

# ***Holman Property Inspections, LLC***

**Confidential - Property Inspection Report - Confidential**



1111 Sample Street, Newcastle, OK 73065  
Inspection prepared for: John Doe  
Date of Inspection: 10/23/2023 Time: 12:30  
Age of Home: 2020 Size: 2000  
Weather: dry

Inspector: Roger Holman  
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## Inspection and Site Details

### 1. Inspection Time

Start: 12:30 PM

End : 2:30 PM

### 2. Attending Inspection

Client present

Buyer Agent present

### 3. Residence Type/Style

Single Family Home

### 4. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing , North

### 5. Occupancy

Occupied - Furnished

### 6. Weather Conditions

Dry

Partly cloudy

Weather leading up to inspection relatively dry

85 degrees

## Conventions and Terms Used in this Report

### USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

### TEXT COLOR SIGNIFICANCE:

**GREEN** colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**BLUE** colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**RED** colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

### DEFINITIONS:

**APPARENT CONDITION:** Systems and components are rated as follows:

**SATISFACTORY:** Indicates the component is functionally consistent with its original purpose but

American Pride Home Inspection LLC 3304 Dogwood Ln., Edmond, OK

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Exterior

may show signs of normal wear and tear and deterioration.

**MARGINAL:** Indicates the component will probably require repair or replacement anytime within five years.

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

**MAJOR CONCERNS:** A system or component that is considered deficient or is unsafe.

**SAFETY HAZARD:** Denotes a condition that is unsafe and in need of prompt attention

## Exterior

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. Driveway

Materials: Concrete

Observations:

- Common cracks, seal as needed.



Common cracks, seal as needed.

### 2. Walkways

Materials: Concrete

Observations:

- Common cracks/Seal as needed.

### 3. Porch, Patio, Flatwork

Description:

- Concrete

Observations:

- Common cracks/Seal as needed.





#### 4. Exterior Doors

Description: Metal • Wood

Observations:

- Weatherstripping is loose/damaged at rear door, recommend repairing/replacing



Weatherstripping is loose/damaged at rear door, recommend repairing/replacing

#### 5. Exterior Cladding

Description:

- Brick Veneer

Observations:

- Cracks & sealed cracks observed in brick & mortar: Recommend sealing/tuck pointing by a qualified contractor. These appear to be typical for age of home, however, if a more detailed analysis is desired, a structural engineer is recommended.



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#### *6. Eaves, Soffits, Fascia and Trim*

Description: Vinyl • Wood cladded with metal

Observations:

- Appeared to be in serviceable condition, at time of inspection.

#### *7. Window/Door Frames and Trim*

Description: Metal-covered wood • Vinyl Covered • Wood

Observations:

- Failing paint/exposed wood surfaces were observed at side door trim, recommend repainting



Failing paint/exposed wood surfaces were observed at side door trim, recommend repainting

## 8. Exterior Caulking

### Comments:

- The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

- TIP: One of the better exterior caulk brands is: OSI Pro-Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at home building centers.

- Refer to your, provided, "How to Operate Your Home" book for information to annually check and seal/caulk the exterior of your home.

### Observations:

- Caulking has failed at some doors/windows. Repair as needed.



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## 9. Grading and Surface Drainage

### Description:

- Ground generally graded away from house

### Observations:

- The exterior drainage is generally away from foundation.

## 10. Vegetation Affecting Structure

### Description: Trees are in Contact with the House

### Observations:

- Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.





Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.

### *11. Limitations of Exterior Inspection*

- Exterior drinking fountains/well pumps are not part of this general inspection.
- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.
- Heavy vegetation limited exterior inspection.
- A representative sample of exterior components were inspected rather than every occurrence of components.
- Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement. This can only be confirmed by a geological evaluation of the soil.

## Roofing

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

### *1. Roof Style and Pitch*

Front Gabled • Normal slope: roof angle (pitch) from 30 - 40 degrees

## 2. Method of Roof Inspection

Walked on Roof Surface

## 3. Roof Covering

Description: Dimensional (upgraded) architectural shingles

Observations:

- Minor hail damage observed. Recommend a qualified roofing professional evaluate prior to closing
- There are exposed roofing nails. Water can penetrate into the framing and interior surfaces. Recommend having the nails properly sealed.



