

Property Information Package

**Court Ordered Estate Auction
The Hurst Estate – 108 +/- Acres and Lodge
Located in Thomas County
3000 Lower Meigs Road
Meigs, Georgia**

**Online Only Auction
Bidding Ends December 11, 2018**



**www.WeeksAuctionGroup.com
Final Contract to Include a 10% Buyer's Premium**

Court Ordered Estate Auction of the Jack and Corine Hurst Estate! 108 +/- acre plantation style property and lodge are available for bidding at online only auction. With a 4,500 +/- sq ft custom built lodge, large barns and workshops, stocked ponds and more, this plantation style tract makes the ideal outdoor retreat. Looking for a home in the woods or a property to create your weekend get-a-away this property is for you. Browse and bid today!

Auction Date and Time: December 11, 2018 4:00 P.M.

Open House Dates and Times: November 27, 2018 2:00 P.M. to 6:00 P.M.
December 7, 2018 2:00 P.M. to 6:00 P.M.



For More Information Contact:

Tori Fuller
Weeks Auction Group, Inc.
(229)921-4065
Tori@BidWeeks.com

Thomas County Tax Card – Page 1



Summary

Parcel Number 061 009
Location Address 3000 LOWER MEIGSRD
Legal Description 3000 LOWER MEIGSRD 108.85 AC
 (Note: Not to be used on legal documents)
Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AG
Tax District 04 Fire District 03 (District 04)
Millage Rate 26.315
Acres 108.85
Neighborhood Rur Par North West (155022)
Homestead Exemption No (S0)
Landlot/District 2 / 17

[View Map](#)



Owner

Hurst Jack C & Corine C (est)
 c/o Juanita Kuipers
 730 Summerhill Rd
 Thomasville, GA 31757

The owner above is the owner as of Jan 1, 2018. Look at the Sales section below for most recent owner.

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	3	1.52
RUR	Open Land	Rural	5	0.4
RUR	Open Land	Rural	6	0.24
RUR	Woodlands	Rural	2	1.84
RUR	Open Land	Rural	3	4.37
RUR	Open Land	Rural	5	1.93
RUR	Open Land	Rural	6	5.78
RUR	Open Land	Rural	9	5.58
RUR	Woodlands	Rural	2	46.69
RUR	Woodlands	Rural	4	0.05
RUR	Woodlands	Rural	6	16.76
RUR	Woodlands	Rural	7	9.88
RUR	Woodlands	Rural	9	13.81

Residential Improvement Information

Style One Family
Heated Square Feet 4484
Interior Walls Sheetrock
Exterior Walls Wood Siding
Foundation Conc Wall/Msnry
Attic Square Feet 0
Basement Square Feet 823 - 75% Finished
Year Built 2002
Roof Type Metal Galvanized
Flooring Type Carpet/ Hardwood
Heating Type CH AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 3
Number Of Half Bathrooms 0
Number Of Plumbing Extras 8
Value \$366,118
Condition Average
Fireplaces\Appliances FP Const 1 sty 1 Box 1
House Address 3000 LOWER MEIGSRD

Accessory Information

Description	Year Built	Dimensions/ Units	Identical Units	Value
Canopy, Above Average	2004	60x100 / 0	0	\$34,395
Canopy, Above Average	2004	36x20 / 0	0	\$6,397
Garage - Detached	2004	36x80 / 0	0	\$21,963

Thomas County Tax Card – Page 2

Description	Year Built	Dimensions/Units	Identical Units	Value
Screen Room, Outdoor	2004	24x33 / 0	0	\$2,740
Boat Dock	2003	4x320 / 0	0	\$1,825
Deck, Detached	2003	20x20 / 0	0	\$552
Gazebo	2003	10x10 / 0	0	\$600
Well, Irrigation or Subd.	2001	1x1 / 1	0	\$5,000
Housesite w/Deep Well	2001	1x1 / 1	0	\$7,000
Housesite, Large, No Well	2001	1x1 / 1	0	\$2,000
Canopy, Low Cost Residential	2001	18x20 / 0	0	\$272
PreFab Farm Bldg 1000-3000	2001	30x60 / 0	0	\$8,684
Canopy, Above Average	2001	10x60 / 0	0	\$4,606
Pond 10.01-50 acs	1900	0x0 / 15	0	\$30,000

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
1434	Hurst Bradford & Shirley		1996	PIONEER	PIONEER AV	16x76

Permits

Permit Date	Permit Number	Type
08/26/2015		Breach of Covenant
06/28/2004	219-04	OUTBUILDING
02/19/2002	55	NEW SFR
12/27/2001	686	MOBILE HOME
11/26/2001	322	OUTBUILDING
09/12/2001	39167	OUTBUILDING

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/5/1998	616 259	3 64	\$90,000	Land Unimproved		HURST JACK C & CORIN

Valuation

	2018	2017	2016	2015
Previous Value	\$763,464	\$761,539	\$765,891	\$757,793
Land Value	\$243,013	\$272,468	\$272,468	\$272,468
+ Improvement Value	\$366,118	\$362,266	\$352,250	\$332,006
+ Accessory Value	\$126,034	\$128,730	\$136,821	\$161,417
= Current Value	\$735,165	\$763,464	\$761,539	\$765,891
10 Year Land Covenant (Agreement Year / Value)		2008 / \$57,238	2008 / \$55,571	2008 / \$53,953

Photos



Sketches

Tax Map

 **qPublic.net**™ Thomas County, GA



Parcel ID	061 009	Owner	Hurst Jack C & Corine C	Last 2 Sales			
Class Code	Consv Use		c/o Jusnita Kulpers	Date	Price	Reason	Qual
Taxing District	04 Fire District 03		730 Summerhill Rd	1/5/1998	\$90000	LM	Q
	04 Fire District 03		Thomasville GA 31757	n/a	\$0	n/a	n/a
Acres	108.85	Physical Address	3000 LOWER MEIGS RD				
		Assessed Value	Value \$763464				

(Note: Not to be used on legal documents)

Date created: 12/1/2017
Last Data Uploaded: 12/1/2017 3:53:14 AM

 Developed by
The Schneider Corporation

Thomas County 2018 Tax Bill

2018 THOMAS COUNTY AD VALOREM TAX NOTICE

Internet Tax Bill

11/09/2018 06:49 PM

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799



BILL NUMB. 2018 11351
ACCT NUMB. 340530 010
TAXPAYER HURST JACK C & CORINE C
MAP NUMBER 00610-00000-009-000
LOCATION 3000 LOWER MEIGS RD 108.
CURRENT YEAR TAXES \$7,618.95

If paying by check or money order,
please include your tax bill number.

PAY THIS AMOUNT \$7,618.95
ON OR BEFORE 11/15/2018

HURST JACK C & CORINE C
730 SUMMERHILL RD
THOMASVILLE GA 31757

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799

Please return this portion of your bill with your payment in the enclosed envelope

2018 THOMAS COUNTY AD VALOREM TAX NOTICE

YEAR	BILL NUM	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FAIR MARKET VAL
2018	11351	340530 010	04	3000 LOWER MEIGS RD 108.	00610-00000-009-000	735,165
TAXING ENTITY	ASSESSMENT	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	CREDITS	TAXES DUE
COUNTY	294066	0	294066	0.007531	685.47	2214.61
EMER SER	294066	0	294066	0.001735	0	510.2
FIRE 3	294066	0	294066	0.00234	0	688.11
SCHOOL	294066	0	294066	0.014303	0	4206.03

BASE AMOUNT \$7,618.95
PENALTY/FEES \$0.00
INTEREST \$0.00
TOTAL AMT PAID \$0.00
TOTAL TAX DUE \$7,618.95

The gradual reduction and elimination of the STATE
MILLAGE RATE is the result of property tax relief passed
by the Governor, the Georgia State Senate, and the
House of Representatives.

