



Inspection Report for Mr & Mrs Happy Buyers

The structure at 123 Dream Home Ln., Wonderland, SC is a three-story house with Brick Veneer Siding and Stucco Siding .. It is built on a slab. It has an attached garage with three cars capacity. The house faces east, is approximately 14 years old and has approximately 4100 sqft.. It has 3 bedrooms 3 full baths and a half bath.

Tim Jacobson #877, your Home Inspector(s) started at 9:00am on Wednesday, April 01, 2015. The weather was sunny and the temperature was in the lower 80's.

The areas of concern are broken down below as Major and Minor.

Major concerns include items that are either costly to repair, costly or damaging if not repaired, or safety issues.

Minor issues include items that require either some maintenance or have relatively small costs for repairs.

All directions are given facing the front door from the exterior. Pictures do not show all areas of damage but are only a representation.

Areas of Concern and Recommendations:

I. Major:

- 1. THE FOLLOWING WINDOWS HAVE FAILED GLASS SEALS: THE BREAKFAST AREA FRONT WINDOW LOWER SASH; THE SITTING AREA RIGHT WALL FRONT WINDOW BOTH SASHES AND REAR WINDOW UPPER SASH; BOTH KEEPING ROOM EXTERIOR DOORS; THE LIVING AREA FRONT LEFT AND FRONT RIGHT FRENCH DOORS; THE LIVING AREA LEFT SIDE FRONT TRANSOM WINDOW AND LEFT SIDE 2ND DOOR; THE MASTER BEDROOM REAR WALL TRANSOM WINDOW AND LEFT WALL REAR TRANSOM WINDOW; THE UPSTAIRS RIGHT REAR BEDROOM REAR WALL RIGHT WINDOW UPPER SASH; THE DOWNSTAIRS RIGHT DOORS BOTH PANELS; THE DOWNSTAIRS KITCHEN FRONT DOORS BOTH PANELS; AND BOTH FRENCH DOORS BOTH PANELS OF THE DOWNSTAIRS KITCHEN.
2. THE UNDER THE STAIRWELL EXTERIOR CLOSET DOOR, JAMB AND THRESHOLD HAVE ROT AND DAMAGE. THE THRESHOLD AND DOOR FRAME ARE LOOSE. THE METAL ABOVE THE DOOR IS RUSTING AND THERE ARE SIGNS OF REPEATED WATER INTRUSION. SEE FIGURES 3-5.
3. THE EXTERIOR DOORS HAVE KEYED DEADBOLTS AND THUMBTURN LATCH DEADBOLTS ON THE INTERIOR. THE KEYED DEADBOLTS ARE A FIRE SAFETY ISSUE IF USED.
4. THERE IS NO SHINGLE MOLDING NOR DRIP EDGE AROUND THE PERIMETER OF THE UPPER ROOF SECTION WHERE NO GUTTERS ARE PRESENT. THIS HELPS DIRECT WATER AWAY FROM THE EAVES.
5. THERE IS ROT AND DAMAGE TO BOTH LOWER LEVEL LEFT SIDE DOOR JAMBS. SEE FIGURES 8-11.

