basement, Utility room, General condition appears serviceable. No main breaker seen for the sub panel system.



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General Wiring Observations

Wiring Conditions



General condition appears serviceable. Wiring cables exposed and unprotected. Attic. Extension cords installed as permanent wiring. We recommend they be replaced with safer, permanent wiring of an appropriate type for the application. Location: Garage.

General Operational Observations

Ground Fault Circuit Breakers (GFCI)
Condition



A GFCI receptacle was operated using a testing device and found to remain energized when the device is tripped. The receptacle does not have GFCI protection. Kitchen. One reception see in craft room behind garage is not protection.

Switches Condition

General condition appears serviceable. Mystery wall switches. When operated, no fixture or electrical component was seen operating. Location: foyer.

Receptacles/Outlets Condition

General condition appears serviceable. Loose receptacle found when tested. Receptacles are required to be securely fastened in place to prevent accidental shorts that can occur when movement is possible. Location: Kitchen. Kitchen bar area, ankle level. Upstairs loft below window.

Interior Lights Condition

General condition appears serviceable.

Exterior Lights Condition

General condition appears serviceable. Motion light type of fixture. We were not able to make the light operate by our activity during our daytime inspection.



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Exterior Door

Condition

General condition appears serviceable.

Vehicle Doors

Type

Roll Up.

Condition



General condition appears serviceable. The vehicle door when closed doesn't create a complete seal at the floor. Damage was seen to the weather stripping. Replacement may be required. Moisture and vermin may be able to gain entry into the garage area. Snow seen entering here.

Door Opener

Type

Vehicle door has an automatic opener.

Condition

General condition appears serviceable.

Safety Reverse Systems Condition

The sensor function is operational. The door reversed when the "eye" sensor was interrupted. Opener reversed properly when it struck the test wood block on the floor.

HEATING, VENTILATION & AIR CONDITIONING

The inspector is not equipped to fully inspect the condition of the heat exchanger for evidence of cracks or holes. Exhaustive testing and dismantling are required which is beyond the scope of our inspection. Some units are designed so it becomes almost impossible for the inspector to see the heat exchanger at all. We do not light pilot lights. Some heating devices have asbestos material as part of their makeup. Determining the presence of asbestos can only be performed by laboratory testing which is beyond the scope of the inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the evenness of airflow distribution is beyond the scope of our work. Electronic air filters, humidifiers and de-humidifiers are also beyond the scope of our work. If present, have a qualified HVAC technician further evaluate them. We do not perform any pressure tests on the cooling part of the system, if present. No representation is made regarding coolant type, charge or line integrity. Subjective judgement of system capacity or sizing to the home is not made. Heating and cooling systems are recommended to be maintained annually by a qualified professional. Common air filters should be changed every month the system is blowing air.



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Heating Unit # 1:

Heating System Location

Utility Room, Basement.

Heating System Type

Vertically mounted. Forced air furnace. Furnace rated as 80% high-efficiency.

Energy Source

Liquefied petroleum [LP], commonly known as propane.

Manufacturer

York.

BTU's

120,000.

Age of Unit

Units label indicates it was manufactured in 1995.

Heating System Condition



General condition appears serviceable. Common wear seen. Unit's access cover has broken locking clips which now doesn't keep the door fully secured as designed.

Flue/Vent Material Type

Metal seen.

Flue/Vent Condition

General condition appears serviceable. Not fully visible.

Heat Exchanger and Burn Chamber

The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were seen. The heat exchanger is a high efficiency 90% sealed combustion chamber. Therefore, there is very limited visibility. Most furnaces have an inspection glass of only 2 inches in diameter or less which makes inspection limited.

Secondary/Make Up Air

Availability of secondary air for combustion and flue draft appears generally serviceable. No calculations were performed by the inspector. Outside air is sourced from the exterior thought vent tubing.



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Blower and Motor Condition

Blower operation and condition appears generally functional. Not fully visible.

Filter



Filter very dirty and is in need of cleaning or replacement now.

Distribution System

General condition appears serviceable. Insulated plastic like duct tubing. A humidification system was installed to the ducting of the furnace. It unit was not inspected, it is considered beyond the scope of our work. Return ductwork in basement appears to have limited ability to extract air from large area. Consideration to add more return air ducting may help to heat basement more efficiently.

