



INDY PRECISION HOME INSPECTIONS

PROPERTY INSPECTION REPORT



**Christopher Bailey HI 01900007
Indy Precision Home Inspections**

**123 Anystreet Drive
Inspection Prepared For: John Homeowner
Agent: No Agent On File -**

**Date of Inspection: 1/1/2023
Year Built: 1998 Size: 1143 Square Feet
Weather: Sunny / 36 Degrees Fahrenheit**

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. 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. Please feel free to contact us via phone or email.

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 property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view 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, just click on any video within the report to start it playing.

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



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - 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 understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

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

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Report Summary

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

EXTERIOR

Page 16 Item: 12	Electrical Service Entry	<ul style="list-style-type: none">• It does not appear that the ground rod was installed to the proper depth. Ground rod should be at or below grade. This may affect the resistance and cause an improper impedance. Recommend a licensed electrician evaluation and repair as needed.
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Ground rod should be installed at or below grade, use caution when operating lawn maintenance equipment

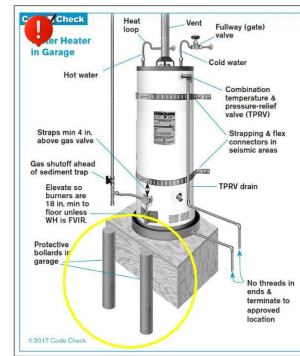
Page 16 Item: 13	Exterior Receptacles	<ul style="list-style-type: none">• Both exterior GFC electrical receptacles were not operational, did not trip when tested. Potential safety hazard. Recommend a licensed electrician evaluate and repair.• One or more exterior electrical receptacle weather covers were missing or damaged. Recommend a licensed electrician repair.
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GARAGE/CARPORT

Page 25 Item: 14	Fire Separation Walls & Ceiling	<ul style="list-style-type: none">• The garage to house door is not equipped with an automatic closure hinge/mechanism. An automatic closure mechanism can prevent the spread of fire or exhaust fumes from entering the living space. This is a potential safety hazard. Recommend installing an automatic closure mechanism on the door.• One or more holes and or penetrations were present at the garage firewall. Recommend installing fire caulk and sealing all penetrations for added safety. Consult a professional contractor as needed.• Recommend installing bollards in front of gas appliances installed in the garage. Protective bollards can help prevent accidental vehicle strikes.
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Recommend installing protective bollards to prevent accidental vehicle strike



Recommend installing protective bollards, as shown

SUN ROOM

Page 34 Item: 5	Electrical	<ul style="list-style-type: none"> This sun room is an unconditioned space and will require proper ventilation to prevent mold and mildew growth. Recommend receptacles be GFCI protected for added safety due to the potential for moisture.
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FIRST FLOOR FULL BATHROOM

Page 44 Item: 5	Toilet	<ul style="list-style-type: none"> There is evidence of leaking at the base of the toilet which indicates the presence of a failing wax ring. Recommend a qualified contractor evaluate and repair.
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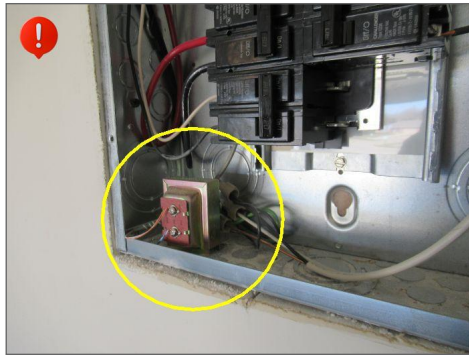
Evidence of a failing wax ring observed on bathroom toilet, recommend repair

SMOKE/CARBON MONOXIDE DETECTORS

Page 47 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> The smoke alarms appear to be at or beyond their typical end-of-life (based on yellowing/discoloration). Recommend replacing existing smoke detectors with new ones for added safety. No carbon monoxide alarms were noticed during the inspection, which is a safety hazard. Recommend installing carbon monoxide alarms per the manufacturer's specifications.
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ELECTRIC - MAIN PANEL

Page 61 Item: 1	Main Panel General	<ul style="list-style-type: none"> The main electrical panel dead cover is missing two installation screws, which is a safety hazard. Recommend a licensed electrician install proper non-pointed screws.
Page 64 Item: 10	Electrical - Other	<ul style="list-style-type: none"> The doorbell transformer (low voltage wiring) should not be installed inside the electrical panel. This is a safety concern. Recommend relocation of the doorbell transformer outside the electrical panel box by a licensed electrician.



Doorbell transformer should not be inside of electrical panel, recommend proper installation by a licensed contractor

Overview

1. SCOPE OF INSPECTION

- All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. MAIN ENTRANCE FACES

- For the purpose of this inspection, this house faces north.

3. STATE OF OCCUPANCY

- Vacant

4. WEATHER CONDITIONS

- Sunny

5. RECENT RAIN/SNOW

- Yes

6. GROUND COVER

- Wet

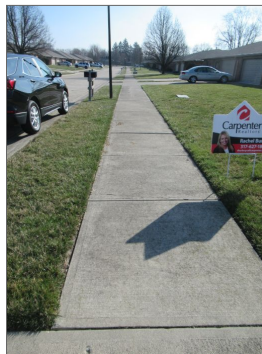
7. APPROXIMATE AGE

- Built In: 1998, 25 years old at time of inspection.

Grounds

1. SERVICE WALKS

- Materials
- Concrete



Public sidewalk view

Grounds (continued)

2. DRIVEWAY/PARKING



Materials:

- Concrete

Condition:

- Settling cracks
- Typical cracks
- Fill cracks and seal

Observations:

- There are uneven slabs at the driveway, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.
- The driveway has areas of spalling. Spalling is a common surface imperfection. In most cases, the defect does not affect the slab's service life if untreated. Recommend a professional contractor repair to help prevent additional damage.
- The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a licensed contractor as needed.



Driveway view



There are uneven slabs at the driveway which could be a tripping hazard, recommend using additional caution in these areas



The driveway has areas of spalling, in most cases, the defect does not affect the slab's service life if untreated



The driveway is cracked, recommend sealing the cracks to help prevent additional damage



The driveway is cracked, recommend sealing the cracks to help prevent additional damage

3. PORCH



4. STEPS/STOOP



Materials:

- Concrete

Grounds (continued)



Steps/Stoop view

5. PATIO



Materials:

- Concrete

Observations:

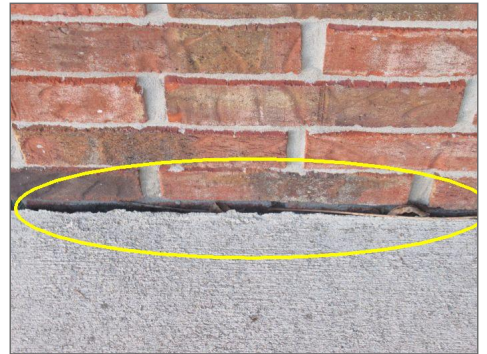
- There is a gap between the patio and the house. Recommend sealing the gap between the patio and the house to help prevent water penetration.



