



Veritas Property Inspection

Inspection Report



**1234 Safe Harbor Dr
Pleasantville, California 95555**

Inspection Date January 27, 2018
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interNACHI, Infrared, IAC2 Mold Certified



Table of Contents

- 1. Introduction, Scope, & Compliance Statements**
- 2. Definitions**
- 3. General Information**
- 4. Executive Summary**
- 5. Appliances**
- 6. Building Exterior**
- 7. Building Structure**
- 8. Electrical**
- 9. Fireplace and Chimney**
- 10. HVAC**
- 11. Insulation and Ventilation**
- 12. Landscaping and Hardscaping**
- 13. Plumbing**
- 14. Roof**
- 15. Room Components**

Introduction, Scope, & Compliance Statements

- **INTRODUCTION:** The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and are part of the report.
- **The State of California requires the inspection report to include contact information for energy savings. UTILITY BILL, REBATES AND OTHER ASSISTANCE:** Online Consumer and Business Conservation Rebate Database: www.consumerenergycenter.org. California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm. California Energy Commission, for information on utility bill assistance programs: 800-772-3300 or www.consumerenergycenter.org. California Public Utilities Commission Consumer Affairs Branch, for information on baseline and other optional rates and bill assistance programs: 800-649-7570 or www.cpuc.ca.gov. California Energy Alternative Rates (CARE): Call your local utility company for information and applications.
- **SCOPE:** A home inspection is intended to assist in evaluating the overall condition of the dwelling; it is not a municipal building code compliance inspection. Any questions regarding municipal building code should be directed to your local municipal department of building and safety. The inspection is based on observation of the visible, readily-accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. No warranty, guarantee, or insurance by Veritas Property Inspection is expressed or implied. A home inspection does not determine the advisability or inadvisability of the purchase of the inspected property, nor does it determine the insurability of the inspected property. This report does not include inspection for wood destroying insects, mold, lead, radon, or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek three professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. I recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. I recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including (but not limited to) qualified HVAC professionals, plumbers, electricians, engineers, or roofers.
- **California Home Inspector Compliance Statement:** I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI). I will conduct a home inspection of the subject property in accordance with the InterNACHI Code of Ethics, the Standards of Practice, and the signed Home Inspection Agreement.
- This report has been produced in accordance with the HOME INSPECTION AGREEMENT, and is subject to the terms and conditions agreed upon therein. This report has been produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or REPRESENTATIVE. If you are reading this report but did not hire Veritas Property Inspection to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and/or items may have been corrected or improved. Don't rely on old information about one of the biggest purchases that you will ever make. Remember that the cost of a home inspection is insignificant as compared to the value of the home. Protect your family and your investment, and please call me directly at (951) 230-5831 to discuss the report that you are reading for this property so that we can make arrangements for a re-inspection.
- **Use of photos and video:** Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These pictures are to help you better understand what is documented in this report, and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that exists in multiple places. Not all areas of deficiencies or conditions will be supported with photos. The use of infrared thermography (IR) must not be construed to mean that a full thermal survey of the structure was performed. The use of IR in this inspection was primarily for recording thermal differences to show the function or lack of function of heating and cooling of HVAC equipment, anomalies associated with temperature differences sometimes produced by water leaks, air infiltration, etc. IR during a home inspection is mainly a qualitative evaluation. Therefore, temperature values present on any thermal images in the report should not be interpreted as an absolute temperature, but only as a relative temperature.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

**Not working**

Was not working at the time of the inspection.

**Satisfactory**

No material issues have been found. One or more cosmetic issues may have been observed.

**Marginal**

The item is working, but has at least one concern that is beyond cosmetic.

**Poor**

Is operating, but has at least one major concern with its operation.

**Safety Hazard**

Has conditions that make operation of the item unsafe and is in need of prompt attention.

**Not Inspected**

Was not inspected. The reason is typically indicated.

General Information

- # Of Stories: 1
- Cooling System: Central
- Foundation Design: Slab
- Ground Conditions: Dry
- Heating System: Furnace
- House Faces: West
- Location Of Attic Entrance: Hallway
- Location Of Water Heater: Garage
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: On roof
- Occupancy: Occupied
- Present During Inspection: Buyer's agent, Buyer
- Price Of Home: 525000
- Sewer System: Public
- Square Footage: 1744
- Temperature: 71
- Water Source: Public
- Weather Conditions: Sunny
- Year Built: 1984

Executive Summary

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report does include additional information of concern to the customer. It is strongly recommended that the customer read the complete report.

Significant Concerns

Not Working - Room Components

1. Garage door opener(Attached Garage): Button on the wall switch does not operate the door
2. Garage door opener(Attached Garage): Not working

Safety Concern - Electrical

3. AFCI(Master Bedroom, Attached Garage, Living Room, 2nd Bedroom, 3rd Bedroom): Not present
4. CO Alarm(Attached Garage): Missing
5. GFCI(Master Bathroom, Attached Garage, Exterior: Ground View, Kitchen, 2nd Bathroom): Not present
6. Light Fixture(Attached Garage): Bulb is flickering
7. Outlet(Attached Garage): Cover plate is missing
8. Smoke Alarm(Attached Garage): Missing
9. Wiring(Exterior: Ground View): Exposed outdoor wires must be UL listed for their application or enclosed in protective conduit
10. Wiring(Attached Garage): Observed exposed Electrical wires

Safety Concern - HVAC

11. Furnace(Hallway and Stairs): Exposed wires

Safety Concern - Plumbing

12. Water Heater(Attached Garage): TPR valve extension is missing or too short

Safety Concern - Room Components

13. Fire wall(Attached Garage): Damaged
14. Garage door opener(Attached Garage): Safety reversing sensor is not mounted in its correct location

Major Concern - Building Exterior

15. Siding(Exterior: Ground View): Showing signs of moisture intrusion

Major Concern - Building Structure

16. Rafter Tail(Exterior: Ground View): Damaged or rotted
17. Truss(Attic): Cracked

Major Concern - Room Components

18. Garage door opener(Attached Garage): Safety reversing sensors do not align

Budget to Replace

Old - Plumbing

19. Water Heater(Attached Garage): Nearing the end of its useful life
-

Needs Further Evaluation

Possible Concern - Building Structure

20. Roof Sheathing(Attic): Shows signs of past leakage

Possible Concern - Electrical

21. Electric Service Panel(Exterior: Ground View): Missing service panel protective knock out grommets/bushings

Possible Concern - Plumbing

22. Water Pipe(Kitchen): Has corrosion on one or more pipes or fittings

Possible Concern - Room Components

23. Cabinet(Attached Garage): Improper shelf support

Items to Monitor**Observation to Monitor - Insulation and Ventilation**

24. Insulation(Attic): Observed suggestions of pest infestation

Observation to Monitor - Plumbing

25. Main water valve(Exterior: Ground View): Observed appearance of improper prior repair.

26. Main water valve(Exterior: Ground View): Water Pressure too high.

27. Water Heater(Attached Garage): Observed minor gas leak at hot water heater.

Observation to Monitor - Room Components

28. Cabinet(Kitchen): Improper fasteners used to mount cabinet.

Maintenance Items**Moderate Concern - Building Exterior**

29. Downspout(Exterior: Ground View): Extensions are missing

30. Downspout(Exterior: Ground View): Fasteners are not held tight to the building

31. Exhaust Vent(Exterior: Ground View): Located within 3 feet of a window, door or other vent

32. Gutter(Exterior: Ground View): Corner is leaking

33. Gutter(Exterior: Ground View): Not secured properly to the fascia boards

34. Siding(Exterior: Ground View): Weep screed at the bottom (the metal lip) is not above grade at least 4" to soil, or 2" to concrete/pavement

Moderate Concern - Electrical

35. Electric Service Panel(Exterior: Ground View): One or more ground wires are incorrectly connected under a single screw on the grounding or neutral bus bar at the panel.

Moderate Concern - Fireplace and Chimney

36. Fireplace(Living Room): Flue has creosote buildup

Moderate Concern - HVAC

37. AC-Condenser(Exterior: Ground View): Condensate overflow drain has a negative angle

38. AC-Condenser(Exterior: Ground View): Condenser fins are damaged

39. Ductwork(Attic): Not insulated in unconditioned space

40. Furnace(Hallway and Stairs): Cycles incorrectly

Moderate Concern - Insulation and Ventilation

41. Insulation(Attic): Level could be improved

Moderate Concern - Landscaping and Hardscaping

42. Landscape Feature(Exterior: Ground View): Soil is in contact with siding

43. Patio and walkway(Exterior: Ground View): Concrete pavement has low spots which are causing puddles / ponding

Moderate Concern - Plumbing

44. Hose Bibb(Exterior: Ground View): No anti siphon devices were observed.

45. Plumbing Vent(Exterior: Roof View): Rubber boot flashing is damaged or deteriorated

46. Shower / Tub(2nd Bathroom): Hot and cold water lines are reversed

47. Stand-alone Shower(Master Bathroom): Faucet is leaking

48. Waste Discharge Pipe(2nd Bathroom): Shows signs of corrosion

Moderate Concern - Roof

49. Roof Material(Exterior: Roof View): Exhibits nail popping and/or exposed nail heads

Moderate Concern - Room Components

- 50. Ceiling(Hallway and Stairs): Ceiling has water damage
- 51. Exterior door(Exterior: Ground View): Concrete base below the threshold is cracking
- 52. Floor(Kitchen): Grout is loose or missing
- 53. Screen(Exterior: Ground View): Missing
- 54. Wall(Master Bathroom): Drywall has damage

