

PROPERTY INSPECTION REPORT



Dustin Keller
Sky Pines Home Inspections

Your address
Inspection Prepared For:
Agent: Dustin Keller - Test Agent

Date of Inspection: 6/10/2025
Size: 1884

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
Inspection Details	4
Grounds	5-11
Exterior Areas	12
Roof	13-15
Attic	16-18
Garage	19-20
Living room	21-23
Kitchen	24-26
Upstairs Bedroom	27-28
Upstairs Bath	29-30
Upstairs Bath 2	31-33
Downstairs Bedroom 1	34-35
Downstairs Bedroom 2	36-37
Downstairs Bath	38-40
Laundry	41-42
Electrical	43-44
Heat/AC	45-47
Water Heater	48-50
Crawlspace/ Foundation	51-54
Glossary	55



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.

Grounds		
Page 5 Item: 3	Vegetation Observations	• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Page 10 Item: 16	Fence Condition	• In the inspectors opinion the fence is near the end of its useful life due to visual signs of wood rot and a considerable amount of movement when testing its rigidity.
Roof		
Page 13 Item: 1	Roof Condition	• Clean roof in these areas as significant amounts of organic debris is evident.
Page 15 Item: 5	Gutter	• Gutters should be kept clear of pine needles and other debris to prevent water from flowing over the gutter instead of into the gutter. All gutters are equipped with debris screens, so it would be as simple as sweeping the Pine needles off the top.
Garage		
Page 19 Item: 6	Exterior Door	• Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. I recommend adjusting the auto closing hinge to this door.
Kitchen		
Page 25 Item: 7	Cook top condition	• 4 or the 5 burners were operational and functioned as intended during the inspection. The back left burner would not ignite. It's possible the gas orifice under the top plate is clogged and just needs to be cleared.
Upstairs Bath		
Page 29 Item: 10	Mirrors	• The mirror is chipped.
Upstairs Bath 2		
Page 32 Item: 14	Toilets	• The toilet in this bathroom needs a bead of caulk to prevent moisture from going under the toilet.
Heat/AC		
Page 46 Item: 8	AC Compress Condition	• Exterior unit not level. This can affect system performance. I would recommend having the base/ concrete pad re-leveled to prevent performance issues to the AC compressor itself.



Inspection Details

1. Attendance

In Attendance: Clients present • Buyers Agent present

2. Home Type

Home Type: Single Family Home

3. Current Weather

Materials: Sunny and warm



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: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway and sidewalk are in good shape. 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 immediate vegetation concerns noted at the time of inspection. Annual trimming of trees and shrubs will help maintain clearance to the home.

• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.





4. Gate Condition



Materials: Plastic

Observations:

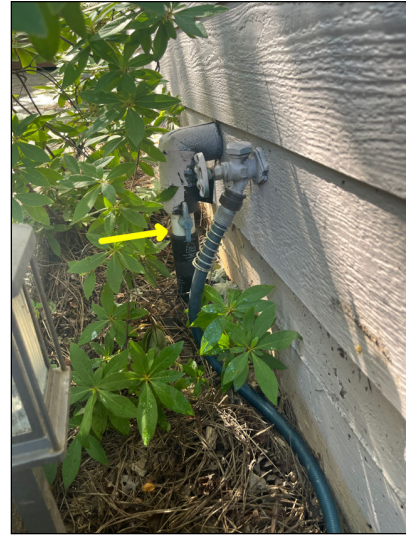
- All fences and gates are in serviceable condition at the time of inspection.

5. Location



Observations: The water main is located at the exterior faucet near the gas meter and is in a serviceable condition.

There appears to be a secondary shut off at the back of the home along the north wall. Possibly controlling the sprinkler system in the back. Was functional at the time of inspection.



6. Stairs & Handrail

Observations:

- The stairs and handrail appear to be in a functional condition at the time of inspection.



7. Grounds Electrical

Observations:

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



8. Outdoor GFCI

Observations:

- Weather proof **GFCI** outlets and exterior weather proof outlet covers are in place and in a usable condition at the time of inspection.