Patio view



Recommend sealing the gap between the patio and the house to help prevent water penetration



Recommend sealing the gap between the patio and the house to help prevent water penetration

6. DECK/BALCONY



7. DECK/PORCH/PATIO COVERS



8. FENCE/WALL



Grounds (continued)

9. LANDSCAPE AFFECTING FOUNDATION



- Negative grade: East

Condition:

- Recommend additional backfill
- Trim back trees/shrubberies

Observations:

- There is a negative grading slope toward the foundation, in one or more locations (east side of home). Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.
- There is vegetation in contact with the house. Recommend trimming back trees/vegetation, so it is doesn't come into contact with the home.



Trees/vegetation in contact with the home, recommend trimming back trees/vegetation



There is a negative grading slope toward the foundation, in one or more locations (east)

10. RETAINING WALL



11. HOSE BIBS



Hose Bibs:

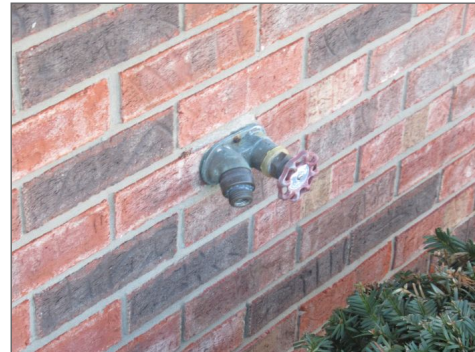
- Not tested
- Not on

Observations:

- Hose faucet was shut-off and not tested. A licensed plumber should be contacted to turn on the water and verify the proper operation of the hose bib.



Hose faucet was shut-off and not tested



Hose faucet was shut-off and not tested

Exterior

1. CHIMNEY CHASE



2. GUTTERS



Materials:

- Galvanized/Aluminum

Condition:

- Extensions needed: North
- Extensions needed: South

Observations:

- The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5'-6' extensions recommended) to discharge away from the home.
- The gutter downspouts had some visible damage. Recommend a professional contractor repair.



The gutter downspouts had some visible damage, recommend a professional contractor repair



The gutter downspouts don't direct water far enough away from the house, recommend adding downspout extensions



Gutter covers observed



3. SIDING



Materials:

- Block/Brick
- Wood

Observations:

- The front brick veneer wall appeared to be missing weep holes. Moisture can penetrate the surface and siding junctions of the brick and mortar. Recommend a licensed contractor add weep holes to allow potential moisture to escape. We further recommend a contractor verify the presence of a proper vapor barrier and **air gap** between the brick veneer and exterior sheathing to allow for drying, as typically designed.

Exterior (continued)



Brick veneer siding



No weep holes were observed on brick veneer siding, recommend adding weep holes



Wood siding

4. TRIM



Materials:

- Wood
- Vinyl

Condition:

- Damaged wood
- Recommend repair/painting

Observations:

- Trim was damaged/wood rot in areas. Recommend repair or replacement of damaged exterior trim by a licensed contractor.



Trim was damaged/wood rot in areas, recommend repair or replacement of damaged exterior trim by a licensed contractor

5. SOFFIT



Materials:

- Aluminum/Steel



The soffit view

Exterior (continued)

6. FASCIA



Materials:

- Wood
- Aluminum/Steel

7. FLASHING



Materials:

- Aluminum/Steel
- Vinyl



Door/Window flashing view

8. CAULKING



Condition:

- Caulking dried/cracked
- Caulking needed

Observations:

- Recommend inspecting the caulking (both interior and exterior) on an annual basis and repairing/replacing dried/cracked/missing caulking to prevent moisture and pest intrusion. Consult a licensed contractor as needed.
- Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.
- The caulking is dried and cracked. Recommend a professional contractor to remove and replace the caulking.



The caulking is dried and cracked, recommend a professional contractor to remove and replace the caulking



The caulking is dried and cracked, recommend a professional contractor to remove and replace the caulking



The caulking is dried and cracked, recommend a professional contractor to remove and replace the caulking

Exterior (continued)

9. WINDOWS/SCREENS



Materials:

- Wood
- Metal
- Vinyl

Condition:

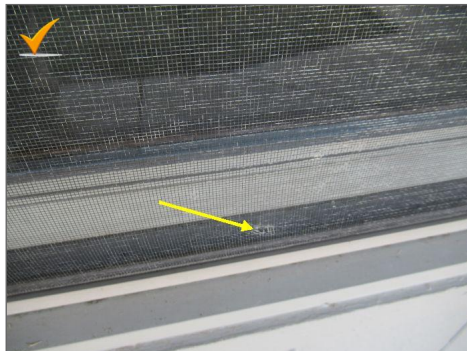
- Screens: Torn
- Screens: Recommend repair/replace damaged screens

Observations:

- Some window screens are torn, damaged, or missing. Recommend repairing/replacing as needed.



Some window screens are torn, damaged, or missing, recommend repair/replacement as needed



Some window screens are torn, damaged, or missing, recommend repair/replacement as needed

10. STORM WINDOWS



11. FOUNDATION - VISIBLE PORTION



Materials/Condition:

- Not visible

Observations:

- One or more areas of the foundation wall(s) have limited or no visibility. No evaluation can be made. Recommend monitoring and consulting a licensed contractor as needed.

Exterior (continued)



Foundation has limited/no visibility

12. ELECTRICAL SERVICE ENTRY



Location:

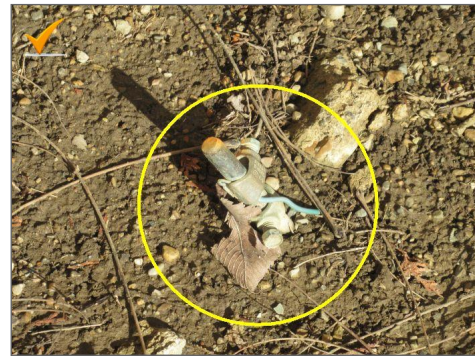
- Underground

Observations:

- It does not appear that the ground rod was installed to the proper depth. Ground rod should be at or below grade. This may affect the resistance and cause an improper impedance. Recommend a licensed electrician evaluation and repair as needed.



