

PDmB, Inc.

16:55 March 17, 2003

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A Acceptable	Functional with no obvious signs of defect.
NP Not Present	Item not present or not found.
NI Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M Marginal	Item is not fully functional and requires repair or servicing.
D Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 School House Road
City Yourtown State US Zip 12345-
Contact Name Irma Goodagent
Phone (111)111-1111 Fax (111)111-1113

Client Information

Client Name Bob Smith
Client Address 3212 Homestead Drive
City Yourtown State US Zip 12345-
Phone (111)111-2111 Fax () -

Inspection Company

Inspector Name Jim Goss
Company Name PDmB, Inc.
Company Address 8234 Winton Road
Suite 200
City Cincinnati State OH Zip 45231
Phone 513-522-7362 Fax 513-729-4683
E-Mail info@palm-tech.com
File Number 22084
Amount Received \$250.00

Conditions

Others Present Buyer's Agent Property Occupied Yes
Estimated Age 7 Years Entrance Faces Southwest
Inspection Date 7/8/02
Start Time 10:00 End Time 1:00
Electric On Yes No
Gas/Oil On Yes No
Water On Yes No
Temperature 80
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Lots and Grounds

- A NPNI M D
1. **Walks:** Concrete
 2. **Steps/Stoops:** Concrete
 3. **Patio:** Concrete
 4. **Porch:** Concrete
 5. **Retaining Walls:** Railroad ties - The wall is showing signs of movement, but appears stable at this time. Recommend an estimate by a qualified contractor to evaluate, estimate, and recommend repairs that may be required to maintain the retaining wall.
 6. **Grading:** Moderate slope - The grade and landscaping materials are too high and extend above the window well at the Northeast rear of home. Recommend that the grade be reduced or the window well metal soil retainer be replaced with a taller soil retainer to keep the mulch and soil from washing into the window well.
 7. **Swale:** Adequate slope and depth for drainage
 8. **Window Wells:** Not visible
 9. **Driveway:** Concrete
 10. **Fences:** Split rail

Exterior Surface and Components

- A NPNI M D
- #1 Exterior Surface**
1. **Type:** Brick veneer - Loose half brick at front door. Remove and tuck point back in place.
- #2 Exterior Surface**
2. **Type:** Vinyl siding
 3. **Trim:** Composite material - Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.
 1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
 2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
 3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.Recommend estimate/repairs by a qualified contractor.
 4. **Fascia:** Composite material
 5. **Soffits:** Composite material
 6. **Door Bell:** Hard wired
 7. **Entry Doors:** Serviceable
 8. **Patio Door:** Serviceable
 9. **Window Screens:** Vinyl mesh
 10. **Exterior Lighting:** Surface mounted lamps front and rear
 11. **Exterior Electric Outlets:** 110 VAC GFCI
 12. **Hose Bibs:** Rotary
 13. **Gas Meter:** Exterior surface mount at side of home
 14. **Main Gas Valve:** Located at gas meter

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Roof

A NPNI M D

Main Roof Surface

1. **Method of Inspection:** Ladder at eaves/Ground Level
2. **Unable to Inspect:** 10% - Height of roof
3. **Material:** Asphalt shingle
4. **Type:** Gable
5. **Approx Age:** 7 Years
6. **Flashing:** Galvanized
7. **Valleys:** Preformed metal

Rear of home Chimney

8. **Chimney:** Metal surface mount vent
9. **Flue/Flue Cap:** Metal

Rear Roof Chimney

10. **Chimney:** Metal pipe
11. **Flue/Flue Cap:** Metal
12. **Chimney Flashing:** Galvanized
13. **Plumbing Vents:** PVC
14. **Gutters:** Aluminum
15. **Downspouts:** Aluminum
16. **Leader/Extension:** Plastic underground pipe - Downspout is not draining into the plastic underground pipe at the front porch. Re-insert the downspout into the drain pipe to prevent water form pooling at the foundation.

