

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



Table Of Contents

Report Summary	3-15
Inspection Details	16
Interior Areas	17-24
Bedrooms	25-28
Bathroom	29-34
Kitchen	35-39
Water Heater	40-42
Electrical	43-44
Roof	45-46
Exterior Areas	47-49
Foundation	50
Grounds	51-56
Breakfast Bar	57
Storage Shed	58
Glossary	59



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 19 Item: 8	Stairs & Handrail	<ul style="list-style-type: none"> • Worn Paint Noted. • Cracking Observed.
 <p>Cracking Observed.</p>		
Page 19 Item: 9	Window/Wall/Floor AC/Heat Condition	<ul style="list-style-type: none"> • Could not Test, Gas Shutoff to Home at Time of Inspection.
 <p>Living Room</p>		
Page 20 Item: 10	Flooring Condition	<ul style="list-style-type: none"> • Scratches Noted. • Numerous Heavy Foundation Cracks Noted.



Entryway--Scratches Noted.



Dining Area--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.

Page 21 Item: 11

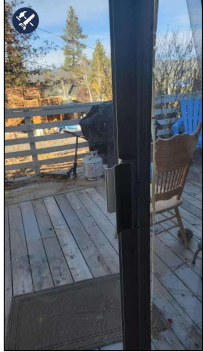
Ceiling Condition

• Support Beam Observed to be Twisting.



Living Room--Support Beam Observed to be Twisting.

Page 21 Item: 12	Patio Doors	<ul style="list-style-type: none"> • Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation. Current building standards require this second means of egress in a sleeping area for quick escape in the event of an emergency. • Sliding Glass Panel Observed to be Bent.
------------------	-------------	--



Living Room--Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation.

Page 22 Item: 14	Wall Condition	<ul style="list-style-type: none"> • Holes Noted by Stairs. • Hole in Wall Caused by Doorknob. • There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.
------------------	----------------	---



Holes Noted by Stairs.



Holes Noted by Stairs.



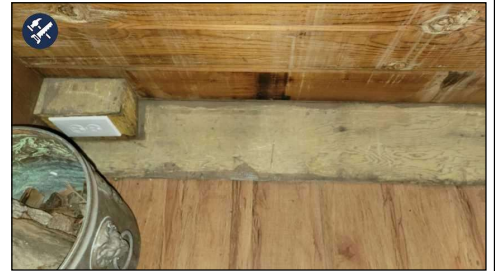
Entryway--Hole in Wall Caused by Doorknob.



By Breakfast Bar--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Living Room--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Living Room--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Dining Area--Damage to the Wall Observed(Cosmetic)

Page 23 Item: 15	Fireplace	• Moderate Cracks Noted.
------------------	-----------	--------------------------



Living Room--Moderate Cracks Noted. Recommend Further Evaluation by a Fireplace Specialist for Answers & Options to this issue.

Bedrooms

Page 26 Item: 8	Fireplace	• Cracks Observed in Brick Hearth. • A flex line was observed in firebox.
-----------------	-----------	--



Page 26 Item: 10 | Smoke Detectors | • There were no smoke detectors present in the bedroom(s).



Bedroom#2--Smoke Detector Missing.

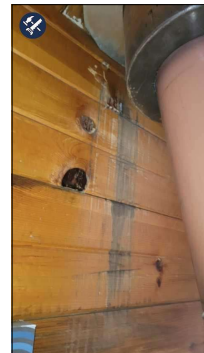


Bedroom#1--Smoke Detector Missing.

Page 27 Item: 12 | Wall Condition | • There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Bedroom#1, Inside Closet--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Bedroom#1--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.

Bathroom

Page 29 Item: 4 | Cabinets | • There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.



Upstairs Bathroom#2--There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.

Page 30 Item: 9 Counters

• Caulking Observed to be Cracking.



Upstairs Bathroom#2--Caulking Observed to be Cracking.

Page 31 Item: 10 Sinks

• Faucet Observed Loose.



Bathroom#1--Faucet Observed Loose.

Kitchen

Page 37 Item: 8

Cook top condition

• Could not Test, Gas Shutoff to Home at Time of Inspection.



Could not Test, Gas Shutoff to Home at Time of Inspection.

Page 37 Item: 9 | Oven & Range | • Could not Test, Gas Shutoff to Home at Time of Inspection.



Could not Test, Gas Shutoff to Home at Time of Inspection.

Page 38 Item: 12 | Floor Condition | • Numerous Heavy Foundation Cracks Noted.



Numerous Heavy Foundation Cracks Noted.



Numerous Heavy Foundation Cracks Noted.

Page 39 Item: 17 | Wall Condition | • Past Repair Noted.



Past Repair Noted.

Water Heater

Page 40 Item: 3 Combusion • Gas was Shut Off to Home not able to inspect

Roof

Page 46 Item: 4 Spark Arrestor • Rain Cap with Spark Arrestor are not secured to the pipe, it is just sitting on top of it.



Slightly tilted to the Right



Not Secured to Chimney Pipe as seen in the Picture. This can let out hot embers into the Air and could ignite something. Recommend not using this until it has been gone over by a Fireplace specialist.