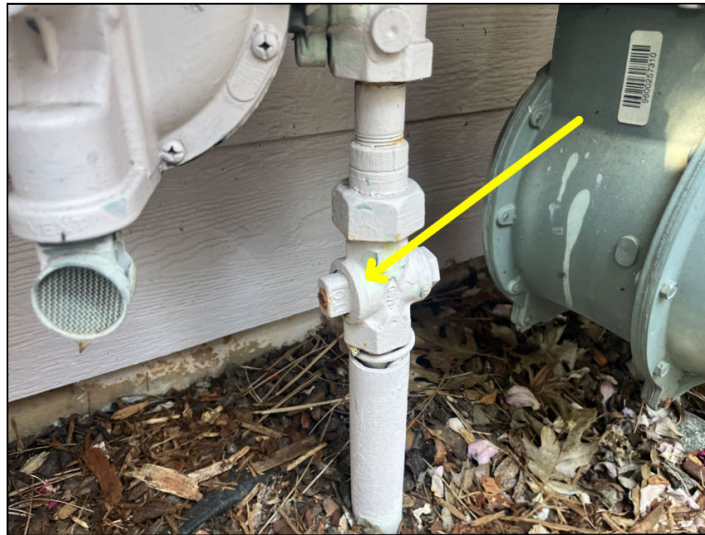
9. Main Gas Valve Condition

Materials: Main gas shut off located at the outside meter.

Observations:

- Meter located at the exterior of the home. All gas appliances have shut-off valves in line and appear functional. No gas odors detected at the time of inspection.





10. Plumbing

Observations:



- The exterior plumbing around the home is in a usable condition with no concerns at the time of inspection.

11. Water Pressure

Observations:



- Pressure is sufficient at the outside spicket.
- 50



12. Exterior Faucet Condition

Location: Front of the home. Just to the right of the gas meter. • Back of the home.





13. 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.



14. Patio Enclosure

Observations:



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



15. Patio and Porch Condition

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.



Observations:

- No major structural, safety, or functional concerns noted at time of inspection.

16. Fence Condition

Materials: Wood



Observations:

- In the inspectors opinion the fence is near the end of its useful life due to visual signs of wood rot and a considerable amount of movement when testing its rigidity.







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:



All the exterior door trim appeared functional and in satisfactory condition at the time of inspection.

2. Windows and Trim Condition

Observations:



- No functional concerns for at any of the exterior windows and trim noted at the time of inspection. Annual inspection and resealing of any gaps with caulk and chipped paint would greatly ensure the longevity of all exterior trim.

3. Siding Condition

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



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:



- All painted surfaces are in a satisfactory condition during the inspection. Exterior painted siding, wood and trim surfaces should be annually examined, re-sealed, re-caulked and re-painted as needed to ensure longevity.



Roof

1. Roof Condition



Materials: I was able to get on the roof to do the inspection.

Materials: Asphalt shingles noted.

Observations:

- No safety, functional, or structural concerns noted at the time of inspection.
- **Clean roof in these areas as significant amounts of organic debris is evident.**





2. Flashing

Observations:



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

3. Sky Lights

Observations:



- Skylight(s) appear to be in a satisfactory condition during the inspection.



4. Vent Caps

Observations:



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



5. Gutter



Observations:

- No functional concerns around the gutters or downspouts were noted at the time of inspection.
- Gutters should be kept clear of pine needles and other debris to prevent water from flowing over the gutter instead of into the gutter. All gutters are equipped with debris screens, so it would be as simple as sweeping the Pine needles off the top.





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: upstairs bedroom hallway/ bathroom entrance

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:

- Ridge exhaust venting noted.
- Gable louver vents noted.



4. Vent Screens



Observations:

- Vent screens noted as functional.



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
- All the plumbing vent piping extends to the exterior of the home using adequate materials and maintains a proper seal at the roof. However, two of the ducks have fallen down from their roof penetration and are venting into the attic space. Recommend pushing these back up to the roof penetration to prevent unwanted moisture from the attic. However, they're still functional in the condition they are in.



7. Insulation Condition



Materials: Fiberglass batts with kraft paper facing noted.
Depth: Insulation averages about 8-10 inches in depth





Garage

1. Roof Condition

Materials: Roofing is the same as main structure.



2. Walls

Observations:

- No functional concerns noted at the time of inspection.



3. Floor Condition

Materials: Concrete pad.

Observations:

- Garage floor is a concrete slab adjoining the foundation. It is in a serviceable condition with normal wear for its age.



4. Rafters & Ceiling

Observations:

- No deficiencies observed at the visible portions of the roof structure.



5. Electrical

Observations:

- All outlets in the garage are GFCI protected and operated as intended at the time of inspection.



6. Exterior Door

Observations:

- **Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. I recommend adjusting the auto closing hinge to this door.**



7. Fire Door

Observations:

- Appeared to be fire rated and functional at the time of inspection.