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

HURST JACK C & CORINE C
730 SUMMERHILL RD
THOMASVILLE GA 31757

PAYMENT MUST BE MADE ON OR BEFORE
11/15/2018
YOUR CANCELLED CHECK IS YOUR RECEIPT

Alicia Hester
Thomas Co Tax Comm
P.O. Box 2175
Thomasville, GA 31799

PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not receiving the benefit of the exemption, you must apply for the exemption no later than 4/1/2018 in order to receive the exemption, you may contact the office of the County Tax Office at 225 N BROAD ST. 229-225-4136

If you feel that your property has been assigned too high a value for tax purposes by the the Board of Tax Assessors, you should file a tax return reducing the value no later than 4/1/2018 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 225 N BROAD STREET. and/or 229-225-4136

LOCAL OPTION SALES TAX CREDIT:

The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer:

LOCAL TAX LEVY:

Mill rate required to produce local budget 11.618
Reduction in mill rate due to rollback to taxpayers of sales tax proceeds this previous year. 2.360
Actual mill rate set by local officials incorporated 8.037
Actual mill rate set by local officials unincorporated 8.053

Legal Description

Tract I. All that tract or parcel of land situate, lying and being in Land Lot No. 2 in the 17th District of Thomas County, Georgia, and being more particularly described as follows: BEGIN at the Northwest corner of said lot and run South along the Western lot line of said lot to a point at one-half the distance of the length of said lot line, and then extend East from said lot line a sufficient distance into said lot to make fifty acres, so that said tract will be in the shape of a rectangle bounded on the north and West by original lot lines and on the South by land of C. B. Hurst and on the East by land of C. E. Hurst Estate.

EXCEPT One acre on the Northern Side of said tract beginning at a point marked by an iron pin on the Southern right of way line of the public road which runs along the Northern side of said tract a distance of 1,263 feet East from said Western original lot line of said lot and running thence East along the right of way of said road a distance of 208.7 feet to a corner marked by an iron pin; thence South a distance of 208.7 feet to a corner marked by an iron pin; thence West a distance of 298.7 feet to a corner marked by an iron pin; and thence North a distance of 208.7 feet to the point of beginning; so that the land hereby conveyed contains forty-nine (49) acres.

TRACT II. All that tract or parcel of land situate, lying and being in Land Lot No. 2 of the 17th Land District of Thomas County, Georgia, containing 64.851 acres, more or less, and being more particularly described on a plat of survey for the Dixie Hurst Estate property, prepared by Leroy Outz, GA. Reg. Surveyor, dated April 5, 1977, a copy of which said plat is recorded in Plat Book 3, folio 64 of the Public Records of Thomas County, Georgia, and being more particularly described as follows:

COMMENCE at an iron pin located at the original Southwest Corner of Land Lot No. 2 and run thence South 89 degrees 29 minutes 18 seconds East along the original South line of Land Lot No. 2 a distance of 1,318.96 feet to an iron pin and the point of beginning of the property herein conveyed. FROM SAID POINT OF BEGINNING continue thence South 89 degrees 29 minutes 18 seconds East along the original South line of Land Lot No. 2 a distance of 1,657.10 feet to an iron pin located at the point where Little Creek intersects the original South Line of said lot; thence North 32 degrees 28 minutes 59 seconds West 605.2 feet to an iron pin; thence North 11 degrees 02 minutes 58 seconds East 452.3 feet to an iron pin; thence North 09 degrees 38 minutes 02 seconds West 1,517.21 feet to an iron pin; thence North 89 degrees 52 minutes 01 seconds West 1,205.2 feet to an iron pin and the property of Lindy Hurst; thence South 00 degrees 50 minutes 00 seconds West along the property of Lindy Hurst and Klemon White 2,037.10 feet to an iron pin located on the original South Line of Land Lot No. 2 and the Point of Beginning of the property herein conveyed.

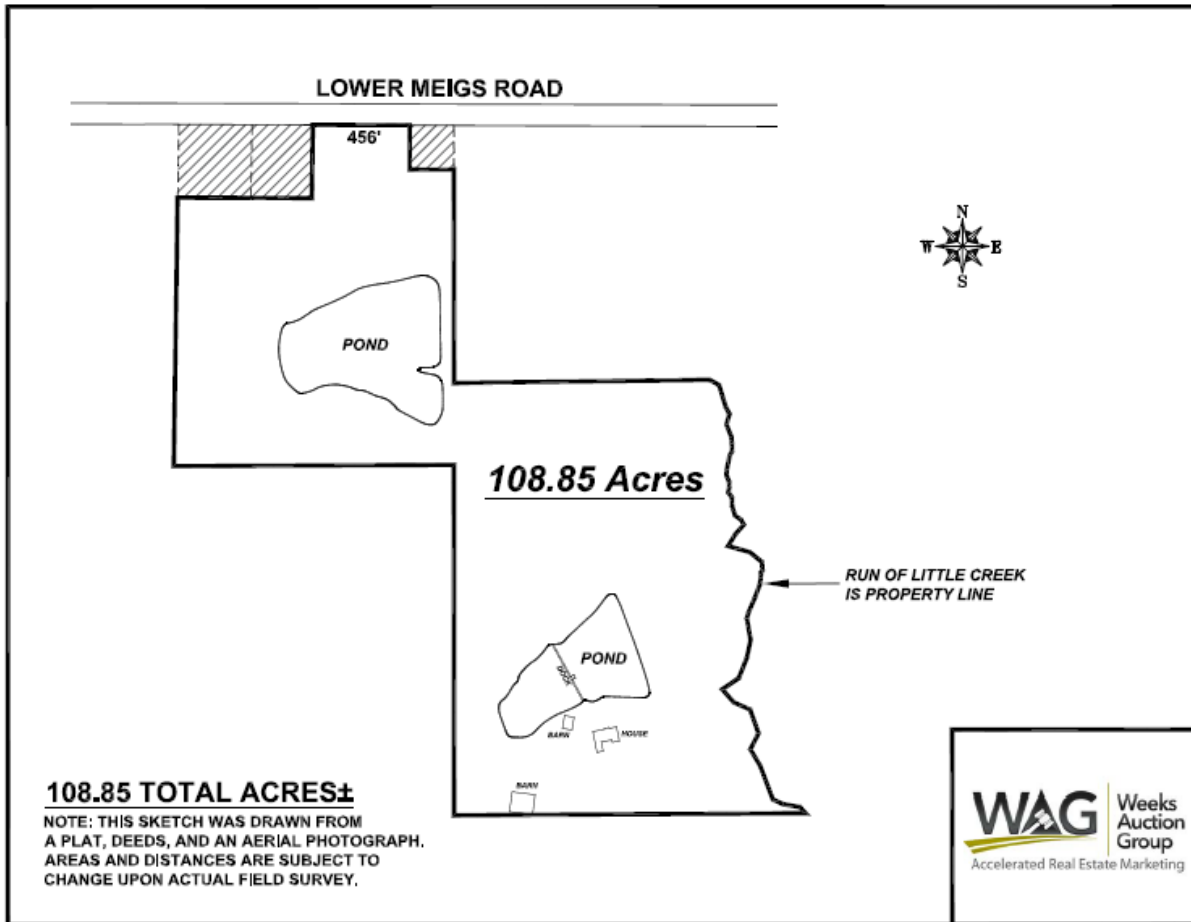
Legal Description Continued

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 2 of the 17th Land District of Thomas County, Georgia, containing 5.0 acres, more or less, and being more fully described as follows:

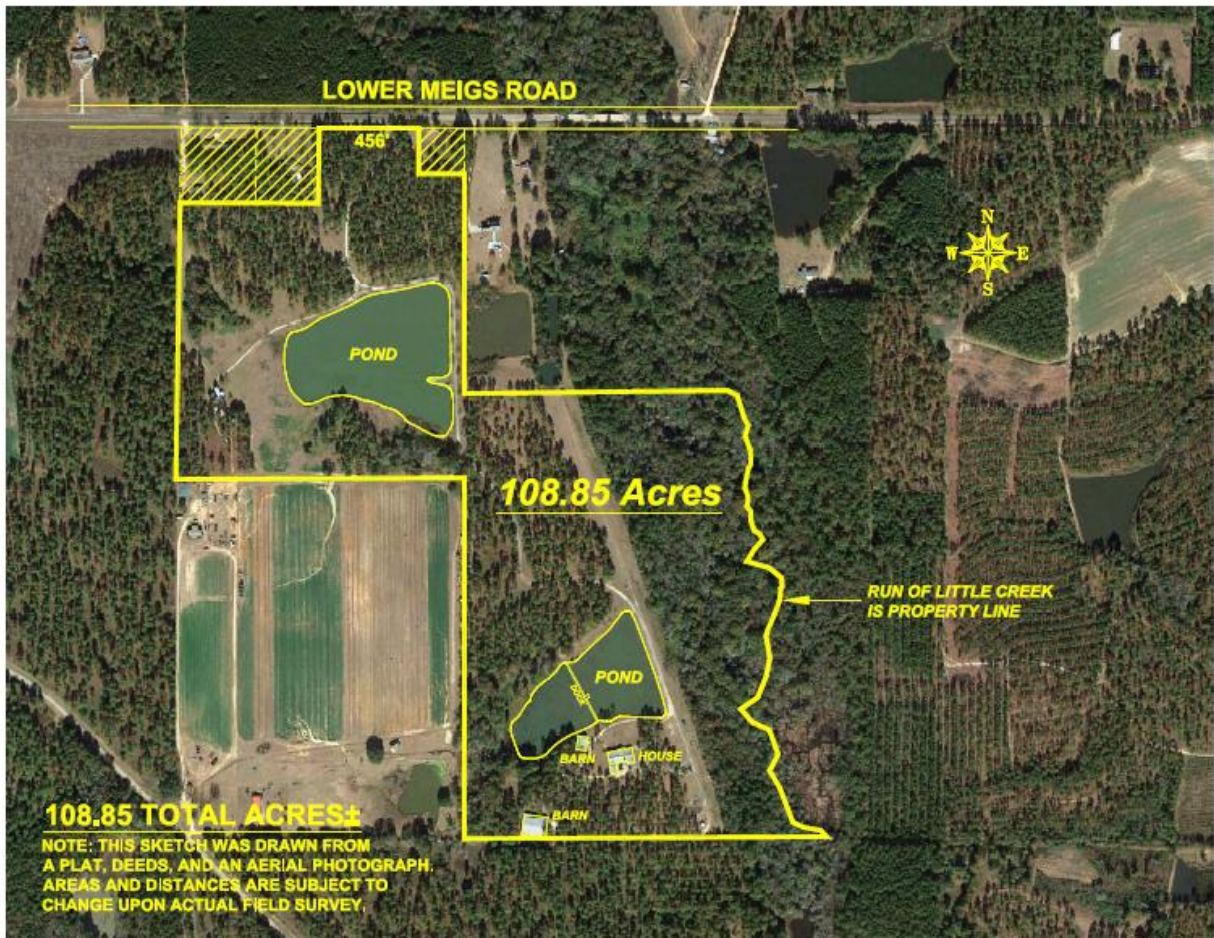
COMMENCE at the intersection of the southerly right of way margin of the Lower Meigs Road with the west boundary line of said Land Lot 2 at an iron pin set and run thence, South 88 degrees 02 minutes 00 seconds East along the Southerly right of way margin of said Lower Meigs Road to an iron pin set; run thence, South 02 degrees 03 minutes 21 seconds West 337.14 feet to an iron pin set; run thence, North 88 degrees 02 minutes 00 seconds West 646.02 feet to an iron pin set on a fence line; run thence, North 02 degrees 03 minutes 21 seconds East 337.14 feet to the Point of Beginning of the tract herein described.

Said tract or parcel being more fully described and delineated pursuant to plat of survey prepared by Larry W. Grogan and Associates, Inc., dated the 26th day of February, 1998, recorded in Plat Book 7, Page 685, Office of the Clerk of Superior Court, Thomas County, Georgia.

Auction Sketch



Auction Sketch Overlay



Home Inspection Report – Page 1

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Home Inspectors of South GA
106 Southlake Drive
MOULTRIE GA 31768
229-589-9987

<https://venturi.blob.core.windows.net/fd-1069/0/061%20%20%20%20009/0?sv=2015-07-...> 11/1/2018

Home Inspection Report – Page 2

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Home Inspection Report – Page 3

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Page 1 of 3



Summary

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 Location Address 3000 LOWER MEIGS RD
 Legal Description 3000 LOWER MEIGS RD 108.85 AC
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 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning AG
 Tax District 04 Fire District 03(District 04)
 Millage Rate 26.315
 Acres 108.85
 Neighborhood Rur Par North West (155022)
 Homestead Exemption No (50)
 Landlot/District 2 / 17

[View Map](#)



Owner

Hurst Jack C & Corine C (est)
 c/o Anamita Kulpers
 730 Summerhill Rd
 Thomasville, GA 31757

The owner above is the owner as of Jan 1, 2018. Look at the Sales section below for most recent owner.

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	3	1.52
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RUR	Woodlands	Rural	6	16.76
RUR	Woodlands	Rural	7	9.88
RUR	Woodlands	Rural	9	13.81

Residential Improvement Information

Style One Family
 Heated Square Feet 4484
 Interior Walls Sheetrock
 Exterior Walls Wood Siding
 Foundation Conc Walk/Masonry
 Attic Square Feet 0
 Basement Square Feet 823 - 75% Finished
 Year Built 2002
 Roof Type Metal Galvanized
 Flooring Type Carpet/Hardwood
 Heating Type CHAC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 8
 Value \$366,118
 Condition Average
 Fireplaces/Appliances FP Corset 1 sty 1 Box 1
 House Address 3000 LOWER MEIGS RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Canopy, Above Average	2004	60x100 / 0	0	\$34,395
Canopy, Above Average	2004	36x20 / 0	0	\$6,397
Garage - Detached	2004	36x80 / 0	0	\$21,963

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Home Inspection Report – Page 4

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Description	Year Built	Dimensions/Units	Identical Units	Value
Screen Room, Outdoor	2004	24x33 / 0	0	\$2,740
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Gazebo	2003	10x10 / 0	0	\$600
Deck, Detached	2003	20x20 / 0	0	\$552
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Canopy, Low Cost Residential	2001	18x20 / 0	0	\$272
Well, Irrigation or Subd.	2001	1x1 / 1	0	\$5,000
PreFab Farm Bldg 1000-3000	2001	30x60 / 0	0	\$8,684
Canopy, Above Average	2001	10x60 / 0	0	\$4,606
Pond 10.01-50.acs	1900	0x0 / 15	0	\$30,000

