

# PROPERTY INSPECTION REPORT



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Sky Pines Home Inspections

Inspection Prepared For:  
Agent: Support - Home Inspector Pro

Date of Inspection: 10/5/2024

Year Built: Size:

Weather:

# 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!

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# 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.

Bedroom 3		
Page 13 Item: 6	Smoke & CO Detectors	• The smoke detectors did not operate during the inspection.
Downstairs Office		
Page 15 Item: 5	Smoke & CO Detectors	• There was no smoke detector in place in this room during the inspection. Recommend adding one for safety.
Kitchen		
Page 28 Item: 9	Vent Condition	• There is no ventilation system present in this kitchen. Being it is a gas cooktop it would be recommended to add an exterior vented hood.
Water Heater		
Page 34 Item: 6	TPRV	• The TPR valve is in place, but it's not plumbed out of the building. Recommend adding the proper piping to extend the TPR to the exterior of the home. This could be a safety issue as it is extremely hot water that comes out of this if it ever discharges.
Garage		
Page 38 Item: 7	Electrical	• The upstairs of the garage appears to be deenergized and there are multiple breakers in the off position for the sub panel. Possible those just need to get turned on recommend getting clarity from the seller or qualified electrician.
Page 38 Item: 9	Garage Door Condition	• Both vertical doors for the garage are in a condition where they are not able to open. There appears to be damage on the outside with visible dents and when I try to open it from the inside, it doesn't move. Recommend repair by qualified professional.

Electrical		
Page 40 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• There is a 240 volt 50 amp breaker that is unlabeled. It is energized so it would be beneficial to gain clarity as to what this breaker is for. Recommend contacting the sellers agent for more information.</li> <li>• Open breaker panel slot at the garage sub panel dead front cover. Electrocution hazard should anyone accidentally reach inside the Floyd. Recommend adding a space filler to prevent the chance of electrical shock.</li> <li>• None of the breakers in the garage subpanel are labeled. Recommend gaining clarity from the seller as to where each circuit goes. Additionally there are 3 20 amp breakers and 1, 30 amp 240 volt breaker in the off position. It would be advantageous to gain clarity as to what that circuit is for and why it's off. Or I would recommend further review by qualified electrician.</li> <li>• The outlet at the top of the garage stairs near the sub panel is showing an open hot during the inspection. This means it is the energized. Possible this outlet goes to one of the breakers in the opposition. Recommend further review by a qualified electrician.</li> </ul>
Attic		
Page 45 Item: 3	Ventilation	<ul style="list-style-type: none"> <li>• There are signs of excess moisture in the attic space. Possibly due to inadequate ventilation. There are gable louver vents. However, the addition of under eave soffit vents would drastically improve the circulating air through the attic. Recommend further review by qualified roofing contractor.</li> <li>• There's signs of blackening under the sheathing of the roofing. I cannot confirm, but it's possible that it is a mold like substance. Recommend further review by qualified mold inspector.</li> </ul>
Page 46 Item: 6	Attic Plumbing	<ul style="list-style-type: none"> <li>• There is a broken <b>ABS</b> vent pipe in the attic that is not making contact anymore and will need to be repaired to prevent access moisture in the attic space. Recommend further review by qualified plumber.</li> <li>• There's an ABS vent pipe in the attic at the northeast end of the house that appears to be dripping condensate back into the attic space. I checked it with my moisture meter and it was dry during the inspection. It's possible this leak has already been repaired. However, it should be monitored and if the condition persist I would Recommend further review by qualified plumber.</li> </ul>
Garage Attic		
Page 48 Item: 2	Structure	<ul style="list-style-type: none"> <li>• The roof sheathing for the garage has some blackening on the inside where the attic spaces. Possibly due to access moisture. However, everything appears dry and in a satisfactory condition at the time of inspection. Should the roof sheathing condition be of concern I would recommend further review by a qualified roofing contractor or a mold inspector identify potential repairs needed.</li> </ul>
Page 49 Item: 4	Vent Screens	<ul style="list-style-type: none"> <li>• Vent screens noted as torn.</li> </ul>