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Minor hail damage observed. Recommend a qualified roofing professional evaluate prior to closing

#### 4. Flashings

Materials: Metal

Observations:

- Exposed roofing nail heads observed, water can penetrate into framing and interior surfaces. Recommend sealing

#### 5. Roof Penetrations

Description: **PVC** Piping for plumbing vent stack(s)

Observations:

- Appeared functional, at time of inspection

#### 6. Chimney(s)

Description: Metal flue--for gas water heater • Metal flue--for gas log fireplace • PVC flue--for high efficiency forced air gas furnace

Observations:

- Metal chimneys are hail damaged, still functional



### ***7. Roof Drainage System***

Description: Galvanized/Aluminum

Observations:

- Areas of gutters clogged
- Minor damage noted at gutters. Appears to be functional, repair as needed





Areas of gutters clogged



Minor damage noted at gutters. Appears to be functional, repair as needed

### 8. Skylight(s)

Description: fixed

Observations:

- No discrepancy noted



### 9. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.
- It is advised to inquire and obtain roof documentation & history of permits from the previous owner. Ask the seller about the age & history of the roof.

# Pool/Spa

## Garage

### 1. Garage Floor

Materials:

- Concrete

Observations:

- satisfactory condition at time of inspection.



### 2. Sill Plate

Materials:

- Not visible due to finished walls in garage.

### 3. Garage Doors

Materials:

- 1-16 foot

Observations:

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



#### 4. Garage Opener

Materials:

- Genie

Observations:

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



#### 5. Safety Features

Observations:

- Auto reverse function worked properly when tested.

#### 6. Fire Door

Materials:

- Wood

Observations:

- Appeared in satisfactory condition.

#### 7. Firewall and Ceiling

Materials:

- Drywall

Observations:

- Appeared in satisfactory condition. Typical cosmetic flaws and small cracks

#### 8. Limitations

Materials:

- Heavy storage, limited inspection

## Structure

#### 1. Foundation Type

Slab on Grade



## 2. Foundation Walls

Description: Poured Concrete

Observations:

- Common cracks observed, seal as needed

## 3. Foundation Floor

Description: Concrete slab

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Visible areas appear satisfactory

## 4. Wall Structure

Description: Wood frame

Observations:

- Limited view due to finishing materials.

## 5. Ceiling and Roof Structure

Description: Roof framing system: • Oriented Strand Board (OSB) sheathing • 2 X 6 rafters

Observations:

- Visible areas appear satisfactory, at time of inspection.
- Limited review due to insulation and finishing materials.



## 6. Limitations of Structure Inspection

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.
- Furniture, storage, and/or personal items restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

# Attic and Insulation

## 1. Attic Access

Description: Pull Down Ladder located in garage



## 2. Method of Attic Inspection

Viewed and walked in the Attic • Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only. • Could not access all areas.

## 3. Insulation in Unfinished Spaces

Description: Loose fill cotton

Depth/R-Value: 12-14 inches

Observations:

- Insulation appears adequate.



#### 4. Attic Ventilation

Description: Roof Top • Under eave soffit inlet vents

Observations:

- Roof vents are hail damaged, still functional



Roof vents are hail damaged, still functional

#### 5. Vent Piping Through Attic

Materials: PVC plumbing vents • Double wall metal B-Vent pipe

Observations:

- No deficiencies noted.

#### 6. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for separately.
- Any estimates of insulation R values or depths are rough average values.

## Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. 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.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.



Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection 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, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you:

<http://www.cpsc.gov>.

### 1. Door Bell

Observations:

- Operated normally when tested.

### 2. Walls and Ceilings

Materials: Drywall

Observations:

- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

### 3. Floor Surfaces

Observations:

- Normal wear

### 4. Windows

Description: Vinyl

Observations:

- Cracked or broken window glass was observed at north bedroom. Injury could occur. Recommend repair or replacement of the damaged glass.
- Damaged screens observed.



Damaged screens observed.



Cracked or broken window glass was observed at north bedroom. Injury could occur. Recommend repair or replacement of the damaged glass.

### 5. Interior Doors

Description: Wood

Observations:

- Appeared functional, at time of inspection.

### 6. Closets

Observations:

- Closet doors did not latch in North bedroom



Closet doors did not latch in North bedroom

### 7. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

### 8. Cabinets and Vanities

Materials: Wood laminate

Observations:

- Normal wear

### 9. Countertops

Materials: Laminate • Solid Surface

Observations:

- Recommend caulking/grout at Kitchen countertop/backsplash area





Recommend caulking/grout at Kitchen countertop/backsplash area

### 10. Limitations of Interiors Inspection

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Carpeting, window treatments, central vacuum systems, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.