Underground electrical service entry view



Ground rod should be installed at or below grade, use caution when operating lawn maintenance equipment

13. EXTERIOR RECEPTACLES



Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: Yes
- GFCI, operable: No
- Safety Hazard

Observations:

- Both exterior GFCI electrical receptacles were not operational, did not trip when tested. Potential safety hazard. Recommend a licensed electrician evaluate and repair.
- One or more exterior electrical receptacle weather covers were missing or damaged. Recommend a licensed electrician repair.

Exterior (continued)



GFCI electrical receptacles were not operational, did not trip when tested, potential safety hazard



GFCI electrical receptacles were not operational, did not trip when tested, potential safety hazard



Weather cover is damaged/missing which is a safety concern, recommend repair/replacement

14. BUILDING EXTERIOR WALL CONSTRUCTION

Materials:
• Not Visible



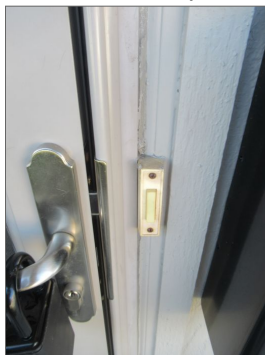
15. EXTERIOR DOORS



- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Patio door condition: Poor
- Patio door weatherstripping: Satisfactory
- Main entry storm door condition: Satisfactory
- Sun room storm door condition: Satisfactory
- Patio screen door condition: Marginal/Needs adjustment

Observations:

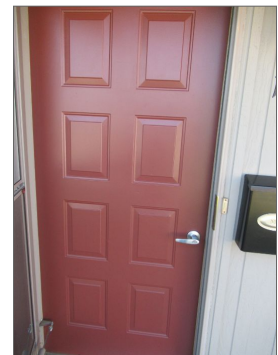
- Main entrance door does not have a security lock (deadbolt) installed. Recommend installing for added security.
- The patio door latch does not engage properly. Recommend a professional contractor repair.
- The patio screen door is out of alignment and does not open/close easily. Recommend a professional contractor repair.



Doorbell view (operational)



Main entry storm door view



Main entrance door view

Exterior (continued)



Main entrance door weatherstripping



Main entrance door does not have a security lock (deadbolt) installed, recommend installing



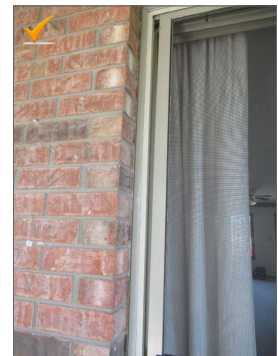
Sun room storm door view



Patio door view



Patio screen door view



Patio screen door is out of adjustment, recommend repair/adjustment



Patio door weatherstripping



Patio door does not latch/lock as intended, recommend repair

Roof

1. ROOF VIEW

N/A



Roof view



Roof view



Ridge view



Roof view

2. ROOF GENERAL: VISIBILITY

Visibility:

- All

Inspected From:

- Ground
- With pole mounted camera

3. ROOF STYLE: TYPE/STYLE

Type/Style:

- Asphalt Shingle
- Hip

Layers/Age/Location:

- Layers 1+
- Age: 5-10+
- Age is estimated based on condition of roof covering. Recommend consulting seller for actual installation date and any potential transferable warranties, if applicable.
- Location: House
- Location: Garage

4. VENTILATION SYSTEM

Type:

- Soffit
- Ridge



Roof (continued)



Ridge vent ventilation observed

5. FLASHING



- Materials:
- Galv/Alum
 - Asphalt
 - Copper



Aluminum HVAC vent flashing



Rubber plumbing vent flashing



Rubber plumbing vent flashing

6. VALLEYS



- Materials:
- Asphalt



The roof **valley** view, recommend clearing debris to allow for better drainage

Roof (continued)

7. CONDITION OF ROOF COVERING



8. SKYLIGHTS



9. VENTS



Plumbing (left) and HVAC (right) vents



HVAC vent(s) view



Plumbing vent(s) view



Plumbing (left) and HVAC (right) vents

Garage/Carport

1. GARAGE TYPE

N/A

Type:

- Attached
- 2-Car



2-car attached garage

2. OVERHEAD DOOR(S)

Satisfactory

Materials:

- Metal



Garage overhead door view

3. AUTOMATIC OPENER

Satisfactory

Operation:

- Operable

Garage/Carport (continued)



Garage door automatic opener view

4. SAFETY REVERSE



Operation:

- Operable
- Photo eyes and pressure reverse tested

5. ELECTRICAL RECEPTACLES



- Electrical receptacles: Yes
 - Electrical receptacles, operable: Yes
 - GFCI present: Yes
 - GFCI operable: Yes
- Condition:
- Reverse polarity: No
 - Open ground: No

6. ROOFING



- Materials:
- Same as house

7. GUTTERS



- Gutters:
- Same as house

8. SIDING



- Materials:
- Same as house

9. TRIM



- Materials:
- Same as house

10. FLOOR



- Materials:
- Concrete

Garage/Carport (continued)



Garage floor view

11. WINDOWS

N/A

12. SILL PLATES

Type:

- Not visible

N/A



Sill plates not visible

13. EXTERIOR SERVICE DOOR

N/A

Garage/Carport (continued)

14. FIRE SEPARATION WALLS & CEILING



Fire Wall:

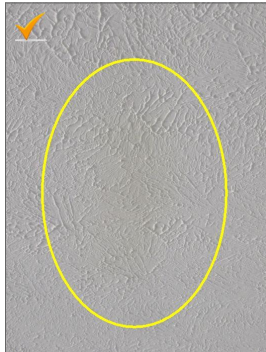
- Fire separation wall & ceiling: Present
- Fire door: Satisfactory
- Fire door self closure: Missing

Condition:

- Holes walls/ceilings
- Moisture stains present: Yes
- Typical cracks: Yes

Observations:

- There are moisture stains on the garage ceiling. No current moisture was detected. Recommend monitoring and repair as needed.
- The garage to house door is not equipped with an automatic closure hinge/mechanism. An automatic closure mechanism can prevent the spread of fire or exhaust fumes from entering the living space. This is a potential safety hazard. Recommend installing an automatic closure mechanism on the door.
- One or more holes and or penetrations were present at the garage firewall. Recommend installing fire caulk and sealing all penetrations for added safety. Consult a professional contractor as needed.
- Recommend installing bollards in front of gas appliances installed in the garage. Protective bollards can help prevent accidental vehicle strikes.