Supply Point

General condition appears serviceable.

Heating Unit # 1:

Heating System Location

Loft.

Heating System Type

Baseboard.

Energy Source

Electricity.

Heating System Condition

General condition appears serviceable.

Air Conditioning Unit No. 1:

Type:

N/A.

Energy Source

N/A.

Condensing Unit:

N/A.

Distribution System

N/A.

Supply Point

N/A.



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PLUMBING SYSTEM

Water quality or quantity is excluded. All underground piping related to water supply, waste, or sprinkler use are also excluded. Leakage, blockage or corrosion in underground piping cannot be detected by a visual inspection.

Plumbing (Gas)

Energy Source	LP (Propane) fuel.
Gas Fuel Shut Off Valve Locations:	Main on LP (propane) tank. Furnace. Water heater.
Gas Fuel Condition:	General condition appears serviceable.
Gas Fuel Pipe Type	Black steel. Flexible metal like lead seen.
Gas Fuel Pipe Conditions:	General condition appears serviceable.

Plumbing (Water)

Water Source:	Private well source. We do not perform potability testing, determine gallon per minute generated, recover rate, etc. We recommend you contact a well testing firm to have these types of tests completed.
Main Plumbing Service Piping Size to Structure:	3/4" water service line.
Main Service Pipe Material Type:	Copper.
Main Water Line Cutoff Location:	Basement, Utility room, Shutoff is at the piping near the base of the pressure tank.
Main Water Line Components Condition:	General condition appears serviceable.
Water Line Components	



A water filter system is installed. We did not inspect the system or components. It is considered beyond the scope of our work. A pressure tank system is present. It was not fully inspected. Viewing the internal condition of the tank is not possible. The expected lifespan of the tank was not determined. Not inspected, Not fully visible. Drinking water device seen didn't produce water when operated. Consult seller or a qualified professional familiar with water filtration to further evaluate the system.



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Water (Waste)

Sewage Waste Disposal Type: Septic system sensed. It was not found or inspected. It is considered outside the scope of our work. A leach field may or may not be present. It was not found or inspected. It is considered outside the scope of our work.

Waste Line Piping Material: Plastic.

Waste Line Piping Condition: General condition appears serviceable.

Waste Vent Piping Material: The vent material, as it passes through the roof, is plastic.

Waste Vent Piping Condition: General condition appears serviceable. The visible plumbing vent piping appears functional.

Floor Drain Location: Utility room, Furnace area. Basement level floor.

Water Heater

Access: Thermal blanket wrapped around unit wasn't removed. The tank was not fully visible.

Location: Utility room, Basement.

Water Heater Energy Source: The water heater is propane-fired.

Age: Units label indicates it was manufactured in 1995.

Water Heater Type: Freestanding conventional water heater container.

Tank Capacity: 50 gallon.

Water Heater Condition: The general condition of the exposed areas appear to be serviceable. Not fully visible, Thermal wrap seen applied. Container is not fully visible. Non functional at the time of the inspection. The water heater pilot light was not lit at the time of the inspection. We do not ignite pilot lights in the interest of the inspector. The water heater was not fully inspected or tested. Water heater firebox area rusty. Monitor. Have the water heater lit by a professional. Verify the heater is operational prior to closing escrow.

Secondary/Make Up Air: Outside air is sourced from the exterior through vent tubing, Availability of secondary air for combustion and flue draft appears generally serviceable. No calculations were performed by the inspector.

Water Heater Piping Condition: General condition appears serviceable. Not fully visible.

Temperature & Pressure Relief Valve: General condition appears serviceable. The unit was not tested and is considered outside the scope of our work.

Safety Blow off Pipe Material: Copper.

Safety Blow off Pipe Condition: General condition appears serviceable.

Flue/Vent Material Type: The flue pipe is metal.

Flue/Vent Condition: General condition appears serviceable. Not fully visible.