Exterior Areas

Page 47 Item: 2 Window Condition • Some window screens missing and some damaged.



South Side--Screen Damaged



South Side--No Screen

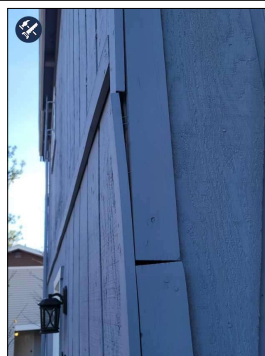


South Side--Upstairs hole in the Screen.

Page 47 Item: 3 Siding Condition • Caulk and seal all gaps, cracks and openings.
 • Some siding nails need to be reset.
 • Trim Cracked in Some Places Coming Loose in others.



North Side Trim Split

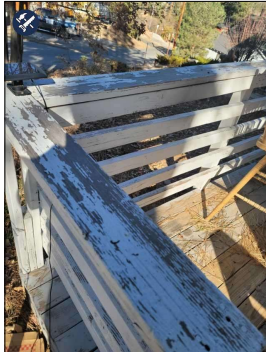


East Side--Trim Boards Area coming of the Siding.

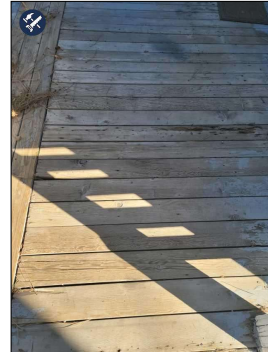


East Side--Peeling Paint Observed.

Page 49 Item: 6	Exterior Paint	<ul style="list-style-type: none"> • Peeling paint observed, suggest scraping and painting as necessary. • Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
-----------------	----------------	---



North Side Deck



North Side Deck floor Boards are almost bare of wood.

Foundation

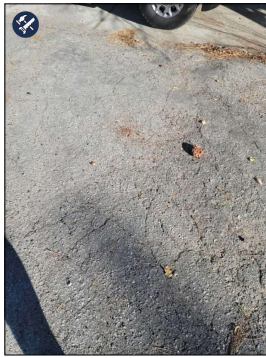
Page 50 Item: 2	Foundation Perimeter	<ul style="list-style-type: none"> • Cracks and deterioration observed.
-----------------	----------------------	--



West Side--Crack in the Perimeter Wall

Grounds

Page 51 Item: 3	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary. • Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards. • Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.
-----------------	--------------------------------	--



North Side--Spalling in the Concrete Observed.



Crack in the Concrete

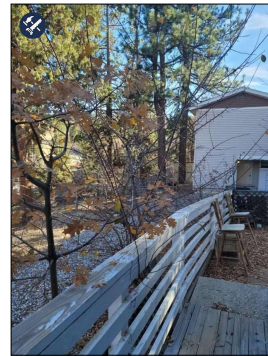
Page 52 Item: 5

Vegetation Observations

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.



Tree is interfering with the Building.

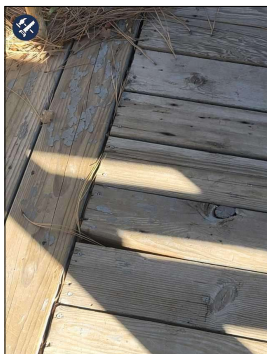


East Side--Railing is Loose

Page 52 Item: 6

Patio and Porch Deck

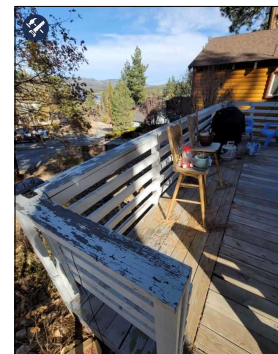
- Deck Railing has Peeling Paint & Bare Wood Observed
- Floor Boards are Showing Peeling Finish & Bare Wood
- Nails are Sticking out of the Floor Boards. These Should be Replaced with Deck Screws of the Same Size.
- Deck Railing is Loose
- Deck Railing Coming Apart
- Unstable supports.
- Wood to Soil Contact at deck supports. Deterioration may occur and insects may gain access to wood.



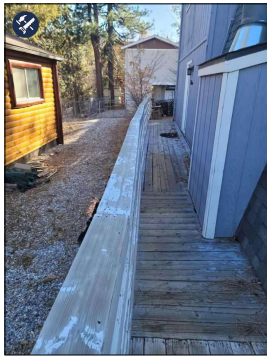
North Side Deck--Fading Finish & Bare Wood Observed



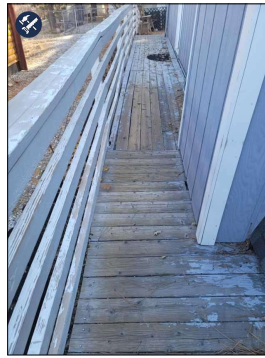
North Side Deck--Floor Boards are Showing Peeling Paint & Bare Wood Observed.