8. Garage Door Condition

Materials: Vertical door noted.



Observations:

- No deficiencies observed during the inspection.

9. Garage Opener Status

Observations:



- The garage door opener is functional and safety features are in place.

10. Garage Door's Reverse Status

Observations:



- Eye beam system present and operating.

11. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.
- No deficiencies observed.

12. Counters

Observations:



- No discrepancies noted.

Living room

1. Photo



2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

Observations:

- The closet is in a serviceable condition. No notable defects.

4. Door Bell

Observations:

- Operated normally when tested.

5. Doors

Observations:

- Solid 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.

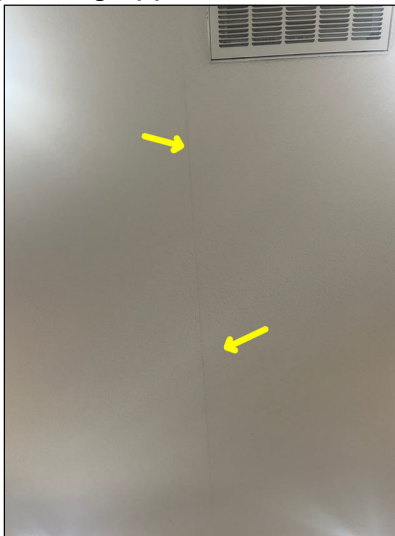


9. Ceiling Condition

Materials: There are drywall ceilings noted.

Observations:

- All areas of the ceiling appeared to be in a serviceable condition.
- Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.



10. Floor Condition

Materials: Engineered snap together flooring is noted.



11. Patio Doors

Observations:

- The sliding patio door was functional during the inspection.



12. Screen Doors

Observations:

- Sliding door screen is functional.



13. Wall Condition

Materials: Drywall walls noted.

Observations:

- Walls are in a satisfactory condition, with no defects noted.



14. Fireplace

Materials: Living Room

Observations:

- Have a gas fireplace professional service/evaluate fireplace before operating. Pilot light was in the off position during the inspection. However, this unit appears to be functional.



15. Window Condition

Materials: Vinyl framed sliding windows noted.

Observations:

- Windows were operational and appeared functional at the time of inspection.





Kitchen

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

1. Photo



2. Cabinets

Observations:



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

3. Counters

Observations:



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

4. Dishwasher

Observations:



- Operated as intended at the time of inspection. Manufactured in 2007

5. Garbage Disposal

Observations:



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

6. Microwave

Observations:



- Operable at the time of inspection,

7. Cook top condition

Observations:



- Manufactured in 2008

- 4 or the 5 burners were operational and functioned as intended during the inspection. The back left burner would not ignite. It's possible the gas orifice under the top plate is clogged and just needs to be cleared.



8. Oven & Range

Observations:



- Oven: gas burner noted
- Oven(s) operated when tested.

9. Sinks

Observations:



- No deficiencies observed.
- Kitchen has a Ceramic sink.

10. Spray Wand

Observations:



- The spray wand was operated and was functional.

11. Soap Dispenser

Observations:



- The soap dispenser was functional.

12. Vent Condition

Materials: Exterior Vented

Observations:



- The cook top exterior vent was operational at the time of inspection.

13. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:



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

14. Floor Condition



Materials: Engineered snap together flooring is noted.

Observations:

- The kitchen flooring is of professional quality with no deficiencies observed at the time of the inspection.

15. Plumbing



Observations:

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



16. Ceiling Condition



Materials: There are drywall ceilings noted.

17. Electrical



Observations:

- All outlets in the kitchen are GFCI protected.

18. GFCI



Observations:

- GFCI in place and operational.

19. Wall Condition



Materials: Textured and painted drywall walls noted.

Observations:

- Wall are satisfactory and of professional quality.



Upstairs Bedroom

1. Photo



2. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.

3. Closets



Observations:

- The closet doors are operational and in a serviceable condition.

4. Doors



Observations:

- Hollow wood door(s) noted.

5. Electrical



Observations:

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

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. Floor Condition



Flooring Types: Carpet is noted.

Observations:

- The flooring in the room is of professional quality with normal wear for its age.

8. Wall Condition

Materials: Walls are painted and textured drywall



9. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

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



10. Ceiling Condition

Materials: There are drywall ceilings noted.



11. Patio Doors

Observations:

- The hinged patio door was functional during the inspection.





Upstairs Bath

1. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- All areas of the ceiling are in a satisfactory condition.