6. ALL OF THE REAR ROOF VENT PIPE BOOTS ARE SPLIT AND ONE IS RAISED AT THE SHINGLES. THIS IS A LEAK ISSUE. IN THE ATTIC, THERE IS STAINING AND MINOR DAMAGE AROUND THE VENT PIPE BOOTS. SEE FIGURE 24.
7. THERE IS ROT AND DAMAGE TO THE DOOR JAMB OF THE FRONT DOOR OF THE MASTER BEDROOM BALCONY AND THE 3<sup>RD</sup> BALCONY DOOR IS RUSTING. SEE FIGURES 19 & 20.
8. THERE ARE A COUPLE OF LARGE SETTLING CRACKS OVER THE UPSTAIRS HALL BATHROOM WINDOW AND THE UPSTAIRS HALL WINDOW. THE CORNER APPEARS TO HAVE DROPPED DOWN BETWEEN THESE 2 AREAS. SEE FIGURES 21 & 22.
9. IN THE LEFT FRONT OF THE ATTIC, THERE IS STAINING AND DAMAGE IN A COUPLE AREAS. SEE FIGURES 25 & 26.
10. IN THE ATTIC, THE ELEVATOR SHAFT IS NOT ENCLOSED PROPERLY AT THE TOP. THIS IS A FIRE CHASE SAFETY ISSUE. SEE FIGURE 27.
11. IN THE BASEMENT UTILITY ROOM, THERE ARE INSULATION BATTS INSTALLED WITH THE PAPER FACING EXPOSED. THIS IS A FIRE SAFETY ISSUE. SEE FIGURE 28.
12. IN THE BASEMENT UTILITY ROOM IN THE MAIN ELECTRICAL PANELS, THERE ARE GAPS MISSING KNOCKOUTS, AND GAPS AROUND INCOMING WIRING MISSING GROMMETS. SEE FIGURES 29 & 30.
13. THE SMOKE DETECTORS APPEAR TO BE TIED INTO A SECURITY SYSTEM ONLY. IF THE SYSTEM IS NOT ARMED, THIS IS NOT SUFFICIENT.

**II. Minor:**

**A. Exterior:**

1. THE SHINGLES APPEAR TO BE ORIGINAL AT 17 YEARS OLD AND HAVE NORMAL WEATHERING FOR THIS AGE. TYPICAL LIFE EXPECTANCY IS 20-25 YEARS.
2. THE MAIN LEVEL RIGHT REAR CORNER SHINGLE CAP IS DAMAGED. SEE FIGURE 12 .
3. VINES, BUSHES & TREES SHOULD BE TRIMMED BACK FROM HOUSE TO PREVENT DAMAGE AND ALLOW PROPER AIR FLOW.
4. THE DOWNSTAIRS RIGHT RETRACTING SCREEN DOOR SCREEN IS DAMAGED.
5. THE EXTERIOR CAULKING IS DETERIORATED BETWEEN THE 1/2 COLUMNS AND THE BRICK WALLS.
6. THE GAPS BETWEEN THE FRONT UPPER PATIO AND THE BRICK WALLS SHOULD BE SEALED AGAINST MOISTURE INTRUSION.
7. THE LOWER LEVEL LEFT REAR DOOR IS RUSTING.
8. THE WINDOWS DO NOT HAVE SCREENS INSTALLED.
9. THE LEFT SIDE MAIN LEVEL BALCONY HAS CRACKED MORTAR AND LOOSE TILES.
10. THE FLASHING IS LOOSE AND SEPARATED FROM THE HOUSE AT THE FRONT LEFT CORNER OF THE MASTER BEDROOM. SEE FIGURE 18.
11. THERE IS A LOOSE SHINGLE TAB OVER THE FLASHING OF THE SKIRT ROOF AT THE LEFT END OF THE FRONT PORCH ROOF AS VISIBLE FROM THE MASTER BEDROOM BALCONY. SEE FIGURE 17.
12. THERE ARE SOME CRACKS AND SETTLING IN THE RETAINING WALLS IN SOME AREAS.