## Exterior Areas

Page 50 Item: 1	Doors and Trim Condition	There appears to be some rotted wood and visible deterioration at the door jam for the utility room. Recommend repair replaced by a qualified professional as needed.
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## Grounds

Page 55 Item: 7	Grounds Electrical	<ul style="list-style-type: none"><li>• The outlets on the exterior of the garage are showing an open neutral at the time of inspection. Recommend further review by qualified electrician.</li><li>• All exterior outlets have weatherproof covers on them and are in a functional condition during the inspection. However, none of the outlets are <b>GFCI</b> rated. This would not be considered a defect, but GFCI is recommended anywhere. The outlets are in wet locations. Something to consider upgrading in the future.</li></ul>
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# Inspection Details

## 1. Attendance

In Attendance: Client present • Buyer Agent present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. •  
Moderate storage was observed.

## 4. Current Weather

Materials: Sunny and cold • Fall weather noted



# Livingroom/ Dinning room

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. Cabinets

### Observations:

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



## 2. Ceiling Fans

### Observations:

- Operated normally when tested, at time of inspection.



## 3. Closets

### Observations:

- The closet is in serviceable condition.



## 4. Door Bell

### Observations:

- The inspector was not able to operate the doorbell.

## 5. Doors

### Observations:

- wood doors noted





## 6. Electrical



Observations:

- Receptacles are in fair condition and tested ok.

## 7. Smoke & CO Detectors



Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

## 8. Stairs & Handrail



Observations:

- The stairs and handrail are in a serviceable condition with no notable defects.

## 9. Ceiling Condition



Materials: There are drywall ceilings noted.

## 10. Patio Doors



Observations:

- The patio doors were functional during the inspection.

## 11. Wall Condition



Materials: Drywall walls noted.

## 12. Fireplace



Materials: Living Room



### 13. Window Condition

Materials: Vinyl framed sliding windows noted.





# Master Bedroom

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. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



## 2. Closets

Observations:

- The closet doors are missing. There is curtains being used to doors at the time of inspection.



## 3. Doors

Observations:

- wood doors noted.



#### 4. Electrical



Observations:

- All electrical outlets, switches, and covers are in place and operational at the time of the inspection.

#### 5. Floor Condition



Flooring Types: Floating laminate type flooring noted.

#### 6. Smoke & CO Detectors



Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

#### 7. Wall Condition



Materials: Walls are painted and textured drywall

#### 8. Window Condition



Materials: Vinyl framed single hung window noted.

#### 9. Ceiling Condition



Materials: There are drywall ceilings noted.

#### 10. Patio Doors



Observations:

- The hinged patio door was functional during the inspection.

# Bedroom 3

## 1. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.



## 2. Closets



Observations:

- The closet door is operational and in a serviceable condition.

## 3. Doors



Observations:

- wood doors noted.

## 4. Electrical



Observations:

- All electrical outlets, switches, and covers are in place and operational at the time of the inspection.

## 5. Floor Condition



Flooring Types: Floating laminate type flooring noted.

## 6. Smoke & CO Detectors



Observations:

- The smoke detectors did not operate during the inspection.





#### 7. Wall Condition

Materials: Walls are painted and textured drywall



#### 8. Window Condition

Materials: Vinyl framed sliding windows noted.



#### 9. Ceiling Condition

Materials: There are drywall ceilings noted.



# Downstairs Office

## 1. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.

## 2. Doors



Observations:

- wood door noted.

## 3. Electrical



Observations:

- All electrical outlets, switches, and covers are in place and operational at the time of the inspection.

## 4. Floor Condition



Flooring Types: Floating laminate type flooring noted.