2. Counters



Observations:

- Granite 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 a satisfactory condition at the time of inspection.

8. Floor Condition



Materials: Engineer snap together wood flooring is noted.

Observations:

- The floor is in satisfactory condition with normal wear for its age. No defects noted during the inspection.

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 chipped.



11. Plumbing

Observations:

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





Upstairs Bath 2

1. Photo



2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Counters

Observations:

- Solid Surface tops noted.



4. Doors

Observations:

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



5. Electrical



Observations:

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

6. GFCI



Observations:

- GFCI in place and operational

7. Exhaust Fan



Observations:

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

8. Cabinets



Observations:

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

9. Floor Condition



Materials: Engineer snap together wood flooring is noted.

10. 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.

11. Mirrors



Observations:

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

12. Plumbing



Observations:

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

13. Sinks



Observations:

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

14. Toilets



Observations:

- Operated when tested. No deficiencies noted.
- The toilet in this bathroom needs a bead of caulk to prevent moisture from going under the toilet.



Downstairs Bedroom 1

1. Photo



2. Closets

Observations:



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

3. Doors

Observations:



- Hollow wood doors noted.

4. Electrical

Observations:



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

5. 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.

6. Floor Condition

Flooring Types: Carpet is noted.



Observations:

- The flooring in the room is of professional quality with normal wear for its age.

7. Wall Condition

Materials: Walls are painted and textured drywall



Observations:

- No signs of any defects to the walls at the time of the inspection.

8. Window Condition

Materials: Vinyl framed sliding window noted.



9. Ceiling Condition

Materials: There are drywall ceilings noted.



10. Patio Doors

Observations:

- The hinged patio door was functional during the inspection.



Downstairs Bedroom 2

1. Photo



2. Closets

Observations:



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

3. Doors

Observations:



- Hollow wood doors noted.

4. Electrical

Observations:



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

5. 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.

6. Floor Condition

Flooring Types: Carpet is noted.



7. Wall Condition

Materials: Walls are painted and textured drywall



8. Window Condition



Materials: Vinyl framed sliding windows noted.

Observations:

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

9. Ceiling Condition



Materials: There are drywall ceilings noted.



Downstairs Bath

1. Photo



2. Ceiling Condition

Materials: There are drywall ceilings noted.



3. Counters

Observations:

- Granite tops noted.



4. Doors

Observations:

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



5. Electrical

Observations:

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



6. GFCI

Observations:

- GFCI in place and operational



7. Exhaust Fan

Observations:

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



8. Cabinets

Observations:



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

9. Floor Condition

Materials: Engineer snap together wood flooring is noted.



Observations:

- The floor is in satisfactory condition with normal wear for its age. No defects noted during the inspection.

10. 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.

11. Mirrors

Observations:



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

12. Plumbing

Observations:



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

13. Showers

Observations:



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

14. Shower Walls

Observations:



- Solid surface material noted.
- No defects noted on the shower walls at the time of inspection.

15. Bath Tubs

Observations:



- Tub is operational and in a functional condition during the inspection.

16. Enclosure

Observations:



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

17. Sinks

Observations:



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



18. Toilets

Observations:

- Operated when tested. No deficiencies noted.





Laundry

1. Photo



2. Locations

Locations: Garage

3. Dryer Vent



Observations:

- The dryer vent is properly installed. No remarks.

4. Electrical



Observations:

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

5. GFCI



Observations:

- GFCI in place and operational

6. Plumbing



Observations:

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

7. Wall Condition



Materials: Drywall walls noted.

8. Ceiling Condition

Materials: There are drywall ceilings noted.





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: To the left of the entry gate.

Observations:

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



2. Main Amp Breaker

Observations:

- 125 amp



3. Breakers in off position

Observations:

- 1 spare 40 amp 240 volt breaker is present. Currently nothing worked to it. No notable defects.



4. Cable Feeds

Observations:

- There is an underground service lateral noted.



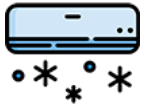
5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.





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. Photo



2. Heater Condition

Materials: Location: in a utility closet downstairs. • The furnace was manufactured in 1996



Observations:

- A mid or high efficiency gas furnace has been installed and appears functional.

3. Heater Base

Observations:



- The heater base appears to be functional.

4. Enclosure

Observations:



- The furnace enclosure is in a functional condition during the inspection.

5. Venting

Observations:



- The visible portions of the vent pipes appeared functional.

6. Gas Valves

Observations:



- Gas shut off valves were present and functional.