Minor Concern - Building Exterior

- 55. Downspout(Exterior: Ground View): Elbow(s) are not properly connected
- 56. Eave(Exterior: Ground View): Wood soffit is damaged
- 57. Siding(Exterior: Ground View): Joints are separating
- 58. Siding(Exterior: Ground View): Mechanically damaged
- 59. Siding(Exterior: Ground View): Nail pop
- 60. Siding(Exterior: Ground View): Observed appearance of sub-standard repair
- 61. Siding(Exterior: Ground View): Stucco is cracked

Minor Concern - Electrical

- 62. Door Bell(Exterior: Ground View): Button is damaged or loose
- 63. Electric Service Panel(Exterior: Ground View): Observed panel circuit labeling is missing or illegible
- 64. Light Fixture(Master Bathroom): Bulb is burned out
- 65. Light Fixture(Kitchen): Loose and/or not affixed to the ceiling or wall

Minor Concern - HVAC

- 66. AC-Condenser(Exterior: Ground View): Insulation is missing
- 67. Furnace(Hallway and Stairs): Filter is dirty
- 68. Furnace(Hallway and Stairs): Flue is sealed with duct tape

Minor Concern - Insulation and Ventilation

- 69. Insulation(Attached Garage): Vent screen missing

Minor Concern - Landscaping and Hardscaping

- 70. Driveway(Exterior: Ground View): Concrete is settling with minor cracks
- 71. Gate(Exterior: Ground View): Damaged
- 72. Landscape Feature(Exterior: Ground View): Shrubbery is in contact with home or siding

Minor Concern - Plumbing

- 73. Plumbing Vent(Exterior: Roof View): Missing "B" vent Cap
- 74. Waste Discharge Pipe(Kitchen): "S" trap in drain

Minor Concern - Room Components

- 75. Attic Entry(Attic): Hatch is uninsulated
- 76. Cabinet(Attached Garage): Drawer front is missing
- 77. Exterior door(Exterior: Ground View): Damaged
- 78. Overhead Door(Attached Garage): Bottom weather seal is damaged or missing

Cosmetic - Landscaping and Hardscaping

- 79. Fence(Exterior: Ground View): In need of normal staining

Cosmetic - Room Components

- 80. Vanity(Master Bathroom): Damaged
- 81. Wall(Living Room): Drywall has settling cracks

Appliances

Save money on appliances and appliance repair

Descriptions:

Oven/Range

- Energy Source: Gas
- Manufacturer Name: Frigidaire
- Model Number: LGGF3043KFV
- Serial Number: VF63616791
- Year Built: 2016
- [Manual](#)

Microwave Oven

- Manufacturer Name: MC Appliance
- Model Number: MCO165UW
- Serial Number: J10705632
- Year Built: 2010

Refrigerator

- Manufacturer Name: Samsung
- Model Number: RF260BEAESR/AA
- Serial Number: JKKM4BBH804213D
- Year Built: 2016
- [Manual](#)

Garbage Disposal

- Manufacturer Name: Badger
- Model Number: 1-87
- Serial Number: 11031572086

Section Information:

- The inspector shall inspect if conditions permit: the basic function of the built-in dishwasher (through its normal cycle), range, cooktop, oven, waste food disposer, and built-in microwave oven. The inspector is not required to inspect: Clocks, timers, or thermostats for calibration or automatic operation. Non built-in appliances, or refrigerators. Evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. Move any household appliances. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. Test leakage from microwave ovens. Operate or examine any sauna, steam-generating equipment, kiln, toaster, icemaker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Concerns and Observations:

✔ Garbage Disposal

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Kitchen

In Working Order

Manufacturer data plate

Location Kitchen



✓ Microwave Oven

In Working Order

Manufacturer data plate

Location Kitchen



In Working Order

Unit is in good condition

Location Kitchen



✓ **Oven/Range**

In Working Order

Manufacturer data plate

Location Kitchen



In Working Order

Unit is in good condition

Location Kitchen



5

✓ Refrigerator

In Working Order

Manufacturer data plate

Location Kitchen



In Working Order

Unit is in good condition

Location Kitchen



Building Exterior

[Find deals on siding and gutters](#)

Descriptions:

Eave

- Fascia Material: Wood
- Soffit Material: Wood

Gutter

- Material: Galvanized
- Type: Eave Mounted

Siding

- Material: Fiberboard, Stucco

Downspout

- Drainage Location: Below grade, Above grade
- Material: Galvanized

Section Information:

- The inspector shall inspect: The exterior wall-covering materials, flashing and trim, all exterior doors, adjacent walkways and driveways, stairs, steps, stoops, stairways and ramps, porches, patios, decks, balconies and carports. Railings, guards and handrails, the eaves, soffits and fascia; a representative number of windows. Vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. The inspector shall describe the type of exterior wall-covering materials. The inspector shall report as in need of correction any improper spacing between intermediate balusters, spindles, and rails. The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items that are not visible or readily accessible from the ground, including window and door flashing. Inspect or identify geological, geotechnical, hydrological or soil conditions. Inspect recreational facilities or playground equipment. Inspect seawalls, breakwalls or docks. Inspect erosion-

control or earthstabilization measures. Inspect for safety-type glass. Inspect underground utilities and items. Inspect wells or springs. Inspect solar, wind or geothermal systems, Inspect swimming pools or spas. Inspect wastewater treatment systems, septic systems or cesspools. Inspect irrigation or sprinkler systems. Inspect drainfields or dry wells. Determine the integrity of multiple-pane window glazing or thermal window seals.

- Exhaust Vent - Note: Faulty dryer vents have been responsible for thousands of fires. The best vents are a smooth-walled metal type that travel a very short distance. All other types should be regarded as suspect. Regularly inspect and clean the entire length of the vent piping to keep it free from flammable lint build-up.

Concerns and Observations:

– Downspout

Moderate Concern

Extensions are missing

Location	Exterior: Ground View
Impact	Water flow is not contained and may drain near foundation increasing the risk of flooding
Suggested Action	Install downspout extensions reaching 5-6 feet from the building



Moderate Concern**Fasteners are not held tight to the building**

Location	Exterior: Ground View
Impact	Without proper fasteners, the downspout could further pull away
Suggested Action	Resecure or replace the fasteners
Other Information	Fasteners hold the downspout secure to the building to avoid disconnection from the gutter

**Minor Concern****Elbow(s) are not properly connected**

Location	Exterior: Ground View (Rear home near kitchen.)
Impact	Improper connections prevent water drainage
Suggested Action	Secure or replace the elbow connector
Other Information	The elbow connector should be securely fastened to prevent the elbow from coming loose and assure a leak-free elbow



✓ Eave

Minor Concern

Wood soffit is damaged

Location	Exterior: Ground View (Above garage man door)
Impact	With damaged fascia, the home lacks protection from pests entering
Suggested Action	Replace the damaged area



— Exhaust Vent

Moderate Concern

Located within 3 feet of a window, door or other vent

Location	Exterior: Ground View
Impact	When a vent is too close to a window, exhaust gas could re-enter the home
Suggested Action	Relocate the exhaust vent to be further than 3 feet from any window, door or other vent



✓ Exterior Trim

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Exterior: Ground View

– Gutter

Moderate Concern

Corner is leaking

Location Exterior: Ground View

Impact If the leak is not addressed, it may cause gutter expansion further exacerbating the leak

Suggested Action Repair the gutters

**Moderate Concern****Not secured properly to the fascia boards**

Location	Exterior: Ground View
Impact	The gutter could further pull away and / or fall down and over time cause damage to the fascia material
Suggested Action	Remount the gutters



📍 Siding

Major Concern

Showing signs of moisture intrusion

Location	Exterior: Ground View
Impact	With moisture intrusion present, mold could grow
Suggested Action	Have a stucco contractor assess for the source of moisture intrusion and recommend repairs



Moderate Concern

Weep screed at the bottom (the metal lip) is not above grade at least 4" to soil, or 2" to concrete/pavement

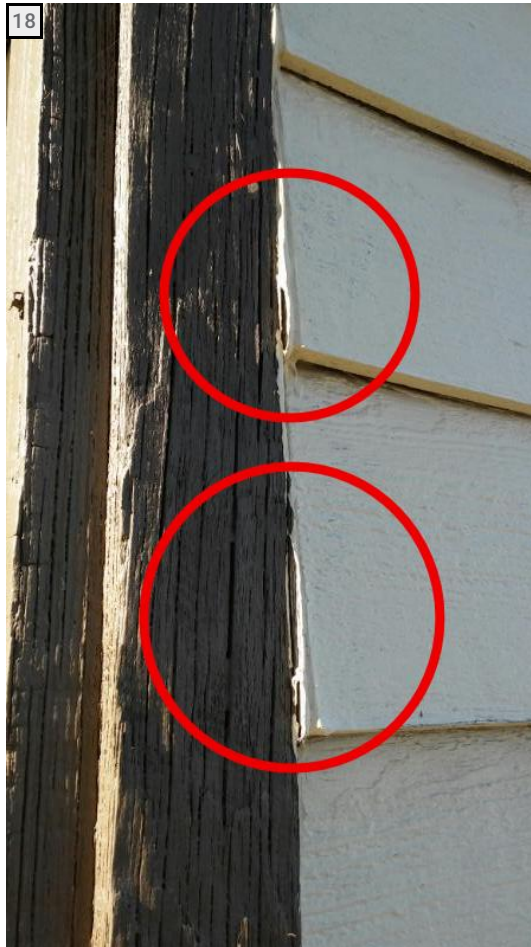
Location	Exterior: Ground View
Impact	Without a weep screed, the siding is at risk of moisture and insect intrusion
Suggested Action	Have a certified stucco/siding contractor repair the affected areas
Other Information	Observed several affected areas



Minor Concern

Joints are separating

Location	Exterior: Ground View
Impact	The gaps provide no protection against insect intrusion and adversely affect the thermal barrier of the home, potentially increasing utility costs
Suggested Action	Have repaired by a licensed siding contractor
Other Information	Observed several affected areas.



