



# Your Inspection Report

## YOUR INSPECTION REPORT

Prepared By  
Jason Abram

Inspection Report  
421 Comstock Drive, Fruita, Colorado 81521

Report ID  
AP-803-000013

Inspection Date  
October 23, 2020 at 09:00 AM

Agent

SH

Sally House

Client

BS

Bonnie Sample



Abram Inspections Services  
3867 N River Rd  
cell : (970) 623-3721

# REPORT INTRODUCTION

## PROPERTY & INSPECTION INFORMATION

**Full Address**

421 Comstock Drive, Fruita, Colorado,  
81521

**Year Build**

1998

**Square Footage**

1269

**Type Of Building**

Single family 1-story w/attached garage

**Standards Of Practice**

InterNACHI Standards Of Practice

**Occupancy**

Unoccupied- Staged

**Weather During The Inspection**

Sunny And Clear

**Temperature During The Inspection**

Below 60 (F) = 15.5 (C) (Limited AC  
Inspection)

## Report Introduction

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

**Low Priority**= The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

**Medium Priority**= The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

**High Priority= Safety:** The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

**Repair:** The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade;** possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

**Scope of the inspection:** This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors). The information contained in the Standards of practice will explain, that this inspection is a non-invasive, visual examination, of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. The scope of work can be modified by the Client and Inspector prior to the inspection process but should be documented in the agreement that is signed.

No warranty, guarantee or insurance is expressed or implied. This report does not include inspection for, mold, lead, asbestos or wood destroying insects. A limited visible inspection of the accessible areas is performed 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 that are not visible or are outside of the inspection process should be anticipated. The inspector does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommends that the professional making any repairs inspect the items in question, and the system in question further, in order to discover related problems that were not identified in the report. We strongly recommend that all inspections, repairs and cost estimates, be completed prior to closing or buying the property.





















**Any statements** made by the Inspector pertaining to **Recommended Upgrades**, or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "**Home Inspection Agreement and Standards of Practice.**"

**Thermal Scans:** Infrared/Thermal cameras or other equipment will be used, just like any other tool in our tool for portions of the inspection process, as determined by the inspector in his sole discretion and is always a "limited in nature" as part of a home inspection and not to be construed as a thermal scan and report. Typically our company scans the electrical panel, outlets, and ceilings under bathrooms, or areas where plumbing is running down the walls. This scan is not a full house thermal scan.


















**This report has been produced in accordance with the contract** and standards of practice, and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our **CLIENT**. Not to be used or interpreted by anyone other than our **CLIENT** or **REPRESENTATIVE**. If you're reading this report but did not hire us, our company 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. Minor problems noted may have become worse, new issues may have occurred, and items may even have been corrected and improved.






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## COMMENT KEY OR DEFINITION OF RECOMMENDATIONS

#	Image	Name	Description
1.		Inspected(IN)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(NI)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Not Present(NP)	This item, component or unit is not in this home or building.
4.		Repair/Replace(RR)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		High	
6.		Medium	
7.		Low	
8.		Repair or Replace	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
9.		Important Info	The items noted in this section are important in regards to shut off valves, branch circuit locations and more.
10.		Limitations	These areas could not be inspected due to limitations of access, or areas blocked with personal items. We also put important information in regards to the home in this area.
11.		Monitor	Recommend monitoring in the future. If changes occur, a repair will need to be made.
12.		HVAC Summary	All items in the section will need to be serviced, repaired or replaced by a professional HVAC contractor.
13.		Health And Safety Summary	Items in this summary are considered unsafe and should be repaired as soon as possible by a professional contractor.
14.		Electrical Summary	All items in the section will need to be serviced, repaired or replaced by a professional electrical contractor.
15.		Plumbing Summary	All items in the section will need to be serviced, repaired or replaced by a professional plumbing contractor.
16.		Service Needed	The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.
17.		Home Maintenance	This section includes items around the home that will need to be maintained yearly and are part of the typical home maintenance required when buying a home.

18.		HOA	The item identified is the responsibility of the HOA. We still recommend having the identified problems added to the inspection objection, and brought to the attention of the HOA.
19.		Civil Or Structural Evaluation	The inspector recommends further evaluation by a professional structural, or soils engineer.
20.		HVAC Safety Concern	Denotes a HVAC condition that is unsafe and in need of prompt attention.
21.		Electrical Safety Concerns	Denotes an electrical condition that is unsafe and in need of prompt attention.
22.		Plumbing Safety Concerns	Denotes a plumbing condition that is unsafe and in need of prompt attention.