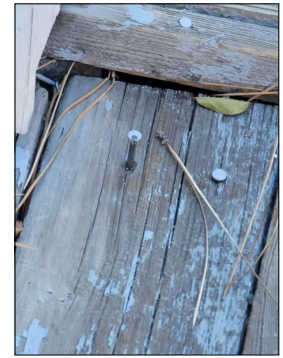
Railing is Loose



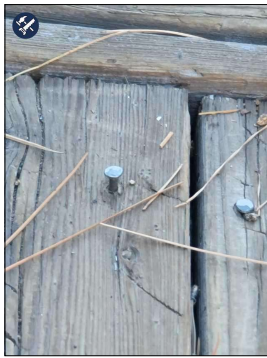
East Side--Loose Railing



East Side--Floor Boards are almost without finish



East Side--Nails are coming up out of the Wood



East Side--Nails are coming up out of the Wood



East Side bouncy boards



North Side--Fascia Board is twisting Supports are blocks of Wood



North Side--Instead of doing it right some just stacked block of Wood on top of the Failing footing to make do.



Northeast Corner--Barely sitting on the wood that was put on top of the Falling Apart Footing



East Side--The Deck is Sagging at this point. May have to do with the Footing that are Cracked, crumbling, tilted and so on.



East Side--Material to Soil

Page 54 Item: 8	Grounds Electrical	<ul style="list-style-type: none"> • Junction Box Covers missing or damaged; install cover for safety.
-----------------	--------------------	---



North Side--Open J-Box

Page 56 Item: 15	Fence Condition	<ul style="list-style-type: none"> • RETAINING/GARDEN WALL • Damaged/Severely Cracked Recommend further Evaluation by a General Contractor for Answers & Options to this issue.
------------------	-----------------	---



Retaining Wall is Cracked clean through and separating with a shift. On the the far west edge of th Property.

Retaining Wall is Cracked clean through and separating with a shift. On the the far west edge of th Property.

Storage Shed

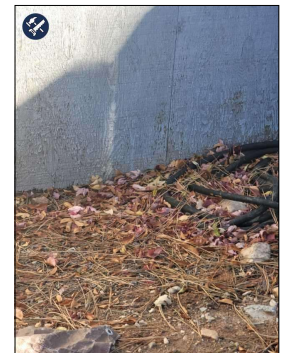
Page 58 Item: 1	Storage Shed Exterior Condition	<ul style="list-style-type: none"> • Front Door is barely holding on with the way the Hinges are • Some of the Siding is Material to Soil.
-----------------	---------------------------------	--



Hinges on the Door are placed in a strange place.



There are the Hinges for the Front Door



Siding is Material to Soil

Page 58 Item: 2	Storage Shed Interior Condition	<ul style="list-style-type: none"> • Full of Personal belongings really could not move around too much.
-----------------	---------------------------------	--





Inspection Details

1. Attendance

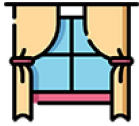
In Attendance: No other parties present at inspection.

2. Home Type

Home Type: HOME STYLE: • Single Family Home

3. Occupancy

Occupancy: Vacant - Furnished • The utilities were on at the time of inspection.
Natural Gas was Off and Pinned at the Meter



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. General Picture Condition

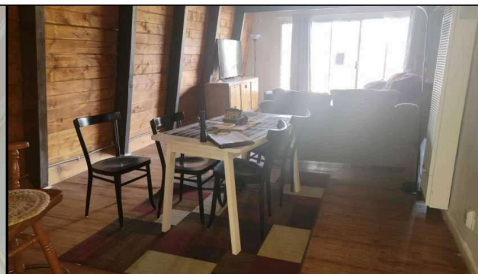


Observations:

- No Apparent Issues with the General Picture
- Living Room
- Upstairs Hallway
- Entryway
- Dining Area



Entryway



Dining Area



Living Room



Upstairs Hallway

2. Closets



Observations:

- The closet is in serviceable condition.



Entryway



Upstairs Hallway

3. Doors



Observations:
• No Apparent Issues with the Doors



Front or East Entry Door

4. Electrical



Observations:
• No Apparent Issues with the Electrical

5. Smoke Detectors



Observations:
• ****SMOKE DETECTORS****
• Operated when tested.



Kitchen

6. CO2 Detector Condition



Observations:
• No Apparent Issues with the Interior CO2 Detector(s)



Kitchen

Living Room

Upstairs Hallway

7. Combo Detector Condition



Observations:

- No Apparent Issues with the Combo Detector



Entryway



Living Room



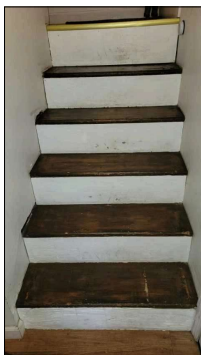
Upstairs Hallway

8. Stairs & Handrail



Observations:

- No Apparent Issues with the Stairs & Handrails
- Worn Paint Noted.
- Cracking Observed.



Worn Paint Noted.



Cracking Observed.



Main Floor to Upstairs

9. Window/Wall/Floor AC/Heat Condition



Observations:

- Could not Test, Gas Shutoff to Home at Time of Inspection.