Minor Concern

Mechanically damaged

Location	Exterior: Ground View
Suggested Action	Have a professional siding contractor repair the siding
Other Information	Mechanical damage can be caused by balls, stones, ladders, children, and/or pets



Minor Concern

Nail pop

Location	Exterior: Ground View (Chimney chase)
Impact	May cause siding to detach from the building
Suggested Action	Have a professional siding contractor repair the siding



Minor Concern

Observed appearance of sub-standard repair

Location	Exterior: Ground View (Top kitchen door)
Impact	If the repair was not up to standard, the damage could allow for moisture and insect intrusion
Suggested Action	Have evaluated by a licensed stucco contractor



Minor Concern

Stucco is cracked

Location	Exterior: Ground View (Master bedroom sliding door top)
Impact	Cracked stucco may allow for moisture and insect intrusion
Suggested Action	Have a licensed stucco contractor repair the affected areas
Other Information	Observed several affected areas



Building Structure

Descriptions:

Roof Structure

- Framing Type: Trusses
- Roof Pitch: Medium
- Roof Style: Gable

Section Information:

- The inspector shall inspect: The foundation, the basement, the crawlspace, and structural components. The inspector shall describe the type of foundation and the location of the access to the under-floor space. The inspector shall report as in need of correction observed indications of wood in contact with or near soil. Observed indications of possible foundation movement such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors. Any observed cutting, notching, and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. The inspector is not required to: Enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to himself. Move stored items or debris. Operate sump pumps with inaccessible floats. Identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. Report on the adequacy of any structural system of component.
- Slab - Slab was not visible and could not be inspected.

Concerns and Observations:

- ✓ Rafter
- ⬇ Rafter Tail

Major Concern**Damaged or rotted**

Location	Exterior: Ground View (Garage)
Impact	When damaged, neither soffit nor fascia can be attached to protect the wood
Suggested Action	Have repaired by a roofing contractor
Other Information	The rafter tail represents the portion of the rafter that extends over the wall and supports the fascia and soffit

**Roof Sheathing****Possible Concern****Shows signs of past leakage**

Location	Attic
Impact	If leaking is current, the sheathing may become damaged to continued moisture intrusion
Suggested Action	Monitor for further leaking. Should any occur, consult with a roofing professional for suggested repairs



✓ **Roof Structure**

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Exterior: Roof View

⊘ **Slab**

⬇️ **Truss**

Major Concern

Cracked

Location	Attic
Impact	Any damage in the truss reduces the structural integrity of the truss system
Suggested Action	Repair or replace by a professional building contractor
Other Information	The truss is manufactured with load tolerances specific to each roof design



Electrical

Descriptions:

Wiring

- Wiring Method: Romex

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: North side garage
- Rating: 240 Volts
- Service Entry Style: Underground

Electric Service Panel

- # of 110 Volt Circuits: 9
- # of 220 Volt Circuits: 2
- Circuit Breaker Size: 100
- Location: Exterior: Ground View
- Manufacturer Name: Bryant
- Panel Rating: 125 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper
- Wiring Type - Main: Copper

Section Information:

- The home inspector shall inspect: The service drop, the overhead service conductors and attachment point, the service head, gooseneck and drip loops, the service mast, service conduit and raceway. The electric meter and base, service entrance conductors, the main service disconnect, panelboards and over-current protection devices (circuit breakers and fuses), service grounding and bonding. A representative number of switches, lighting fixtures and receptacles, including receptacles deemed to be arc-fault circuit interrupter (AFCI)-protected using

the AFCI test button where possible. All ground-fault circuit interrupter receptacles and breakers observed and deemed to be GFCIs using a GFCI tester, where possible, and smoke and carbon-monoxide detectors. The inspector shall describe the main service disconnect's amperage rating, if labeled, and the type of wiring observed. The inspector shall report as in need of correction deficiencies in the integrity of the service-entrance conductor's insulation, drip loop, and vertical clearances from grade and roofs, any unused circuit-breaker panel opening that was not filled. The presence of solid-conductor aluminum branch circuit wiring, if readily visible. Any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall. The absence of smoke detectors. The inspector is not required to: Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. Operate electrical systems that are shut down, remove panelboard cabinet covers or dead fronts. Operate or reset over-current protection devices or overload devices. Operate or test smoke or carbon-monoxide detectors or alarms. Inspect, operate, or test any security, fire or alarm systems or components, or other warning or signaling systems. Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. Inspect ancillary wiring or remote-control devices. Activate any electrical systems or branch circuits that are not energized. Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices. Verify the service ground. Inspect private or emergency electrical supply sources including, but not limited to, generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities. Inspect spark or lightning arrestors. Inspect or test de-icing equipment, conduct voltage-drop calculations, determine the accuracy of labeling. Inspect exterior lighting.

- AFCI - Arc Fault Circuit Interrupters (AFCI) protection devices are installed to protect any electrical circuits. An AFCI is a device first introduced in 1998. AFCIs are designed to protect against fires caused by arcing faults in the home electrical wiring. An arcing fault (basically an electrical spark) occurs in the electrical wiring when there is a small break or gap in a wire. This can lead to overheating and a fire hazard even if no shock hazard (which would trip the circuit breaker) is present. Safety standards with which new homes must comply require the installation of AFCI protection of receptacles in all family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Although AFCI protection was not required when this home was originally constructed, building standards and technology have since changed to reflect current understanding. Arc fault protection can be provided using an AFCI breaker installed in the electrical panel to protect all non-AFCI receptacles on a particular circuit, or by installing individual AFCI receptacles. You may wish to consult a qualified electrical contractor to discuss upgrading circuits in appropriate areas to include AFCI protection.
- CO Alarm - Carbon monoxide (CO) is a colorless, odorless gas. It is a by-product of incomplete combustion from fuel burning appliances such as a furnace, water heater, or fireplace. The symptoms of long-term exposure to low concentrations of CO include slight headaches, fatigue, and shortness of breath with only moderate exertion. Continued exposure or high concentrations can result in severe headaches, breathing difficulties, dizziness, confusion, cardiac trauma, brain damage and, ultimately, death. To help reduce the risk of CO exposure, fuel burning appliances should be inspected annually by a qualified technician. Modern building standards require carbon monoxide detectors to be installed outside of each sleeping area in the immediate vicinity of the bedroom(s) and on every level (including basements) in houses within which fuel-fired appliances are installed, and in houses that have attached garages. Much like smoke detectors, CO detectors can be wired directly into the home's electrical system, or plugged into a receptacle and/or battery-operated. Also, like smoke detectors, battery-operated units should be tested weekly while hard-wired units should be tested monthly. If a CO detector ever alarms, immediately evacuate everyone from the house. Call the fire department, and open doors and windows to provide ventilation. Never ignore an alarm, even if you feel no symptoms.
- Electric Service Panel - The ground rod is apparently below grade and was not visible at the time of this inspection.
- GFCI - Current standards require that Ground Fault Circuit Interrupters (GFCI) be located in areas where there is a higher potential danger of electrical shock. Areas such as kitchen, bathroom, garages and exterior outlets, etc. We Strongly Recommend installing GFCI protection as an upgrade to any circuits where there is a higher potential for electrical shock and this protection does not exist.

Concerns and Observations:

AFCI

Safety Concern

Not present

Location	Master Bedroom, Attached Garage, Living Room, 2nd Bedroom, 3rd Bedroom
Suggested Action	Have licensed electrician install afci protection

! CO Alarm**Safety Concern****Missing**

Location	Attached Garage
Impact	Without one, high levels of carbon monoxide cannot be detected
Suggested Action	Install a carbon monoxide detector
Other Information	CO detectors should be located outside all sleeping areas and on every level of the home

In Working Order**At the time of the inspection, the inspector observed no deficiencies**

Location Hallway and Stairs

26

**✓ Ceiling Fan****In Working Order****At the time of the inspection, the inspector observed no deficiencies.**

Location Living Room



✔ Door Bell

Minor Concern

Button is damaged or loose

Location	Exterior: Ground View
Suggested Action	Replace the door bell

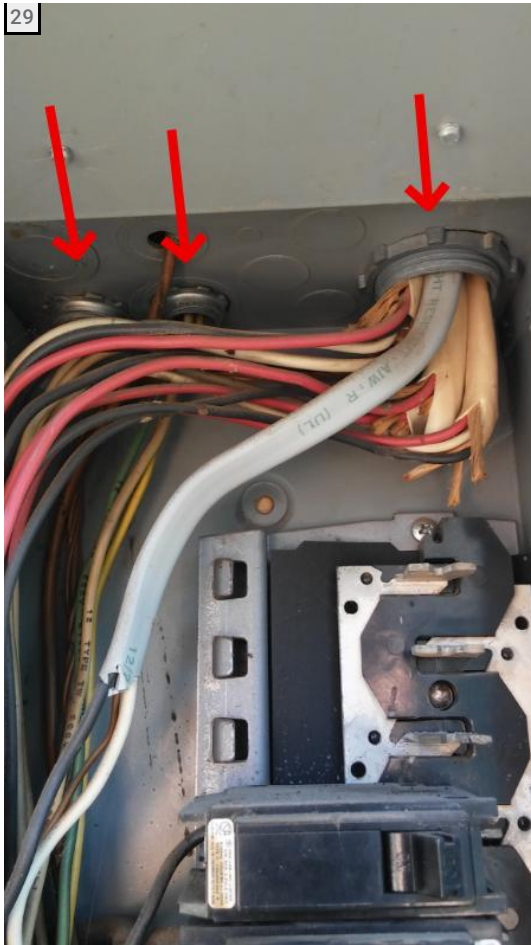


— Electric Service Panel

Possible Concern

Missing service panel protective knock out grommets/bushings

Location	Exterior: Ground View
Impact	wiring, cable, conductors, are subject to physical damage as a result of abrasion
Suggested Action	Have evaluated by a licensed electrician



Moderate Concern

One or more ground wires are incorrectly connected under a single screw on the grounding or neutral bus bar at the panel.