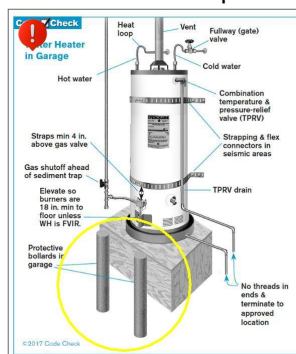
There are moisture stains on the garage ceiling, no current moisture was detected, recommend monitoring



One or more holes and or penetrations were present at the garage firewall, recommend repair



Recommend installing protective bollards to prevent accidental vehicle strike



Recommend installing protective bollards, as shown

Kitchen

1. KITCHEN PHOTO

N/A



Kitchen view

2. COUNTERTOPS

Satisfactory

Condition:

- Normal counter top wear and tear



3. CABINETS

Marginal

Condition:

- Normal counter top wear and tear

Observations:

- Some kitchen cabinet hinges and pulls are loose. Recommend hinges and pulls be tightened.
- The kitchen cabinet floor has some old moisture stains. No active moisture was observed during the inspection. Recommend monitoring and repairing as needed.



Old moisture stains observed under kitchen sink, recommend monitoring

Kitchen (continued)

4. PLUMBING



- Faucet leaks: Yes
- Pipes leak/corroded: No
- Sink/Faucet: Recommend repair
- Functional drainage: Satisfactory
- Functional flow: Marginal

Observations:

- Water flow from the kitchen sink sprayer is low (see video below). Recommend cleaning and re-testing.
- The kitchen faucet shows evidence of leaking when in use. Recommend a licensed plumber repair.



Slight leak from faucet observed, recommend repair



Low flow observed from kitchen faucet sprayer, recommend repair

5. WALLS & CEILING



Condition:

- Typical cracks
- Damage

6. DOORS



7. WINDOWS



Observations:

- One or more window screens are damaged/torn/missing. Recommend repair by a licensed contractor.



8. HEATING/COOLING SOURCE



- Heating source: Yes

Kitchen (continued)

9. FLOOR

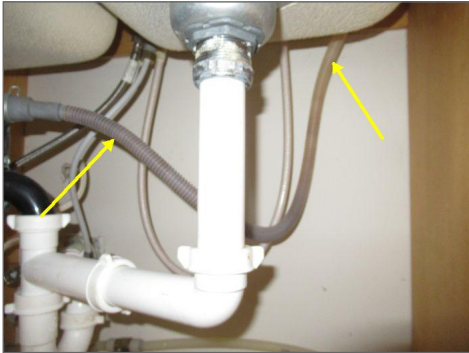


10. APPLIANCES



Appliances:

- Disposal, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: No
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No



Dishwasher drain line looped properly



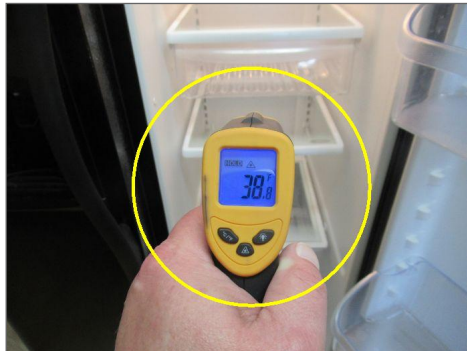
Receptacles in kitchen (above countertops) are GFCI protected



GFCI reset location for receptacles on opposite wall



GFCI reset location for receptacles on opposite wall



Refrigerator registering at 38.8 degrees Fahrenheit (3.78 °C)



Freezer registering at 0.9 degrees Fahrenheit (-17.28 °C)

Kitchen (continued)



Dishwasher operational



Microwave and vent fan operational

Dining Room

1. LOCATION



Dining room view

2. WALLS & CEILING



- Condition:
- Typical cracks
 - Damage

3. FLOOR



4. CEILING FAN



Dining Room (continued)

5. ELECTRICAL

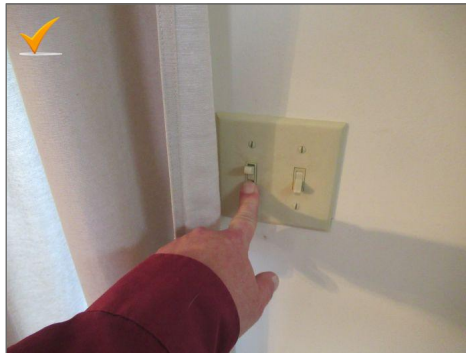


Condition:

- Switches: Yes
- Switches, operable: Yes
- Switches, operable: No
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

Observations:

- One or more switches do not operate anything apparent. This could be due to being wired to a light fixture/ceiling fan that is not installed (possibly light on sun room ceiling fan) or to a receptacle that is blocked by homeowner possessions. Recommend verifying proper operation with the seller.



Switch(s) shown do not operate anything apparent, recommend verifying proper operation with seller

6. HEATING SOURCE



- Heating source present: Yes

7. DOORS



8. WINDOWS



9. OTHER



Living Room

1. LOCATION



Living room view

2. WALLS & CEILING



Condition:

- Typical cracks
- Damage

3. FLOOR



4. CEILING FAN



Observations:

- No representation can be made to the proper installation of ceiling fans. Recommend monitoring and adjust/repair as needed by a qualified contractor.
- The ceiling fan emitted a grinding/clicking sound when in operation. Recommend monitoring and repairing/replacing as needed.



No representation can be made to the proper installation of ceiling fans

5. ELECTRICAL



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

Living Room (continued)



Switch operates receptacles shown

6. HEATING SOURCE

- Heating source present: Yes



7. DOORS



8. WINDOWS



Condition:

- Screen missing/damaged

Observations:

- One or more window screens are damaged/torn/missing. Recommend repair by a licensed contractor.



One or more window screens are damaged/torn/missing, recommend repair

9. OTHER



Sun Room

1. LOCATION



Sun room view

2. WALLS & CEILING



Condition:

- Typical cracks
- Damage
- Moisture stains on the wall

Observations:

- There are moisture stains on the walls. This sun room is an unconditioned space and will require proper ventilation to prevent mold and mildew growth. Monitor and repair as needed.



There are moisture stains on the walls, recommend maintaining proper ventilation and repair as needed



There are moisture stains on the walls, recommend maintaining proper ventilation and repair as needed

3. FLOOR



4. CEILING FAN



Observations:

- No representation can be made to the proper installation of ceiling fans. Recommend monitoring and adjust/repair as needed by a qualified contractor.
- Ceiling fan light was not operational during the inspection. Recommend replacing the bulb and re-testing. Recommend repair as needed.

Sun Room (continued)



No representation can be made to the proper installation of ceiling fans, ceiling fan light does not operate

5. ELECTRICAL



Condition:

- Switches: No
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Safety Hazard

Observations:

- This sun room is an unconditioned space and will require proper ventilation to prevent mold and mildew growth. Recommend receptacles be GFCI protected for added safety due to the potential for moisture.