## 5. Smoke & CO Detectors



Observations:

- There was no smoke detector in place in this room during the inspection. Recommend adding one for safety.



## 6. Wall Condition



Materials: Walls are painted and textured drywall

## 7. Window Condition



Materials: Vinyl framed sliding window noted.

## 8. Ceiling Condition

Materials: There are drywall ceilings noted.



# Upstairs Office Area

## 1. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.



## 2. Electrical



Observations:

- All electrical outlets, switches, and covers are in place and operational at the time of the inspection.

## 3. Floor Condition



Flooring Types: Floating laminate type flooring noted.

## 4. Smoke & CO Detectors



Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

## 5. Wall Condition



Materials: Walls are painted and textured drywall

## 6. Window Condition



Materials: Vinyl framed sliding windows noted.

## 7. Ceiling Condition



Materials: There are drywall ceilings noted.

# Bedroom 2

## 1. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.



## 2. Closets



Observations:

- There is no closet door present in this room at the time of inspection.



## 3. Doors



Observations:

- wood doors noted.

## 4. Electrical



Observations:

- All electrical outlets, switches, and covers are in place and operational at the time of the inspection.



#### 5. Floor Condition



Flooring Types: Floating laminate type flooring noted.

#### 6. Smoke & CO Detectors



Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

#### 7. Wall Condition



Materials: Walls are painted and textured drywall

#### 8. Window Condition



Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted.

#### 9. Ceiling Condition



Materials: There are drywall ceilings noted.



# Master Bath

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. Ceiling Condition

Materials: There are drywall ceilings noted.



## 2. Counters

Observations:

- Solid Surface tops noted.



## 3. Doors

Observations:

- The bathroom door is functional at the time of inspection.



## 4. Electrical

Observations:

- No safety or function concerns noted for the bathroom electrical during the inspection.



## 5. GFCI

Observations:

- **GFCI** in place and operational



## 6. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.



## 7. Cabinets

Observations:



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

## 8. Floor Condition

Materials: Ceramic tile is noted.



## 9. Heating

Observations:



- Central heating and cooling noted in this room. At the time of the inspection, and appears to be functioning and in serviceable condition.

## 10. Mirrors

Observations:



- The mirror is in good condition with no defects at the time of inspection.

## 11. Plumbing

Observations:



- The under sink plumbing is good condition with no defects noted during the inspection.

## 12. Showers

Observations:



- The shower was in an operational condition with no defects noted during the inspection.

## 13. Shower Walls

Observations:



- Ceramic tile noted.

## 14. Bath Tubs

Observations:



- Tub

## 15. Enclosure

Observations:



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

## 16. Sinks

Observations:



- All components of the sink were in an operational condition during the inspection.

## 17. Toilets

Observations:



- Operated when tested. No deficiencies noted.

## 18. Window Condition

Materials: Vinyl framed sliding window noted.



# Downstairs Bath

## 1. Ceiling Condition

Materials: There are drywall ceilings noted.



## 2. Doors

Observations:

- The bathroom door is functional at the time of inspection.



## 3. Electrical

Observations:

- No safety or function concerns noted for the bathroom electrical during the inspection.



## 4. GFCI

Observations:

- GFCI in place and operational



## 5. Floor Condition

Materials: Ceramic tile is noted.



## 6. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, and appears to be functioning and in serviceable condition.



## 7. Mirrors

Observations:

- The mirror is in good condition with no defects at the time of inspection.





## 8. Plumbing



Observations:

- The under sink plumbing is good condition with no defects noted during the inspection.

## 9. Sinks



Observations:

- All components of the sink were in an operational condition during the inspection.

## 10. Toilets



Observations:

- Operated when tested. No deficiencies noted.

## 11. Window Condition



Materials: Vinyl framed sliding window noted.

# Upstairs Bath 2

## 1. Ceiling Condition

Materials: There are drywall ceilings noted.



## 2. Doors

Observations:

- The bathroom door is functional at the time of inspection.