Location Exterior: Ground View

Impact Unless the manufacturer states otherwise, bus bars are only designed for one conductor per terminating screw.

Suggested Action Have evaluated by a qualified electrician



Minor Concern

Observed panel circuit labeling is missing or illegible

Location	Exterior: Ground View
Impact	With missing or illegible panel circuit labeling, it is difficult to determine the assignment of the circuit breakers
Suggested Action	Have a qualified person Label the circuit breakers



In Working Order

Circuit breaker temperature reading

Location Exterior: Ground View



✔ **Electrical service**

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Exterior: Ground View

**! GFCI****Safety Concern****Not present**

Location	Master Bathroom, Attached Garage, Exterior: Ground View, Kitchen, 2nd Bathroom
Impact	Without a GFCI, there is no mechanism to prevent an electrical short
Suggested Action	Upgrade all receptacle to GFCI protection within 6 feet of all potential wet locations





✓ Junction Box

In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location Attic

⚠ Light Fixture

Safety Concern

Bulb is flickering

Location Attached Garage

Impact If the flickering is related to loose wiring, it may arc and ignite

Suggested Action Ensure the wires are securely connected with a proper connector. If the bulb is still flickering, have repaired by a qualified electrician.

Other Information A flickering bulb may indicate potential loose wiring



Minor Concern

Bulb is burned out

Location	Master Bathroom
Suggested Action	Replace the bulb



Minor Concern

Loose and/or not affixed to the ceiling or wall

Location	Kitchen
Impact	A loose light fixture may dislodge from the ceiling
Suggested Action	Secure to the wall or ceiling



In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location Hallway and Stairs, Kitchen, 2nd Bathroom



In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Exterior: Ground View, Hallway and Stairs, Living Room

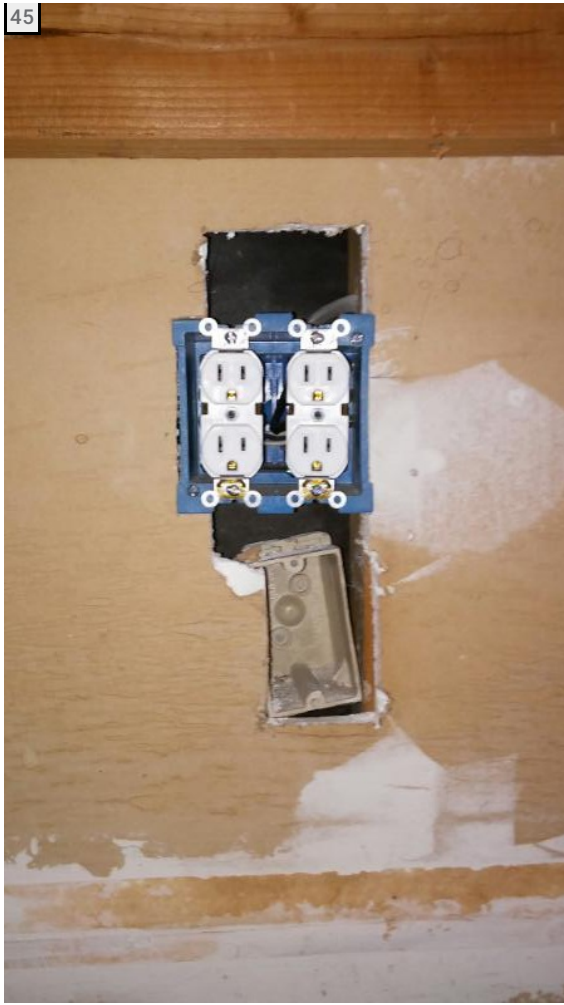


! Outlet

Safety Concern

Cover plate is missing

Location	Attached Garage
Impact	Without a cover plate, can cause electrical shock if touched
Suggested Action	Install a cover





In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Master Bathroom, Master Bedroom, Kitchen, Living Room, 2nd Bathroom,
2nd Bedroom, 3rd Bedroom









⚠️ Smoke Alarm

Safety Concern

Missing

Location	Attached Garage
Impact	Without one, smoke that may be an indicator of a fire can not be detected
Suggested Action	Install a smoke detector
Other Information	Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location	Master Bedroom, Hallway and Stairs, Living Room, 2nd Bedroom, 3rd Bedroom
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60



✓ Switch

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Master Bathroom, Master Bedroom, Hallway and Stairs, Kitchen, Living Room, 2nd Bathroom, 2nd Bedroom, 3rd Bedroom





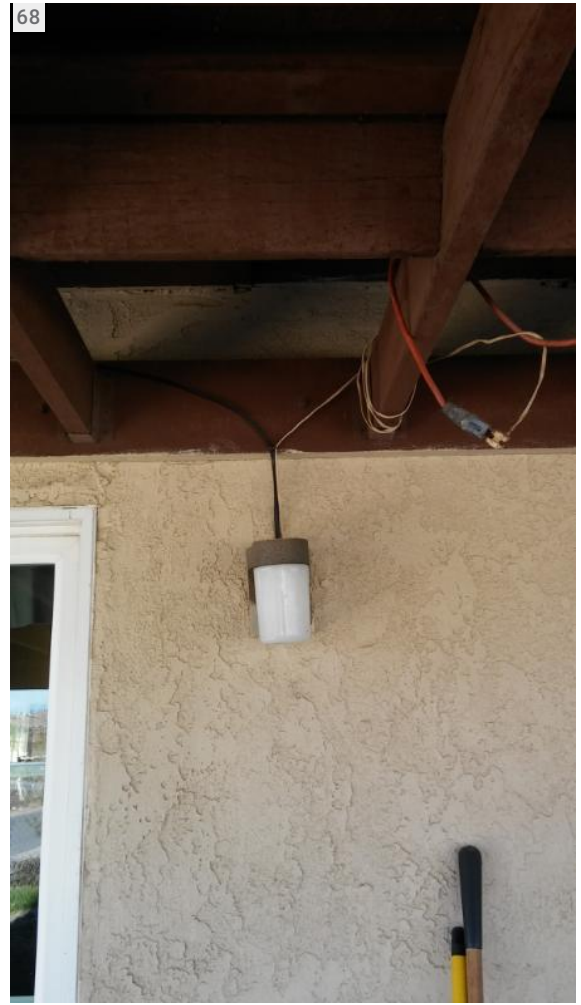


⚠ Wiring

Safety Concern

Exposed outdoor wires must be UL listed for their application or enclosed in protective conduit

Location	Exterior: Ground View
Impact	Exposed wiring can cause electrical shock
Suggested Action	Have evaluated by a licensed electrician





Safety Concern

Observed exposed Electrical wires

Location	Attached Garage
Impact	Electrical wire should be contained within an approved conduit or UL listed for their application
Suggested Action	Have repaired by a licensed electrician

In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location Attic

Fireplace and Chimney

Descriptions:

Fireplace

- Energy Source: Gas, Wood
- Firebox Material: Metal-lined, Metal Insert
- Location: Living Room

Chimney / Flue

- Chimney Chase Material: Metal Undersiding, Wood
- Flue Material: Metal
- Location Inspected Chimney: Roof, Exterior, Attic
- Viewed From: From Ground, On Ladder, From Roof

Section Information:

- The inspector shall inspect: The readily accessible and visible portions of the fireplace and chimneys. Lintels above the fireplace openings. Damper doors by opening and closing them, if readily accessible and manually operable. Cleanout doors and frames. The inspector shall describe the type of fireplace. The inspector shall report as in need of correction evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers. Manually operated dampers that did not open and close. The lack of a smoke detector in the same room as the fireplace. The lack of a carbon monoxide detector in the same room as the fireplace. Cleanouts not made of metal, pre-cast cement, or other non-combustible material. The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of any installation. Inspect automatic fuel-fed devices. Inspect combustion or make-up air devices. Inspect heat distribution assists, whether gravity-controlled or fan-assisted. Ignite or extinguish fires. Determine the adequacy of drafts or draft characteristics. Move fireplace inserts, stoves or firebox contents. Perform a smoke test. Dismantle or remove any component. Perform a National Fire Protection Association (NFPA)-style inspection. Perform a Phase I fireplace and chimney inspection.