**B. Plumbing:**

1. IN THE KITCHEN, THE DISHWASHER DRAIN LINE DOES NOT HAVE A BACK FLOW LOOP BELOW THE SINK.
2. IN THE 1/2 BATHROOM, THE SINK HOT WATER FAUCET HANDLE IS STUCK AND DOES NOT ROTATE, THE COLD WATER FAUCET HANDLE ROTATES, BUT DOES NOT AFFECT THE WATER FLOW. WATER HAS TO BE TURNED OFF AT THE CUTOFF VALVES BELOW THE SINK.
3. ON THE REAR, THE DRYER VENT IS CLOGGED WITH LINT AND THE FLAP DOES NOT CLOSE FULLY.
4. IN THE MASTER BATHROOM, THE SHOWER HOSE HEAD LEAKS AT THE HOSE, AND THE GROUTING /CAULKING ARE DETERIORATED AROUND THE TUB AT THE FLOOR.
5. IN THE UPSTAIRS HALL BATHROOM, THE CAULKING IS MISSING / DETERIORATED AROUND THE SINK COUNTERTOP AT THE BACK SPLASH PANEL AND AT THE WALL.
6. IN THE DOWNSTAIRS BATHROOM, THE SINK STOPPER IS DISCONNECTED, THE CAULKING IS DETERIORATED AROUND THE SINK AT THE COUNTERTOP, THE SINK COUNTERTOP SHOULD BE SEALED WHERE IT MEETS THAT WALL AND AT THE COUNTERTOP, AND THERE IS AN EXCESSIVE GAP BETWEEN THE SHOWER THRESHOLD AND THE FLOOR. SEE FIGURE 31.
7. IN THE DOWNSTAIRS KITCHEN, THE ICEMAKER IS NOT PLUGGED IN AND WAS NOT TESTED.
8. IN THE DOWNSTAIRS KITCHEN, THE DISHWASHER DRAIN LINE DOES NOT HAVE A BACK FLOW LOOP BELOW THE SINK.

**C. Electrical:**

1. GROUND FAULT CIRCUIT INTERRUPTERS - GFCIS ARE RECOMMENDED FOR THE FOLLOWING AREAS: ALL KITCHEN COUNTERTOP OUTLETS, DISHWASHER CIRCUIT, ALL LAUNDRY OUTLETS, GARAGES, EXTERIOR, UNFINISHED BASEMENTS, CRAWLSPACES, AND ALL LOCATIONS WITHIN 6' OF SINKS, TUBS, AND SHOWERS. THIS IS PER 2014 NATIONAL ELECTRIC CODES. IN THE KITCHEN, THE 2 ELECTRICAL RECEPTACLES OVER THE RANGE COUNTERTOPS ARE NOT GFCI PROTECTED. THE FRONT ENTRYWAY GFCI OUTLET THAT IS MISSING THE COVER PLATE STILL HAS POWER WHEN TRIPPED. THE LEFT SIDE EXTERIOR GFCI OUTLET DOES NOT TRIP WHEN TESTED AND THE COVER IS LOOSE. MANY OF THE EXTERIOR OUTLETS ARE NOT GFCI PROTECTED, BUT ARE PROBABLY ON THE CIRCUITS OF THESE NON-WORKING GFCI OUTLETS.
2. IN THE UNDER THE STAIRWELL EXTERIOR CLOSET, THERE IS A WIRING JUNCTION BOX MISSING A COVER. SEE FIGURE 6.
3. IN THE KITCHEN, THE RANGE HOOD DOWNDRAFT EXHAUST VENT BUTTON IS DAMAGED.
4. THERE ARE GAPS AROUND SEVERAL OF THE EXTERIOR WALLS LIGHTS THAT SHOULD BE SEALED AND A COUPLE OF THE FIXTURES ARE LOOSE AT THE WALLS. SEE FIGURE 7.
5. THE FRONT PORCH MIDDLE FAN IS NOT WORKING AND IS RUSTING.
6. IN THE ATTIC, THERE IS A WIRING JUNCTION BOX MISSING A COVER. SEE FIGURE 23.
7. THE UPSTAIRS LINEN CLOSET BY THE ELEVATOR HAS A LIGHT, BUT NO LIGHT SWITCH WAS LOCATED TO OPERATE IT.
8. IN THE DOWNSTAIRS KITCHEN, THERE IS A GAP BY THE ELECTRICAL RECEPTACLE TO THE REAR OF THE SINK, AND A FEW COVER PLATES ARE LOOSE. THE MICROWAVE SURFACE LIGHT FOR THE RANGE IS NOT WORKING.