## 3. Electrical

Observations:

- No safety or function concerns noted for the bathroom electrical during the inspection.



## 4. GFCI

Observations:

- GFCI in place and operational



## 5. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.



## 6. Floor Condition

Materials: Ceramic tile is noted.



## 7. Mirrors

Observations:

- The mirror is in good condition with no defects at the time of inspection.



## 8. Plumbing



Observations:

- The under sink plumbing is good condition with no defects noted during the inspection.

## 9. Showers



Observations:

- The shower was in an operational condition with no defects noted during the inspection.

## 10. Shower Walls



Observations:

- Ceramic tile noted.

## 11. Enclosure



Observations:

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

## 12. Sinks



Observations:

- All components of the sink were in an operational condition during the inspection.

## 13. Toilets



Observations:

- Operated when tested. No deficiencies noted.

## 14. Window Condition



Materials: Vinyl framed single hung window noted.



# Kitchen

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

## 1. Cabinets

Observations:

- All kitchen cabinets are in a satisfactory and functional condition at the time of this inspection.

## 2. Counters

Observations:

- No discrepancies noted to the counter tops at the time of the inspection.

## 3. Dishwasher

Observations:

- Dishwasher was not tested at time of inspection due to personal items inside the unit. However, it does appear to be in a satisfactory condition.



## 4. Garbage Disposal

Observations:

- Disposal was operated and all appeared functional at time of inspection.

## 5. Cook top condition

Observations:

- Gas cook top noted.
- The gas stove/range was tested at the time of inspection and appeared to function properly.

## 6. Oven & Range

Observations:

- Oven(s): Electric
- All heating elements operated when tested.

## 7. Sinks



Observations:

- No deficiencies observed.

## 8. Spray Wand



Observations:

- The spray wand was operated and was functional.

## 9. Vent Condition



Materials: Recirculating

Observations:

- There is no ventilation system present in this kitchen. Being it is a gas cooktop it would be recommended to add an exterior vented hood.



## 10. Window Condition



Materials: Vinyl framed sliding windows noted.

Observations:

- All accessible windows operated during the inspection and appear to be in good condition.



### 11. Floor Condition

Materials: Floating laminate type flooring noted.



### 12. Plumbing

Observations:

- The under sink plumbing configuration is correct with no leaks present at the time of the inspection.



### 13. Ceiling Condition

Materials: There are drywall ceilings noted.



### 14. Patio Doors

Observations:

- The hinged patio door was functional during the inspection.



### 15. Electrical

Observations:

- All outlets in the kitchen are GFCI protected.



### 16. GFCI

Observations:

- GFCI in place and operational.



### 17. Wall Condition

Materials: Textured and painted drywall walls noted.





# Laundry

## 1. Locations

Locations: Downstairs past the kitchen

## 2. Cabinets

Observations:

- No cabinet deficiencies were observed.



## 3. Counters

Observations:

- There is normal wear noted for the age of the counter tops.
- Wood counter tops noted.



## 4. Dryer Vent

Observations:

- The dryer vent is properly installed. No remarks.



## 5. Electrical

Observations:

- Receptacles are in fair condition and tested ok during the inspection.



## 6. GFCI

Observations:

- GFCI in place and operational



## 7. Exhaust Fan

Observations:

- None present.



## 8. Floor Condition

Materials: Ceramic tile is noted.



## 9. Plumbing

Observations:

- The washer/ dryer plumbing is in a serviceable condition and is a professional installation.



## 10. Wall Condition

Materials: Drywall walls noted.



## 11. Ceiling Condition

Materials: There are drywall ceilings noted.



## 12. Doors

Observations:

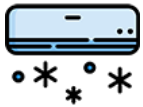
- No functional concerns noted at the time of inspection.



## 13. Window Condition

Materials: Vinyl framed sliding window noted.