Concerns and Observations:

✓ Chimney / Flue

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Attic, Exterior: Ground View

– Fireplace

Moderate Concern

Flue has creosote buildup

Location	Living Room
Impact	With too much creosote, the chimney could ignite
Suggested Action	Have cleaned by a chimney sweep



HVAC

[Find deals on heating and cooling equipment and repair](#)

Descriptions:

AC-Condenser

- Capacity: 1.5 Ton
- Energy Source: Electric

Furnace

- Capacity: 80000 BTU
- Efficiency: Mid-efficiency

- Manufacturer: Magic Chef
- Maximum Fuse / Breaker Rating: 30
- Type: Cased
- [Manual](#)
- Energy Source: Gas
- Filter Type: Pleated
- Heat Distribution Type: Forced Air
- Location: Hallway and Stairs
- Manufacturer Name: Magic Chef
- Model Number: ACD130804
- Serial Number: 34808F8
- [Manual](#)

Thermostat

- Location: Hallway and Stairs
- Temperature Differential: 40

Section Information:

- Heating The inspector shall inspect: The heating system using normal operating controls. The inspector shall describe the location of the thermostat for the heating system, the energy source, and the heating method. The inspector shall report as in need of correction any heating system that did not operate, and if the heating system was deemed inaccessible. The inspector is not required to: Inspector or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. Inspect fuel tanks or underground or concealed fuelsupply systems. Determine the uniformity, temperature,flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats, evaluate fuel quality, or verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks. Cooling The inspector shall inspect: The cooling system using normal operating controls. The inspector shall describe the location of the thermostat for the cooling system, and the cooling method. The inspector shall report as in need of correction any cooling system that did not operate, and if the cooling system was deemed to be inaccessible. The inspector is not required to: Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect portable window units, through-wall units, or electronic air filters. Operate equipment or systems if the exterior air temperature is below 65 ° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. Examine electrical current, coolant fluids or gases, or coolant leakage.
- AC-Condenser - The label on the unit was not legible therefore important details could not be determined.
- AC-Evaporator Coil - The inspection is limited to visible and accessible components and areas only.
- Furnace - The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover.

Concerns and Observations:

⊖ AC-Condenser

Moderate Concern

Condensate overflow drain has a negative angle

Location	Exterior: Ground View
Impact	This angle may prevent the discharge tube from draining, causing mold build-up
Suggested Action	Reposition on a downward slope to ensure proper drainage



Moderate Concern

Condenser fins are damaged

Location	Exterior: Ground View
Impact	Damaged fins restrict the amount of air flow over the condensing coil. If less air flows over the coil, less heat is removed. That means the whole cycle warms up a bit, and your AC works harder to keep your home cool
Suggested Action	Have serviced by an HVAC service professional
Other Information	The fins on a condenser allow air to flow smoothly through and out of an air conditioner



Minor Concern

Insulation is missing

Location	Exterior: Ground View
Impact	Without insulation the warmer air may create condensation on the suction line which could damage the surrounding area and/or create a slipping hazard. In addition, by warming the refrigerant, operating efficiency is reduced
Suggested Action	Insulate the suction line with 3/4 to 1 inch vapor-proof insulation



In Working Order

AC Compressor outside disconnect location

Location Exterior: Ground View



In Working Order

Manufacturer data plate

Location Exterior: Ground View



- AC-Evaporator Coil
- Ductwork

Moderate Concern

Not insulated in unconditioned space

Location	Attic
Impact	Uninsulated ducts traveling through unconditioned spaces create condensation both inside and outside of the ducts
Suggested Action	Add insulation or replace with insulated ductwork

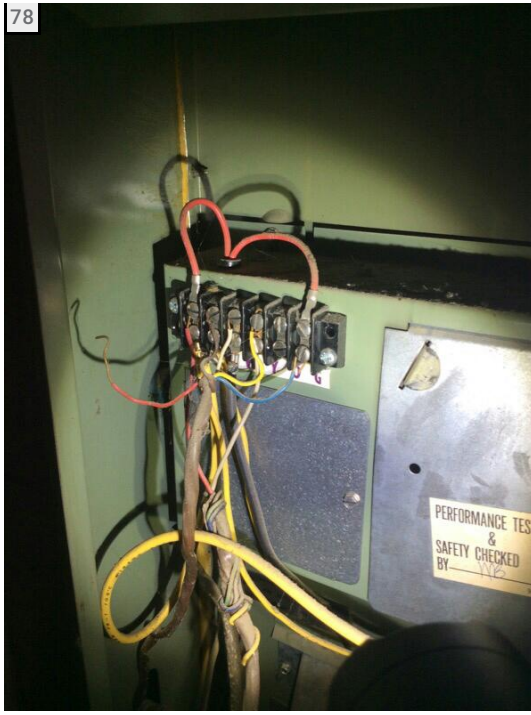


 **Furnace**

Safety Concern

Exposed wires

Location	Hallway and Stairs
Suggested Action	Have repaired by an HVAC service professional



Moderate Concern

Cycles incorrectly

Location Hallway and Stairs

Impact The inconsistent cycling will cause the furnace to run too often or continuously, increasing operational costs. May also cause premature wear

Suggested Action Have serviced by an HVAC service professional



Minor Concern

Filter is dirty

Location	Hallway and Stairs
Impact	A dirty filter causes the furnace to be less efficient
Suggested Action	Change the filter



Minor Concern

Flue is sealed with duct tape

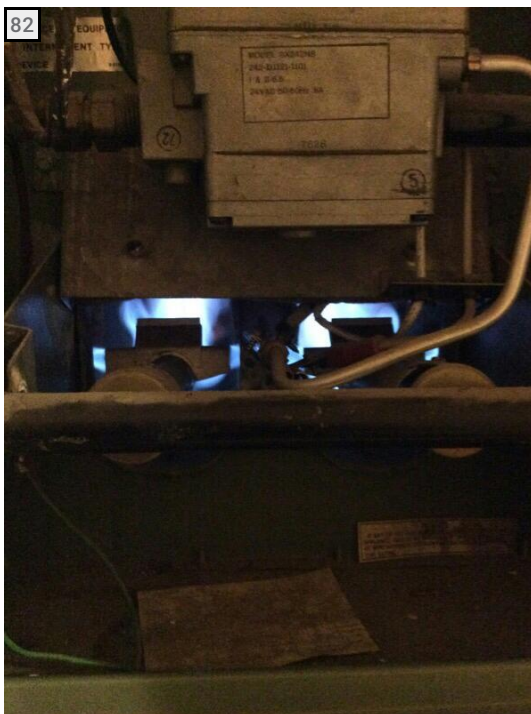
Location	Hallway and Stairs
Impact	Duct tape, despite its name, is not designed for long term use as it allows too much air to escape or it will just fall off after a few weeks or months
Suggested Action	Replace with a higher rated tape or seal the ducts with mastics, which are gooey sealants that are painted on and allowed to harden