## Heating and Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Thermostat(s)

Description: Digital - programmable type.

Observations:

- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.

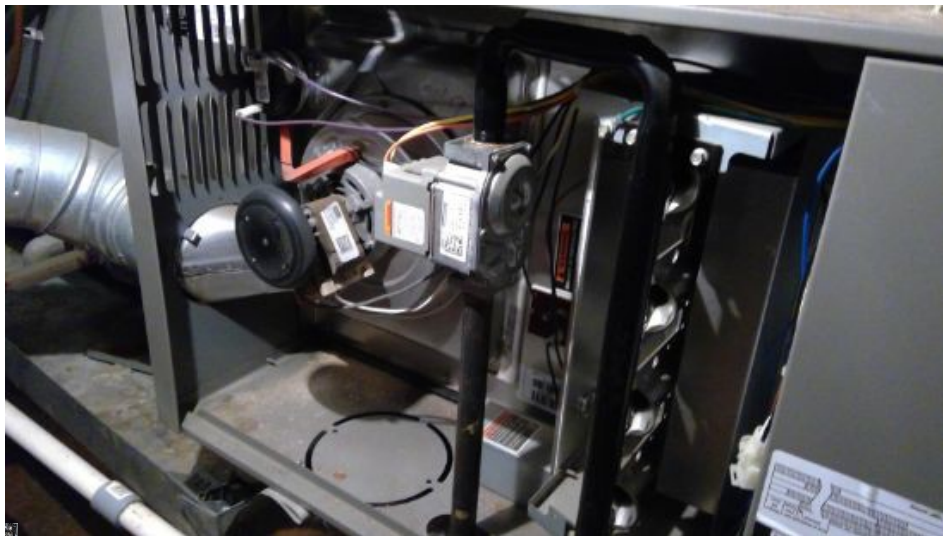


## 2. Heating System

Description: Forced air natural gas furnace • Manufacturer: • Lennox

Observations:

- No deficiencies observed.



## 3. Energy Source

For Heating: Natural Gas

For Cooling: Electric - 220 volt

Observations:

- No deficiencies noted.



#### ***4. Safety Switch***

Description: Electric switch within sight of furnace unit

Observations:

- No deficiencies noted.

#### ***5. Combustion Air***

Observations:

- No deficiencies noted.

#### ***6. Venting, Flue(s), and Chimney(s)***

Materials: Plastic - PVC

Observations:

- The visible portions of the vent pipes appeared functional.

#### ***7. Cooling System***

Description: Compressor/Condensing unit: • Lennox brand



#### ***8. Fuse/Circuit Breaker Protection***

Placard Max: Fuses • 60 Amps

### 9. Condensate Drain

Observations:

- No deficiencies noted in the condensate collection and removal system.

### 10. Heating & Cooling Distribution

Description: Flex ducting in attic - ceiling registers

Observations:

- No deficiencies noted.
- Actual measured cooled supply air temp: 59 degrees - Ambient return air temp: 77 degrees. 18 degrees difference (Good Range).

### 11. Filter(s)

Observations:

- Furnace filter dirty. Needs replacement



Furnace filter dirty. Needs replacement

### 12. Gas Fireplace(s)

Description:

- Prefabricated Direct Vent fireplace

Location:

- Living room

Observations:

- Operated normally when tested





### 13. Limitations of Heating and Air Conditioning Inspection

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of **A/C** cooling capacity.
- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
- Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.
- Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which sometimes can be very costly to remedy.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Interior surfaces of a chimney liner/flue are not inspected. Due to the small size of the flue, angles, soot, and lack of lighting, a visual inspection is not possible. While accessible parts of the chimney may appear functional, hidden problems could exist that are not documented in this report.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Fireplace inserts, stoves, or firebox contents are not moved.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

## Electrical

### 1. Service Drop

Description: Underground service lateral

Observations:

- No deficiencies noted.





## 2. Service Entrance Wires

Description: Copper

Observations:

- No deficiencies noted.