Living Room

10. Flooring Condition



Materials: Laminate Wood

Observations:

- No Apparent Issues with the Interior Flooring
- **Scratches Noted.**
- **Numerous Heavy Foundation Cracks Noted.**



Entryway--Scratches Noted.



Dining Area--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.



Living Room--Numerous Heavy Foundation Cracks Noted.

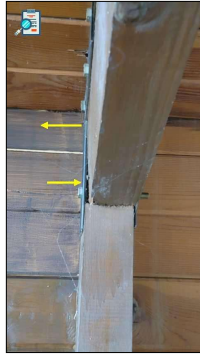
11. Ceiling Condition



Materials: There are wood plank ceilings noted. • Open beam ceiling construction noted.

Observations:

- No Apparent Issues with the Ceilings
- Support Beam Observed to be Twisting.



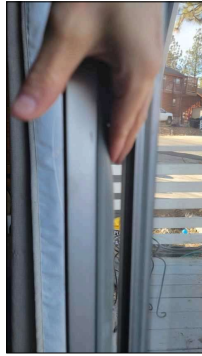
Living Room--Support Beam Observed to be Twisting.

12. Patio Doors



Observations:

- ****Sliding Patio Doors****
- The sliding patio door was functional during the inspection.
- **Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation. Current building standards require this second means of egress in a sleeping area for quick escape in the event of an emergency.**
- **Sliding Glass Panel Observed to be Bent.**



Living Room--Sliding Glass Panel Observed to be Bent.



Living Room--Door is difficult to operate, this presents a safety hazard in the event of an emergency/fire. Recommend repair/adjusting of door by a Qualified Contractor to allow easy and smooth operation.

13. Screen Doors



Observations:
• No Sliding Screen Door

14. Wall Condition



Materials: Drywall walls noted. • The walls are clad in wood plank material.
Observations:
• No Apparent Issues with the Walls
• Minor Damage Noted.
• Minor Damage Noted.
• Holes Noted by Stairs.
• Hole in Wall Caused by Doorknob.
• There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Holes Noted by Stairs.



Holes Noted by Stairs.



Entryway--Hole in Wall Caused by Doorknob.



By Breakfast Bar--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Living Room--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Living Room--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Dining Area--Damage to the Wall Observed(Cosmetic)

15. Fireplace



Materials: Living Room
Materials: Masonry fireplace noted.
Observations:
• ****Wood Fireplaces****
• Functional.
• **Moderate Cracks Noted.**



Living Room



Living Room--Moderate Cracks Noted. Recommend Further Evaluation by a Fireplace Specialist for Answers & Options to this issue.



Living Room



Living Room



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: UPSTAIRS: • Bedroom#1 • Bedroom#2

2. General Pictures Condition

Observations:

- No Apparent Issues in General



Bedroom#2



Bedroom#1

3. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



4. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



5. Closets

Observations:

- The closet is in serviceable condition.



Bedroom#2



Bedroom#1

6. Doors



Observations:
• No Apparent Issues with the Doors

7. Electrical



Observations:
• No Apparent Issues with the Electrical

8. Fireplace



Materials: Master
Materials: Free standing style wood burning stove noted.

Observations:
• Functional.
• ****Gas Fireplaces****
• **Cracks Observed in Brick Hearth.**
• **A flex line was observed in firebox.**



Bedroom#1



Bedroom#1--Cracks Observed in Brick Hearth.



Bedroom#1



Bedroom#1



9. Floor Condition



Flooring Types: Floating laminate type flooring noted.
Observations:
• No Apparent Issues with the Flooring

10. Smoke Detectors



Observations:
• **There were no smoke detectors present in the bedroom(s).**



Bedroom#2--Smoke Detector Missing.



Bedroom#1--Smoke Detector Missing.

11. CO2 Detector Condition



Observations:

- No Apparent Issues with the CO2 Detector. Should be Outside the Bedroom to be Effective.



Bedroom#1

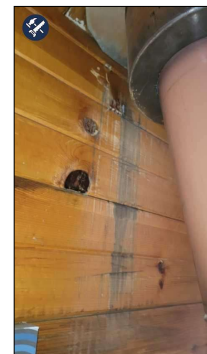
12. Wall Condition



Materials: Drywall walls noted. • The walls are clad in wood plank material.

Observations:

- No Apparent Issues with the Walls
- There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Bedroom#1, Inside Closet--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.

Bedroom#1--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.

Bedroom#1--There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.

13. Window Condition



Materials: Aluminum framed sliding window noted.

Observations:

- No apparent Issues with the Windows



Bedroom#2



Bedroom#1

14. Ceiling Condition



Materials: There are wood plank ceilings noted. • Open beam ceiling construction noted.

Observations:

- No Apparent Issues with the Ceilings



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: MAIN FLOOR: • Bathroom#1 • UPSTAIRS: • Bathroom#2

2. General Pictures Condition

Observations:

- No Apparent General Issues with the bathrooms



Bathroom#1



Upstairs Bathroom#2

3. Doors

Observations:

- No Apparent Issues with the Doors



4. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.