# Heat/AC

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. Heater Condition

Materials: Location: exterior of the home



## 2. Heater Base

Observations:



- The heater base appears to be functional.

## 3. Enclosure

Observations:



- Concealed due to high efficiency furnace design.

## 4. Venting



## 5. Gas Valves

Observations:



- Gas shut off valves were present and functional.



#### 6. Refrigerant Lines



Observations:

- No defects found.

#### 7. AC Compress Condition



Compressor Type: Gas

Location: The compressor is located on the exterior grounds.

#### 8. Air Supply



Observations:

- The return air supply system appears to be functional.

#### 9. Registers



Observations:

- The registers throughout the home are all in place and in a satisfactory condition.

#### 10. Thermostats





# Water Heater

## 1. Base

Observations:

- The water heater base is functional.



## 2. Heater Enclosure

Observations:

- The water heater enclosure is functional with no notable defects during the inspection.



## 3. Combustion

Observations:

- The combustion chamber appears to be in functional condition.



## 4. Venting

Observations:

- The water heater vent pipe is properly installed and of professional quality.



## 5. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the exterior utility closet.



## 6. TPRV

Observations:

- The **TPR valve** is in place, but it's not plumbed out of the building. Recommend adding the proper piping to extend the TPR to the exterior of the home. This could be a safety issue as it is extremely hot water that comes out of this if it ever discharges.





#### 7. Number Of Gallons



Observations:

- 75 gallons

#### 8. Gas Valve



Observations:

- Appears functional.



#### 9. Plumbing



Materials: Copper • Galvanized • **PVC**

#### 10. Overflow Condition

Materials: None

## 11. Strapping

Observations:



- The water heater has adequate strapping and is properly secured, no concerns.





# Garage

## 1. Roof Condition



Materials: Some areas of roof are obscured from view. However, the visible areas look to be in a serviceable condition at the time of inspection.

Materials: Metal standing seam roofing noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



## 2. Walls



Observations:

- Appeared satisfactory, at the time of inspection.

## 3. Anchor Bolts



Observations:

- The anchor bolts were not visible.

#### 4. Floor Condition

Materials: Concrete pad.



#### 5. Rafters & Ceiling

Observations:

- Dimensional lumber wood ceiling joists.



#### 6. Window Condition

Materials: Aluminum framed single hung windows noted.



#### 7. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- The upstairs of the garage appears to be deenergized and there are multiple breakers in the off position for the sub panel. Possible those just need to get turned on recommend getting clarity from the seller or qualified electrician.



#### 8. Exterior Door

Observations:

- Appeared functional, at time of inspection.



#### 9. Garage Door Condition

Materials: Vertical doors noted.

Observations:

- Both vertical doors for the garage are in a condition where they are not able to open. There appears to be damage on the outside with visible dents and when I try to open it from the inside, it doesn't move. Recommend repair by qualified professional.









# 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: south west corner of the home.

Location: Sub Panel Location: there is 100 amp service disconnect located right at the main service panel that disconnect is for the garage and is in a serviceable condition. • There's an additional sub panel located in the downstairs bathroom. • No Sub Panels located.

Observations:

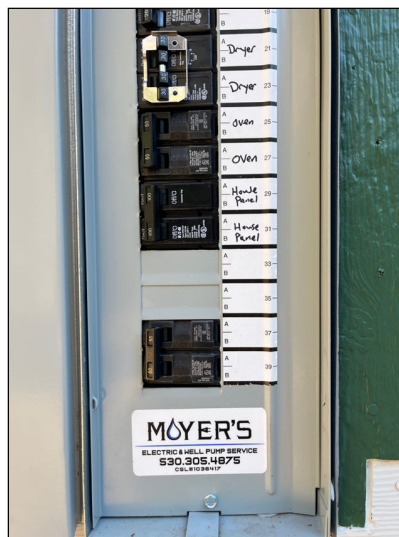
- No major system safety or function concerns noted at time of inspection at main panel box.

