

PDmB, Inc.

17:13 March 17, 2003

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

Estimated Age 7 Years

Inspection Date 7/8/02

Start Time 10:00

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 80

Weather Sunny

Space Below Grade Basement

Building Type Single family

Sewage Disposal City

Water Source City

Property Occupied Yes

Entrance Faces Southwest

End Time 1:00

Soil Conditions Dry

Garage Attached

How Verified Multiple Listing Service

How Verified Multiple Listing Service

Client: Bob Smith

Example.hi4

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Lots and Grounds

Walks: Concrete

Steps/Stoops: Concrete

Patio: Concrete

Porch: Concrete

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.

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.

Swale: Adequate slope and depth for drainage

Window Wells: Not visible

Driveway: Concrete

Fences: Split rail

Exterior Surface and Components

#1 Exterior Surface

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

#2 Exterior Surface

Type: Vinyl siding

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.

Fascia: Composite material

Soffits: Composite material

Door Bell: Hard wired

Entry Doors: Serviceable

Patio Door: Serviceable

Window Screens: Vinyl mesh

Exterior Lighting: Surface mounted lamps front and rear

Exterior Electric Outlets: 110 VAC GFCI

Hose Bibs: Rotary

Gas Meter: Exterior surface mount at side of home

Main Gas Valve: Located at gas meter

Client: Bob Smith

Example.hi4

Roof

Main Roof Surface

Method of Inspection: Ladder at eaves/Ground Level

Unable to Inspect: 10% - Height of roof

Material: Asphalt shingle

Type: Gable

Approx Age: 7 Years

Flashing: Galvanized

Valleys: Preformed metal

Rear of home Chimney

Chimney: Metal surface mount vent

Flue/Flue Cap: Metal

Rear Roof Chimney

Chimney: Metal pipe

Flue/Flue Cap: Metal

Chimney Flashing: Galvanized

Plumbing Vents: PVC

Gutters: Aluminum

Downspouts: Aluminum

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

Attached Garage

Type of Structure: Attached

Car Spaces: 2

Garage Doors: Metal

Door Operation: Mechanized

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.

Exterior Surface: Brick veneer

Service Doors: Metal

Walls: Painted drywall

Ceiling: Painted drywall

Floor/Foundation: Poured

Electrical: 110 GFCI and lighting circuits

Electrical

Service Size Amps: 150

Volts: 120-240 VAC

Service: Aluminum

110 VAC Branch Circuits: Copper

220 VAC Branch Circuits: Copper and aluminum

Aluminum Wiring: Not present in 110 circuits

Conductor Type: Romex

GFCI: Basement, garage, kitchen, bathrooms

Ground: Plumbing and rod in ground.

Smoke Detectors: Present on all levels of the home

Basement Electric Panel

Client: Bob Smith

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Electrical (continued)

Manufacturer: Cutler-Hammer

Max Capacity: 150 Amps

Main Breaker Size: 150 Amps

Breakers: CU/AL

Is the panel bonded? Yes

Structure

Structure Type: Wood frame

Foundation: Poured

Differential Movement: No movement or displacement noted

Beams: Steel I-Beam

Bearing Walls: Poured

Joists/Trusses: 2x10

Piers/Posts: Poured piers and steel posts - No Posts were visible and only one pier was visible due to the basement being finished.

Floor/Slab: Composite wood or plywood

Stairs/Handrails: Wood stairs with wood handrails

Attic

Main Attic

Method of Inspection: In the attic

Unable to Inspect: 10% - Limited view due to cathedral ceiling

Roof Framing: 2x4 Truss

Sheathing: Strand board (OSB)

Ventilation: Roof and soffit vents

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.

Insulation Depth: 10" - 12"

Attic Fan: Direct drive

Wiring/Lighting: 110 VAC lighting circuit

Moisture Penetration: None - No water penetration from the exterior noted.

Client: Bob Smith

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Basement

Main Basement

Unable to Inspect: 10%

Ceiling: Texture paint and exposed framing

Walls: Painted drywall

Floors: Carpet/Hardwood

Floor Drain: Surface drain

Doors: Hollow wood

Windows: Aluminum slider

Electrical: 110 GFCI, 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Ventilation: Windows

Insulation: No visible insulation

Sump Pump: Pedestal

Bsmt Stairs/Railings: Wood stairs with wood handrails

Wet Bar: Sink & Cabinet

Air Conditioning

Main AC System

A/C System Operation: Appears serviceable

Condensate Removal: PVC

Exterior Unit: Cobra Cooling Products

Model Number: AA1CJ030-A

Serial Number: 0894-000000001

Area Served: Whole building

Approximate Age: 7 Years

Fuel Type: 220-240 VAC

Temperature Differential: 19

Type: Central A/C

Capacity: 2.5 Ton

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.