**D. Heating & Air Conditioning:**

1. THERE ARE 2 SPLIT HVAC SYSTEMS PRESENT. ONE IS A LENNOX THAT WAS MANUFACTURED IN 2008 AND THE OTHER IS A TEMPSTAR THAT WAS MANUFACTURED IN 1998. TYPICAL LIFE EXPECTANCY IS 15-18 YEARS.
2. THE HVAC FILTERS ARE DIRTY AND SHOULD BE CHANGED.
3. IN THE MASTER BEDROOM, A COUPLE OF THE SUPPLY AND RETURN VENT REGISTERS ARE PULLING LOOSE FROM THE WALLS.
4. IN THE DOWNSTAIRS UTILITY ROOM, THE GAS SUPPLY LINE TO THE HVAC UNIT IS NOT HARDPIPE WHERE IT ENTERS THE UNIT AND IT DOES NOT HAVE A SEDIMENT TRAP.



**E. Interior:**

1. THERE IS A HOLE IN THE KITCHEN PANTRY RIGHT WALL THAT IS DUCT TAPED OVER. SEE FIGURE 16.
2. SEVERAL DOORS DO NOT HAVE DOORSTOPS OR THEY ARE DAMAGED..
3. THE FRENCH DOORS HAVE NUMEROUS ISSUES TO INCLUDE: SEVERAL BIND ON THE THRESHOLDS AND COULD NOT BE OPENED, SOME OF THE LOWER LATCHES ARE NOT WORKING, SEVERAL DO NOT SEAL CLOSED PROPERLY, AND THE LIVING AREA LEFT SIDE REAR DOORS HAVE SHIFTED OUTWARD OR WAS INSTALLED AT THE THRESHOLD OR WAS POORLY INSTALLED. A KEY IS STUCK IN THE DEADBOLT OF THE LIVING AREA LEFT SIDE REAR DOOR. THE MASTER BEDROOM LEFT SIDE REAR BALCONY DOORS ARE SHIFTED INWARD AT THE THRESHOLD...
4. THE RIGHT REAR BEDROOM CLOSET DOORS BIND ON EACH OTHER.
5. THERE ARE SOME MINOR GAPS AND CRACKS AROUND THE INTERIOR OF SEVERAL WINDOWS THAT SHOULD BE RECAULKED.
6. THE UPSTAIRS FRONT RIGHT BEDROOM WINDOW UPPER SASH IS LOOSE IN THE FRAME.
7. THE BREAKFAST AREA RIGHT REAR WINDOW DOES NOT STAY OPEN PROPERLY.
8. THE UPSTAIRS HALL BATHROOM DOOR DOES NOT LOCK CLOSED.
9. THE DOWNSTAIRS UTILITY ROOM TO GARAGE HALLWAY DOOR BINDS ON THE FRAME.
10. THE UTILITY ROOM LINOLEUM FLOORING IS LOOSE IN SEVERAL AREAS.

**F. Attic & Crawlspace:**

1. IN THE MASTER BEDROOM CLOSET, THE ATTIC ACCESS PULL DOWN STAIRS HAVE LOOSE AND MISSING HARDWARE.

**III. Informational comments:**

- SOME AREAS WERE NOT READILY ACCESSIBLE, VISIBLE OR WERE OBSTRUCTED AND COULD NOT BE PROPERLY INSPECTED.

Thank you for using PINPOINT Home & Commercial Inspections, LLC for your home inspection. Your business is appreciated.

For inspections after repairs are complete or any future needs, please call or email **PINPOINT**.