Bathroom#1



Upstairs Bathroom#2



Upstairs Bathroom#2--There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.

5. Ceiling Condition



Materials: There are drywall ceilings noted.
Observations:
• No Apparent Issues with the Ceilings

6. Exhaust Fan



Observations:
• The bath fan was operated and no issues were found.



Bathroom#1



Upstairs Bathroom#2

7. Floor Condition



Materials: Floating laminate type flooring noted.
Observations:
• No Apparent Issues with the Flooring

8. Bathroom Wall(s) Condition



Observations:
• No Apparent Issues with the Bathroom Wall(s).

9. Counters



Observations:
• Solid Surface tops noted.
• No discrepancies noted.
• **Caulking Observed to be Cracking.**



Upstairs Bathroom#2--Caulking Observed to be Cracking.

10. Sinks



Observations:

- ****DRAINS****
- No Apparent Issues with the Drains
- ****SUPPLY****
- No Apparent Issues with the Supply
- **Faucet Observed Loose.**



Bathroom#1



Bathroom#1--Faucet Observed Loose.



Upstairs Bathroom#2

11. Toilets



Observations:

- Operated when tested. No deficiencies noted.



Bathroom#1



Upstairs Bathroom#2

12. Electrical



Observations:

- No Apparent Issues with the Electrical

13. GFCI



Observations:

- **GFCI** protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

14. Security Bars



Observations:

- The security bars were operated and were functional.



Bathroom#1

15. Mirrors



Observations:
• No Apparent Issues with the Mirrors

16. Heating



Observations:
• Electric ceiling mounted heating noted in this room. At the time of the inspection, it appeared to be functioning and in serviceable condition.



Bathroom#1



Upstairs Bathroom#2

17. Plumbing



Observations:
• No Apparent Issues with the Plumbing



Bathroom#1



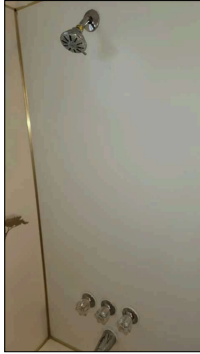
Upstairs Bathroom#2

18. Showers



Observations:

- ****SHOWER BASE****
- functional
- ****SHOWER FAUCET****
- Functional



Bathroom#1



Upstairs Bathroom#2

19. Shower Walls



Observations:

- ****MATERIALS****
- Fiberglass surround noted.
- Solid surface material noted.
- ****OBSERVATIONS****
- No Apparent issues with the Shower Walls

20. Enclosure



Observations:

- The shower enclosure was functional at the time of the inspection.



Bathroom#1



Upstairs Bathroom#2

21. Bath Tubs



Observations:

- Tub
- No Apparent Issues with the Tub



Bathroom#1

22. Window Condition



Materials: Aluminum framed sliding window noted.

Observations:

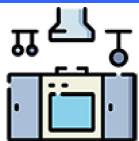
- No Apparent Issues with the Windows



Bathroom#1



Upstairs Bathroom#2



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. General Picture Overall



Observations:

- Good(No Issues)



Kitchen

2. Refrigerator Condition



Observations:

- REFRIGERATOR OVERALL:
 - Good
- COOLER PORTION:
 - Good
- FREEZER PORTION:
 - Excellent



Kitchen

3. Cabinets



Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



Kitchen

4. Counters



Observations:

- Plastic laminate tops noted.
- No discrepancies noted.

5. Dishwasher



Observations:

- Operated.



Kitchen

6. Garbage Disposal



Observations:

- Operated - appeared functional at time of inspection.



Kitchen

7. Microwave



Observations:

- No Apparent Issues with the Counter Top Microwave



Kitchen-Counter Top Microwave

8. Cook top condition



Observations:

- Gas cook top noted.
- **Could not Test, Gas Shutoff to Home at Time of Inspection.**



Could not Test, Gas Shutoff to Home at Time of Inspection.

9. Oven & Range



Observations:

- Oven: gas burners
- **Could not Test, Gas Shutoff to Home at Time of Inspection.**



Could not Test, Gas Shutoff to Home at Time of Inspection.

10. Sinks



Observations:

- ****DRAINS****
- No Apparent Issues with the Drains
- ****SUPPLY****
- No Apparent Issues with the Supply



Kitchen

11. Window Condition



Materials: Aluminum framed sliding window noted.
Observations:
• No Apparent Issues with the Windows



Kitchen

12. Floor Condition



Materials: Floating laminate type flooring noted.
Observations:
• No Apparent Issues with the Flooring
• Numerous Heavy Foundation Cracks Noted.
• Numerous Heavy Foundation Cracks Noted.



Numerous Heavy Foundation Cracks Noted.



Numerous Heavy Foundation Cracks Noted.

13. Plumbing



Observations:
• No Apparent Issues with the Plumbing



Kitchen

14. Ceiling Condition



Materials: There are wood plank ceilings noted. • Open beam ceiling construction noted.