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INTERIOR CONSTRUCTION AND OPENINGS

The condition of walls where wall coverings or furnishings are present prevent full access to see and inspect walls. Only the general condition of the visible portions of floors is included in the inspection report. Floor covering damage or stains may be hidden by coverings or contents. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. We encourage you to perform a walk-through of the property just prior to close of escrow. Determining whether dual or triple pane window seals are broken (I.E. fogged or sweating between panes) is not always possible due to temperature, weather and lighting conditions at the time of the inspection and are excluded from the report. Determining the source of odors or like conditions is beyond the scope of the inspection. We encourage you perform a walk through of the property just prior to the close of escrow.

Front Entry Door

Condition

General condition appears serviceable. Common wear seen. A deadbolt lock is installed and operational. Double keyed deadbolts seen. In case of an emergency a key would be required to unlock the door to escape the house. Threshold does not make a weather tight seal at floor of door to living space.

Interior Door Condition

Interior Door Condition

General condition appears serviceable. Common wear seen. Closes but doesn't latch at strike plate, Door adjustments recommended. Upstairs NE left room.

Interior Walls and Ceiling

Material

Drywall.

Condition



General condition appears serviceable. Common wear seen. Common cracks were seen. Repairs seen or sensed Main level NW bedroom. Foyer closet.



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Floors

Material
Condition

Combination of: Carpeting, Tile, Wood.
General condition appears serviceable. Contents and/or coverings prevent full access to see and inspect all flooring and walls.

Windows

Type
Material
Condition

Casement. Awning, Sliders, Fixed glass.
Wood.



General condition appears serviceable. Common wear seen. Double pane glass appears to have lost its seal. Condensation or staining was seen between the glass. Main level SW bedroom.

Skylights

Type
Condition

Skylights are fixed panel units that do not open.
Not fully visible. General condition appears serviceable. Stains seen at wall below skylight. Loft area. Ask seller for history.

Stairs and Railings

Condition

General condition appears serviceable. Common wear seen.

Exterior Doors

Condition

General condition appears serviceable. Common wear seen. Pet door installed in door. A plastic like door piece was seen which blocks pets or people from passing through the opening.



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INTERIOR FEATURES

Current guidelines suggest smoke/fire detectors be installed in every bedroom and at least one unit on every floor of the dwelling. The built in test button on a smoke detector, when present, only verifies proper battery and horn function and does not test the smoke sensor device itself. Each unit should be tested with real or simulated smoke upon moving into the dwelling. Fresh batteries, if applicable, should be installed and replaced every 6 months. Test the units monthly. The Consumer Product Safety Commission recommends replacement of the entire unit at least every 7 years. We recommend you install carbon monoxide (CO) detector(s) in the home to enhance your safety. Fire suppression systems, such as sprinklers, are not tested and are considered beyond the scope of this inspection.

Laundry

Laundry

Location: Basement, Utility Room.

Electrical Switches, Outlets and Lighting

Lighting

General condition appears serviceable.

Clothes Washer

Operation

Washing machine was not inspected. Washer was not inspected.

Clothes Dryer and Venting

Energy Source

220 volt electrical service available.

Operation

Common wear seen. Unit was operated. It appears to be heating properly. Not all functions on the unit were tested. A single cycle without clothes inside was completed while we inspected other areas elsewhere in the dwelling. When we returned, the dryer appeared to have gone through the cycle with no visual problems. We can not account for all its features, its ability to actually dry clothes and function as expected when under actual use.

Dryer Vent

General condition appears serviceable. Not fully visible.



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Ceiling Fan

Ceiling Fan Condition



General condition appears serviceable. Fan does not respond to normal operating controls. Landing to upper level.

Sink(s)

Condition

General condition appears serviceable.

Water Treatment

Water filter installed. It was not inspected. It is beyond the scope of our inspection. Consult seller for history.

Smoke Detectors/Fire Suppression

Condition

While the general condition appears serviceable, they were not all tested. We do not determine if they are powered by electricity or simply a battery. We recommend you test all smoke detectors before moving in and monthly thereafter. All units were not tested. We were not able to gain safe access to reach to test all smoke detectors.