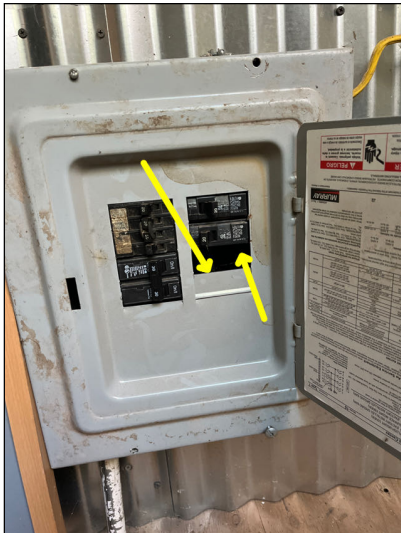
- There is a 240 volt 50 amp breaker that is unlabeled. It is energized so it would be beneficial to gain clarity as to what this breaker is for. Recommend contacting the sellers agent for more information.

- Open breaker panel slot at the garage sub panel dead front cover. Electrocution hazard should anyone accidentally reach inside the Floyd. Recommend adding a space filler to prevent the chance of electrical shock.

- None of the breakers in the garage subpanel are labeled. Recommend gaining clarity from the seller as to where each circuit goes. Additionally there are 3 20 amp breakers and 1, 30 amp 240 volt breaker in the off position. It would be advantageous to gain clarity as to what that circuit is for and why it's off. Or I would recommend further review by qualified electrician.

- The outlet at the top of the garage stairs near the sub panel is showing an open hot during the inspection. This means it is the energized. Possible this outlet goes to one of the breakers in the opposition. Recommend further review by a qualified electrician.





## 2. Main Amp Breaker

Observations:

- 200 amp for the house



## 3. Breakers in off position

Observations:

- 0





#### 4. Cable Feeds

Observations:

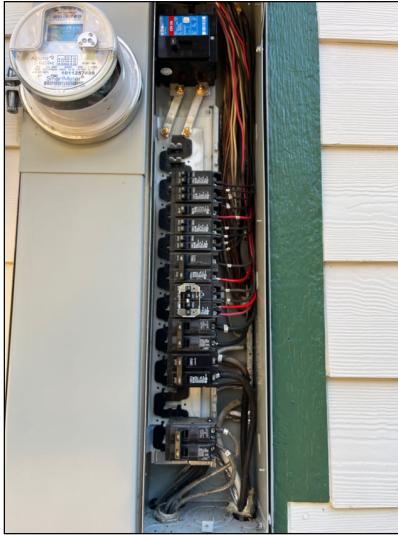
- There is an overhead service drop noted.



#### 5. Breakers

Materials: Copper non-metallic sheathed cable noted. • Aluminum non-metallic sheathed cable noted.









# Roof

## 1. Roof Condition



Materials: Observed from the ground level

Materials: Asphalt shingles noted.

Observations:

- No major safety or function concerns noted at time of inspection.

## 2. Flashing



Observations:

- All areas of the flashing around the roof are in satisfactory condition.

## 3. Chimney



Observations:

- No major safety or function concerns noted at time of inspection.

## 4. Spark Arrestor



Observations:

- The chimney spark arrestor and rain cap is in a satisfactory condition at the time of inspection.



## 5. Vent Caps



Observations:

- The vent caps appear to be functional and in a satisfactory condition.



# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access

Observations:

- Scuttle Hole located in: the closet



## 2. Structure

Observations:

- The structural components in the attic are of professional quality with no deficiencies observed at the time of the inspection.



## 3. Ventilation

Observations:

- Gable louver vents noted.



• There are signs of excess moisture in the attic space. Possibly due to inadequate ventilation. There are gable louver vents. However, the addition of under eave soffit vents would drastically improve the circulating air through the attic. Recommend further review by qualified roofing contractor.