Garage/Carport

A NPNI M D

Attached Garage

1. **Type of Structure:** Attached **Car Spaces:** 2
2. **Garage Doors:** Metal
3. **Door Operation:** Mechanized
4. **Door Opener:** Lift Master - The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path..
Recommend adjustment of door contact switch.
Note: The light beam safety is operative.
5. **Exterior Surface:** Brick veneer
6. **Service Doors:** Metal
7. **Walls:** Painted drywall
8. **Ceiling:** Painted drywall
9. **Floor/Foundation:** Poured
10. **Electrical:** 110 GFCI and lighting circuits

Electrical

A NPNI M D

1. **Service Size Amps:** 150 **Volts:** 120-240 VAC
2. **Service:** Aluminum
3. **110 VAC Branch Circuits:** Copper
4. **220 VAC Branch Circuits:** Copper and aluminum
5. **Aluminum Wiring:** Not present in 110 circuits

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Electrical (continued)

6. **Conductor Type:** Romex
7. **GFCI:** Basement, garage, kitchen, bathrooms
8. **Ground:** Plumbing and rod in ground.
9. **Smoke Detectors:** Present on all levels of the home
- Basement Electric Panel**
10. **Manufacturer:** Cutler-Hammer
11. **Max Capacity:** 150 Amps
12. **Main Breaker Size:** 150 Amps
13. **Breakers:** CU/AL
14. **Is the panel bonded?** Yes No

Structure

- A N P N I M D
1. **Structure Type:** Wood frame
2. **Foundation:** Poured
3. **Differential Movement:** No movement or displacement noted
4. **Beams:** Steel I-Beam
5. **Bearing Walls:** Poured
6. **Joists/Trusses:** 2x10
7. **Piers/Posts:** Poured piers and steel posts - No Posts were visible and only one pier was visible due to the basement being finished.
8. **Floor/Slab:** Composite wood or plywood
9. **Stairs/Handrails:** Wood stairs with wood handrails

Attic

- A N P N I M D
- Main Attic**
1. **Method of Inspection:** In the attic
2. **Unable to Inspect:** 10% - Limited view due to cathedral ceiling
3. **Roof Framing:** 2x4 Truss
4. **Sheathing:** Strand board (OSB)
5. **Ventilation:** Roof and soffit vents
6. **Insulation:** Loose - Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.
7. **Insulation Depth:** 10" - 12"
8. **Attic Fan:** Direct drive
9. **Wiring/Lighting:** 110 VAC lighting circuit
10. **Moisture Penetration:** None - No water penetration from the exterior noted.

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Basement

A NPNI M D

Main Basement

1. **Unable to Inspect:** 10%
2. **Ceiling:** Texture paint and exposed framing
3. **Walls:** Painted drywall
4. **Floors:** Carpet/Hardwood
5. **Floor Drain:** Surface drain
6. **Doors:** Hollow wood
7. **Windows:** Aluminum slider
8. **Electrical:** 110 GFCI, 110 VAC outlets and lighting circuits
9. **HVAC Source:** Heating system register
10. **Ventilation:** Windows
11. **Insulation:** No visible insulation
12. **Sump Pump:** Pedestal
13. **Bsmt Stairs/Railings:** Wood stairs with wood handrails
14. **Wet Bar:** Sink & Cabinet

Air Conditioning

A NPNI M D

Main AC System

1. **A/C System Operation:** Appears serviceable
2. **Condensate Removal:** PVC
3. **Exterior Unit:** Cobra Cooling Products
4. **Model Number:** AA1CJ030-A **Serial Number:** 0894-00000001
5. **Area Served:** Whole building **Approximate Age:** 7 Years
6. **Fuel Type:** 220-240 VAC **Temperature Differential:** 19
7. **Type:** Central A/C **Capacity:** 2.5 Ton
8. **Visible Coil:** Copper core with aluminum fins - The coil on exterior unit requires periodic cleaning. Recommend cleaning the exterior coils with a hose and water.
9. **Refrigerant Lines:** Serviceable condition
10. **Electrical Disconnect:** Breaker disconnect
11. **Exposed Ductwork:** Metal
12. **Blower Fan/Filters:** Direct drive with disposable filter
13. **Thermostats:** Individual