## REPAIR OR REPLACE

## 2. Roof

## 2.2.1 Roof Flashing(Multiple Defects)

Medium

**Comment Location :** EAST

**IMPROPER FLASHING INSTALLATION (ONE OR MORE AREAS)**

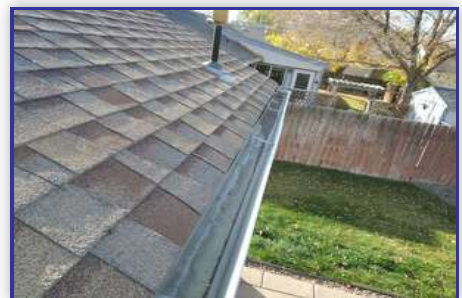
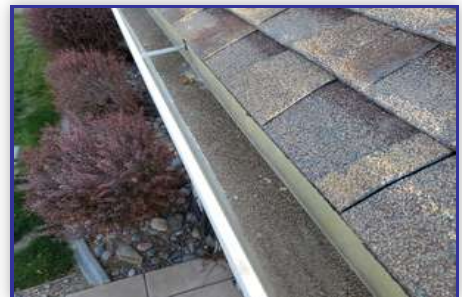
There were one or more of the roof flashing were improperly installed, which may allow moisture seepage, resulting in damage, decay and mold. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.



## 2.5.1 Granule loss (Repair)

Medium

At the time of inspection, patches of missing granules from the shingles in areas will need to be repaired.. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



**Comment Location :** WEST/ REAR

There were one or more gutters that were loose from the home. This can cause damaged to the homes foundation and other problems due to moisture seepage into the home. The inspector recommend that the affected gutter be repaired as needed by a professional gutter contractor.



## 2.6.2 Roof Drainage Components(Multiple Defects)

**Comment Location :** EXTERIOR**1. DOWNSPOUT (DAMAGED/MISSING)**

There were downspouts that were damaged or missing leaving the water drainage to close to the foundation of the home. This can cause significant damaged to the home and it s structure. We recommend that the missing downspouts be installed as needed running at least six feet from the foundation. All work should be done by a professional gutter installation company.

**2. DOWNSPOUT EXTENSION (DAMAGED)**

One or more downspout extensions were damaged at the time of the inspection. To insure proper drainage, the inspector recommends that the extension be replaced.



Location: EXTERIOR



### 3. Exterior

#### 3.1.1 Minor stucco cracking

Low

At the time of inspection, one or more areas of the stucco had visible minor cracking. This happens over time from the expansion and contraction of materials between different weather temperatures. This is a cosmetic concern, not a structural problem. This type of cracking can continue over time. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

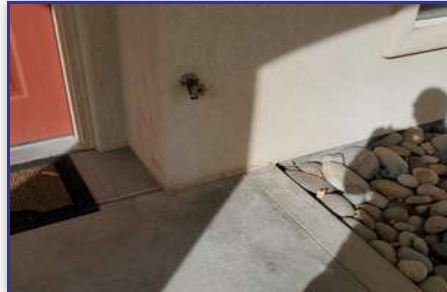
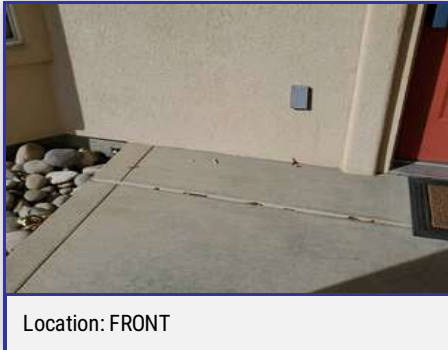


#### 3.1.3 Inadequate clearance from grade (No damage)

Medium

**Comment Location :** EXTERIOR

At the time of inspection, one or more areas of the exterior stucco wall had inadequate clearance to grade. It is necessary the the stucco terminate a minimum of 4 inches from grade, The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor, to prevent damage.



**Comment Location :** EXTERIOR

At the time of inspection, moisture expansion was and along the bottom of several sections of siding around the entire home, allowing the siding to become loose and deteriorate. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



Location: EXTERIOR



Location: REAR

**Comment Location : EXTERIOR****1. IMPROPER SIDING CLEARANCE (ALL IN ONE)**

Clearances between the composite siding and surfaces was inadequate, resulting in potential moisture damage. Adequate minimum clearances below the bottom of of the siding and trim are:

6 inches to the finished grade below

2 inches to paths, steps, patios, driveways or deck surfaces.

2 inches to roof surfaces below

1/4 inch to horizontal flashing below, with no caulk applied

The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

**2. SIX INCH CLEARANCE (DAMAGED)**

Visible damage to lower composite siding, covering exterior wall was from inadequate clearance to grade, as a minimum of 6 inches to grade is needed. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

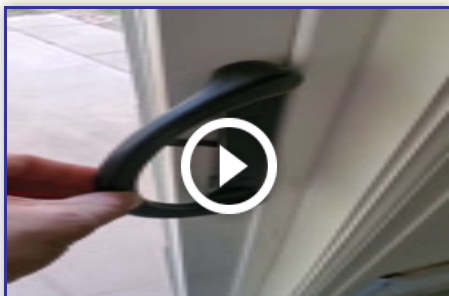


Location: EXTERIOR

## 3.3.1 Loose handle

**Comment Location : REAR**

Sliding glass door to back yard has a loose handle. recommend having it repaired or replaced by qualified handyman or contractor.