6. HEATING SOURCE



Observations:

- There are moisture stains on the walls. This sun room is an unconditioned space and will require proper ventilation to prevent mold and mildew growth. Monitor and repair as needed.

7. DOORS



8. WINDOWS



Condition:

- Screen missing/damaged

Observations:

- All windows were tested and operational, however some are difficult to open/close. Recommend cleaning and lubricating track to allow for easier operation.
- One or more window screens are damaged/torn/missing. Recommend repair by a licensed contractor.



Windows are all functional, but difficult to operate, recommend cleaning/lubricating



One or more window screens are damaged/torn/missing, recommend repair

Sun Room (continued)

9. OTHER



Laundry Room

1. LAUNDRY ROOM PHOTO



Laundry room view

2. WALLS & CEILING



Condition:

- Typical cracks
- Damage

3. DOORS



Observations:

- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.



Recommend installing a doorstop, doorstops help prevent damage to the wall from the doorknob

Laundry Room (continued)

4. WINDOWS



5. LAUNDRY SINK



6. HEAT SOURCE PRESENT



Heat Source Present:
• Yes

7. ROOM VENTED



8. WASHER HOOK-UP LINES



Observations:

- Recommend installing braided stainless steel washer hook-up lines for better protection from rupture.



Recommend installing braided stainless steel washer hook-up lines for better protection from rupture

9. DRYER VENTED



Dryer Vented:
• Wall



Dryer vented



Dryer vented (viewed from exterior)

Laundry Room (continued)

10. ELECTRICAL



Electrical:

- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

Observations:

- One or more switches do not operate anything apparent. This could be due to being wired to a light fixture/ceiling fan that is not installed or to a receptacle that is blocked by homeowner possessions. Recommend verifying proper operation with the seller.



Switch(s) shown do not operate anything apparent, recommend verifying proper operation with seller

11. APPLIANCES



Appliances:

- Washing machine
- Dryer
- Testing of washers/dryers is not part of home inspection



12. GAS SHUT-OFF VALVE



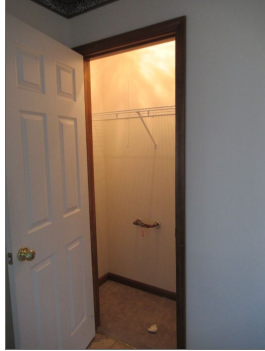
Gas Shut-off:

- Yes

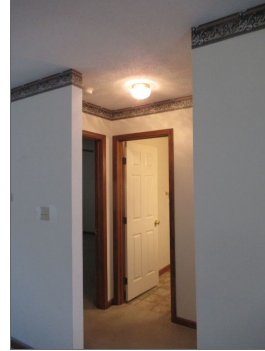
Stairs/Hallways/Misc. Closets

1. STAIRS/HALLWAYS/CLOSET PHOTO(S)

N/A



Misc. closet view



Hallway(s) view

2. STAIRS, STEPS, HANDRAILS

N/A

3. WALLS & CEILING



Walls & Ceiling:
• Typical cracks
• Damage

4. ELECTRICAL



Electrical:
• Switches operable: Yes

5. DOORS



6. WINDOWS

N/A

Bedroom 1

1. LOCATION



Bedroom view



Bedroom closet view

2. WALLS & CEILING



Condition:

- Typical cracks
- Damage

3. FLOOR



Observations:

- Floor covering is dirty/stained. This is cosmetic only. Recommend cleaning/replacing as needed.



Floor covering is damaged/stained (cosmetic only), recommend replacing as needed

4. CEILING FAN



Observations:

- No representation can be made to the proper installation of ceiling fans. Recommend monitoring and adjust/repair as needed by a qualified contractor.

Bedroom 1 (continued)



No representation can be made to the proper installation of ceiling fans

5. ELECTRICAL



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. HEATING SOURCE



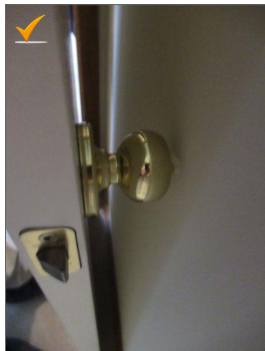
- Heating source present: Yes

7. DOORS



Observations:

- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.



Recommend installing a doorstop, doorstops help prevent damage to the wall from the doorknob



Recommend replacing existing doorstop, doorstops help prevent damage to the wall from the doorknob

8. WINDOWS



9. BEDROOM EGRESS



Egress:

- Egress restricted: No

Bedroom 2

1. LOCATION



Bedroom view



Bedroom closet view

2. WALLS & CEILING



Condition:

- Typical cracks
- Damage
- Moisture stains on the ceiling

Observations:

- There is moisture staining on the bedroom closet ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.



There is staining on the closet ceiling, there was no current moisture at the time of the inspection, monitor and repair as needed

3. FLOOR



4. CEILING FAN



Bedroom 2 (continued)

5. ELECTRICAL



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. HEATING SOURCE



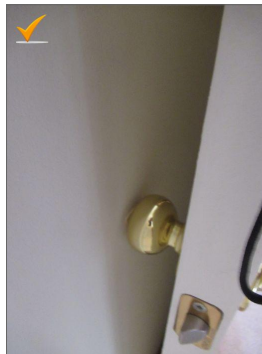
- Heating source present: Yes

7. DOORS



Observations:

- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.



Recommend installing a doorstop, doorstops help prevent damage to the wall from the doorknob

8. WINDOWS



9. BEDROOM EGRESS



Egress:

- Egress restricted: No

First Floor Full Bathroom

1. LOCATION



Location:

- First floor full bathroom

First Floor Full Bathroom (continued)



Bathroom view

2. SINKS



- Faucet leaks: Yes
 - Pipes leak: No
- Observations:
- The bathroom faucet shows evidence of leaking when in use. Recommend a licensed plumber repair.
 - There was previous moisture staining and damage present under the bathroom vanity cabinet. Recommend monitoring. Repair or replace as needed.



The bathroom sink/plumbing view



The faucet is leaking in the bathroom, recommend a licensed plumber repair or replace



The bathroom sink/plumbing view

3. BATHTUBS



- Faucet leak: No
- Pipes leak: Not visible

4. SHOWERS



- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible
- Observations:
- The shower diverter doesn't work correctly. When engaged, water flows from both the showerhead and the tub faucet (see video below). Recommend further evaluation and repair by a licensed plumber.