## 3. Electrical Service Rating

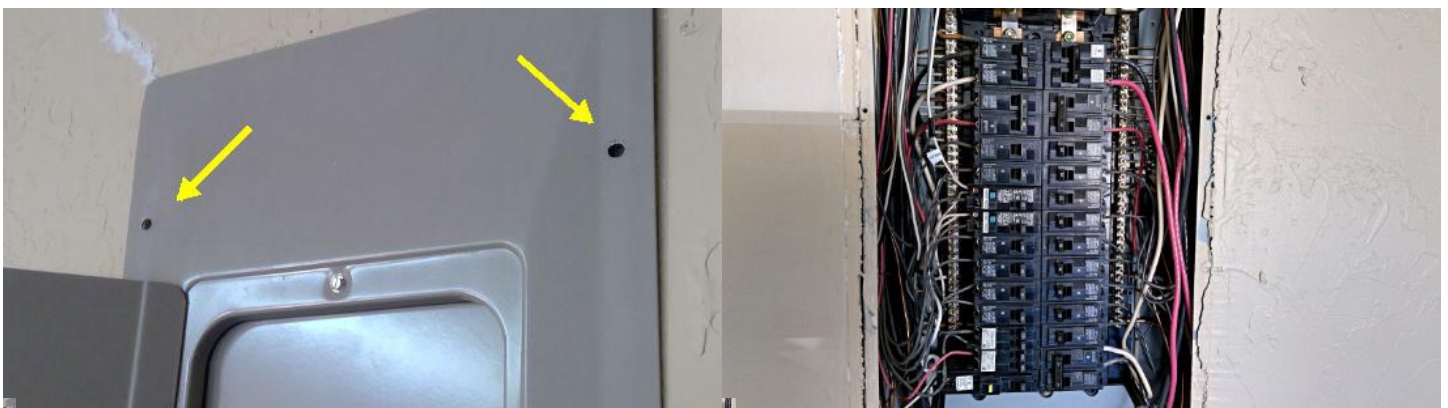
Amperage Rating: • 100 amps

## 4. Main Service Panel(s)

Description: Manufacturer: • Cutler Hammer • Location: Garage

Observations:

- Missing screws observed at main electric panel cover. Recommend replacing



Missing screws observed at main electric panel cover. Recommend replacing

## 5. Main Disconnect

Location: 100 Amp Breaker • On Main Panel (See Photo)

## 6. Service Grounding

Description: Copper

Observations:

- No discrepancies noted.

## 7. Overcurrent Protection

Type: Breakers

## 8. Distribution Wiring

Description: Copper

Observations:

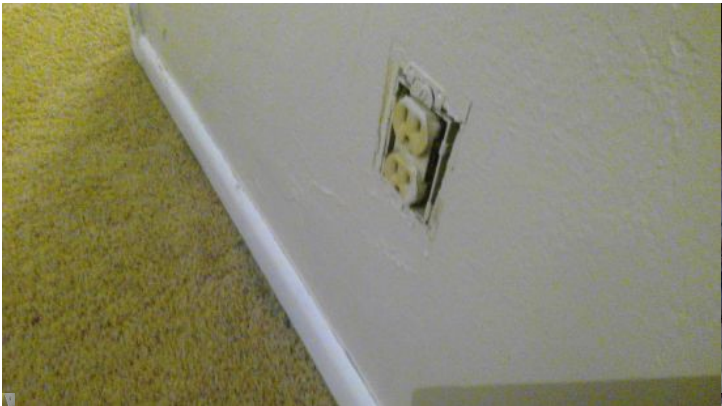
- Visible wiring appeared functional, at time of inspection.

## 9. Lighting, Fixtures, Switches, Outlets

Description: Grounded

Observations:

- Several loose outlets were observed throughout house, including bedrooms & living room. Repair as needed.
- Missing cover plate at garage outlet, recommend correcting
- Junction box in attic missing cover plate. Recommend replacing



Missing cover plate at garage outlet, recommend correcting



Junction box in attic missing cover plate. Recommend replacing



Missing cover plate at garage outlet, recommend correcting

Several loose outlets were observed throughout house, including bedrooms & living room. Repair as needed.

#### 10. GFCI - Ground Fault Circuit Interrupter

##### Description:

- **GFCI** is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

##### Observations:

- GFCI in hall bath does not respond to test. Recommend repair



GFCI in hall bath does not respond to test. Recommend repair



### 11. AFCI - Arc Fault Circuit Interrupter

Description:

- **AFCI** is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

Observations:

- Installed AFCIs responded to test

### 12. Smoke/Heat Detector(s)

Description: Present at: • First floor



### 13. Carbon Monoxide (CO) Detector(s)

Location: Present at: hallway

Comments:

- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.



#### *14. Limitations of Electrical Inspection*

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.
- Due to the specialized nature of home security alarm systems, recommend you review this system with the seller. Security systems are beyond the scope of a home inspection.

## Plumbing

#### *1. Water Supply Source*

Source: Public municipal water supply

#### *2. Service Piping Into The House*

Materials: Not Visible

#### *3. Main Water Shut Off*

Location: Located in front yard by street.

#### *4. Supply Branch Piping*

Description: Readily visible water supply pipes are: • Cross-linked polyethylene (PEX)

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

#### *5. Exterior Hose Bibs/Spigots*

Description: Anti Siphon Present

Observations:

- Operated properly when tested

#### *6. Water Flow and Pressure*

Pressure: 70 PSI

#### *7. Traps and Drains*

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

#### *8. Waste System*

Description: Public sewage disposal system

### 9. Drainage, Wastewater & Vent Piping

Description: Visible waste piping in house: • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

- Cleanout cap is missing, recommend replacing



Cleanout cap is missing, recommend replacing

### 10. Water Heater(s)

Description: A.O. Smith • Gas

Capacity: 40 Gallons

### 11. Water Heater(s) Condition

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.



### 12. Water Heater Vent Piping

Materials: Metal double wall chimney vent pipe

Observations:

- No deficiencies found





### 13. Fuel Supply and Distribution

Description: Black iron pipe used for gas branch/distribution service • Corrugated Stainless Steel Tubing (CSST) for branch/distribution service

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.
- Most of the piping is concealed and cannot be identified.
- No deficiencies observed at the Visible portions of the gas supply piping.

• Corrugated Stainless Steel Tubing for Fuel Gas Distribution in Buildings and Concerns over Lightning Strikes

[http://www.ci.owatonna.mn.us/services/buildings/Gastite\\_TB2007.pdf](http://www.ci.owatonna.mn.us/services/buildings/Gastite_TB2007.pdf) - Electrical Bonding of Gastite CSST.

<http://www.pddocs.com/csst/> - CSST Settlement Information.

[http://www.gastite.com/include/languages/english/downloads/pdfs/NAHB\\_Report.pdf](http://www.gastite.com/include/languages/english/downloads/pdfs/NAHB_Report.pdf)

### 14. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Unable to determine if any foreign obstructions, such as tree roots, debris, etc. may be present in concealed sewer drainage lines. It is recommended to have the entire drainage/sewer lines scoped by professionals, especially in older homes, or, in the event of slow drains.

## Irrigation

## Bathrooms

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. Tub(s)

Description: Whirlpool (hydromassage) tub in the master bath • Plastic/Fiberglass

Observations:

- Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI protection was present and tested operational. The items tested appeared to be in serviceable condition, at time of inspection. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.
- Caulking/grout needed at corners of tub surround in hall bath



Caulking/grout needed at corners of tub surround in hall bath

### 2. Shower(s)

Description: Master bath shower: • Surround is tile

Observations:

- Grout cracking at corners, at & around shower floor in master bath shower. Recommend regrouting or caulking to prevent water damage



Grout cracking at corners, at & around shower floor in master bath shower. Recommend regrouting or caulking to prevent water damage

### 3. Faucets

Observations:

- Appears to be in satisfactory condition

#### 4. Sinks

##### Observations:

- Sink stopper disconnected at master bath



Sink stopper disconnected at master bath

#### 5. Toilet(s)

##### Observations:

- Toilet is loose at the floor in Hall bath, recommend tightening to prevent leak



Toilet is loose at the floor in Hall bath, recommend tightening to prevent leak

#### 6. Exhaust Fan(s)

##### Observations:

- Appeared functional, at time of inspection.



## 7. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.
- Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces. One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk. For more information, go to: <http://polyseamseal.com/ttutra.shtml>
- I highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--THEN new the caulk applied. A seller may not always have the best interest in mind for a thorough job--that will may have to be re accomplished.

## Appliances

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

### 1. Dishwasher

Description: Brand:. Frigidaire

Observations:

- Operated through one cycle and appeared to be in working order at time of inspection.



### 2. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

### 3. Range Condition

Materials:

- Whirlpool
- Gas

Observations:

- Oven working at the time of the inspection
- All burners working as designed.



### 4. Hood/Exhaust Fan

Description: Recirculating type

Observations:

- Integrated with Microwave above range
- Functioned and operated normally when tested.

### 5. Microwave

Description: Manufacturer: • GE

Observations:

- Operated when tested.