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
1434	Hurst Bradford & Shirley		1996	PIONEER	PIONEER AV	16x76

Permits

Permit Date	Permit Number	Type
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09/12/2001	39167	OUTBUILDING

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
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Valuation

	2018	2017	2016	2015
Previous Value	\$763,464	\$701,539	\$765,891	\$757,793
Land Value	\$243,013	\$272,468	\$272,468	\$272,468
+ Improvement Value	\$366,118	\$362,266	\$352,250	\$332,006
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Photos



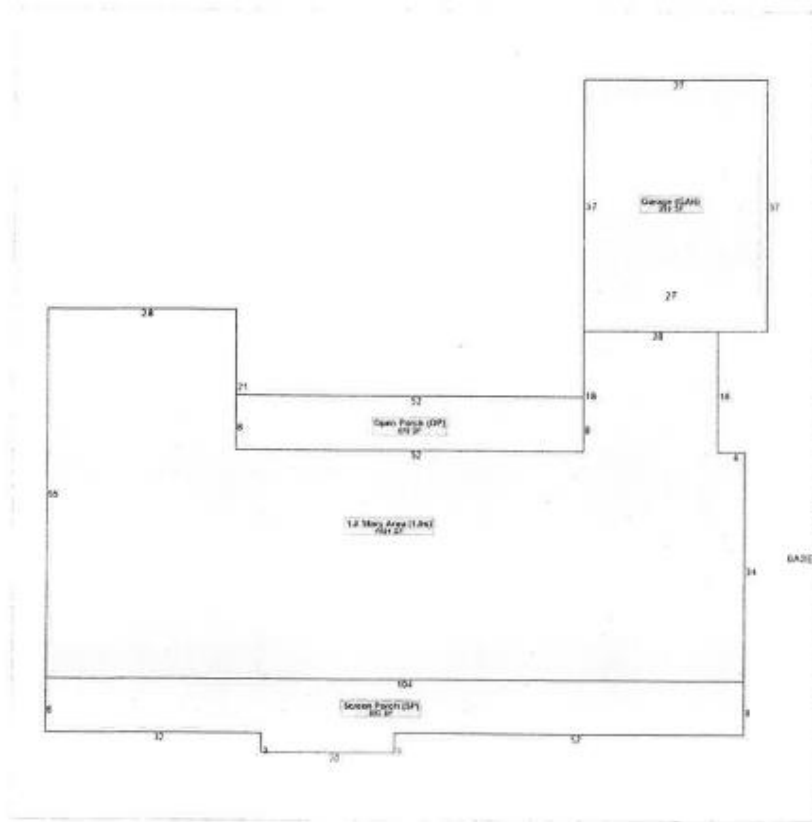
Sketches

<https://qpublic.schneidercorp.com/Application.aspx?AppID=682&LayerID=11372&Page...> 10/31/2018

Home Inspection Report – Page 5

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Page 3 of 3



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes.

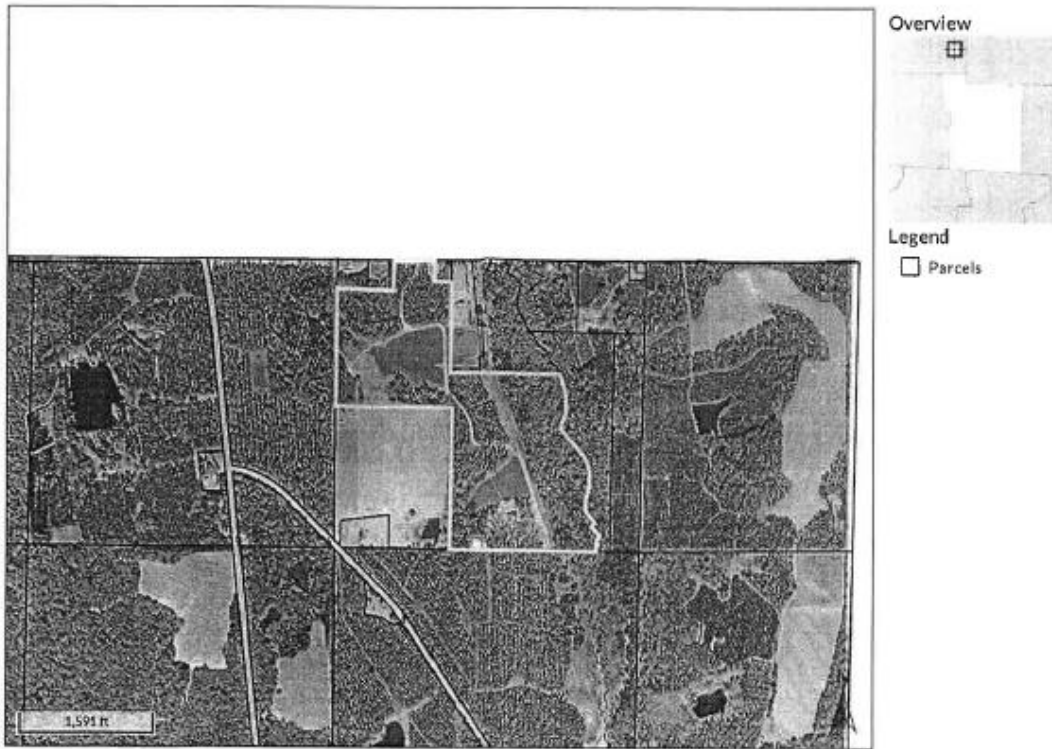
The Thomas County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the 2017 Certified Values. All other data is subject to change.

Last Data Upload: 10/31/2018 7:17:17 AM

Developed by
 Schneier
GEOSPAT

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Home Inspection Report – Page 6



Parcel ID	D61 009	Owner	Hurst Jack C & Corine C (est)	Last 2 Sales			
Class Code	Agricultural		c/o Juanita Kuipers	Date	Price	Reason	Qual
Taxing District	04 Fire District 03		730 Summerhill Rd	1/5/1998	\$90000	LM	Q
	04 Fire District 03		Thomasville GA 31757	n/a	0	n/a	n/a
Acres	108.85	Physical Address	3000 LOWER MEIGS RD				
		Assessed Value	Value \$735165				

(Note: Not to be used on legal documents.)

Date created: 10/31/2018
 Last Data Uploaded: 10/31/2018 7:17:17 AM



Home Inspection Report – Page 7

3000 Lower Meigs Road

Meigs GA

Weeks Auction Group

Findings and Recommendations:

- Some of the back porch post need repairing or replaced(Wood Damage)
- Back porch main beam needs to be replaced or repaired (Rotted Wood)
- The Seals on most of the exterior doors are separating and are losing the insulation R-Value to them. Need to be replaced or repaired
- Please check several lighting fixture and electrical boxes that need to be repaired or install outlets or fixtures
- Water damage to front wall in Den area. Also damage to wood in wall from kitchen to den area
- Kitchen disposal not working properly
- Dishwasher leaking at seal (Please replace)
- Range not working properly
- Water damage to ceiling in Kitchen area
- Cracked tile in kitchen floor at Kitchen and Hallway leading to garage
- Please check wiring in laundry room area. Place back in outlet box and cover
- Check all garage doors (Not opening properly)
- Missing outlet and light switch covers in garage area (Please install)
- Water damage in garage area ceiling
- Water damage in master bath closet ceiling
- Master bedroom carpet needs to be cleaned or replaced
- Damage to master bath cabinet drawer
- Please clean out shower heads in master shower and 2nd bath
- Missing wall in Study area
- Basement area showing signs of termite damage and also water may be seeping through walls
- Water heater electrical needs cover
- Back bedroom has water damage to ceiling