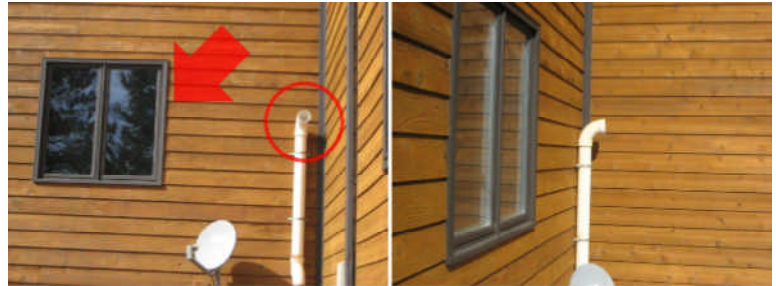
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Radon Mitigation System

Condition



Radon mitigation system seen installed. The system is not part of this inspection and report. Radon testing is available for an additional fee. Contact us should you have questions about radon gas, testing, etc.

FIREPLACE, INSERT OR STOVE

Fireplace, Insert or Stove

Location:

Main level. Main room.

Type:

Freestanding stove.

Energy Source

Wood.

Access

No Fire was present in burn basin at time of inspection. Flame or ignition not created by inspector. It is beyond the scope of our inspection. Normal /simple controls did not create fire at the unit. Contact a professional to further evaluate and confirm unit is operational and safe before you operate it.



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Firebox Condition:



General condition appears serviceable. Firebrick inside the firebox damaged. Gasket is damaged. Common cleaning recommended now.

Flame Condition:

Not inspected, No Fire was present in burn basin at time of inspection. Flame or ignition not created by inspector. It is beyond the scope of our inspection. Normal /simple controls did not create fire at the unit. Contact a professional to further evaluate and confirm unit is operational and safe before you operate it.

Fan Condition

No fan seen or sensed.

Hearth Condition:

General condition appears serviceable.

Mantle Condition:

General condition appears serviceable.

Flue Liner Type:

Metal.

Flue Condition

General condition appears serviceable - The visible portions of the chimney flue appear to be satisfactory.

Spark Arrestor Condition:

General condition appears serviceable.

Rain Cap condition

General condition appears serviceable.

Fireplace, Insert or Stove

Location:

Basement.

Type:

Freestanding stove.

Energy Source

LP gas, commonly known as propane.



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Access



No Fire was present in burn basin at time of inspection. Flame or ignition not created by inspector. It is beyond the scope of our inspection. Normal /simple controls did not create fire at the unit. Contact a professional to further evaluate and confirm unit is operational and safe before you operate it.

Firebox Condition:
Operation

General condition appears serviceable. Not Fully Visible.

Conditions seen or sensed warrant you contact a qualified gas fireplace professional to further evaluate the setting.

Flame Condition:

Not inspected, No Fire was present in burn basin at time of inspection. Flame or ignition not created by inspector. It is beyond the scope of our inspection. Normal /simple controls did not create fire at the unit. Contact a professional to further evaluate and confirm unit is operational and safe before you operate it.

Fan Condition

Not operated.

Hearth Condition:

General condition appears serviceable.

Flue Liner Type:

Metal.

Flue Condition

General condition appears serviceable - The visible portions of the chimney flue appear to be satisfactory. Not fully visible. The inspector was unable to determine the condition of the metal flue liner due to limited visibility.

Spark Arrestor Condition:

General condition appears serviceable. Not fully visible.

Rain Cap condition

General condition appears serviceable. Not fully visible.



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KITCHEN

Cabinets and Countertops

Condition General condition appears serviceable.

Sink(s)

Condition General condition appears serviceable.

Kitchen Appliances:

Food Waste Disposal: General condition appears serviceable. Disposal splash guard device is worn and could allow debris or water to potentially exit the disposal when operating. Replacement is recommended.

Dishwasher: Dishwasher unit not properly secured to cabinet or countertop.

Range/Oven: 220 volt receptacle currently installed for an electric range/oven. Built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection. General condition appears serviceable.

Range/Oven Operation General condition appears serviceable. All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.

Cooktop/Vent Fan Rather than a range hood, there is a down draft vent feature within the range. This range has a ducted vent fan system installed.

Microwave Oven: General condition appears serviceable.

