

PRE SALE EVALUATION

THIS IS NOT A FULL INSPECTION
Prepared Exclusively for
May Beselling



Prepared by: Your Inspector on February 21, 2007

KEYSTONE INSPECTION SERVICE

(Division of Key Consolidated 2000 Inc)

Tel. 800-822-2720

THIS IS NOT A FULL ASHI BUILDING INSPECTION

EVALUATION SUMMARY

KEYSTONE INSPECTION SERVICE

(Div.of Key Consolidated 2000,Inc.)

Submitted by:

March 8, 2007

May Beselling
1 Information Highway
Anytown, USA 00411

RE: 411 Needtoknow Road
Anytown, USA 00411

Dear May Beselling

At your request, a visual evaluation of the above referenced property was conducted on . This report reflects the visual conditions of the property at the time of evaluation only. Hidden or concealed defects cannot be included in this report. THIS IS NOT A FULL ASHI BUILDING INSPECTION and is not intended to replace a full building inspection.. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover major visible defects that may be noted in a full building inspection this is not possible.

THIS IS A SUMMARY OF "POTENTIAL RED FLAGS" AND "RED FLAGS"

POTENTIAL RED FLAGS:

EXTERIOR

Landscaping
Some maintenance required. "Potential Red Flag"
Window Overview
Older single pane windows. "Potential Red Flag"

ELECTRICAL

Main Distribution Panel
Older type fuse panel. "Potential Red Flag", The electrical service is marginal based on the connected load. "Potential Red Flag". Consider updating to a more modern type circuit breaker panel with minimum 100 Amps. 150 or 200 Amps if possible.
Interior Wiring Comments
It is strongly suggested to install GFCI outlets within six feet of all sinks. "Potential Red Flag"

BASEMENT

Entry Condition
Lacks proper railing or is not "childproof" "Potential Red Flag"

PLUMBING

Miscellaneous Items
LP gas fired hot water heater noted in the basement. Proper ventilation should be present to prevent pooling in the event of a gas leak. Pooling gas can be ignited by pilot lights. Install pressure relief valve extension. "Potential ReD Flag"

Client: May Beselling

EVALUATION SUMMARY

Page 1 of 2

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EVALUATION SUMMARY

Submitted by:

KEYSTONE INSPECTION SERVICE

(Div.of Key Consolidated 2000,Inc.)

WASTE SYSTEM

Distance Between Well and Septic (Field)
Between 50 & 100 feet "Potential Red Flag"

ADDITIONAL OBSERVATIONS

1),Mold growth noted in the Knee wall storage areas.Consider treatment to remove."Potential Red Flag."

RED FLAGS:

BASEMENT

Foundation
Major cracking / shifting observed. "Red Flag"

Moisture Infiltration
Wet conditions, active water infiltration. Mold potential "Red Flag"

Sincerely,

Keystone Inspection Service

Client: **May Beselling**

EVALUATION SUMMARY

Page 2 of 2

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CONDITIONS

CLIENT & SITE INFORMATION:

File #

Sample-022107.

Date of Evaluation

February 21, 2007.

Time of Evaluation

09:00 AM.

Client:

May Beselling.

Address:

1 Information Highway.

City / State / Zip

Anytown, USA 00411.

Fax #

Property location:

411 Needtoknow Road.

City / State / Zip

Mytown, USA 00411.

BUILDING CHARACTERISTICS:

Estimated age:

Unknown. Estimate 50-60 Years.

Building type:

1 family, Cape Cod.

Type of Construction:

Frame.

Number of stories:

Two.

Space below grade:

Basement.

Utility status:

All of the utilities were on at the time of inspection.

ADDITIONAL INFORMATION:

Inspector:

Gene Cameline.

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ROOF

ROOF

Main Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Approximate Age of Roofing

6-10 years old.

Roof Condition

Appears serviceable, wear and tear normal for the age.

Additional Comments:

Soffit, Ridge Vent, and Gable vents, ventilation appears adequate.

The conditions of the roof are normally viewed from the ground with the aid of binoculars and from adjacent windows, if available. Walking on many roofs is dangerous and walking on a aging roof may severely damage the roofing. The age of the roof is an approximation based on normal aging characteristics.

EXTERIOR

EXTERIOR

Siding Condition

Maintenance required "Potential Red Flag", Damaged areas, cement asbestos shingles noted. Replacement may be difficult.



Landscaping

Some maintenance required. "Potential Red Flag"

Grading Conditions

Appears adequate for "normal" weather conditions.

Window Overview

Older single pane windows. "Potential Red Flag"

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Foundation Condition

Appears normal for a house of this age.

Miscellaneous

Front porch foundation cracks and settlement noted. Door frame rot noted.



ELECTRICAL

ELECTRICAL

Service Type

Overhead.



Service Condition

Appears adequate for the age of the home.

Main Distribution Panel

Older type fuse panel. "Potential Red Flag", The electrical service is marginal based on the connected load. "Potential Red Flag". Consider updating to a more modern type circuit breaker panel with minimum 100 Amps. 150 or 200 Amps if possible.



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Interior Wiring Comments

It is strongly suggested to install GFCI outlets within six feet of all sinks. "Potential Red Flag"

BASEMENT

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Entry Condition

Lacks proper railing or is not "childproof" "Potential Red Flag"



Floor

Appears to be serviceable.

Foundation

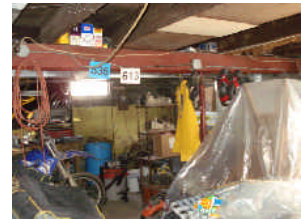
Major cracking / shifting observed. "Red Flag"

Moisture Infiltration

Wet conditions, active water infiltration. Mold potential "Red Flag"

Miscellaneous

Storage in the basement prevented complete evaluation of the foundation. Suggest checking the foundation when visible and sealing cracks.



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PLUMBING

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Water Source

Well, on site.



Operation

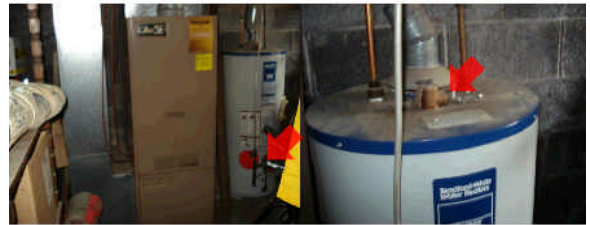
Functioning.

Interior Plumbing

OK, appears to be functional.

Miscellaneous Items

LP gas fired hot water heater noted in the basement. Proper ventilation should be present to prevent pooling in the event of a gas leak. Pooling gas can be ignited by pilot lights. Install pressure relief valve extension. "Potential ReD Flag"



WASTE SYSTEM

Termination

On lot sewage system.

NOTE:

For a full septic inspection it is normally required to have the tank(s) exposed to view internal conditions.



System Type

Standard in ground. (Per Owner)

Visual Condition

No visible effluent on ground surface. Snow cover noted.

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Distance Between Well and Septic (Field)

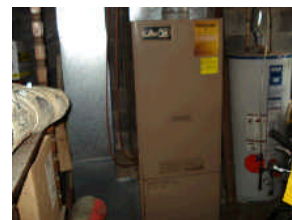
Between 50 & 100 feet "Potential Red Flag"

HVAC

HEAT

System Type is:

Warm air system.



General Condition

Operational.

Comments

OK, average condition.



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ADDITIONAL OBSERVATIONS

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Additional Items

1), Mold growth noted in the Knee wall storage areas. Consider treatment to remove. "Potential Red Flag."