First Floor Full Bathroom (continued)



The shower diverter doesn't work correctly, recommend further evaluation and repair by a licensed plumber



The shower diverter doesn't work correctly (runs from shower and tub simultaneously), recommend repair by licensed plumber

5. TOILET



- Bowl loose: No
- Operable: Yes

Observations:

- There is evidence of leaking at the base of the toilet which indicates the presence of a failing wax ring. Recommend a qualified contractor evaluate and repair.



Evidence of a failing wax ring observed on bathroom toilet, recommend repair



Evidence of a fail wax ring observed on bathroom toilet, recommend repair

6. WHIRLPOOL



7. SHOWER/BATHTUB AREA



Shower/Bathtub Area:

- Ceramic/Plastic
- Caulk/Grout needed: Yes

Observations:

- The caulk has dried and cracked. Recommend removing the old caulk and replacing the caulk where needed.

First Floor Full Bathroom (continued)



There are areas of missing grout/caulk in the bathroom, recommend re-grouting/caulking

8. DRAINAGE



9. WATER FLOW



10. MOISTURE STAINS PRESENT

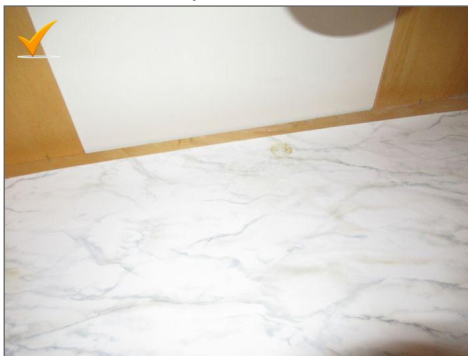


Moisture Stains:

- Yes
- Ceilings
- Cabinetry

Observations:

- There is staining on the bathroom ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.
- There is staining on the bathroom cabinets. There was no current moisture at the time of the inspection. Monitor and repair as needed.



There is staining on the bathroom cabinets, there was no current moisture at the time of the inspection, recommend monitoring



There is staining on the bathroom ceiling, there was no current moisture at the time of the inspection, recommend monitoring

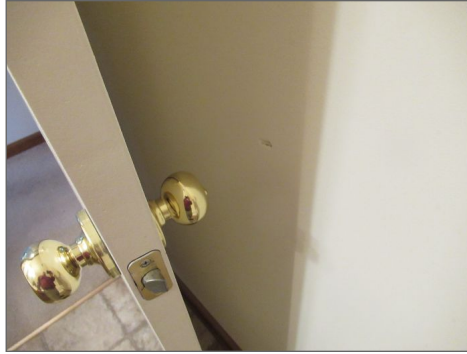
11. DOORS



Observations:

- The door does not latch correctly, as intended. Requires force to engage the latch. Recommend adjustment/repair by a qualified contractor.
- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

First Floor Full Bathroom (continued)



Recommend installing a doorstop, doorstops help prevent damage to the wall from the doorknob

12. WINDOWS



13. RECEPTACLES



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

14. HEAT SOURCE PRESENT



- Heat Source:
- Yes

15. EXHAUST FAN



- Exhaust Fan:
- Yes
 - Operable: Yes

Smoke/Carbon Monoxide Detectors

1. SMOKE/CARBON MONOXIDE DETECTORS



Materials:

- Smoke detectors are present
- Smoke detector: Safety Hazard
- Carbon monoxide detectors are not present
- Carbon monoxide detector: Safety Hazard

Observations:

- Smoke detectors should be installed on every floor (at least one), outside of sleeping rooms and one in each sleeping room.
- Smoke/Carbon Monoxide Detectors have an end-of-life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp, signaling they're running low.
- The smoke alarms appear to be at or beyond their typical end-of-life (based on yellowing/discoloration). Recommend replacing existing smoke detectors with new ones for added safety.
- No carbon monoxide alarms were noticed during the inspection, which is a safety hazard. Recommend installing carbon monoxide alarms per the manufacturer's specifications.



Smoke detector located in hallway
(recommend replacing due to age)



Smoke detector located in bedroom 2
(recommend replacing due to age)



Smoke detector located in bedroom 1
(recommend replacing due to age)

Attic/Structure/Framing/Insulation

1. ACCESS TO ATTIC/INSPECTED FROM/LOCATION



Access Inspected From:

- Access: Pulldown
- Inspected from: In the attic
- Location: Garage



Attic access view

Attic/Structure/Framing/Insulation (continued)

2. FLOORING

Flooring:

- Partial

3. INSULATION



Insulation:

- Rock Wool
- Approximate depth: 6"-8"

Materials:

- Recommend additional insulation

Observations:

- The attic insulation is not sufficient for current building standards. Recommend a licensed professional add additional insulation.



The attic insulation is not sufficient for current building standards, recommend a licensed professional add additional insulation

4. INSULATION INSTALLED IN



Insulation Installed In:

- Between ceiling joists



Insulation installed between ceiling joists

5. VAPOR BARRIERS



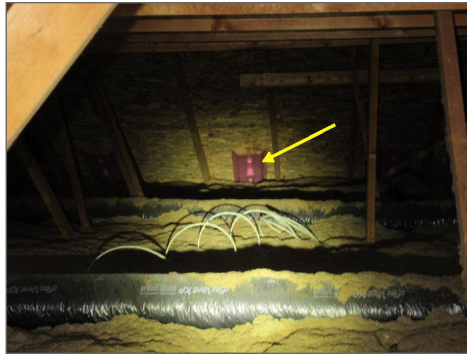
6. VENTILATION



Ventilation:

- Ventilation appears adequate

Attic/Structure/Framing/Insulation (continued)



Soffit vent baffles observed

7. FANS EXHAUST TO



Fans Exhaust To:

- Fans exhaust to the attic: No
- Fans exhaust outside: Yes



Plumbing and HVAC exhaust to the exterior



Plumbing and HVAC exhaust to the exterior

8. HVAC DUCT



Insulated flex duct observed

9. CHIMNEY CHASE



Attic/Structure/Framing/Insulation (continued)

10. STRUCTURAL PROBLEMS OBSERVED



Structural Problems:

- No

11. ROOF STRUCTURE



Roof Structure:

- Rafters
- Wood



Rafters observed

12. CEILING JOISTS

Ceiling Joists:

- Wood

13. SHEATHING



Sheathing:

- OSB



OSB roof sheathing observed

14. EVIDENCE OF CONDENSATION/MOISTURE/LEAKING



Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No

15. FIREWALL BETWEEN UNITS



Firewall Between Units:

- Yes

Attic/Structure/Framing/Insulation (continued)

16. ELECTRICAL



Electrical:

- No apparent defects

17. ATTIC/STRUCTURE/FRAMING/INSULATION: OTHER



Plumbing: Water/Gas

1. MAIN SHUT-OFF LOCATION



Location:

- In the coat closet by main entry door



Hose bib shutoff location under kitchen sink



Main water shutoff located in coat closet by main entrance door

2. WATER ENTRY PIPING



Type:

- Copper/Galvanized
- PEX Plastic

3. LEAD OTHER THAN SOLDER JOINTS



Condition:

- No

4. VISIBLE WATER DISTRIBUTION PIPING



Materials:

- Copper
- PEX Plastic

5. FLOW



Materials:

- The water service to the hose bibs was not turned on at the time of inspection. Not tested/not evaluated.