BATHROOM

Shower pans and settings are visually inspected for leakage but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of the inspection. It is very important to maintain all sealing (grout,caulk) in the shower or tub areas. Very minor openings and gaps can allow water to get in to the wall or floor areas and can cause damage. Ongoing visual inspection maintenance is required to sustain these settings.

Bathroom Location

Hall main floor.

Cabinets and Countertops

Condition General condition appears serviceable.

Sink(s)

Condition General condition appears serviceable.



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Ventilation and Heating

Exhaust Fan General condition appears serviceable.

Toilet

Condition General condition appears serviceable.

Tub

Condition General condition appears serviceable.

Shower

Condition General condition appears serviceable.

Shower Enclosure/Door General condition appears serviceable.

BATHROOM

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Bathroom Location

Master. Upstairs.

Cabinets and Countertops

Condition General condition appears serviceable.

Observations Flooring at cabinet seen with water impact. Floor material delaminating/bubbling. No active water leaks seen at time of inspection.

Sink(s)

Condition General condition appears serviceable.

Faucet and Supply Lines General condition appears serviceable.

Water Supply Flow General condition appears serviceable.

Drain General condition appears serviceable.

Windows

Condition General condition appears serviceable.

Ventilation and Heating

Exhaust Fan General condition appears serviceable.



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Toilet

Condition

General condition appears serviceable.

Tub

Condition

General condition appears serviceable.

Tub Surround

General condition appears serviceable.

Faucet and Supply Lines

General condition appears serviceable.

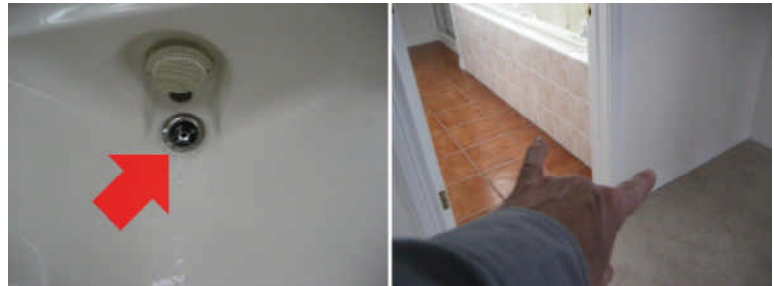
Drain

General condition appears serviceable. Drain stopper device missing at tub. The tub did not hold water.

Tub Enclosure/Door

No shower enclosure installed.

Jetted Tub



Jetted tub seen not tested. No drain stopper present in tub at time of inspection. Have the stopper installed and test the jetted tub. Access to the service the internal components of the jetted tub appears improper. There was not visible access panel present at the jetted tub to access and service the pump and the motor.

Shower

Condition

General condition appears serviceable. Setting is integrated above the bathtub or pan.

Shower Enclosure/Door

General condition appears serviceable.

Faucet and Supply Lines

General condition appears serviceable.

General condition appears serviceable.

Common wear seen. Shower head screen seen clogged with buildup. Water doesn't flow through showerhead as designed. Cleaning shower head screen is recommended.

Drain

General condition appears serviceable.



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BATHROOM

Shower pans and settings are visually inspected for leakage but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of the inspection. It is very important to maintain all sealing (grout,caulk) in the shower or tub areas. Very minor openings and gaps can allow water to get in to the wall or floor areas and can cause damage. Ongoing visual inspection maintenance is required to sustain these settings.

Bathroom Location

Basement.

Cabinets and Countertops

Condition

General condition appears serviceable.

Sink(s)

Condition

General condition appears serviceable.

Faucet and Supply Lines

General condition appears serviceable.

Water Supply Flow

General condition appears serviceable.

Drain

General condition appears serviceable.

Ventilation and Heating

Exhaust Fan

General condition appears serviceable.

Toilet

Condition

General condition appears serviceable.



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Shower

Condition



General condition appears serviceable. Setting is integrated above the bathtub or pan. Tile at wall loose. Repairs recommended.

Shower Enclosure/Door

General condition appears serviceable.

Faucet and Supply Lines

General condition appears serviceable.
Shower head leaking.

Drain

General condition appears serviceable.