### 6. Dryer Vent

Observations:

- missing exterior cover



missing exterior cover

### ***7. Limitations of Appliances Inspection***

- Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing and electrical repairs -- with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.
- Drain lines and water supply lines serving clothes washing machines are not operated--as they may be subject to leak if turned.

**END OF REPORT**



## Glossary

<i>Term</i>	<i>Definition</i>
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

## 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.

*Exterior*

Page 4 Item: 4	Exterior Doors	<ul style="list-style-type: none"> <li>Weatherstripping is loose/damaged at rear door, recommend repairing/replacing</li> </ul>
Page 4 Item: 5	Exterior Cladding	<ul style="list-style-type: none"> <li>Cracks &amp; sealed cracks observed in brick &amp; mortar: Recommend sealing/tuck pointing by a qualified contractor. These appear to be typical for age of home, however, if a more detailed analysis is desired, a structural engineer is recommended.</li> </ul>
Page 5 Item: 7	Window/Door Frames and Trim	<ul style="list-style-type: none"> <li>Failing paint/exposed wood surfaces were observed at side door trim, recommend repainting</li> </ul>
Page 6 Item: 8	Exterior Caulking	<ul style="list-style-type: none"> <li>Caulking has failed at some doors/windows. Repair as needed.</li> </ul>
Page 6 Item: 10	Vegetation Affecting Structure	<ul style="list-style-type: none"> <li>Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.</li> </ul>

*Roofing*

Page 8 Item: 3	Roof Covering	<ul style="list-style-type: none"> <li>Minor hail damage observed. Recommend a qualified roofing professional evaluate prior to closing</li> <li>There are exposed roofing nails. Water can penetrate into the framing and interior surfaces. Recommend having the nails properly sealed.</li> </ul>
Page 9 Item: 4	Flashings	<ul style="list-style-type: none"> <li>Exposed roofing nail heads observed, water can penetrate into framing and interior surfaces. Recommend sealing</li> </ul>
Page 10 Item: 7	Roof Drainage System	<ul style="list-style-type: none"> <li>Areas of gutters clogged</li> <li>Minor damage noted at gutters. Appears to be functional, repair as needed</li> </ul>

*Attic and Insulation*

Page 16 Item: 4	Attic Ventilation	<ul style="list-style-type: none"> <li>Roof vents are hail damaged, still functional</li> </ul>
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*Interior*

Page 17 Item: 4	Windows	<ul style="list-style-type: none"> <li>Cracked or broken window glass was observed at north bedroom. Injury could occur. Recommend repair or replacement of the damaged glass.</li> <li>Damaged screens observed.</li> </ul>
Page 18 Item: 6	Closets	<ul style="list-style-type: none"> <li>Closet doors did not latch in North bedroom</li> </ul>
Page 18 Item: 9	Countertops	<ul style="list-style-type: none"> <li>Recommend caulking/grout at Kitchen countertop/backsplash area</li> </ul>

*Heating and Air Conditioning*

Page 22 Item: 11	Filter(s)	<ul style="list-style-type: none"> <li>Furnace filter dirty. Needs replacement</li> </ul>
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*Electrical*

Page 24 Item: 4	Main Service Panel(s)	<ul style="list-style-type: none"> <li>Missing screws observed at main electric panel cover. Recommend replacing</li> </ul>
Page 25 Item: 9	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none"> <li>Several loose outlets were observed throughout house, including bedrooms &amp; living room. Repair as needed.</li> <li>Missing cover plate at garage outlet, recommend correcting</li> <li>Junction box in attic missing cover plate. Recommend replacing</li> </ul>

Page 26 Item: 10	GFCI - Ground Fault Circuit Interrupter	• GFCI in hall bath does not respond to test. Recommend repair
<i>Plumbing</i>		
Page 29 Item: 9	Drainage, Wastewater & Vent Piping	• Cleanout cap is missing, recommend replacing
<i>Bathrooms</i>		
Page 31 Item: 1	Tub(s)	• Caulking/grout needed at corners of tub surround in hall bath
Page 31 Item: 2	Shower(s)	• Grout cracking at corners, at & around shower floor in master bath shower. Recommend regrouting or caulking to prevent water damage
Page 32 Item: 4	Sinks	• Sink stopper disconnected at master bath
Page 32 Item: 5	Toilet(s)	• Toilet is loose at the floor in Hall bath, recommend tightening to prevent leak
<i>Appliances</i>		
Page 34 Item: 6	Dryer Vent	• missing exterior cover