Plumbing: Water/Gas (continued)

6. PIPES SUPPLY/DRAIN



Copper and PEX distribution lines observed

7. DRAIN/WASTE/VENT PIPE



Materials:

- Not visible

Observations:

- Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore, we recommend a sewer line scope/camera inspection by a qualified contractor.

8. TRAPS - PROPER P-TYPE/DRAINAGE



Condition:

- Yes
- Drainage: Satisfactory

9. FUEL LINE



10. MAIN FUEL SHUT-OFF LOCATION



Materials:

- On the rear exterior wall

Observations:

- Main gas shutoff located on the exterior side of home.



Main fuel shutoff location



Main fuel shutoff location

Plumbing: Water/Gas (continued)

11. WELL PUMP

N/A

12. SANITARY/GRINDER PUMP

N/A

13. SUMP PUMP

N/A

14. WATER SOFTENER

N/A



Hook-up line(s) for water softener located in the garage (not installed)

Water Heater

1. BRAND NAME

N/A



Rheem water heater

Water Heater (continued)

2. APPROXIMATE AGE

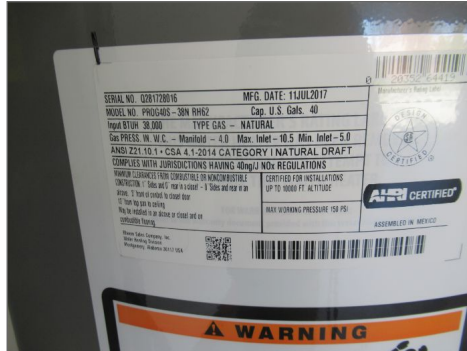


Materials:

- Manufacture Date (According to Data Plate): July 2017, 6 years old at time of inspection.

Observations:

- Model #PROG40S-38N RH62
- Serial #Q281728016



Water heater data tag (mfr. date: July 2017)

3. CAPACITY



Capacity

- 40 gallons

4. FUEL



Fuel:

- Gas



Gas shutoff valve

5. COMBUSTION AIR VENTING PRESENT



Combustion Venting:

- Yes

6. SEISMIC RESTRAINTS NEEDED



Seismic Restraints Needed:

- No

Water Heater (continued)

7. RELIEF VALVE



Relief Vave:

- Relief valve installed
- Extension proper: Yes



Water shutoff valve for water heater



TPR (temperature-pressure relief) valve and extension proper

8. VENT PIPE



Vent Pipe:

- Satisfactory



9. COMMENTS



Observations:

- Hot water registering at 119.5 degrees Fahrenheit (48.61 °C).



Hot water registering at 119.5 degrees Fahrenheit (48.61 °C)

Heating System

1. BRAND



Brand:
• Brand: Trane

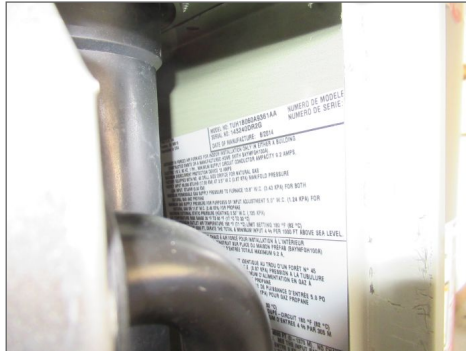


Trane furnace

2. APPROXIMATE AGE



Materials:
• Manufacture Date (According to Data Plate): August 2014, 9 years old at the time of inspection.
Observations:
• Model #TUH1B060A9361AA
• Serial #143240DR2G



Furnace data tag (mfr. date: August 2014)

3. ENERGY SOURCE/WARM AIR SYSTEM



• Gas
• Central system

4. HEAT EXCHANGER



Heat Exchanger:
• Sealed
• Not visible

Heating System (continued)

5. CARBON MONOXIDE



Carbon Monoxide:

- Not tested

6. COMBUSTION AIR VENTING PRESENT



Combustion Air Venting:

- Yes

7. SAFETY CONTROLS



Safety Controls:

- Disconnect: Yes
- Normal operating and safety controls observed
- Gas shut off valve: Yes



Fuel shutoff valve



Electrical safety/service disconnect

8. DISTRIBUTION



Distribution:

- Metal duct
- Insulated flex duct

9. FLUE PIPING



Flue Piping:

- Properly installed

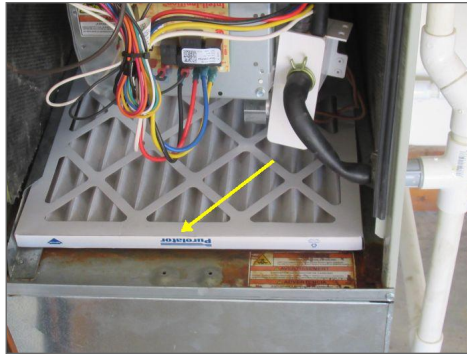
10. FILTER



Filter:

- Standard

Heating System (continued)



Filter located behind lower furnace access panel

11. WHEN TURNED ON BY THERMOSTAT



When Turned On:

- Fired
- Proper operation: Yes

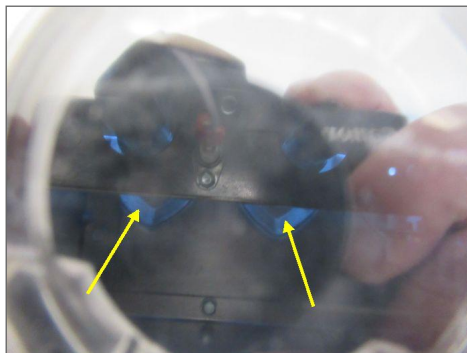


Thermostat located in living room

12. OTHER



13. OPERATION



Sealed system, limited visibility to flame color (appears normal color)

Exterior A/C - Heat Pump 1

1. EXTERIOR A/C - HEAT PUMP 1



- Location: South
 - Brand: Trane
 - Manufacture Date (According to Data Plate): March 2015, 8 years old at time of inspection.
 - Energy source: Electric
 - Unit Type: Air cooled
 - Outside disconnect: Yes
 - Maximum fuse/breaker rating (amps): 30
 - Maximum fuse/breaker installed (amps): 20
 - Level: Yes
 - Insulation: Replace
 - Improper clearance (air flow): No
- Observations:
- Model #4TTR3024H1000NA
 - Serial #15115TRT3F
 - There is damaged and/or missing insulation on the air conditioner refrigerant line. Recommend replacing insulation.