Refrigerant Lines: Serviceable condition

Electrical Disconnect: Breaker disconnect

Exposed Ductwork: Metal

Blower Fan/Filters: Direct drive with disposable filter

Thermostats: Individual

Client: Bob Smith

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Fireplace/Wood Stove

Living Room Fireplace

Fireplace Construction: Prefab

Type: Gas log

Smoke Chamber: Metal

Flue: Metal

Damper:

Hearth: Flush mounted

Master Bedroom Fireplace

Fireplace Construction: Prefab

Type: Gas log

Smoke Chamber: Metal

Flue: Metal

Damper:

Hearth: No hearth/wall mounted

Heating System

Main Heating System

Heating System Operation: Appears Serviceable

Manufacturer: Carrier

Model Number: 58GFA105-12

Serial Number: 4294A20006

Type: Forced air

Capacity: 85,000 BTUHR

Area Served: Whole building

Approximate Age: 7 Years

Fuel Type: Natural gas

Heat Exchanger: 5 Burner

Unable to Inspect: 20%

Blower Fan/Filter: Direct drive with disposable filter

Distribution: Metal duct

Flue Pipe: Double wall

Humidifier: April-Aire

Thermostats: Individual

Plumbing

Service Line: Copper

Main Water Shutoff: Basement

Water Lines: Copper

Drain Pipes: PVC

Service Caps: PVC

Vent Pipes: PVC

Gas Service Lines: Copper

Basement Water Heater

Water Heater Operation: Serviceable

Manufacturer: State

Model Number: PRV50 NBRT0

Serial Number: J957470005

Type: Natural gas

Capacity: 50 Gal.

Approximate Age: 7 Years

Area Served: Whole building

Flue Pipe: Single wall

TPRV and Drain Tube: Copper

Client: Bob Smith

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Bathroom

Basement Bathroom

Ceiling: Texture paint

Walls: Painted drywall

Floor: Tile

Doors: Hollow wood

Electrical: 110 GFCI and lighting circuits

Sink/Basin: Pedestal

Faucets/Traps: Delta fixtures with a metal trap

Shower/Surround: Porcelain pan and ceramic tile surround

Toilets: Mansfield

HVAC Source:

Ventilation: Electric ventilation fan

1st Floor Hall Bathroom

Ceiling: Texture paint

Walls: Painted drywall

Floor: Hardwood

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: 110 GFCI and lighting circuits

Sink/Basin: Pedestal

Faucets/Traps: Delta fixtures with a metal trap

Toilets: Mansfield

HVAC Source: Heating system register

Ventilation: Electric ventilation fan and window

2nd Floor Hall Bathroom

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Vinyl floor covering

Doors: Hollow wood

Electrical: 110 GFCI and lighting circuits

Counter/Cabinet: Laminate and wood

Sink/Basin: Molded single bowl

Faucets/Traps: Delta fixtures with a PVC trap

Tub/Surround: Porcelain tub and ceramic tile surround

Toilets: Mansfield

HVAC Source: Heating system register

Ventilation: Electric ventilation fan

Master Bathroom

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: 110 GFCI and lighting circuits

Counter/Cabinet: Laminate and wood

Sink/Basin: Molded dual bowl

Faucets/Traps: Delta fixtures with a PVC trap

Shower/Surround: Fiberglass pan and ceramic tile surround

Spa Tub/Surround: Fiberglass tub and ceramic tile surround

Client: Bob Smith

Example.hi4

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Bathroom (continued)

Toilets: Mansfield

HVAC Source: Heating system register

Ventilation: Electric ventilation fan and window

Kitchen

1st Floor Kitchen

Cooking Appliances: General Electric

Ventilator: General Electric

Disposal: In-Sinkerator

Dishwasher: General Electric

Air Gap Present? Yes

Trash Compactor: General Electric - Appears serviceable

Refrigerator: Frigidaire - Appears serviceable

Microwave: General Electric - Appears serviceable

Sink: Porcelain coated

Electrical: 110 GFCI, 110 VAC outlets and lighting circuits

Plumbing/Fixtures: Moen fixtures with a PVC trap

Counter Tops: Laminate

Cabinets: Wood

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Hardwood

Windows: Vinyl slider

HVAC Source: Heating system register

Bedroom

2nd Floor Master Bedroom

Closet: Walk In

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Carpet

Doors: Hollow wood

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

Electrical: Outlets, lighting and ceiling fan

HVAC Source: Heating system register

2nd Floor Center Rear Bedroom

Closet: Single small

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

2nd Floor Rear Bedroom

Closet: Single small

Ceiling: Painted drywall

Walls: Painted drywall

Client: Bob Smith

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Bedroom (continued)

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

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.

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Living Space

Main Entry Hall Living Space

Closet: Single small

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Hardwood

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Great Room Living Space

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Carpet

Windows: Vinyl double hung

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Living Room Living Space

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Carpet

Windows: Vinyl double hung

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Dining Room Living Space

Ceiling: Painted drywall

Walls: Painted drywall

Floor: Hardwood

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Client: Bob Smith

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Laundry Room/Area

1st Floor Laundry Room/Area

Ceiling: Painted drywall

Walls: Painted drywall

Floors: Carpet

Doors: Hollow wood

Electrical: 110 VAC outlets and lighting circuits

HVAC Source: Heating system register

Laundry Tub: Plastic

Laundry Tub Drain: PVC

Washer Hose Bib: Multi-port

Washer and Dryer Electrical: 120-240 VAC

Dryer Vent: Rigid metal

Dryer Gas Line: Cast iron

Washer Drain: Wall mounted drain

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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.

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Defective Summary

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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.

Client: Bob Smith

Example.hi4