Home Inspection Report – Page 8

- Most of water damage inside house may be coming from condensation from the roof. Personally I feel the metal roof was not installed properly and may need to be replaced. The roof was never decked properly. I believe some of the water damage is coming from the valleys of the roof and also the transitions from pitch to pitch.
- Moderate termite damage found in house (Basement area, Front foyer, Kitchen. Several termite tubes found in basement area and the crawlspace). Did not find any active termites.
- In order to check the damage for termites some of the interior paneling and baseboard will have to be removed.
- The Basement area on outside wall may need to be replace (Rotted wood and termite damage) Seems to be from moisture
- Recommend to install new vapor barrier in crawlspace
- Some of the exterior siding needs to be replaced or repaired(Loose may cause water damage
- The front of the house is unfinished(Please finish all siding and windows or screens)

Thank You

Home Inspection Report – Page 9

Home Inspectors of South GA
106 Southlake Drive
MOULTRIE GA 31768
229-589-9987

DATE 10/31/18

PROPERTY ADDRESS 3000 Lower Meigs Road

NAME OF BUYER/HOMEOWNER Weeks Auction Group

TOTAL CHARGES \$350.00

Make checks payable to Ponda Zack Clark

THANK YOU

A handwritten signature in black ink, appearing to be 'Ponda Zack Clark', written below the 'THANK YOU' text.

Home Inspection Report – Page 10

HOME INSPECTORS OF SOUTH GA PROPERTY INSPECTION SERVICES

229-589-9987

Re: Inspection of property, located at:

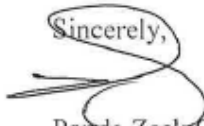
3000 Lower Meigs Road
Meigs GA

At your request, a visual inspection of the above-referenced property was conducted on 10/31/2018. This inspection reflects only the visual condition of the property at the time of inspection. Hidden or concealed defects are not included in this report. This report does not imply or express any type of guarantee.

An earnest effort on your behalf was made to discover all visible defects. However in the event of an oversight, maximum liability must be limited to the fee paid for inspection. The summary page of the report is a list of observations made at the time of the inspection. This report was made on the basis of what was visible and accessible at the time of inspection. Nothing in this report shall be construed as representing the condition of the property, mechanical system, appliances, etc., beyond the date and time of the inspection.

Thank you for the opportunity to serve you and please feel free to have Agent call me with any questions about this report.

Sincerely,



Ponda Zaek Clark

Home Inspection Report – Page 11

INSPECTION REPORT

(Please read carefully)

THIS AGREEMENT is made and entered into by and between RONDA Z. CLARK, JR.
Referred to as "Inspector", and Weeks Auction Group, referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of \$ 350.00 for the inspection of the "Property" being the residence and garage or carport, if applicable, located at 3000 Lower Meigs Rd - May OH. Payment will be rendered in cash, check, or money order at time of inspection.
2. The inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the National Association of Property Inspectors (NAPI) / FHA Standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is included with the report.
4. The Parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE, OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, and COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on page two of this document. Represents the entire agreement between the parties and there are no other agreements either written or oral between them. This agreement shall be amended only by written agreement signed by both parties.
8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable material, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements, concealed or private secured systems; water wells; swimming pools or spas; heating systems accessories; solar heating systems; sprinkling systems; water softener; central vacuum systems, self cleaning ovens, washer, dryer, personal furnishings, telephone, intercom or cable TV systems; antennae, lightening arrestors, trees or plants; governing codes, ordinance statutes and covenants. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.
9. The inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.
10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

On to page two >

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DEFINITIONS

1. Apparent Condition Systems and Components are rated as follows:

SATISFACTORY (Sat.) – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (Marg.) – Indicates the component will probably require repair or replacement anytime within two to three years.

POOR – Indicates the component will need repair or replacement now or in the very near future.

2. Installed systems and components; structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation. An inspection of the air conditioning system (except heat pumps) will not be conducted when the outside air temperature is below 60 degrees F. Operation during periods of low outside temperature can cause damage to the compressor.

3. Readily accessible systems and components; only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow or other items which obstruct access or visibility.

This inspection reflects only the visual condition of the property *at the time* of the inspection. Hidden or concealed defects are not included in this report. The inspector does not take responsibility for reporting non-compliance with any building, electrical, mechanical or plumbing codes established by ordinance or law. The inspection is not a total and complete inspection of the absolute quality or condition of the items inspected, but an inspection of the general condition and performance of the items which existed at the time of the inspection. This report and inspection *does not* imply or express any type of guarantee. An earnest effort was made on your behalf to discover all visible defects. However in the event of an oversight, *maximum* liability must be limited to the fee paid. Exceptions must be reported within 5 business days of signed inspection report.

In the event the inspection fee is not paid at inspection, client authorizes parties closing this transaction to collect fee and pay inspector. Fee is due and payable whether real estate transaction closes or not.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged:

Signature: _____ Date: 10/31/18 Day: Weeks

Current Street Address _____

City/State/Zip _____ Current Telephone Number _____

Agent's Name Tori Fuller Telephone _____

Buyer Present Yes ___ No Agent Present Yes No ___

Client agrees to release reports to Seller	Yes <input checked="" type="checkbox"/>	No ___
Buyer	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
Realtor	Yes <input checked="" type="checkbox"/>	No ___

E Mail address Sunny 58⁰ - 9:50 AM

A fee of \$25.00 or 10% of total amount will be assessed for any returned check.

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GROUNDS

Service Walks None Concrete _____ Brick _____ Other _____

Condition Appears: Satisfactory _____ Marginal _____ Poor _____ Trip Hazard _____

Driveway None _____ Concrete _____ Gravel Brick _____ Other Asphalt

Condition Appears: Satisfactory _____ Marginal Poor _____ Settling cracks _____

Fill cracks and seal _____ Pitched toward home _____

Patio None Concrete _____ Brick _____ Other _____

Condition Appears: Satisfactory _____ Marginal _____ Poor _____ Settling cracks _____

Deck *flat roofless area* None Treated _____ Painted/ Stained _____ Pool _____

Condition Appears: Satisfactory _____ Marginal _____ Poor _____ Railing/Balusters Recommended _____

Porch *covered entrance* None _____ Support Pier _____ Wood Concrete Other

Condition Appears: Satisfactory _____ Marginal Poor _____ Railing/Balusters recommended _____

Balcony *2nd floor platform* None Railing: Yes _____ No _____ Recommended: Yes _____ No _____

Condition Appears: Satisfactory _____ Marginal _____ Poor _____

Stoop/Steps None _____ Wood _____ Concrete Other Stone

Condition Appears: Adequate _____ Cracked Settled Dry Rot _____ Railing Recommended _____

Fencing None Type _____

Condition Appears: Satisfactory _____ Marginal _____ Poor _____

Landscaping Affecting Foundation Trim back trees/shrubbery Wood in contact with soil _____

Recommend additional back fill _____ Recommend window wells/covers _____

Comments _____

Sea Wall Yes No _____ Condition Adequate

General comments: _____

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Roof

****General Information****

Roof Visibility All Percent _____ None _____ Limited By _____

Inspected From Roof Ladder at eaves _____ Ground _____

Style of Roof **Type** Combination _____ Gable Hip _____ Mansard _____
Shed _____ Flat _____ Other _____

Pitch Combination _____ Low _____ Medium Steep _____ Flat _____

Exposed Roof Covering Combination _____ Asphalt _____ Slate _____ Tile _____ Wood _____
Roll Asphalt _____ Built up _____ Other **metal**

Estimate Number of Layers 1 2 3 4

Ventilation System Combination _____ Soffit Ridge Gable Top _____
Turbine _____ Powered _____ Other _____

Flashing Material Combination _____ Galv/Alum Asphalt _____ Not Visible _____
Copper _____ Other _____

Valley Material Combination _____ Galv/Alum Asphalt _____ Other _____
Copper _____ Not Visible _____ N/A _____

Apparent Condition of the Following at Time of Inspection

Roof Covering Appears: Satisfactory _____ Marginal Poor
Condition Curling _____ Cupping _____ Cracking _____ Missing tabs/shingles/tiles _____
Moss Buildup _____ Nail Popping _____ Puddling _____ Other _____

Ventilation Appears: Adequate: Yes No _____

Flashings Appears: Satisfactory _____ Marginal Poor _____ Rusted _____ Recommend sealing
Pulled away from chimney/roof _____ Not visible _____ Other _____

Valleys Appears: Satisfactory _____ Marginal Poor _____ Rusted _____ Not visible _____
Holes _____ Recommend sealing N/A _____

Skylights Yes _____ No Appears: Satisfactory _____ Marginal _____ Poor _____

Plumbing Vents Yes No _____

Conditions reported above reflect visible portion only.

Comments _____

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Chimney(s)

None Location #1 DEN Location #2 Location #3

Viewed from: Roof Ladder at eaves Ground w/binoculars

Chase: Brick Stone Framed Block Metal

Evidence of: Cracked chimney cap Loose mortar joints
 Holes in Metal Rust Flaking

Flue: Tile Metal Not visible
 Have cleaned and re-evaluated not evaluated

Comments: _____

Gutters & Downspouts

None Insides need to be cleaned Galv/Alum
 Copper Vinyl Other

Condition: Appears: Satisfactory Marginal Poor Rusting
 Hole in main run Leaking corners Joints

Extension needed: North South East West

Comments: _____

Siding

Brick Wood Aluminum Vinyl Stucco Stone Other Block

Condition: Appears: Satisfactory Marginal Poor Recommend repair/paint

Comments: _____ SEAL

Window Frames

Wood Aluminum Vinyl Other

Condition: Appears: Satisfactory Marginal Poor Recommend repair/paint

Putty: Appears: Satisfactory Needed N/A

Comments: _____

Storms & Screens

Screens: Appears: Satisfactory Torn Not installed Missing

Storms: Appears: Satisfactory Broken/cracked Not installed

Comments: _____

1 - Trim, 2 - Soffit, 3 - Fascia

Wood Metal Vinyl Other

Condition: Appears: Satisfactory Marginal Poor Recommend painting

Comments: _____

Caulking

Condition: Appears: Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corner/utility penetrations

Comment: _____

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Exterior Wall Construction Not Visible _____ Wood Frame Masonry _____ Other _____

Exterior Doors Entrance (1) Storm (2) Back (3) Patio (4) Garage Entry (5) Screen Doors (6)

Condition: Appears: Satisfactory _____ Marginal Poor _____

Weather-stripping: Appears: Satisfactory Marginal _____ Poor _____

Comments: _____

Exterior Electrical Service Overhead _____ Underground Meter location South

Exterior outlets: Yes No _____ Operate: Yes No _____

G.F.C.I. Protected: Yes _____ No Operates: Yes No _____

Reverse polarity: Yes _____ No Open ground: Yes _____ No

Potential safety hazard: Yes _____ No

Comment: _____

Garage/Carport None _____ Attached Detached _____ 1-car _____ 2-car _____ 3-car

Automatic opener: Yes No _____ Operable _____ Inoperable

Safety Reverse: Operable _____ Doorstops _____ Needs adjusting _____ Does not operate _____ Recommend _____

Roofing: Same as house Asphalt _____ Roll roofing _____ Wood _____ Other _____

Comment: _____

Gutters: Appears: Satisfactory _____ Marginal Poor _____ None _____

Siding: Same as house Wood _____ Vinyl _____ Stucco _____ Masonry _____

Condition: _____

Trim: Same as house Wood _____ Aluminum _____ Vinyl _____

Condition/comment: _____

Floor: Concrete Gravel _____ Asphalt _____ Dirt _____

Condition: Appears: Satisfactory Marginal _____ Poor _____

Overhead door: Wood _____ Fiberglass _____ Masonite _____ Metal Other _____

Condition: Appears: Satisfactory Marginal _____ Poor _____ Recommend priming & painting inside & edges _____

Service door: Appears: Satisfactory Marginal _____ Poor _____ None _____

Electricity Present: Yes No _____ G.F.C.I. Protected: Yes _____ No Operates: Yes No _____

Reverse polarity: Yes _____ No Open ground: Yes _____ No

Firewall: (Between garage & living area) N/a Present _____ Missing _____

Comments: _____

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KITCHEN

Countertops: Appears: Satisfactory Marginal _____ Poor _____

Cabinets: Appears: Satisfactory Marginal _____ Poor _____ Recommend Repair _____

Plumbing: Faucet Leaks: Yes _____ No Pipe Leaks: Yes _____ No

Walls & Ceiling: Appears: Satisfactory _____ Marginal Poor _____ Typical cracks _____

Hot Water Present: Yes No _____ Moisture Stains: Yes No _____

Floor: Appears: Satisfactory Marginal _____ Poor _____

Type: Ceramic: Vinyl: _____ Terrazzo _____ Wood _____

Appliances: Disposal: Yes No _____ Operates: Yes _____ No

Dishwasher: Yes No _____ Operates: Yes No _____ **LEAKING**

Countertop Range: Yes No _____ Operates: Yes _____ No

Wall Oven: Yes _____ No _____ Operates: Yes _____ No _____

Range: Yes _____ No Operates: Yes _____ No

Exhaust Fan: Yes No _____ Operates: Yes _____ No

Refrigerator: Yes _____ No Operates: Yes _____ No

Other: _____

G.F.C.I. Protected: Yes _____ No Operates: Yes No _____

Open ground/reverse polarity within 6' of water: Yes _____ No Safety hazard: Yes _____ No

Comments: _____

LAUNDRY/UTILITY AREA

Laundry sink: N/A _____ Faucet leaks: Yes _____ No Pipe leaks: Yes _____ No _____

Cross connections: Yes _____ None apparent: Hot water present: Yes No _____

Room vented: Yes _____ No _____ Not visible _____

Dryer vented: N/A _____ Wall _____ Ceiling _____ Not vented **Floae**

Electrical: Outlets within 6' of water _____ Open ground _____ Reverse polarity _____

Appliance present: None Washer _____ Dryer _____ Water heater _____ Furnace _____ Other _____

Gas Pipe: N/A Valve shutoff: Yes _____ No _____ Cap needed: _____

Comments: _____

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BATHROOMS

SINKS (1) TUBS (2) SHOWERS (3)
Bath (MASTER)

Faucet leaks: Yes _____ No
 Pipe leaks: Yes _____ No

Toilet: Bowl loose: Yes _____ No Operates: Yes No _____
 Cracked Bowl: Yes _____ No Toilet leaks: Yes _____ No