• There's signs of blackening under the sheathing of the roofing. I cannot confirm, but it's possible that it is a mold like substance. Recommend further review by qualified mold inspector.





#### 4. Duct Work

Observations:



- Functional and in satisfactory condition at the time of inspection.

#### 5. Electrical

Observations:



- The electrical components in the attic are properly installed, secured, and functional during the inspection.

#### 6. Attic Plumbing

Observations:



- **ABS** plumbing vents

• There is a broken ABS vent pipe in the attic that is not making contact anymore and will need to be repaired to prevent access moisture in the attic space. Recommend further review by qualified plumber.

• There's an ABS vent pipe in the attic at the northeast end of the house that appears to be dripping condensate back into the attic space. I checked it with my moisture meter and it was dry during the inspection. It's possible this leak has already been repaired. However, it should be monitored and if the condition persist I would Recommend further review by qualified plumber.







## 7. Insulation Condition



Materials: Fiberglass batts with kraft paper facing noted.  
Depth: Insulation averages about 10-12 inches in depth



# Garage Attic

## 1. Access

Observations:

- Scuttle Hole located at the top of the stairs



## 2. Structure

Observations:

- The structural components in the attic are of professional quality with no deficiencies observed at the time of the inspection.
- The roof sheathing for the garage has some blackening on the inside where the attic spaces. Possibly due to access moisture. However, everything appears dry and in a satisfactory condition at the time of inspection. Should the roof sheathing condition be of concern I would recommend further review by a qualified roofing contractor or a mold inspector identify potential repairs needed.





### 3. Ventilation



Observations:

- Gable louver vents noted.



### 4. Vent Screens



Observations:

- Vent screens noted as torn.



### 5. Insulation Condition



Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 16-18 inches in depth.



# 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 and Trim Condition

Observations:



Appeared functional and in satisfactory condition at the time of inspection.

There appears to be some rotted wood and visible deterioration at the door jam for the utility room. Recommend repair replaced by a qualified professional as needed.



## 2. Windows and Trim Condition

Observations:



- Components appeared in satisfactory condition at time of inspection.

## 3. Siding Condition

Materials: Composition wood siding, wood frame construction, concrete foundation.



Observations: All siding appeared to be in a functional and satisfactory condition at the time of inspection.

## 4. Eaves & Facia

Observations:



- Soffits and eaves at the home appeared to be in serviceable condition at the time of the inspection.

## 5. Exterior Paint

Observations:



- Suggest caulking around doors and windows as necessary. This maintenance will increase the life of those components.



# 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. Foundation Walls

Observations:



- Visible portions of foundation wall were dry and is satisfactory condition at the time of the inspection.

## 2. Ventilation

Observations:



- Screened openings noted.

## 3. Vent Screens

Observations:



- Vent screens noted as functional.



## 4. Access Panel

Observations:



- The foundation access panel installed and functional during the inspection.

## 5. Anchor Bolts

Observations:



- The anchor bolts were inspected and appear to be serviceable.





## 6. Ducting

### Observations:

- No deficiencies were observed at the visible portions of the ducting of the home.





# 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. Driveway and Walkway Condition

Materials: Gravel driveway noted.

Observations:

- Driveway is in good shape for the age and wear. No deficiencies noted.

## 2. Grading

Observations: The general slope and grading is sufficiently going away from the home and down the hill. No deficiencies noted at the time of inspection.

## 3. Vegetation Observations

Observations:

- No major vegetation concerns noted at time of inspection. Annual trimming of trees and shrubs will help maintain clearance to the home.

## 4. Location

Observations: There are multiple shut off valves located in the well House behind the water heater and all are in a serviceable condition at the time of inspection.



## 5. Patio and Porch Deck

Observations:

- Appears to be in a satisfactory, and functional condition with normal wear for its age.