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Fireplace/Wood Stove

A NPNI M D

Living Room Fireplace

1. Fireplace Construction: Prefab
2. Type: Gas log
3. Smoke Chamber: Metal
4. Flue: Metal
5. Damper: _____
6. Hearth: Flush mounted

Master Bedroom Fireplace

7. Fireplace Construction: Prefab
8. Type: Gas log
9. Smoke Chamber: Metal
10. Flue: Metal
11. Damper: _____
12. Hearth: No hearth/wall mounted

Heating System

A NPNI M D

Main Heating System

1. Heating System Operation: Appears Serviceable
2. Manufacturer: Carrier
3. Model Number: 58GFA105-12 Serial Number: 4294A20006
4. Type: Forced air Capacity: 85,000 BTUHR
5. Area Served: Whole building Approximate Age: 7 Years
6. Fuel Type: Natural gas
7. Heat Exchanger: 5 Burner
8. Unable to Inspect: 20%
9. Blower Fan/Filter: Direct drive with disposable filter
10. Distribution: Metal duct
11. Flue Pipe: Double wall
12. Humidifier: April-Aire
13. Thermostats: Individual

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Plumbing

A NPNI M D

1. **Service Line:** Copper
 2. **Main Water Shutoff:** Basement
 3. **Water Lines:** Copper
 4. **Drain Pipes:** PVC
 5. **Service Caps:** PVC
 6. **Vent Pipes:** PVC
 7. **Gas Service Lines:** Copper
- Basement Water Heater**
8. **Water Heater Operation:** Serviceable
 9. **Manufacturer:** State
 10. **Model Number:** PRV50 NBRT0 **Serial Number:** J957470005
 11. **Type:** Natural gas **Capacity:** 50 Gal.
 12. **Approximate Age:** 7 Years **Area Served:** Whole building
 13. **Flue Pipe:** Single wall
 14. **TPRV and Drain Tube:** Copper

Bathroom

A NPNI M D

- Basement Bathroom**
1. **Ceiling:** Texture paint
 2. **Walls:** Painted drywall
 3. **Floor:** Tile
 4. **Doors:** Hollow wood
 5. **Electrical:** 110 GFCI and lighting circuits
 6. **Sink/Basin:** Pedestal
 7. **Faucets/Traps:** Delta fixtures with a metal trap
 8. **Shower/Surround:** Porcelain pan and ceramic tile surround
 9. **Toilets:** Mansfield
 10. **HVAC Source:** _____
 11. **Ventilation:** Electric ventilation fan
- 1st Floor Hall Bathroom**
12. **Ceiling:** Texture paint
 13. **Walls:** Painted drywall
 14. **Floor:** Hardwood
 15. **Doors:** Hollow wood
 16. **Windows:** Vinyl double hung
 17. **Electrical:** 110 GFCI and lighting circuits
 18. **Sink/Basin:** Pedestal
 19. **Faucets/Traps:** Delta fixtures with a metal trap
 20. **Toilets:** Mansfield
 21. **HVAC Source:** Heating system register
 22. **Ventilation:** Electric ventilation fan and window
- 2nd Floor Hall Bathroom**
23. **Ceiling:** Painted drywall
 24. **Walls:** Painted drywall
 25. **Floor:** Vinyl floor covering
 26. **Doors:** Hollow wood
 27. **Electrical:** 110 GFCI and lighting circuits

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Bathroom (continued)

- 28. Counter/Cabinet: Laminate and wood
- 29. Sink/Basin: Molded single bowl
- 30. Faucets/Traps: Delta fixtures with a PVC trap
- 31. Tub/Surround: Porcelain tub and ceramic tile surround
- 32. Toilets: Mansfield
- 33. HVAC Source: Heating system register
- 34. Ventilation: Electric ventilation fan

Master Bathroom

- 35. Ceiling: Painted drywall
- 36. Walls: Painted drywall
- 37. Floor: Carpet
- 38. Doors: Hollow wood
- 39. Windows: Vinyl double hung
- 40. Electrical: 110 GFCI and lighting circuits
- 41. Counter/Cabinet: Laminate and wood
- 42. Sink/Basin: Molded dual bowl
- 43. Faucets/Traps: Delta fixtures with a PVC trap
- 44. Shower/Surround: Fiberglass pan and ceramic tile surround
- 45. Spa Tub/Surround: Fiberglass tub and ceramic tile surround
- 46. Toilets: Mansfield
- 47. HVAC Source: Heating system register
- 48. Ventilation: Electric ventilation fan and window

Kitchen

A N P N I M D

1st Floor Kitchen

- 1. Cooking Appliances: General Electric
- 2. Ventilator: General Electric
- 3. Disposal: In-Sinkerator
- 4. Dishwasher: General Electric
- 5. Air Gap Present? Yes No
- 6. Trash Compactor: General Electric - Appears serviceable
- 7. Refrigerator: Frigidaire - Appears serviceable
- 8. Microwave: General Electric - Appears serviceable
- 9. Sink: Porcelain coated
- 10. Electrical: 110 GFCI, 110 VAC outlets and lighting circuits
- 11. Plumbing/Fixtures: Moen fixtures with a PVC trap
- 12. Counter Tops: Laminate
- 13. Cabinets: Wood
- 14. Ceiling: Painted drywall
- 15. Walls: Painted drywall
- 16. Floor: Hardwood
- 17. Windows: Vinyl slider
- 18. HVAC Source: Heating system register

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Bedroom

A NPNI M D

2nd Floor Master Bedroom

1. **Closet:** Walk In
2. **Ceiling:** Painted drywall
3. **Walls:** Painted drywall
4. **Floor:** Carpet
5. **Doors:** Hollow wood
6. **Windows:** Vinyl double hung - Recommend the replacement of the old caulking at the front bedroom and walk in closet windows at window sill.
7. **Electrical:** Outlets, lighting and ceiling fan
8. **HVAC Source:** Heating system register

2nd Floor Center Rear Bedroom

9. **Closet:** Single small
10. **Ceiling:** Painted drywall
11. **Walls:** Painted drywall
12. **Floor:** Carpet
13. **Doors:** Hollow wood
14. **Windows:** Vinyl double hung
15. **Electrical:** 110 VAC outlets and lighting circuits
16. **HVAC Source:** Heating system register

2nd Floor Rear Bedroom

17. **Closet:** Single small
18. **Ceiling:** Painted drywall
19. **Walls:** Painted drywall
20. **Floor:** Carpet
21. **Doors:** Hollow wood
22. **Windows:** Vinyl double hung
23. **Electrical:** 110 VAC outlets and lighting circuits
24. **HVAC Source:** Heating system register

2nd Floor Front Bedroom

25. **Closet:** Single small - Note: peeling paint at rear outside corner of closet caused by condensation due to an opening in the insulation at the roof line over the closet corner. Additional batt insulation recommended to prevent additional condensation forming.
26. **Ceiling:** Painted drywall
27. **Walls:** Painted drywall
28. **Floor:** Carpet
29. **Doors:** Hollow wood
30. **Windows:** Vinyl double hung
31. **Electrical:** 110 VAC outlets and lighting circuits
32. **HVAC Source:** Heating system register

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Living Space

A NPNI M D

Main Entry Hall Living Space

1. Closet: Single small
2. Ceiling: Painted drywall
3. Walls: Painted drywall
4. Floor: Hardwood
5. Doors: Hollow wood
6. Windows: Vinyl double hung
7. Electrical: 110 VAC outlets and lighting circuits
8. HVAC Source: Heating system register

Great Room Living Space

9. Ceiling: Painted drywall
10. Walls: Painted drywall
11. Floor: Carpet
12. Windows: Vinyl double hung
13. Electrical: 110 VAC outlets and lighting circuits
14. HVAC Source: Heating system register

Living Room Living Space

15. Ceiling: Painted drywall
16. Walls: Painted drywall
17. Floor: Carpet
18. Windows: Vinyl double hung
19. Electrical: 110 VAC outlets and lighting circuits
20. HVAC Source: Heating system register

Dining Room Living Space

21. Ceiling: Painted drywall
22. Walls: Painted drywall
23. Floor: Hardwood
24. Doors: Hollow wood
25. Windows: Vinyl double hung
26. Electrical: 110 VAC outlets and lighting circuits
27. HVAC Source: Heating system register

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Laundry Room/Area

A NPNI M D

1st Floor Laundry Room/Area

1. **Ceiling:** Painted drywall
2. **Walls:** Painted drywall
3. **Floors:** Carpet
4. **Doors:** Hollow wood
5. **Electrical:** 110 VAC outlets and lighting circuits
6. **HVAC Source:** Heating system register
7. **Laundry Tub:** Plastic
8. **Laundry Tub Drain:** PVC
9. **Washer Hose Bib:** Multi-port
10. **Washer and Dryer Electrical:** 120-240 VAC
11. **Dryer Vent:** Rigid metal
12. **Dryer Gas Line:** Cast iron
13. **Washer Drain:** Wall mounted drain

Client: Bob Smith

Example.hi4

PDmB, Inc.

16:55 March 17, 2003

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Retaining Walls: Railroad ties - The wall is showing signs of movement, but appears stable at this time. Recommend an estimate by a qualified contractor to evaluate, estimate, and recommend repairs that may be required to maintain the retaining wall.

Air Conditioning

Main - AC System - Visible Coil: Copper core with aluminum fins - The coil on exterior unit requires periodic cleaning. Recommend cleaning the exterior coils with a hose and water.

Bathroom

Master - Bathroom - Shower/Surround: Fiberglass pan and ceramic tile surround

Bedroom

2nd Floor Master - Bedroom - Windows: Vinyl double hung - Recommend the replacement of the old caulking at the front bedroom and walk in closet windows at window sill.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Grading: Moderate slope - The grade and landscaping materials are too high and extend above the window well at the Northeast rear of home. Recommend that the grade be reduced or the window well metal soil retainer be replaced with a taller soil retainer to keep the mulch and soil from washing into the window well.

Exterior Surface and Components

#1 - Exterior Surface - Type: Brick veneer - Loose half brick at front door. Remove and tuck point back in place.

Trim: Composite material - Note: Damaged wood areas should be checked while doing the repair and replaced if wood rot is present.

1. Water damage to trim wood at either side of garage door from moisture wicking into the finished particle board. The surface is starting to delaminate. recommend repair/replacement of the trim boards and silicone seal wood that is in contact with concrete to prevent wicking.
2. The wood window boxes have water damage and will require repair/replacement. The wood has started to separate at the supports and at the corners of the window boxes.
3. The trim board at the southwest corner of the porch has water damage due to water penetration and will require repair/replacement of the wood. The trim board extends out creating a ledge allowing water to collect on the top edge of the board and cause the wood to rot.

Recommend estimate/repairs by a qualified contractor.

Roof

Leader/Extension: Plastic underground pipe - Downspout is not draining into the plastic underground pipe at the front porch. Re-insert the downspout into the drain pipe to prevent water from pooling at the foundation.

Garage/Carport

Attached - Garage - Door Opener: Lift Master - The door contact safety switch is out of adjustment and does not reverse the door operation when the door comes in contact with an object in its path.. Recommend adjustment of door contact switch.

Note: The light beam safety is operative.

Attic

Main - Attic - Insulation: Loose - Insufficient insulation present at roof line above front bedroom closet. Add additional insulation below the roof line at the front of the home near the access cover. There is a small section of fiberglass batt insulation present that should be inserted in the open void above the closet framing. Additional insulation should be added in the 3 to 4 foot section to prevent condensation from forming due to heat loss.

Bedroom

2nd Floor Front - Bedroom - Closet: Single small - Note: peeling paint at rear outside corner of closet caused by condensation due to an opening in the insulation at the roof line over the closet corner. Additional batt insulation recommended to prevent additional condensation forming.