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Front



Rear



Figure 3



Figure 4



Figure 5



Figure 6

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Figure 7



Figure 10



Figure 8



Figure 11



Figure 9



Figure 12

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Figure 13



Figure 16



Figure 14



Figure 17



Figure 15



Figure 18

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Figure 19



Figure 22



Figure 20



Figure 23



Figure 21



Figure 24

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Figure 25



Figure 28



Figure 26



Figure 29



Figure 27



Figure 30

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Figure 31



# Receipt

Inspection Date: Tuesday, August 04, 2015

**INSPECTION FOR:**

Client: Mr & Mrs Happy Buyers

**PROPERTY INSPECTED:**

Address: 123 Dream Home Ln., Wonderland, SC

**INSPECTOR(S) & SC LICENSE #(S):** Tim Jacobson #877

**INSPECTION FEES:**

Type	Fees
4000-4499 sq. ft. Residential Inspection	410

**COUPON:**  
**TOTAL:** \$410.00

**PAID IN FULL**

**Check #**

**Inspectors Signature**

*Thank you for your business!*

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Real Estate Inspection Contract

Clients' Name(s): Mr & Mrs Happy Buyers

Cell Phone: 123.321.4567

Inspection Address:

123 Dream Home Ln., Wonderland, SC

Date: Wednesday, April 01, 2015

Time of Inspection: 9:00am

Email: happycampers@gmail.com

**PINPOINT Home and Commercial Inspections, LLC (PINPOINT)** is hereby employed by Client to perform a limited visual inspection of apparent conditions in readily accessible areas existing at the time of inspection. Generally accepted professional inspection standards and methods shall be used. **This home inspection is being performed in accordance with the standards of practice of the South Carolina Department of Labor, Licensing and Regulation - Residential Builders Commission. A copy of these guidelines is available from said Commission.** Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. Additionally, any repairs after the inspection may reveal defects that are not accessible at the time of inspection. **PINPOINT** is not liable for any defects or deficiencies that cannot be reasonably discovered during the limited visual inspection. As part of your home inspection the inspector will inspect and report on the following areas unless that area has been marked for exclusion from our services:

1. STRUCTURAL COMPONENTS - including foundation, floors, walls, columns, ceilings, and roofs.
2. EXTERIOR OF STRUCTURE - including wall claddings, entryway doors, decks, steps, eaves, driveways and a representative number of windows.
3. ROOFING - including roof coverings, roof drainage systems, flashing, skylights, and chimneys.
4. PLUMBING - including interior water supply and distribution system, interior drain waste and vent system, hot water system, fuel storage and distribution, and sump pump.
5. ELECTRICAL - including service entrance conductors, service equipment, main distribution panels, voltage ratings, a representative number of installed ceiling fans, lighting fixtures, switches and receptacles, ground fault circuit interrupters, and smoke detectors.
6. SYSTEM HEATING - including permanently installed heating system and its controls, chimneys, heat distribution system, including fans, pumps and ducts, and automatic safety controls. Only the heat is tested if temperature is below 65 degrees outside.
7. CENTRAL AIR CONDITIONING - including normal operating control of the central air conditioning system and the distribution system. If temperature is above 65 degrees, the air conditioner is tested.
8. INTERIOR - including walls, ceilings, floors, steps, **a representative number of cabinets and a representative number of doors and windows.**
9. INSULATION AND VENTILATION - including insulation vapor barriers, ventilation of attic and foundation, kitchen, bathroom and laundry venting systems, and the operation of any readily accessible attic ventilation fan when temperature permits.
10. BUILT-IN KITCHEN APPLIANCES - including the observation and operation of dishwasher, range, trash compactor, garbage disposal, ventilation equipment, permanently installed oven and microwave oven.

**EXCLUSIONS OR SPECIAL CIRCUMSTANCES:**

None

The price for this inspection with the exclusions identified shall be \$410.00.

**PAYMENT is due upon receipt of inspection report**

.....  
PinpointHomeInspections.com

148 White Rock Lane, Lexington, SC 29072

803.917.1884



**EXCLUSIONS AND LIMITATIONS:** The parties acknowledge and agree that this inspection is limited to visual observation of apparent conditions existing at the time of the inspection only. This inspection is not intended to provide the client with information regarding the advisability of this purchase, the market value of the property, the compliance or non-compliance with codes, ordinances and statutes, the suitability of this property for specialized use, the life expectancy of any component or system in the property, the presence or absence of pests or insects, or cosmetic or underground items or item that are not permanently installed. Reference is specifically made to the standards of practice and code of ethics of the South Carolina Department of Labor, Licensing and Regulation - Residential Builders Commission for a comprehensive listing of those items that are not required and, unless specifically included, will not be a part of this inspection.

This inspection report does not address and is not intended to address the presence of any danger from any potential harmful substances and environmental hazards, including but not limited to radon gas, lead paint, asbestos, urea formaldehyde (UFFI), toxic or chemical analysis, airborne hazards, polluted water, or underground oil tanks. Further, **PINPOINT** is not responsible for any misleading information provided by seller for any matter concealed or hidden from the inspector.

**ARBITRATION:** Should the client believe that **PINPOINT** be liable for any issues arising out of this inspection, then client shall communicate said issues in writing to **PINPOINT** within ten (10) days of the date of inspection. If the issues cannot be resolved between the parties, both parties agree to submit the dispute to binding arbitration in accordance with the rules of the American Arbitration Association. Arbitration is to be conducted by an arbitrator who is a full-time building inspector with a minimum of six (6) years' experience as a building inspector. The inspection will be judged in accordance with the South Carolina Home Inspector Standards of Practice.

**Acknowledgment:**

This inspection is performed for the sole, confidential and exclusive use and possession of the Client. Neither the contents of this report nor any representation made herein are transferable without the express written permission of **PINPOINT** and any reliance thereon by any party other than the Client named above is prohibited.

This inspection and report are not intended to be used as a guaranty or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. Any visual problems observed should be verified with the appropriate skilled professional for cost estimates and code compliance.

Client hereby authorizes **PINPOINT** to give **Best Agent in SC** phone: 123.4321 a copy of summary and photos.

**LIMIT OF LIABILITY:** It is understood and agreed that should **PINPOINT** and/or it's agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of **PINPOINT** and/or it's agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for this inspection and report.

**AGREEMENT:** This contract represents the entire agreement between **PINPOINT** Home and Commercial Inspections and the Client(s). **PINPOINT** is not responsible for the repair, replacement or alteration of any item within or upon the inspected property. The Client acknowledges that they have read and understood the extent and limitations of this inspection and agree to all of the limitations, terms and exclusions contained within this contract. Payment may constitute acceptance of the contract.

Client's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Inspector's Signature: \_\_\_\_\_ Date: April 1, 2015

**INSPECTOR(S) & SC LICENSE #(S):** Tim Jacobson #877

## CHECKLIST & INFORMATION PAGES

**Client:** Mr & Mrs Happy Buyers 123 Dream Home Ln., Wonderland, SC

**Checklist Ratings:** 1. Inspected 2. Not Inspected or Not Applicable

### ROOFING COMPONENTS & EXTERIOR:

Inspected: From Ground  
 Roof Type: Gable ,  
 Roof Covering: Asphalt Shingles.  
 Vents: Soffit Ridge Gable  
Power Fan Roof Turbine  
Roof Vent  
 Wall Structure: Wood Frame  
 Foundation: Brick

### KITCHEN, ROOMS & GARAGE:

Kitchen - Location: Rear  
Occupied Vacant Vacant but furnished

### ATTIC AND SLAB:

Attic Access Location: Entered  
Multiple Hall Pull Down Stairs,  
 Scuttle,  
 Crawlspace Access Location: None  
Multiple None,

CHECKPOINT:	Rating
Chimney & Cap	2
Vent Pipes & Boots	1
Skylights	2
Shingles	1
Soffit, Fascia & Trim	1
Gutters & Downspouts	1
Driveway, Walks & Grounds	1
Grading	1
Balconies, Decks, Patios, Porches, Railings & Steps	1
Foundation Vents: None	2
Exterior Walls / Trim	1
Windows, Screens & Storm Windows	1
Exterior Doors, Storm & Screen Doors	1
Shed	2
Retaining Walls	1