Observations:

- No Apparent issues with the Ceilings

15. Electrical



Observations:

- No Apparent Issues with the Electrical

16. GFCI



Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

17. Wall Condition



Materials: Drywall walls noted.

Observations:

- No Apparent Issues with the Walls
- **Past Repair Noted.**



Past Repair Noted.



Water Heater

1. Base



Observations:

- The water heater base is functional.

2. Heater Enclosure



Observations:

- The water heater enclosure is functional.

3. Combustion



Observations:

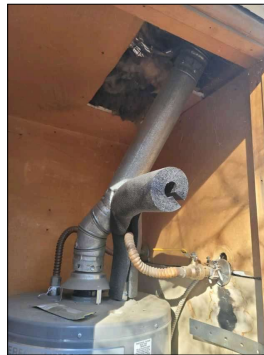
- Gas was Shut Off to Home not able to inspect

4. Venting



Observations:

- No Apparent Issues with the Venting



5. Water Heater Condition

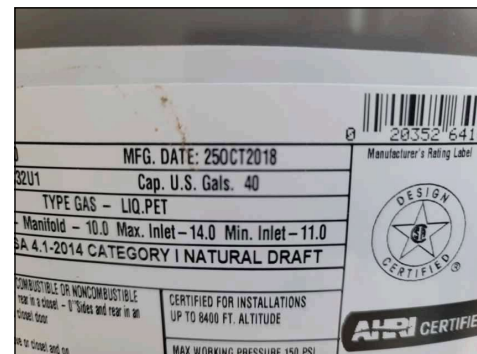


Heater Type: Gas

Location: The heater is located in the exterior closet.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



This Rheem 40 Gallon Gas Water Heater was Manufactured October 25th 2018--3 Yrs.old

6. TPRV



Observations:

- Appears to be in satisfactory condition -- no concerns.



7. Number Of Gallons



Observations:

- 40 gallons

8. Gas Valve



Observations:

- Appears functional.

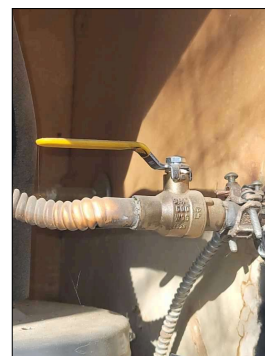


9. Plumbing



Observations:

- No Apparent Issues with the Plumbing



Water Supply Shut Off Valve for the Water Heater.

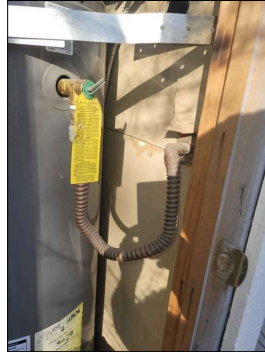
10. Overflow Condition



Materials: Copper

Observations:

- No Apparent Issues with the Overflow piping



11. Strapping



Observations:

- The Water Heater Is Strapped





Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel



Location: Main Location: • North side of the house. • Main Disconnect in panel box.
 Location: Sub Panel Location: • South side of the house.
 Observations:

- No Apparent Issues with the Electrical Panel



North Side



Sub-Panel on the South Side

2. Main Amp Breaker



Observations:
 • 200 amp



200 Amp Main Breaker

3. Breakers in off position



Observations:
 • 0



One 15 Amp in the Bottom of the Breakers

4. Cable Feeds



Observations:

- There is an overhead service drop noted.



5. Breakers



Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



South Side



Roof

1. Roof Condition



Materials: Roof was Inspected by "Gizmo" The Mavic Air 2 Drone

Materials: Asphalt shingles noted. • Rolled roofing noted.

Observations:

• No Apparent Issues with the Roofing



2. Flashing



Observations:

• No Apparent Issues with the Flashing

3. Chimney



Observations:

• No Apparent Issues with the Chimney



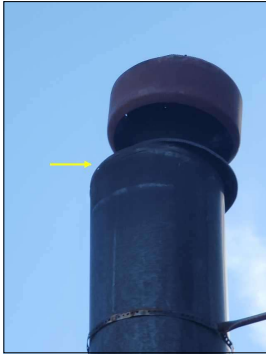
East Side

4. Spark Arrestor

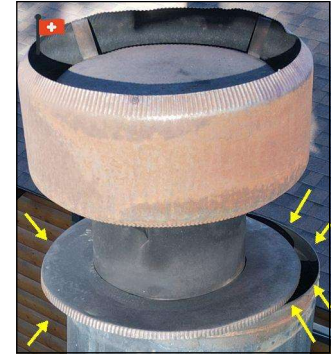
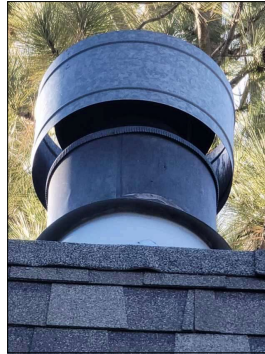


Observations:

- No Apparent Issues with the Spark Arrestor.
- Rain Cap with Spark Arrestor are not secured to the pipe, it is just sitting on top of it.