7. Refrigerant Lines

Observations:

- Visible portions of the refrigerant lines appear functional, No defects found.



8. AC Compress Condition

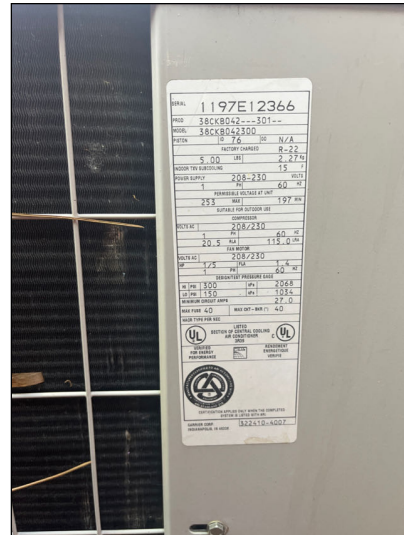
Compressor Type: Electric



Location: The compressor is located on the exterior grounds in the back yard. • The AC compressor was manufactured in 1997.

Observations:

- AC compressor appeared functional at the time of inspection. Routine maintenance and cleaning will increase the longevity of this unit.
- Exterior unit not level. This can affect system performance. I would recommend having the base/ concrete pad re-leveled to prevent performance issues to the AC compressor itself.



9. Air Supply

Observations:

- The air supply system appears to be functional.



10. Registers

Observations:

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



11. Filters

Location: Located inside a filter grill in the upstairs and downstairs.



12. Thermostats

Observations:

- Located - Living room area
- Digital - programmable type.





Water Heater

1. Photo



2. Base

Observations:



- The water heater base is functional.
- The water heater was manufactured in 2016

3. Heater Enclosure

Observations:



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

4. Combustion

Observations:



- The combustion chamber appears to be in functional condition.

5. Venting

Observations:



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

6. Water Heater Condition

Heater Type: Gas



Location: The heater is located in the utility closet.

7. TPRV

Observations:



- TPRV (temperature pressure release valve) and discharge pipe appear to be in a satisfactory condition, no functional or safety concerns noted.



8. Number Of Gallons



- 50 gallons

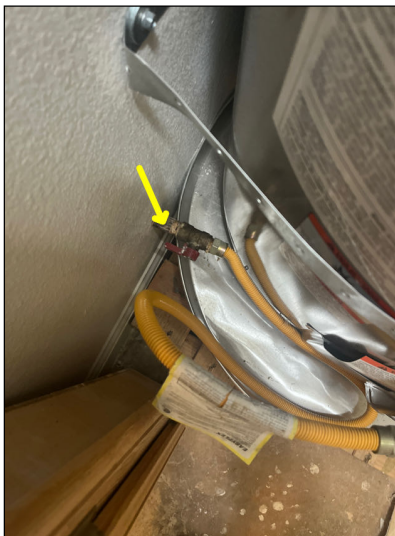
- 50 gallons

9. Gas Valve



- Appears func

- Appears functional.



10. Plumbing



Observations:

- No deficiencies observed at the visible portions of the supply piping.

- No deficiencies observed at the visible portions of the supply piping.

11. Overflow Condition



Observations:

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

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

12. Strapping

Observations:



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

Crawlspace/ Foundation

1. Access



Materials: Exterior hatch door.

Observations:

- Exterior entrance is in a serviceable condition.



2. Slab Foundation



Observations:

- The visible areas of the foundation were in a satisfactory condition with normal wear for its age.

3. Foundation Perimeter



Observations:

- No deficiencies were observed at the visible portions of the foundations perimeter (stem wall).





4. Foundation Walls

Observations:

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



5. Cripple Walls

Observations:



- Concrete block/wood piers support floor above.
- Visible portions of foundation wall were dry at the time of the inspection.

6. Ventilation

Observations:



- Screened openings noted.



7. Vent Screens

Observations:

- Vent screens noted as functional.



8. Anchor Bolts

Observations:

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



9. Sub Flooring

Observations:

- Plywood sheathing sub floor.
- Dimensional lumber wood Joists



10. Insulation

Observations:

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





11. Framing

Observations:



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

12. Post and Girders

Observations:



- Support Material: concrete block piers
- Beam Material: Wood

13. Plumbing Materials

Materials: ABS • Copper



Observations:

- The crawlspace plumbing appears Functional and is in good condition at the time of the inspection.

14. Basement/Crawlspace Ductwork

Observations:



- All ducting is sufficiently insulated and supported. No operational concerns noted.



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.