CHECKPOINT:	Rating
Dishwasher	1
Range/Oven Electric	1
Fan/Light/Vent Hood - External Venting	1
Installed Microwave	1
Refrigerator	1
Garbage Disposal	1
Trash Compactor	2
Alarms/Detectors	1
Fireplace: Gas	1
Ceilings, Floors & Walls	1
Doors and Windows	1
Cabinets/Countertops/ Towel Racks/Closets	1
Washer & Dryer Connections	1
Garage Door & Openers	1

CHECKPOINT:	Rating
Attic Access Door / Stairs	1
Attic Ventilation	1
Framing: Joists and Rafters	1
Attic Insulation: Blown	1
Sheathing	1
Crawlspace Access Door	2
Beam Supports / Piers	2
Crawlspace Floor: Dirt	2
Crawlspace Ventilation	2
Foundation Walls	1
Framing and Sub-Flooring	2
Crawlspace Insulation: None	2
Crawlspace Moisture Reading	%
Sump Pump	2

**Checklist: 1. Inspected 2. Not Inspected or Not Applicable**

**PLUMBING SYSTEMS:**

Water Supply: Municipal  
 Water Cutoff Valve Location: Front Yard  
 Waste Disposal: Municipal  
 Water Heater(s): Quantity: 1  
 Manufacturer:: US Craftmaster  
 Capacity: 80 Gallons Gas  
 Mfg. Date: 2012  
 Location: , Utility.  
 Manufacturer:  
 Capacity: Gallons Electric  
 Mfg. Date:  
 Location: ,

**ELECTRICAL SYSTEMS:**

Main Service Capacity: 400Amps110/220 Volts  
 Main Service Panel Location: Utility  
 Main Panel Spaces Available: Yes  
 Over Current Protection Type: Breakers  
 Arc Fault Breakers: No  
 Ground Fault Protection: Yes  
 House Branch Wiring: Copper  
 Incoming Service Conductor: Aluminum  
 Incoming Service Location: Under Ground  
 Grounding Cable Location: Front

**HEATING AND AIR CONDITIONING:**

Brand: Lennox, Air Conditoner  
Packaged Split Gas Electric  
 Mfg. Year: 2008, Location: Rear  
 Brand: Tempstar, Air Conditoner  
Packaged Split Gas Electric  
 Mfg. Year: 1998, Location: Rear  
 Brand: Lennox, Forced Air Furnace  
Packaged Split Gas Electric  
 Mfg. Year: 2008, Location: Attic  
 Brand: Tempstar, Forced Air Furnace  
Packaged Split Gas Electric  
 Mfg. Year: 1998, Location: **Downstairs Utility Closet**  
 Filter Loc. and Size: Hall, 6x30x1  
 Filter Loc. and Size: Hall, 20x25x1  
 Filter Loc. and Size: , x x1

CHECKPOINT:	Rating
Functional Flow (Water Pressure) & Drainage	1
Commodes, Showers, Bathtubs, Sinks & Plumbing Fixtures	1
Water Heater & Pressure Relief Valve	1
Water Piping: PVC, ,	1
Waste Piping: PVC, ,	1
Well &/or Septic	2

CHECKPOINT:	Rating
Electric Service Entry	1
Grounding Cable	1
Main Electrical Panel:	1
# of Main Disconnects (6 max.)	1
Electrical Fixtures – lights, fans, etc.	1
Switches, Junction Boxes, & Wiring	1
Electrical Receptacles	1

CHECKPOINT:	Rating
HVAC Units	1
Supply Vents	1
Ductwork	1
Filters	1
Drop Test – Downstairs 17 degrees	1
Drop Test – Upstairs 15 degrees	1