Shower/tub: Ceramic/Plastic Fiberglass _____ Other _____
 Condition: Appears: Satisfactory Marginal _____ Poor _____
 Caulk/grout needed: Yes _____ No Where: _____
 Drainage: Appears: Satisfactory Marginal _____ Poor _____ Water pressure: Appears: Satisfactory Marginal _____ Poor _____
 Walls/Ceiling Comment: _____
 Moisture Stains: Yes _____ No
 Outlets present: Yes No _____ G.F.C.I. Protected: Yes No _____ Operates: Yes No _____
 Open ground/reverse polarity within 6' of water: Yes _____ No Safety Hazard: Yes _____ No
 Hot water present: Yes No _____ Exhaust fan: Yes No _____ Operates: Yes No _____
 Comments _____

SINKS (1) TUBS (2) SHOWERS (3)
Bath (HALL)
 2nd Bath N/A

Faucet leaks: Yes _____ No
 Pipe leaks: Yes _____ No

Toilet: Bowl loose: Yes _____ No Operates: Yes No _____
 Cracked Bowl: Yes _____ No Toilet leaks: Yes _____ No

Shower/tub: Ceramic/Plastic Fiberglass _____ Other _____
 Condition: Appears: Satisfactory Marginal _____ Poor _____
 Caulk/grout needed: Yes _____ No Where: _____
 Drainage: Appears: Satisfactory Marginal _____ Poor _____ Water pressure: Appears: Satisfactory Marginal _____ Poor _____
 Walls/Ceiling Comment: _____
 Moisture Stains: Yes _____ No
 Outlets present: Yes No _____ G.F.C.I. Protected: Yes _____ No Operates: Yes No _____
 Open ground/reverse polarity within 6' of water: Yes _____ No Safety Hazard: Yes _____ No
 Hot water present: Yes No _____ Exhaust fan: Yes No _____ Operates: Yes No _____
 Comments _____

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BATHROOMS

SINKS (1) TUBS (2) SHOWERS (3)
 Bath (1/2 DOWN) N/A _____
 Faucet leaks: Yes _____ No
 Pipe leaks: Yes _____ No
 Toilet: Bowl loose: Yes _____ No Operates: Yes No _____
 Cracked Bowl: Yes _____ No Toilet leaks: Yes _____ No
 Shower/tub: Ceramic/Plastic _____ Fiberglass _____ Other _____
 Condition: Appears: Satisfactory N/A Marginal _____ Poor _____
 Caulk/grout needed: Yes _____ No Where: _____
 Drainage: Appears: Satisfactory _____ Marginal _____ Poor _____ Water pressure: Appears: Satisfactory _____ Marginal _____ Poor _____
 Walls/Ceiling Comment: _____
 Moisture Stains: Yes _____ No
 Outlets present: Yes No _____ G.F.C.I. Protected: Yes _____ No Operates: Yes No _____
 Open ground/reverse polarity within 6' of water: Yes _____ No Safety Hazard: Yes _____ No
 Hot water present: Yes No _____ Exhaust fan: Yes No _____ Operates: Yes No _____
 Comments _____

SINKS (1) TUBS (2) SHOWERS (3)
 Bath (1/2 BATH) N/A _____
 Faucet leaks: Yes _____ No
 Pipe leaks: Yes _____ No
 Toilet: Bowl loose: Yes _____ No Operates: Yes No _____
 Cracked Bowl: Yes _____ No Toilet leaks: Yes _____ No
 Shower/tub: Ceramic/Plastic _____ Fiberglass _____ Other _____
 Condition: Appears: Satisfactory N/A Marginal _____ Poor _____
 Caulk/grout needed: Yes _____ No Where: _____
 Drainage: Appears: Satisfactory _____ Marginal _____ Poor _____ Water pressure: Appears: Satisfactory _____ Marginal _____ Poor _____
 Walls/Ceiling Comment: _____
 Moisture Stains: Yes _____ No
 Outlets present: Yes No _____ G.F.C.I. Protected: Yes _____ No Operates: Yes No _____
 Open ground/reverse polarity within 6' of water: Yes _____ No Safety Hazard: Yes _____ No
 Hot water present: Yes No _____ Exhaust fan: Yes _____ No _____ Operates: Yes No _____
 Comments _____

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ROOM(S)

Location **LIVING**

MAIN Room

Walls & Ceilings: Appears: Satisfactory Marginal Poor Typical cracks Mold
 Flooring: Appears: Satisfactory Marginal Poor Moisture stains: Yes No
 Electrical Switches: Yes No Outlets: Yes No
 Heat Source present: Yes No Holes: None Doors Walls Ceilings
 Doors & Windows: N/A Appears: Satisfactory Marginal Poor Cracked glass

Comments _____

Location **DINING**

Walls & Ceilings: Appears: Satisfactory Marginal Poor Typical cracks Mold
 Flooring: Appears: Satisfactory Marginal Poor Moisture stains: Yes No
 Electrical Switches: Yes No Outlets: Yes No
 Heat Source present: Yes No Holes: None Doors Walls Ceilings
 Doors & Windows: N/A Appears: Satisfactory Marginal Poor Cracked glass

Comments _____

Location **DINETTE AREA**

N/A

Walls & Ceilings: Appears: Satisfactory Marginal Poor Typical cracks Mold
 Flooring: Appears: Satisfactory Marginal Poor Moisture stains: Yes No
 Electrical Switches: Yes No Outlets: Yes No
 Heat Source present: Yes No Holes: None Doors Walls Ceilings
 Doors & Windows: N/A Appears: Satisfactory Marginal Poor Cracked glass

Comments _____

Location **FAMILY**

N/A

Walls & Ceilings: Appears: Satisfactory Marginal Poor Typical cracks Mold
 Flooring: Appears: Satisfactory Marginal Poor Moisture stains: Yes No
 Electrical Switches: Yes No Outlets: N/A Yes No
 Heat Source present: Yes No Holes: None Doors Walls Ceilings
 Doors & Windows: N/A Appears: Satisfactory Marginal Poor Cracked glass

Comments _____

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ROOMS

Location MASTER BEDROOM

Walls & Ceilings: Appears: Satisfactory Marginal Poor Typical cracks Mold
 Flooring: Appears: Satisfactory Marginal Poor Moisture stains: Yes No
 Electrical Switches: Yes No Outlets: Yes No
 Heat Source present: Yes No Holes: None Doors Walls Ceilings
 Doors & Windows: Appears: Satisfactory Marginal Poor Cracked glass

Comments _____

Location BEDROOM TWO

Front

Walls & Ceilings: Appears: Satisfactory Marginal Poor Typical cracks Mold
 Flooring: Appears: Satisfactory Marginal Poor Moisture stains: Yes No
 Electrical Switches: Yes No Outlets: Yes No
 Heat Source present: Yes No Holes: None Doors Walls Ceilings
 Doors & Windows: Appears: Satisfactory Marginal Poor Cracked glass

Comments _____

Location BEDROOM THREE

Back

Walls & Ceilings: Appears: Satisfactory Marginal Poor Typical cracks Mold
 Flooring: Appears: Satisfactory Marginal Poor Moisture stains: Yes No
 Electrical Switches: Yes No Outlets: Yes No
 Heat Source present: Yes No Holes: None Doors Walls Ceilings
 Doors & Windows: Appears: Satisfactory Marginal Poor Cracked glass

Comments _____

Location _____

Study

Walls & Ceilings: Appears: Satisfactory Marginal Poor Typical cracks Mold
 Flooring: Appears: Satisfactory Marginal Poor Moisture stains: Yes No
 Electrical Switches: Yes No Outlets: Yes No
 Heat Source present: Yes No Holes: None Doors Walls Ceilings
 Doors & Windows: Appears: Satisfactory Marginal Poor Cracked glass