Slightly tilted to the Right



Not Secured to Chimney Pipe as seen in the Picture. This can let out hot embers into the Air and could ignite something. Recommend not using this until it has been gone over by a Fireplace specialist.



5. Vent Caps



Observations:

- No Apparent Issues with the Vent Caps





Exterior Areas

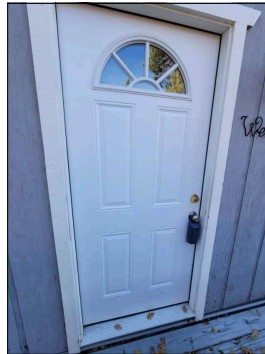
This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors



Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



East Side or Front Door

2. Window Condition



Observations:

- No Apparent Issues with the Windows
- Some window screens missing and some damaged.



South Side--Screen Damaged



South Side--No Screen



South Side--Upstairs hole in the Screen.

3. Siding Condition



Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

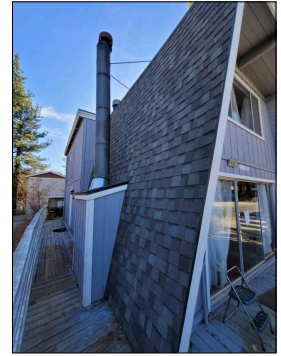
- No Apparent Issues with the Siding.
- Caulk and seal all gaps, cracks and openings.
- Some siding nails need to be reset.
- Trim Cracked in Some Places Coming Loose in others.



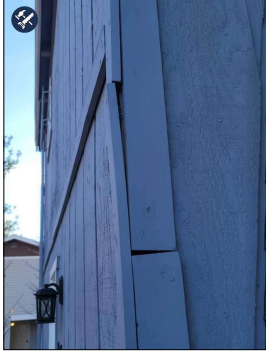
North Side Trim Split



North Side



East Side



East Side--Trim Boards Area coming of the Siding.



East Side--Peeling Paint Observed.



North Side



West Side

4. Eaves & Facia



Observations:
• No Apparent Issues with the Eaves

5. Closet Condition



Observations:
• No Apparent Issues with the Outside Closet.



South Side Exterior Water Heater Closet

6. Exterior Paint



Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.



North Side Deck



North Side Deck floor Boards are almost bare of wood.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation



Observations:

- Concrete slab only.

2. Foundation Perimeter



Observations:

- Cracks and deterioration observed.



West Side--Crack in the Perimeter Wall

3. Foundation Plumbing



Observations:

- ****SUPPLY****
- Galvanized supply pipe noted.
- ****DRAIN, WASTE, VENT****
- Acrylonitrile-Butadiene-Stryrene "**ABS**" waste and vent pipes noted.
- Galvanized waste and vent pipes noted.
- ****OBSERVATIONS****
- Appears Functional at time of inspection.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. City Main Water Valve Condition



Observations:

- No Apparent Issues with the City Main Water Valve



Far West Side of the Property

2. Stop & Waste Valve Condition



Observations:

- No Apparent Issues with the Stop & Waste Valve



North Side Between Walkway and Deck--Functioned correctly at the Time of the Inspection

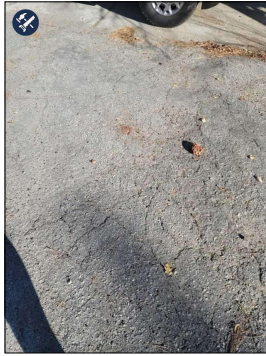
3. Driveway and Walkway Condition



Materials: Asphalt driveway noted.

Observations:

- Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.
- Moderate cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
- Concrete spalling noted at driveway. This loosening of the top, smooth layer of the cement is a common occurrence, possibly due to an improper curing process, age, or use of snow-melting materials.



North Side--Spalling in the Concrete Observed.



Crack in the Concrete

4. Grading



Observations:

- The exterior drainage is generally away from foundation.

5. Vegetation Observations

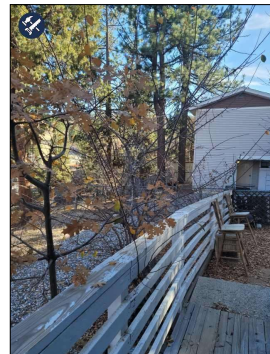


Observations:

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.



Tree is interfering with the Building.



East Side--Railing is Loose

6. Patio and Porch Deck

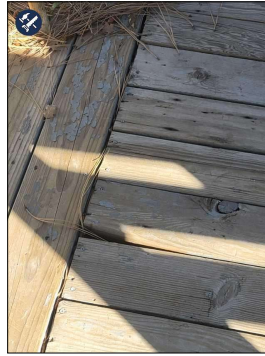


Observations:

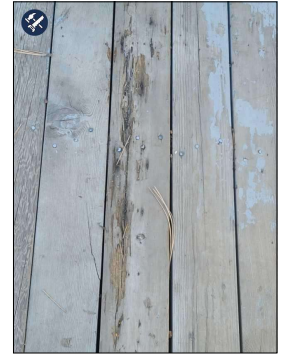
- Deck Railing has Peeling Paint & Bare Wood Observed
- Floor Boards are Showing Peeling Finish & Bare Wood
- Nails are Sticking out of the Floor Boards. These Should be Replaced with Deck Screws of the Same Size.
- Deck Railing is Loose
- Deck Railing Coming Apart
- Unstable supports.
- Wood to Soil Contact at deck supports. Deterioration may occur and insects may gain access to wood.