In Working Order

Flame is consistently blue reflecting normal operation

Location Hallway and Stairs



In Working Order

Furnace gas shutoff valve location

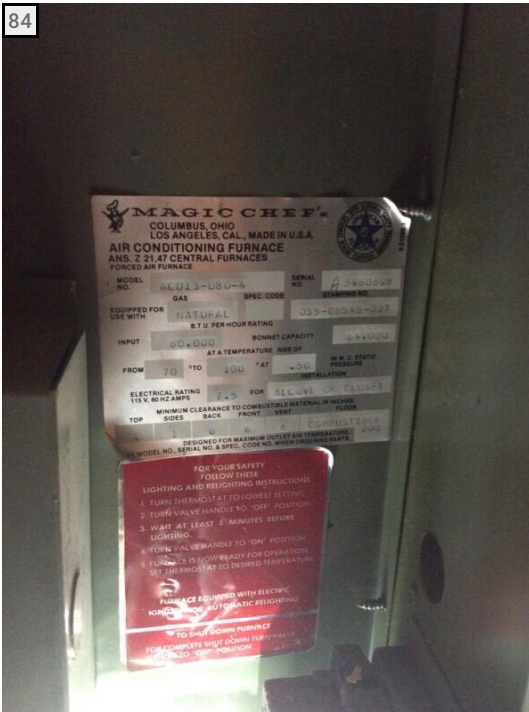
Location Hallway and Stairs



In Working Order

Manufacturer data plate

Location Hallway and Stairs



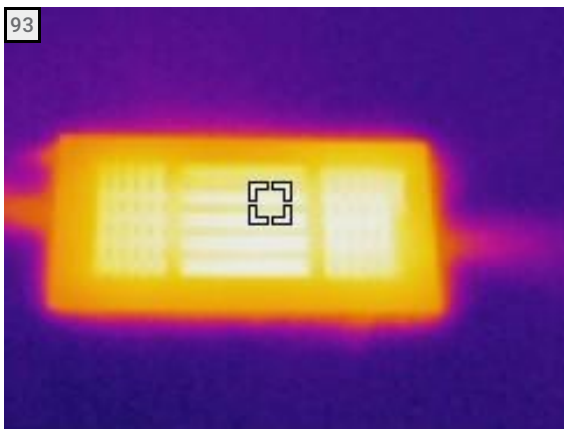
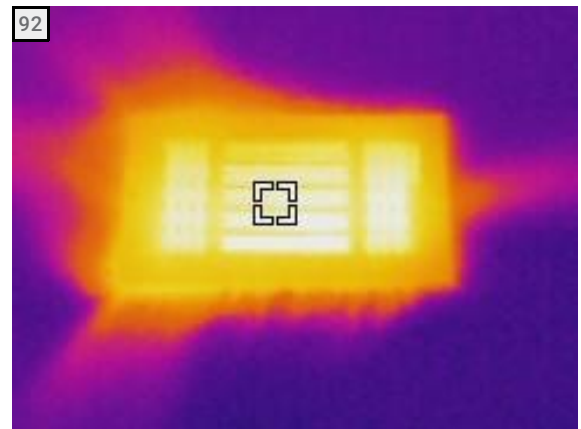
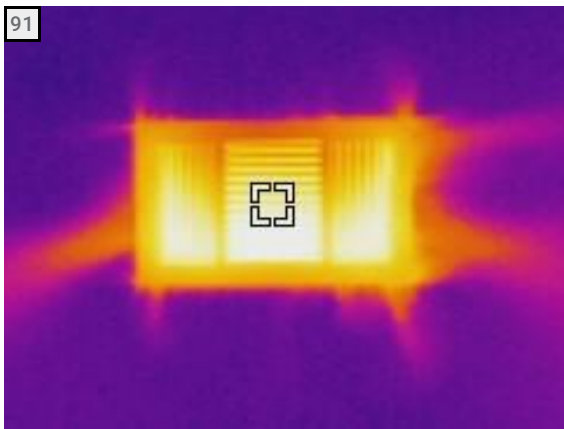
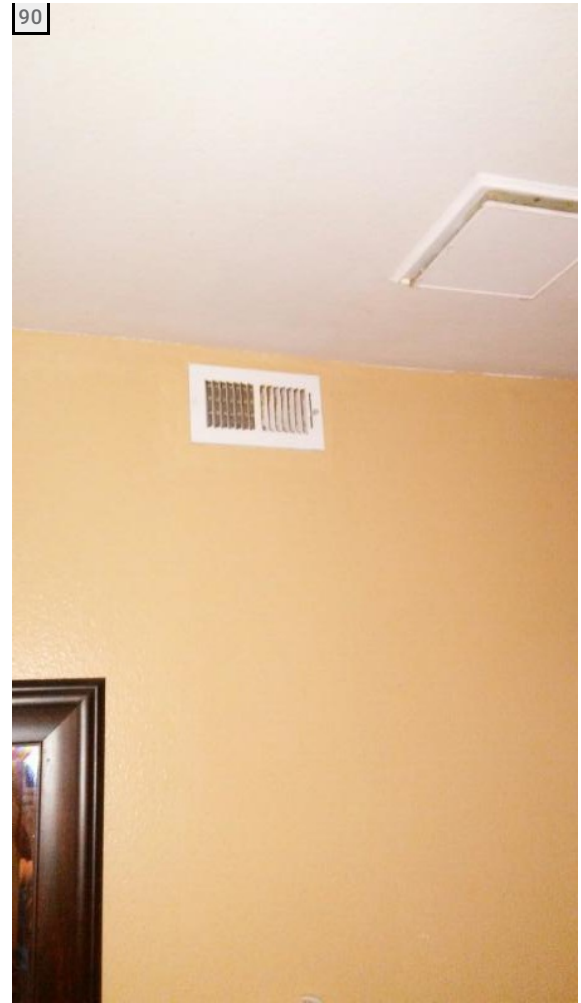
- ✓ HVAC Venting
- ✓ Register / Return

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Master Bathroom, Master Bedroom, Hallway and Stairs, Kitchen, Living Room, 2nd Bathroom, 2nd Bedroom, 3rd Bedroom





✓ **Thermostat**

In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location Hallway and Stairs

94



Insulation and Ventilation

Descriptions:

Insulation

- Approximate Depth: 6"
- Insulation Style: Fiberglass batting with vapor barrier
- R-value: 19

Attic Ventilation

- Type: Roof, Gable end

Kitchen / Bath Exhaust

- Type: Vented

Kitchen / Bath Exhaust

- Type: Vented

Section Information:

- The inspector shall inspect: The insulation in unfinished spaces, including attics, crawlspaces, and foundation areas. Ventilation of unfinished spaces, including attics, crawlspaces, and foundation areas. Mechanical exhaust systems in the kitchen, bathrooms, and laundry areas (this information is found in the dedicated section for each of these rooms elsewhere in this report). The inspector shall describe the type of insulation observed, and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. The inspector shall report as in need of correction the general absence of insulation or ventilation in unfinished spaces. The inspector is not required to: Enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. Move, touch, or disturb insulation. Move, touch, or disturb vapor retarders. Break or otherwise damage the surface finish or weather seal on or around access panels or covers. Identify the composition or R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in the insulation or wrapping of pipes, ducts, jackets, boilers, or wiring. Determine the adequacy of ventilation.

Concerns and Observations:

✓ Attic Ventilation

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Attic, Exterior: Ground View

– Insulation

Moderate Concern

Level could be improved

Location Attic

Impact The heat loss and cost of energy is reduced by 1/2 every time the insulation thickness (R-value) is doubled

Suggested Action Evaluate the cost of increasing the R-value levels in comparison to the energy savings



Minor Concern

Vent screen missing

Location	Attached Garage
Impact	Rodent intrusion
Suggested Action	Install vent screen



Observation to Monitor

Observed suggestions of pest infestation

Location	Attic
Impact	Rodents and other pests can damage building materials and/or promote unhealthful conditions
Suggested Action	Have a pest control company evaluate for treatment



✓ Kitchen / Bath Exhaust

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Kitchen, Attic, 2nd Bathroom



Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

Descriptions:

Retaining Wall

- Material: Brick
- Type: Anchored

Fence

- Material: Chain link, Wood

Driveway

- Material: Concrete

Patio and walkway

- Material: Concrete

Concerns and Observations:

✓ Drainage and Grading

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Exterior: Ground View

✓ Driveway

Minor Concern

Concrete is settling with minor cracks

Location	Exterior: Ground View
Impact	The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement
Suggested Action	Seal the crack(s) with weather-resistant pliable concrete sealer



✓ Fence

Cosmetic

In need of normal staining

Location	Exterior: Ground View
Impact	Wood fences need to be sealed regularly to prevent premature wear

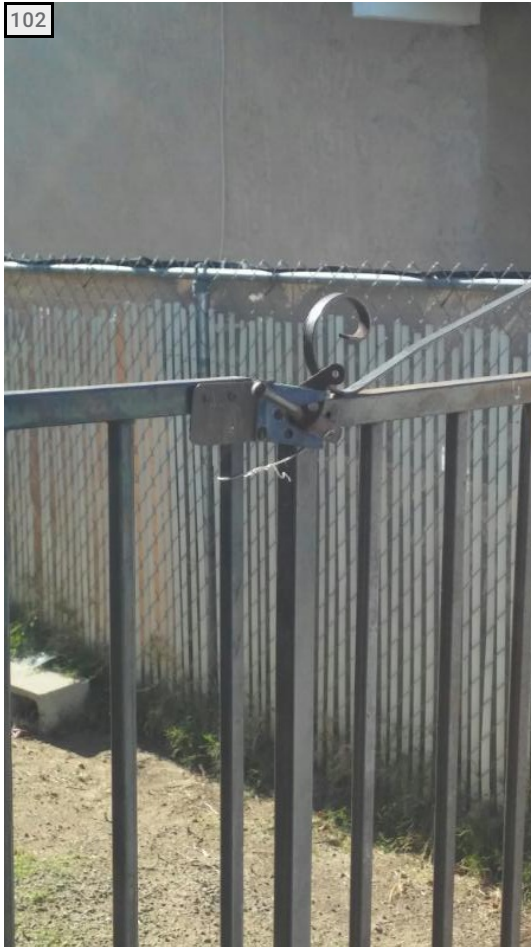


✓ Gate

Minor Concern

Damaged

Location	Exterior: Ground View
Suggested Action	Repair the gate



– Landscape Feature

Moderate Concern

Soil is in contact with siding

Location	Exterior: Ground View
Impact	The soil could cause moisture or lead to insect infiltration
Suggested Action	Regrade the affected area to lower the soil level creating a grade that slopes away from the foundation thus best controls water runoff to drain away from the home

Minor Concern

Shrubbery is in contact with home or siding

Location	Exterior: Ground View
Impact	The shrubbery provides an environment where moisture and/or insects could intrude
Suggested Action	Regularly trimm the shrubbery to achieve a clearance of at least 6 - 8 feet



— Patio and walkway

Moderate Concern

Concrete pavement has low spots which are causing puddles / ponding

Location	Exterior: Ground View
Impact	Since the water in the low spots dries slower, the surface of the driveway will deteriorate faster
Suggested Action	Fill in the low spots with a concrete patching compound or remove the section of concrete at the low spot and pour new concrete

✓ Retaining Wall

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location	Exterior: Ground View
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Plumbing

Descriptions:

Sink

- Mounting: Undermounted
- Number Of Bowls: Double Bowl

Shower / Tub

- Material: Fiberglass
- Type: Drop-in

Main fuel supply

- Shutoff Location: North side garage

Main water valve

- Location: Exterior: Ground View
- Main Water Supply Valve Location: North side garage
- Shutoff Location: North side garage
- Static Water Pressure Reading: 114
- Water Meter Location: Street by mailbox

Waste Discharge Pipe

- Plumbing Waste Piping Material: ABS

Water Pipe

- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Water Heater

- Btu Or Watt Input Rating: 40000
- Capacity: 40 gal
- Energy Source: Natural gas
- Location: Attached Garage
- Manufacturer Name: Whirlpool
- Model Number: BFG2F4040T3NOV
- Serial Number: 06909102210
- Type: Recovery
- Year Built: 2006
- [Manual](#)

Fuel Lines

- Material: Black Iron

Section Information:

- The inspector shall inspect: The main water supply shut-off valve, the main fuel supply shut-off valve. The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing. Interior water supply, including all fixtures and faucets, by running the water. All toilets for proper operation by flushing. All sinks, tubs, and showers for functional drainage. The drain, waste, and vent system, and drainage sump pumps with accessible floats. The inspector shall describe whether the water supply is public or private-based upon observed evidence. The location of the main water supply shut-off valve and the location of the main fuel supply shut-off valve. The location of any observed fuel storage system. The capacity of the water heating equipment, if labeled. The inspector shall report in need of correction deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Deficiencies in the installation of the hot and cold water faucets. Mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs. Toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. The inspector is not required to: Light or ignite pilot flames. Measure the capacity, temperature, age, life expectancy or adequacy of the water heater. Inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. Determine the water quality, potability or reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any valve. Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. Evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient cleanouts for effective cleaning of drains. Evaluate fuel storage tanks or supply systems. Inspect wastewater treatment systems. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps, or bladder tanks. Evaluate wait time to obtain hot water at fixtures, or perform testing of any

kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close: safety controls, manual stop valves, temperature/ pressure-relief valves, control valves, or check valves. Examine ancillary or auxiliary systems or components such as, but not limited to, those related to solar water heating and hot water circulation. Determine the existence or condition of polybutylene plumbing. Inspect or test for gas or fuel leaks, or indications thereof.

- Cleanout - The cleanout could not be inspected because the cap was too tight and could not be removed.
- Fuel Lines - Some of the fuel lines are behind walls or in ceilings or floors. Therefore these areas of the fuel lines could not be inspected.

Concerns and Observations:

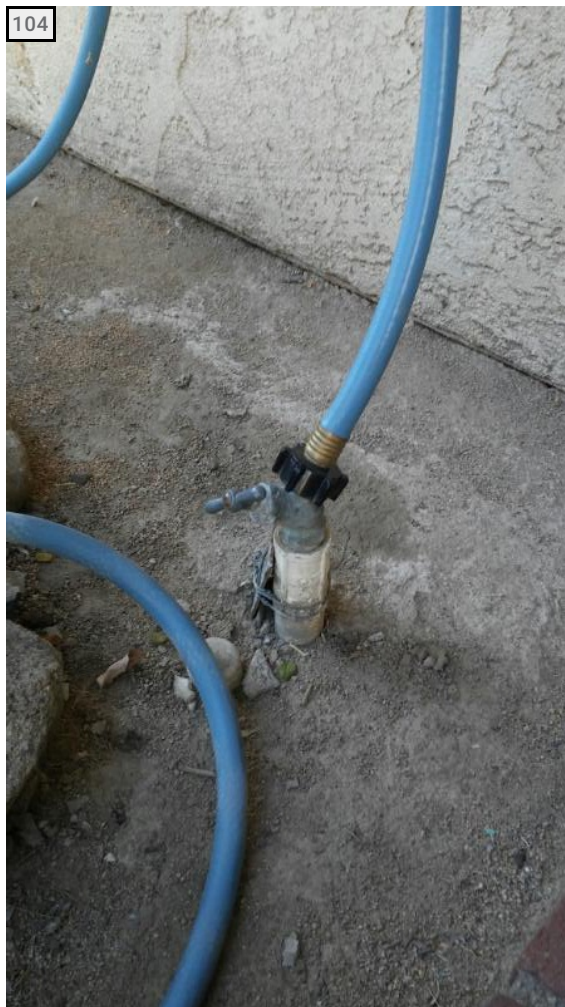
- ✓ Cleanout
- ✓ Fuel Lines
- ⊖ Hose Bibb

Moderate Concern

No anti siphon devices were observed.

Location Exterior: Ground View

Impact These backflow prevention devices are vacuum breakers that prevent contaminated water from entering the potable water system.





- ✓ Main fuel supply
- ✓ Main water valve

Observation to Monitor

Observed appearance of improper prior repair.

Location	Exterior: Ground View
Impact	Improper repairs may contribute to poor functioning or failure
Suggested Action	Suggest evaluation by licensed plumber.



Observation to Monitor

Water Pressure too high.

Location	Exterior: Ground View
Impact	Water pressure higher than 80 psi May contribute to failure of pipes and seals in plumbing system
Suggested Action	Have evaluated by a licensed plumber



In Working Order

Water meter location

Location Exterior: Ground View

[Click here for more information...](#)



Plumbing Vent

Moderate Concern

Rubber boot flashing is damaged or deteriorated

Location Exterior: Roof View

Impact The damage may cause the vent to allow for moisture and insect intrusion

Suggested Action Have repaired by a licensed roofing contractor





Minor Concern

Missing "B" vent Cap

Location	Exterior: Roof View
Impact	Vent cap helps prevent rain and debris from entering the vent
Suggested Action	Install "B" vent cap



In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location Attic

– Shower / Tub

Moderate Concern

Hot and cold water lines are reversed

Location 2nd Bathroom

Impact Having the connections reversed creates an environment for injury due to burning

Suggested Action Have a plumber reverse the connections



✓ Sink

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Master Bathroom, Kitchen, 2nd Bathroom







— Stand-alone Shower

Moderate Concern

Faucet is leaking

Location	Master Bathroom
Impact	The leak may cause excessive water usage
Suggested Action	Repair the handle valve or replace the entire faucet assembly

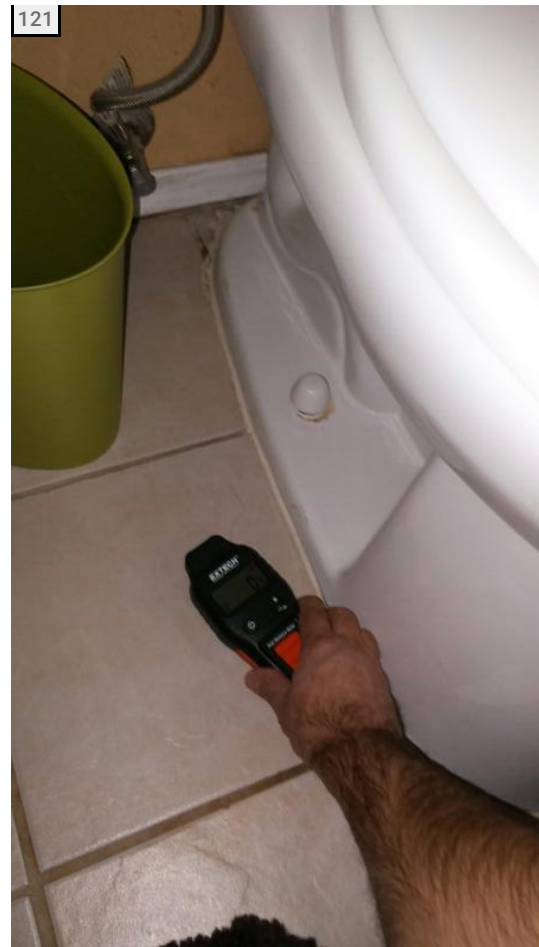


✔ Toilet

In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location Master Bathroom, 2nd Bathroom



— Waste Discharge Pipe

Moderate Concern

Shows signs of corrosion

Location	2nd Bathroom
Impact	The corrosion may worsen and leak
Suggested Action	Have repaired by a plumber



Minor Concern

"S" trap in drain

Location Kitchen

Impact "S" traps have the potential to suck, or 'siphon' water out of the trap as the water flows down the drain thus allowing sewer gasses to enter the home

Suggested Action Have evaluated by a licensed plumber



! Water Heater

Safety Concern

TPR valve extension is missing or too short

Location	Attached Garage
Impact	If the valve extension is higher than 6" from the floor and the valve trips, scalding hot water discharging could splash causing potential severe injury to those nearby
Suggested Action	Install a proper extension that terminates between 4 and 6" from the floor
Other Information	The relief valve should be piped to between 4 and 6" from the floor



Observation to Monitor

Observed minor gas leak at hot water heater.

Location	Attached Garage
Suggested Action	Recommend evaluation by licensed plumber.



Old

Nearing the end of its useful life

Location	Attached Garage
Suggested Action	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

In Working Order

Flame is consistently blue reflecting normal operation

Location	Attached Garage
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In Working Order

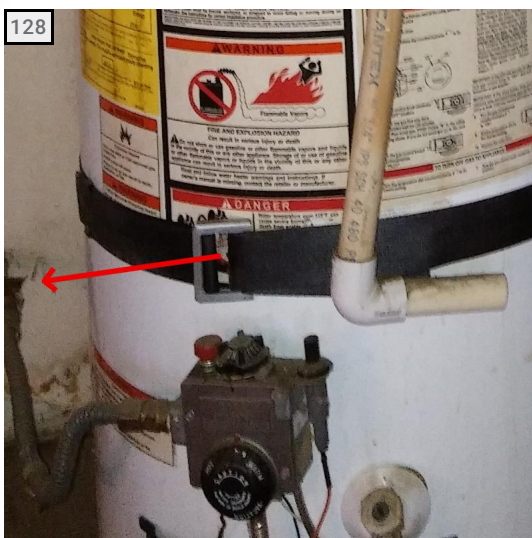
Manufacturer data plate

Location Attached Garage



In Working Order

Water heater gas shutoff location
 Location Attached Garage



In Working Order

Water heater water supply shutoff valve location

Location Attached Garage



⊖ Water Pipe

Possible Concern

Has corrosion on one or more pipes or fittings

Location	Kitchen
Impact	Corrosion can indicate prior leaks and may indicate the possibility of future leaks
Suggested Action	Have evaluated by a licensed plumber



Roof

Save money on roofing material and repair

Descriptions:

Roof Material

- Approximate Age: 0 - 5 years
- Roof Material: Asphalt (Architectural)

Section Information:

- The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs. The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Concerns and Observations:

- ✓ Roof Flashing

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Attic, Exterior: Roof View

– **Roof Material**

Moderate Concern**Exhibits nail popping and/or exposed nail heads**

Location Exterior: Roof View

Impact If left unattended, the roofing system will be compromised, and water could penetrate the wood causing leaks and interior damage

Suggested Action Replace the popped nail with a new nail 1" higher than the existing hole. Make sure to apply roofing cement to cover the existing nail hole

Other Information Nail pops can be caused by a variety of reasons. When the temperature changes, expansion and contraction can cause the nails to pop up and lift the shingles. It may also be caused by inadequate ventilation. Other causes of nail pops can be that the shingles were not nailed tightly when the roof was installed

**Room Components**

[Save money on windows, doors and flooring and repair](#)

Descriptions:

Floor

- Floor Cover: Tile, Carpet
- Sub Floor Material: Concrete

Ceiling

- Material: Drywall

Window

- Window Frame Type: Vinyl
- Window Glass Type: Double pane
- Window Type: Slider

Wall

- Material: Drywall

Cabinet

- Cabinet Construction: Wood Sides
- Material: Wood, Wood Veneer

Exterior door

- Materials: Metal, Wood

Countertop

- Material: Granite, Laminate

Garage door opener

- Manufacturer: Genie
- Type: Mechanical

Overhead Door

- Material: Wood

Screen

- Material: Vinyl

Section Information:

- The inspector shall inspect: A representative number of doors and windows by opening and closing them. Floors, walls, and ceilings. Stairs, steps, landings, stairways, and ramps. Railings, guards and handrails. The inspector shall report as in need of correction improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards, and railings. Any window that was obviously fogged or displayed other evidence of broken seals. The inspector is not required to: Inspect paint, wallpaper, window treatments, or finish treatments. Inspect floor coverings or carpeting. Inspect central vacuum systems. Inspect for safety glazing. Inspect security systems or components. Move furniture, stored items, or any coverings such as carpets or rugs, in order to inspect the concealed floor structure. Move suspended-ceiling tiles. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state, or federal standards. Operate any system, appliance, or component that requires the use of special keys, codes, combinations, or devices. Inspect elevators. Inspect remote controls. Inspect items not permanently installed. Discover firewall compromises. Inspect pools, spas, or fountains. Determine the adequacy of whirlpool or spa jets, water force, or bubble effects. Determine the structural integrity or leakage of pools or spas.
- Floor - Flooring under refrigerator could not be inspected.

Concerns and Observations:

✓ Attic Entry

Minor Concern

Hatch is uninsulated

Location	Attic
Impact	Without insulatiion, the thermal barrier is suboptimized
Suggested Action	Adding insulation to the top of the hatch

– Cabinet

Possible Concern

Improper shelf support

Location	Attached Garage
Suggested Action	Recommend evaluation by licensed Carpenter.



Minor Concern

Drawer front is missing

Location	Attached Garage
Impact	The missing front renders the cabinet drawer unusable
Suggested Action	Install a drawer front

**Observation to Monitor****Improper fasteners used to mount cabinet.**

Location	Kitchen
Impact	Fasteners such as nails or drywall screws may not securely mount cabinets
Suggested Action	Recommend evaluation by licensed Carpenter.



— Ceiling

Moderate Concern

Ceiling has water damage

Location	Hallway and Stairs (HVAC Closet)
Impact	Cosmetic only, assuming the leak is fixed
Suggested Action	After repairing the leak, repair or replace the damaged area
Other Information	This is likely a result of moisture intrusion from and old roof leak. The areas seemed to be dry.



In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Master Bathroom, Master Bedroom, Kitchen, Living Room, 2nd Bathroom, 2nd Bedroom, 3rd Bedroom

✔ Countertop

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Kitchen

⊖ Exterior door

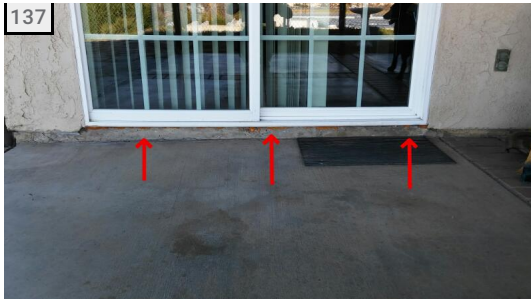
Moderate Concern

Concrete base below the threshold is cracking

Location Exterior: Ground View (Kitchen & master bedroom sliding door)

Impact The crack is allowing moisture intrusion. In freezing temperatures, it will expand and exacerbate the cracking

Suggested Action Seal the crack(s) with weather-resistant pliable concrete caulk



Minor Concern

Damaged

Location	Exterior: Ground View (Garage man door)
Suggested Action	Repair the damage or replace the door depending on your preference



In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Living Room



Safety Concern

Damaged

Location	Attached Garage
Impact	Should a fire ignite in the garage, the fire will spread more quickly to the living areas of the home
Suggested Action	Repair the damaged areas with fire-resistant material, such as drywall
Other Information	The firewall is intended to slow the spread of fire from the garage to the living space



— Floor

Moderate Concern

Grout is loose or missing

Location	Kitchen
Impact	Missing grout could allow moisture intrusion, possibly loosening floor tiles
Suggested Action	Remove and regrout the affected areas
Other Information	Observed several affected areas



In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location Master Bathroom, Master Bedroom, Hallway and Stairs, 2nd Bathroom, 2nd Bedroom, 3rd Bedroom

Garage door opener

Not Working

Button on the wall switch does not operate the door

Location Attached Garage

Suggested Action Replace the garage door wall switch



Not Working

Not working

Location	Attached Garage
Suggested Action	Replace the garage door opener



Safety Concern

Safety reversing sensor is not mounted in its correct location

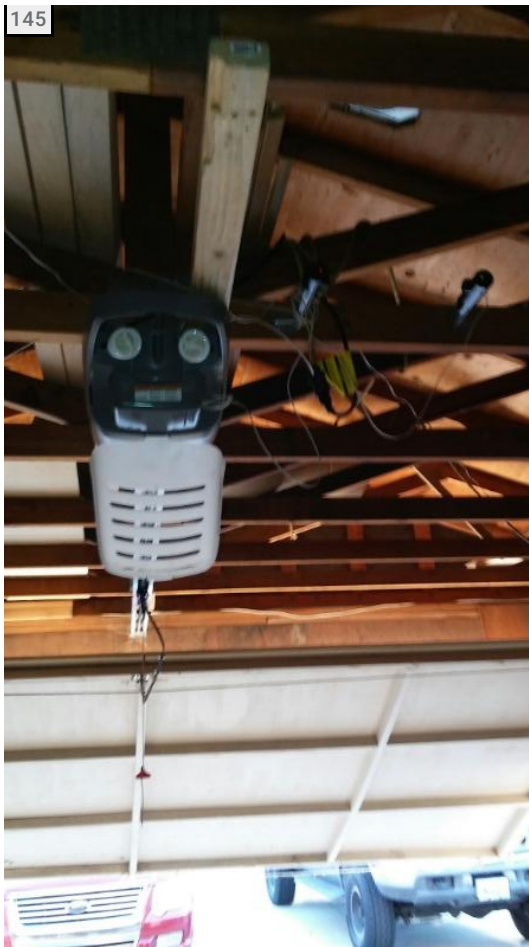
Location	Attached Garage
Impact	Safety reversing sensors installed anywhere but 6-8 inches above the floor on either side of the overhead door offer no safety protection whatsoever
Suggested Action	Reposition to its correct location to improve safety effectiveness



Major Concern

Safety reversing sensors do not align

Location	Attached Garage
Impact	Unaligned safety reversing sensors make it difficult to close the garage door
Suggested Action	Realign the sensors



✓ Interior Door

In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location Master Bathroom, Master Bedroom, 2nd Bathroom, 2nd Bedroom, 3rd Bedroom

✓ Interior Trim

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Master Bathroom, Master Bedroom, Hallway and Stairs, Kitchen, Living Room, 2nd Bathroom, 2nd Bedroom, 3rd Bedroom

✓ Overhead Door

Minor Concern

Bottom weather seal is damaged or missing

Location Attached Garage

Impact Without a weather seal, exterior air and elements could enter the garage

Suggested Action Replace or install new weather seal

**Screen****Moderate Concern****Missing**

Location	Exterior: Ground View
Impact	Should the window be open, lacks protection from insects
Suggested Action	Consult with seller to identify if screens exist. If they do not, install screens as needed



✔ Vanity

Cosmetic

Damaged

Location	Master Bathroom
Suggested Action	Repair the damage as desired



In Working Order

At the time of the inspection, the inspector observed no deficiencies

Location 2nd Bathroom

– Wall

Moderate Concern

Drywall has damage

Location	Master Bathroom
Impact	Beyond being an aesthetic issue, the lack of the gaps in the wall affect the thermal boundary of the home
Suggested Action	Replace the damaged areas of the wall
Other Information	The finished aspect of the wall is a component in creating a thermal boundary of a home which controls the transfer of energy (heat) between the interior and the exterior



Cosmetic

Drywall has settling cracks

Location	Living Room
Suggested Action	Repair with drywall tape and drywall compound and repaint
Other Information	Observed throughout home



In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Master Bedroom, Hallway and Stairs, Kitchen, 2nd Bathroom, 2nd Bedroom, 3rd Bedroom

✓ **Window**

In Working Order

At the time of the inspection, the inspector observed no deficiencies.

Location Exterior: Ground View, Living Room, 2nd Bedroom, 3rd Bedroom