Comments _____

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Windows
 General Condition: Appears: Satisfactory Marginal _____ Poor _____ Cracked glass _____
 Representative number of windows operated: 10 Hardware Missing: _____ Glazing compound needed _____

Fireplace
 None: _____ Location #1 DEN Locations #2 _____ Location #3 _____
 Gas _____ Wood
 Blower Built-in: Yes _____ No Operates: Yes _____ No _____ Damper operates Damper missing
Any open joints or cracks in firebrick should be sealed. Hearth: Appears Adequate: Yes No
 Mantle: Appears Adequate: Yes _____ No Recommend having flu cleaned & re-examined yes

Inside Stairs
 None
 Condition: Appear: Satisfactory _____ Marginal _____ Poor _____ Handrails: Appear: Satisfactory _____ Marginal _____ Poor _____
 Riser/Treads: Appear: Satisfactory _____ Marginal _____ Poor _____ Risers uneven _____

Smoke Detectors
 Present: Yes _____ No _____ Operates: Yes _____ No _____ Not tested _____

Attic
 Access: Stairs _____ Pulldown Scuttlehole Other _____ No access _____
 Inspected from: Access panel In the attic Other _____
 Location: Bedroom hall _____ Bedroom closet Garage Other _____
 Flooring: Complete _____ Partial _____ None
 Insulation: Fiberglass: Batts Loose None _____ Average inches 8 to 10
 Installed in: Floor Rafters _____ Walls _____
 Roof Sheathing: Rotted _____ Stained _____ Delaminated _____ Appears Satisfactory
 Evidence of condensation: Yes None Apparent _____ Fans exhausted to attic: Yes No _____
 Structural problems observed: Yes _____ None Apparent
 Roof Structure: Rafters: Wood Metal _____ Other _____
 Trusses _____ Others _____ Collar ties present: Yes _____ No
 Sheathing: Plywood Flakeboard _____ Wood 1x _____ Other
 Ceiling joist: Wood Metal _____ Other _____ Not visible _____
 Vapor barriers: Not visible Improperly installed _____ None _____
 Kraft faced _____ Plastic _____

Comments: _____

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Crawl Space/Slab on Grade

Slab on Grade N/A Not visible _____ Signs of settlement: Yes _____ No

Crawl space No access

Access Exterior _____ Interior door hatch Did not access at request of buyer _____

Inspected from: Access panel In the crawl space

Foundation Walls Concrete block Poured concrete _____ Brick _____ Other _____

Piers & Columns Cracks _____ Have evaluated _____

Floor Dirt Concrete Gravel _____ Other _____ Typical cracks _____

Ventilation Wall vents Power vents _____ None apparent _____

Girder Steel _____ Wood Block _____ Not visible _____

Columns Condition: Appears Satisfactory Marginal _____ Poor _____

Joist Not visible Wood Steel _____ Other _____

2x8 2x10 2x12 _____

Sub Floor Not visible Wood Concrete _____ Other _____

Moisture Stains None Walls _____ Sub Floor _____ Other _____

Insulation None _____ Walls _____ Ceiling Other _____ Not Visible _____

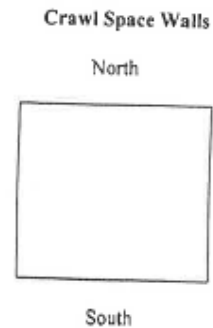
Vapor Barrier Yes No Not Visible _____

Type: Kraft face _____ Plastic

Other _____

Not visible _____

Partial Vapor Barrier -



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Plumbing

Water Service Water Supply: City _____ Private Meter Location Well

Water Lines: Copper _____ Galvanized _____ Plastic Unknown _____

Lead (other than solder joints): Yes _____ No Service entry _____ Unknown

Water Pressure: Appears: Adequate _____ Poor _____

Pipes: Corroded _____ Leaking _____ Valves broken/missing _____ Supported/Insulated _____

Drain, Waste & Vent pipe: Copper Cast Iron _____ Plastic Other _____

Condition: Appears: Satisfactory Marginal _____ Poor _____ Waste discharge: Appears: Satisfactory Slow drain _____

Hose bibs: Yes No _____ Operate: Yes No _____ Not tested _____

Comments: _____

Water Heater #1 Brand Name: A.O. Smith Serial #: M502-195/202-917

Gas _____ Electric Other _____ Capacity 50 gals. Approximate age 16 years

Relief Valve: Yes No _____ Extension proper: Yes No _____ Missing _____

Vent Pipe: NA Appears Satisfactory _____ Pitch proper _____ Rusted _____ Other _____

Comments: _____

Water Heater #2 N/A

Brand Name: _____ Serial #: _____

Gas _____ Electric _____ Other _____ Capacity _____ gals. Approximate age _____

Relief Valve: Yes _____ No _____ Extension proper: Yes _____ No _____ Missing _____

Vent Pipe: N/A _____ Appears Satisfactory _____ Pitch proper _____ Rusted _____ Other _____

Comments: _____

Water Softener Unit not evaluated

Plumbing hooked up: Yes _____ No _____

A number of fixtures, faucets, hose bibs, and drains were tested and found to be:

Sat. _____ Marginal _____ Poor _____

Recommend a licensed plumber evaluate the plumbing NO

Comments: _____

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HEATING SYSTEM

Forced Air System NA _____ System not operated due to: _____

Energy Source Gas Oil _____ Electric
 Heat Strip _____ Aux. Gas _____ Aux. Geothermal _____ N/A _____
 Emergency Heat Tested: Yes _____ No N/A _____

Distribution Other _____ Cold Air Returns

Filter Standard _____ Other _____ N/A _____
 Condition: Sat. Replace/Clean Missing _____

Operated When turned on by thermostat: Fired Did Not Fire _____

Operation Appears: Sat. Yes No _____ Recommend HVAC Technician Examine NO

Controls Normal Operating & Safety Controls Observed yes

Comments _____

Others Electric Baseboard _____ Gas Space Heater _____ Fireplace Ceiling Heat _____ N/A _____

Comments _____

Forced Air System Brand Name Grand-Aire Cooling System Approx. Age 2001 - 17 years
 Model # GT3BD-048K - 4ton Serial # GTA611100145
 Brand Name Grand-Aire Approx. Age _____
 Model # _____ Serial # _____

Energy Source Electric Gas _____ Other _____

Central Air NA _____ Air Cooled _____ Water Cooled _____ Gas Chiller _____ Heat Pump

Operated Yes No _____ Not operated due to outside temperature _____

Distribution Metal Duct Flex Duct Other _____

Operation Sat: Yes No _____ Recommend HVAC Technician Examine NO

Refrigerant Lines Leak _____ Damaged _____ Insulation Missing _____ Appears Sat.

Comments: Supply _____ Return _____

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Electrical

Main Panel Loc Landing Room

Amps 200 Breakers Fuses _____ Appears Grounded: Yes No _____

GFCI Present: Yes _____ No Operates: Yes No _____

Main Wire Copper _____ Aluminum Not Visible _____

Branch Wire Copper Aluminum _____ Not Visible _____

Romex BX Cable _____ Conduit _____ Others _____

Panel Not assessable _____ Not evaluated Reason _____

Sub Panels/Disconnect None Apparent

Loc _____ Loc _____ Loc _____

Panel Not Assessable _____ Not evaluated _____ Reason _____

Branch Wiring Copper _____ Aluminum _____

A representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and exterior walls were tested and found to be:

Sat. Marginal _____ Poor _____

Open Grounds _____ Reverse Polarity _____ Other _____

Recommend a licensed electrician evaluate the service NO

Comments: _____

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