The exterior **A/C** unit



The exterior A/C unit data tag
(mfr.date: March 2015)



The exterior A/C unit refrigerant line
insulation, recommend replacing



The exterior A/C unit service disconnect

Cooling System - Interior

1. COOLING SYSTEM: GENERAL

General:

- Central System
- Location: Garage

N/A

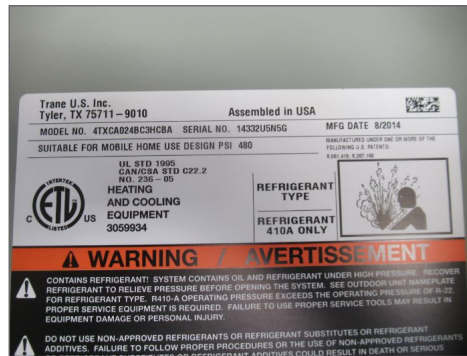
2. AGE

Age:

- Manufacture Date (According to Data Plate): August 2014, 9 years old at time of inspection.

Observations:

- Model #4TXCA024BC3HCBA
- Serial #14332U5N5G
- The average life expectancy for an air conditioning system is 8-15 years. Recommend budgeting for repairs and/or replacement.



The air conditioner coils data plate (mfr. date: August 2014)

3. EVAPORATOR COIL

Evaporator Coil:

- Not visible

N/A

4. CONDENSATE LINE

Materials:

- Floor drain



Rust in cabinet observed, recommend monitoring and repairing as needed



Condensate drip line



Condensate drip line terminates to drain

Cooling System - Interior (continued)

5. SECONDARY CONDENSATE LINE

N/A

Secondary Condensate Line:

- Present: No
- Recommend technician evaluate

Observations:

- There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.

6. DIFFERENTIAL

N/A

7. CONDITION

N/A

Condition:

- Not operated due to exterior temperature

Observations:

- The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the AC performance prior to using.

Electric - Main Panel

1. MAIN PANEL GENERAL

Safety

Observations:

- The main electrical panel dead cover is missing two installation screws, which is a safety hazard. Recommend a licensed electrician install proper non-pointed screws.



The main electrical service panel



Main electrical dead cover is missing 2 screws which is a safety concern, recommend replacing

2. LOCATION

Satisfactory

Location:

- Garage

Electric - Main Panel (continued)



Main electrical panel located in the garage

3. ADEQUATE CLEARANCE TO PANEL



- Adequate Clearance to Panel: Yes

Observations:

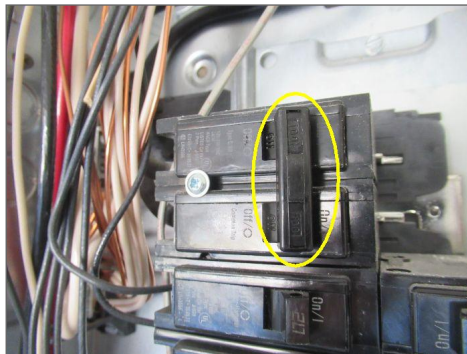
- Recommend maintaining a clearance of 3 feet around the electric panel for added safety.

4. AMPERAGE/VOLTAGE



Amperage/Voltage:

- 100a
- 120/240a

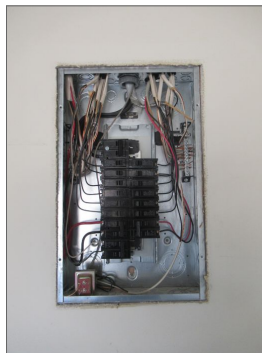


100 amp service observed

5. BREAKERS/FUSES



- Breakers/Fuses: Breakers



Breakers observed

Electric - Main Panel (continued)

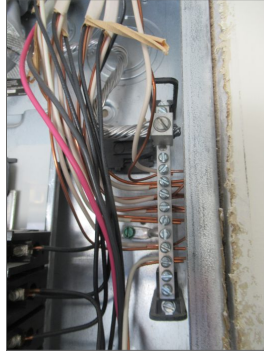
6. APPEARS GROUNDED



- Appears Grounded: Yes

Observations:

- The ground electrode conductor connection is part of the electrical safety system. Presence noted, visible inspection only.



The ground electrode conductor connection is part of the electrical safety system, presence noted, visible inspection only

7. GFCI/AFCI BREAKER



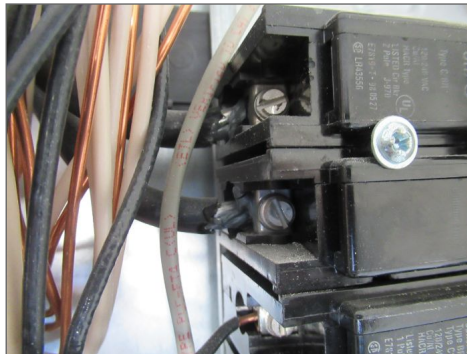
- GFCI breaker installed: No
- **AFCI** breaker installed: No

8. MAIN WIRE



Main Wire:

- Aluminum



Aluminum main entry wires observed

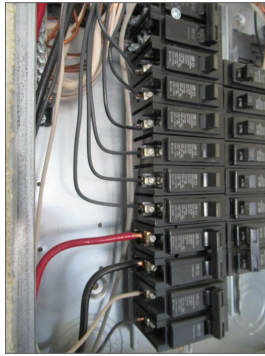
9. BRANCH WIRE



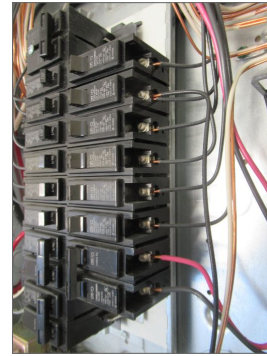
Type:

- Copper
- Romex

Electric - Main Panel (continued)



Copper branch wires observed



Copper branch wires observed

10. ELECTRICAL - OTHER

Observations:



- The doorbell transformer (low voltage wiring) should not be installed inside the electrical panel. This is a safety concern. Recommend relocation of the doorbell transformer outside the electrical panel box by a licensed electrician.



Doorbell transformer should not be inside of electrical panel, recommend proper installation by a licensed contractor

GLOSSARY

TERM	DEFINITION
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.