North Side Deck



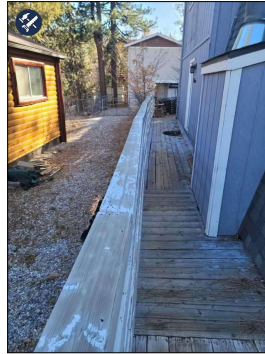
North Side Deck--Fading Finish & Bare Wood Observed



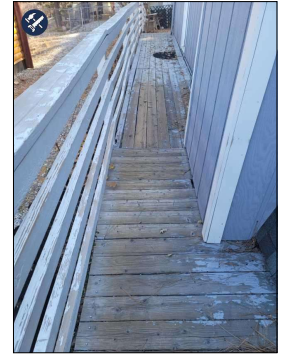
North Side Deck--Floor Boards are Showing Peeling Paint & Bare Wood Observed.



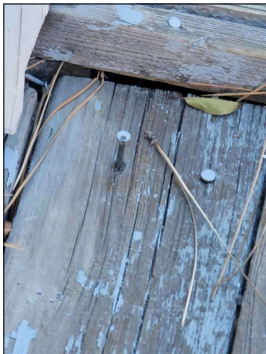
Railing is Loose



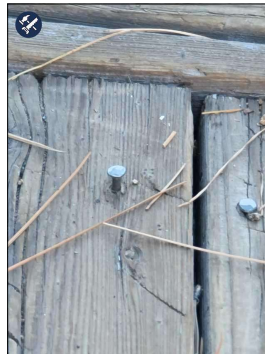
East Side--Loose Railing



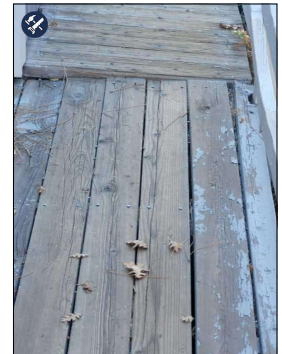
East Side--Floor Boards are almost without finish



East Side--Nails are coming up out of the Wood



East Side--Nails are coming up out of the Wood



East Side bouncy boards



East Side--Gap is forming between the Deck & the Home. Recommend further evaluation by a Handyman for Answers & Options to this issue.



North Side--Fascia Board is twisting Supports are blocks of Wood



North Side--Instead of doing it right some just stacked block of Wood on top of the Failing footing to make do.



Northeast Corner--Barely siting on the wood that was put on top of the Falling Apart Footing



East Side--The Deck is Sagging at this point. May have to do with the Footing that are Cracked, crumbling, tilted and so on.



East Side--Almost Material to Soil



East Side--Material to Soil

7. Stairs & Handrail



Observations:
• Appeared functional at time of inspection.

8. Grounds Electrical



Observations:
• No Apparent Issues with the Electrical
• OUTLETS:
• No Apparent Issues with the Outlets
• Junction Box Covers missing or damaged; install cover for safety.



North Side--Open J-Box



North Side

9. GFCI



Observations:
• None visible.

10. Main Gas Valve Condition



Materials: West side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Gas Main Valve has Been By the Utility Company

11. Plumbing



Observations:

- No Apparent Issues with the Plumbing

12. Water Pressure



Observations:

- Recommended. 70-80 psi

13. Pressure Regulator



Observations:

- None.

14. Exterior Faucet Condition



Observations:

- Yard Hydrant was Observed and was operational at the time of the Inspection.
- Appears Functional.



North Side

15. Fence Condition



Materials: Concrete

Observations:

- **RETAINING/GARDEN WALL**
- **Damaged/Severely Cracked Recommend further Evaluation by a General Contractor for Answers & Options to this issue.**



Retaining Wall is Cracked clean through and separating with a shift. On the the far west edge of separating with a shift. On the the far west edge of th Property.



Retaining Wall is Cracked clean through and separating with a shift. On the the far west edge of separating with a shift. On the the far west edge of th Property.

Breakfast Bar

1. Breakfast Bar Top Condition



Materials: Plastic Laminate

Observations:

- No Apparent Issues with the Top



2. Breakfast Bar Storage Condition



Observations:

- No Apparent Issues with the Storage



Storage Shed

1. Storage Shed Exterior Condition



Observations:

- Front Door is barely holding on with the way the Hinges are
- Some of the Siding is Material to Soil.



Hinges on the Door are placed in a strange place.

There are the Hinges for the Front Door



Siding is Material to Soil

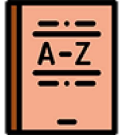
2. Storage Shed Interior Condition



Observations:

- Full of Personal belongings really could not move around too much.





Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.