## 6. Stairs & Handrail

Observations:

- Appears to be in a functional condition at the time of inspection. The handrail for both the front and rear deck appeared to be new construction and Of professional quality. It's in a satisfactory condition during the inspection. However, it doesn't appear that there's been any wood treatment applied yet. I would imagine it will be done, however if it's not, I would recommend adding some sort of sealer to prevent moisture deterioration of the wood.







## 7. Grounds Electrical

### Observations:



- The outlets on the exterior of the garage are showing an open neutral at the time of inspection. Recommend further review by qualified electrician.
- All exterior outlets have weatherproof covers on them and are in a functional condition during the inspection. However, none of the outlets are GFCI rated. This would not be considered a defect, but GFCI is recommended anywhere. The outlets are in wet locations. Something to consider upgrading in the future.



## 8. Outdoor GFCI

### Observations:

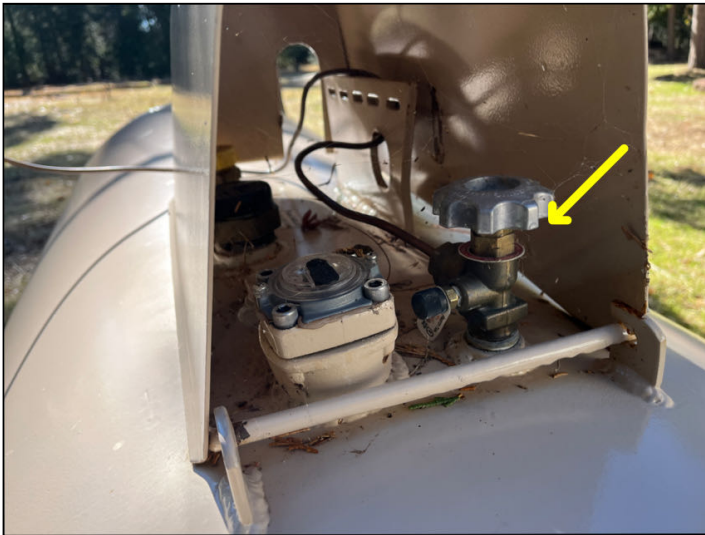


- Exterior weather proof outlet covers are in place and in a usable condition at the time of inspection.

## 9. Main Gas Valve Condition



Materials: At the rear of the house, each propane tank has a valve on top that can be shut off.



## 10. Plumbing

Materials: Galvanized piping noted.



## 11. Water Pressure

Observations:

- Pressure is sufficient at the outside spicket.
- 35



## 12. Pressure Tank

Observations:

- There appears to be some type of water filtration in place. Possibly water softening or sediment correction. Recommend having the system serviced as intended by the installation company.
- The pressure tank is rated for 40 – 60 psi and is showing within that range during the inspection.
- Pressure tank noted.







### 13. Exterior Faucet Condition



Location: Front of garage • There's another faucet at the south west end of the house. It is not frostproof, but does have a winterized cover on it. I'm not gonna test it due to freezing conditions at night.



#### 14. Balcony



Observations:

- Patio/ balcony is in a satisfactory and functional condition with normal wear for its age. Appears to be a sound structure at the time of inspection.

#### 15. Patio Enclosure



Observations:

- General overall condition appears satisfactory with painted surfaces in good condition, at the time of inspection.

# Crawl Space or Basement

## 1. Walls

Materials: A raised perimeter Foundation



## 2. Insulation

Observations:

- Insulation appears to be installed correct and functional at the time of inspection.



## 3. Plumbing Materials

Materials: ABS • Galvanized



## 4. Access

Materials: Exterior hatch door.



## 5. Framing

Observations:

- Appears Functional from under the home. All structural components are in satisfactory condition.



## 6. Subfloor

Observations:

- Not fully visible for inspection due to lack of access.

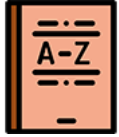


## 7. Basement/Crawlspace Ductwork

Observations:

- No leaks were observed at the time of the inspection.





# 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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves