



**Subject Property**



## ROOFING

Roof Covering	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">Location</td> <td style="width: 33%; text-align: center;">Materials</td> <td style="width: 33%; text-align: center;">Age</td> </tr> <tr> <td><u>Entire House</u></td> <td><u>Fiberglass-Asphalt</u></td> <td><u>18 yrs</u></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </table> <p>How observed: <u>Ground Level</u></p> <p><u>See Addendum - Roof Covering</u></p>	Location	Materials	Age	<u>Entire House</u>	<u>Fiberglass-Asphalt</u>	<u>18 yrs</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
Location	Materials	Age															
<u>Entire House</u>	<u>Fiberglass-Asphalt</u>	<u>18 yrs</u>															
_____	_____	_____															
_____	_____	_____															
_____	_____	_____															
Roof Leaks	<input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None noted <u>See Addendum - Roof Leaks</u>																
Flashing	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <u>See Addendum - Flashing</u>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A															
Gutters and Downspouts	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A															
<b>EXTERIOR</b>																	
Exterior Doors		<input checked="" type="checkbox"/> Satisfactory															
Windows and Skylights	Roof windows and skylights: <input type="checkbox"/> Moisture Stains <input type="checkbox"/> Extensive	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> None noted															
Exterior Wall Covering	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">Location</td> <td style="width: 33%; text-align: center;">Materials</td> </tr> <tr> <td><u>Entire House</u></td> <td><u>Drywall</u></td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> </tr> </table>	Location	Materials	<u>Entire House</u>	<u>Drywall</u>	_____	_____	_____	_____	_____	_____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory					
Location	Materials																
<u>Entire House</u>	<u>Drywall</u>																
_____	_____																
_____	_____																
_____	_____																
Exterior Trim	Soffit, Fascia, Eaves: <input type="checkbox"/> Signs of rot <input checked="" type="checkbox"/> None noted <u>Exterior Trim has been covered with vinyl which is low maintenance</u>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A															
Chimney	<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Clean before use	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A															
Garage/Carport	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Door operator <input checked="" type="checkbox"/> Operated <input checked="" type="checkbox"/> Safety Stop	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A															
Porch	Floor: <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A															

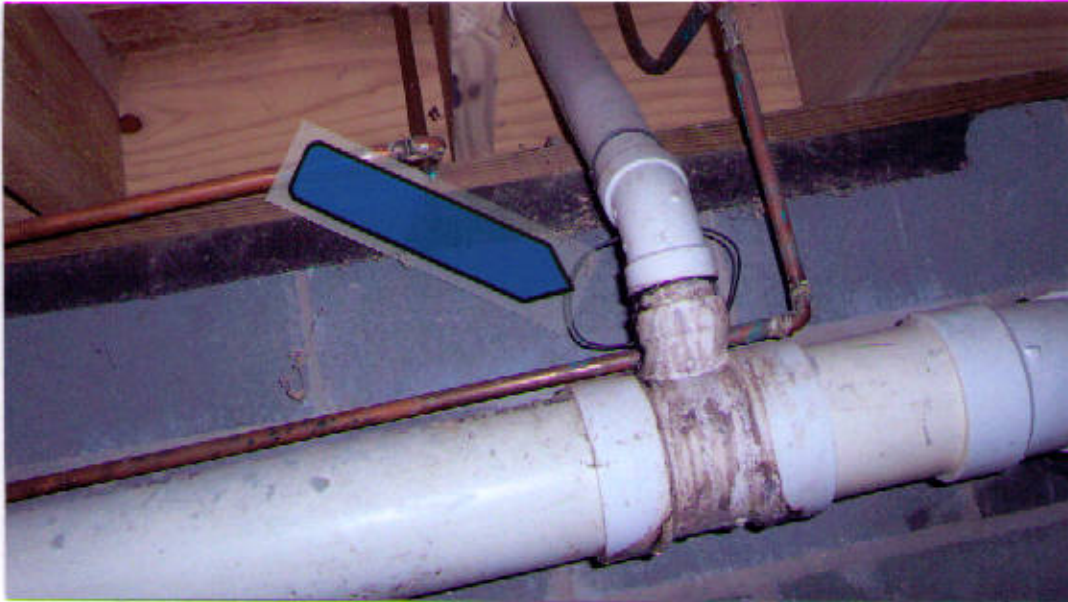
## ELECTRICAL

Service	Service line entrance: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground Service cable size: <u>200</u> Amps Type: <u>Aluminum</u> <input checked="" type="checkbox"/> Satisfactory Panel Box <u>200</u> Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breakers <input checked="" type="checkbox"/> Grounded
Circuits	Quantity: <input checked="" type="checkbox"/> Ample <input type="checkbox"/> Ground fault interrupters <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <i>See Addendum - Circuits</i>
Conductors	Branch wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <span style="float: right;"><input type="checkbox"/> Satisfactory</span>
Outlets and Fixtures	<input checked="" type="checkbox"/> Random Testing <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span>  <input checked="" type="checkbox"/> Smoke Detectors
<b>KITCHEN AND APPLIANCES</b>	
Cabinets	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Countertops	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Dishwasher	<input type="checkbox"/> Operated <input checked="" type="checkbox"/> Not Operated <input type="checkbox"/> Air Gap Age: <u>3yrs</u> <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Disposal	<input checked="" type="checkbox"/> Operated <input type="checkbox"/> Not Operated <input type="checkbox"/> HP _____ Age: _____ <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
Range/Oven	<input checked="" type="checkbox"/> Operated <input type="checkbox"/> Not Operated <input type="checkbox"/> Gas <input type="checkbox"/> Electric <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> Age: <u>5yrs</u> <input type="checkbox"/> N/A
Refrigerator	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Frost free <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> Ice Maker Age: _____ <input type="checkbox"/> N/A
Other Appliances	<u>NONE</u> <span style="float: right;"><input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A</span>
Floor	<input type="checkbox"/> Resilient Tile <input checked="" type="checkbox"/> Sheet Goods <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> Satisfactory
Ventilation	<input checked="" type="checkbox"/> Exhaust fan <input type="checkbox"/> Ductless <input checked="" type="checkbox"/> Vented to outside <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input type="checkbox"/> N/A
Clothes Washer	<input checked="" type="checkbox"/> Operated <input type="checkbox"/> Not operated Age: <u>5yrs</u>
Clothes Dryer	<input checked="" type="checkbox"/> Operated <input type="checkbox"/> Not operated <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <span style="float: right;"><input checked="" type="checkbox"/> Satisfactory</span> <input checked="" type="checkbox"/> Vented Age: <u>5yrs</u>

Electrical and

## ADDENDUM

**Waste Discharge:** The arrow in this photo points to a leak in the drain from the kitchen sink into the main discharge line. This leak needs to be repaired by a professional plumber.



**Waste Disposal:** The waste disposal system consists of a septic tank that is attached to a drain field. The entire system is located on the homeowner's property. The system appeared to be working properly at the time of inspection. I recommend the tank be pumped every three to five years for good maintenance. This will prevent tank sludge from entering the drain field and clogging the drainpipe holes.

**Roof Covering:** The roof covering is made of fiberglass asphalt shingles. The roof looks good, but is showing signs of aging. In the photo below you can see the shingles are beginning to curl and become brittle.



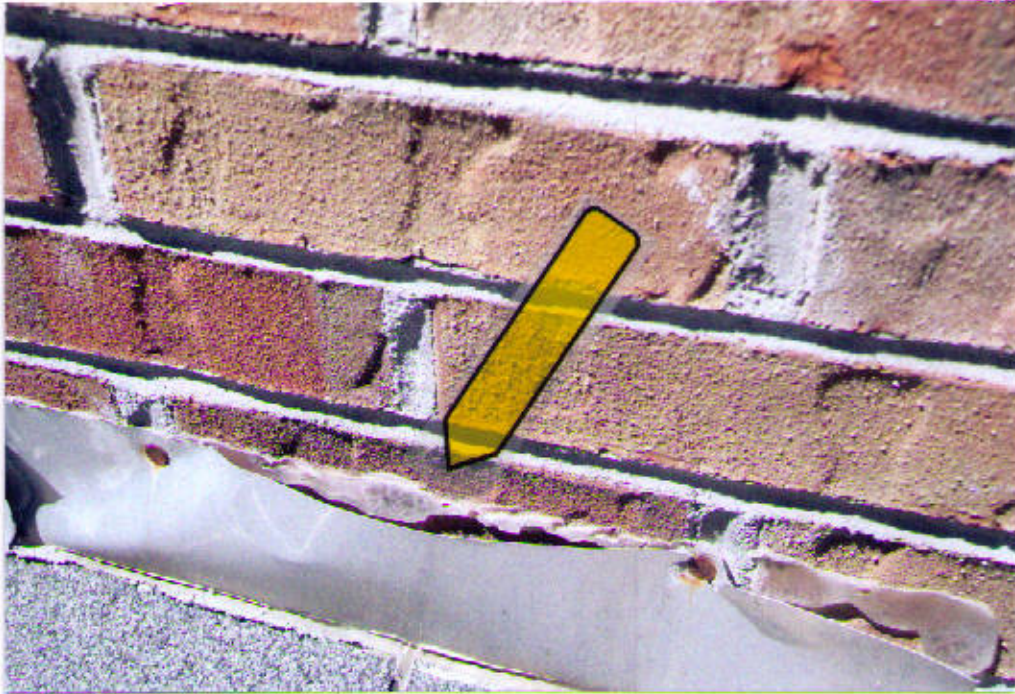
**Roof Covering (Continued):** The arrow in this photo indicates nail holes in the shingles that have been caulked. There are also other areas on the roof where nails are beginning to push through the shingles. With the roof being 18 years old, I feel it has served its purpose and should be replaced.



**Roof Leaks:** This photo was taken in the attic of the house. The arrow points to roof decking with wood rot caused by the leaking roof. Damaged areas need repair as the new roof is being replaced.



**Flashing:** This photo was taken of the roof flashing on the family room chimney. This chimney was improperly flashed and needs repair. The arrow shows a gap that will allow water to enter behind the aluminum flashing.



**Circuits:** There are several problems found with the electrical wiring in the attic. These problems are shown in the following pictures. I recommend that a trusted and licensed electrician make all the repairs. The arrow in the photo below points to a junction box that has no cover. The purpose of the cover is to contain a fire if this connection overheats.



**Circuits (Continued):** The arrow in this photo points to a wire splice that should be enclosed in a junction box. Splices without junction boxes are a definite fire hazard.



The arrow in this photo points to wire ends that should be capped and placed in a junction box. These wires have power and are a certain safety and fire hazard.



# BUILDING ANALYSIS REPORT

*THE HOME INSPECTION FACTBOOK*



Name Home Buyer

Property Location

Address 600 Northside Drive

315 Jones St.

City Anytown, USA Zip 12345

Anytown U.S.A.

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is a part of this Report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this Report, written or printed, which you do not fully understand.

Date of inspection 8/1/05 Weather Conditions Clear Outside Temperature 86°F

**PRE-INSPECTION AGREEMENT  
(PLEASE READ CAREFULLY)**

Arnsdorff's Home Inspections agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following only:

Structural condition and basement  
Electrical, plumbing, hot water heater, heating and air conditioning  
Quality, condition and life expectancy of major Systems  
Kitchen and appliances

General interior, including ceilings, walls, floors, windows, insulation and ventilation  
General exterior, including roof, gutter, chimney, drainage, and grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absences of rodents, termites and other insects.

**UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY**

It is understood and agreed that Arnsdorff's Home Inspections is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CUSTOMER hereby releases and exempts Arnsdorff's Home Inspections and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage of personal injury of any nature.

In the event that Arnsdorff's Home Inspections and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of Arnsdorff's Home Inspections and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the inspection and report.

Acceptance and understanding of this agreement are hereby acknowledged:

Wendell Arnsdorff 8/1/05 Home Buyer 8/1/05  
Company Representative Date Customer Date

**PAYMENT RECORD**

Total Fee \$ 275.00 Paid by:  Check  Cash

Company Representative Wendell Arnsdorff Date 8/1 20 05