Location: REAR

**Comment Location : EXTERIOR**

**1. DAMAGED WEATHER STRIPPING**

At the time of inspection the door weather stripping was damaged in areas. Repairs are needed so the door will shut and seal properly to prevent air loss and/or water penetration. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.

**2. DAYLIGHT AROUND DOOR DUE TO DAMAGED WEATHER STRIPPING**

At the time of inspection, daylight was visible around one more exterior doors when it was closed. Additional weather stripping or adjustment is needed, as this is needed to prevent water, air, and insect intrusion. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.



3.5.1 Material Change (No flashing)

**Comment Location : EXTERIOR**

At the time of inspection, horizontal junctions where the exterior siding/trim material changed from one material to another, were not protected by flashing, which may allow moisture penetration, resulting in moisture related damage. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



Location: GARAGE



**Comment Location** : EXTERIOR**1. PAINT FAILING SOME AREAS**

At the time of inspection, paint or stain in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. The Inspector recommends that the failing paint/stain area(s) be prep (e.g. clean, scrape, sand, prime, caulk) and repaint or re-stain, as needed, by a professional contractor, after needed siding or trim repairs are completed.

**2. CAULKING**

At the time of inspection, caulk was missing, deteriorated or substandard in some areas, like around windows around doors, at siding butt joints, at siding-trim junctions, or at wall penetrations. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.



Location: ABOVE SLIDER

### 3.8.1 Holes or gaps in the soffit

Medium

#### Comment Location : EXTERIOR

At the time of inspection, holes or gaps were visible in the soffit and may allow moisture, insects or pests to enter the soffit and/or attic space where they may build nests or damage electrical wiring and/or insulation. The Inspector recommended sealing off holes or gaps as needed.



### 3.8.2 Damaged fascia

Medium

#### Comment Location : EXTERIOR

Areas of the trim or fascia were deteriorated / loose / split / warped / missing / damaged / substandard. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor, to prevent further damage.



**Comment Location :** EXTERIOR**1. DAMAGED TRIM IN SEVERAL AREAS**

One or more areas of the exterior trim was damaged. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

**2. WATER DAMAGED TRIM**

Area(s) of the trim had water damage, in one or more locations. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.

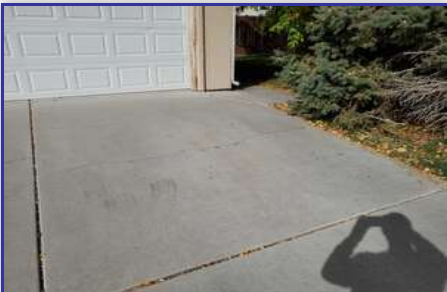


Location: EXTERIOR

## 4. Grounds

**4.1.1 Large cracks or damage (Driveway)****Comment Location :** EXTERIOR

Large visible cracks and/or badly damaged areas of the driveway. The inspector recommends, that the driveway be evaluated and repaired or replaced, by a professional concrete contractor.



**Comment Location :** EXTERIOR NORTH WALKWAY

Large cracks were visible in the sidewalk/driveway at the time of the inspection. The inspector recommends that a professional contractor repair the concrete as needed to industry standard.



## 4.2.1 Negative grade issues

**Comment Location :** EXTERIOR

Surfaces sloped down at a negative pitch towards the home in one or more areas. This may result in water accumulating around building foundations or underneath buildings. We recommend that a professional contractor evaluate and repair the affected areas as necessary. For example, by installing drain(s) or removing old pavement and installing new. All new installations should slope at 1/4" per foot minimum for approximately six feet.



Location: NORTH



Location: SOUTH

## 4.3.1 Patio, Patio Covers (Multiple Defects)

**Comment Location :** REAR

## 1. DAMAGED PATIO (REPAIR OR REPLACE)

The patio was damaged in various locations and is in need of repair or replacement. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

## 2. PATIO CRACKING (SEAL)

Concrete patio/steps surface had cracking visible, at the time of the inspection. Cracks should be filled with an appropriate concrete patching material to help prevent and further deterioration. The sealant will need to be reapplied periodically.





**Comment Location :** REAR**1. DAMAGED WOOD FENCE SLATS**

Wood boards forming the fence barrier were damaged, missing and in need of repair or replacement at the time of the inspection. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional fence contractor.

**2. LEANING FENCE POSTS**

The fence was leaning or damaged, indicating failure of the wood posts. The inspector recommends an evaluation and repair of the fence as needed by a professional fence repair company.



## 4.5.2 Peeling fence paint or stain

**Comment Location :** REAR

Fence had peeling paint or deteriorated stain that needs maintenance. The inspector recommends that the fence be prepped and painted/stained by a professional contractor.



**Comment Location :** NORTH EXTERIOR**1. GATE NEEDS TO BE REPLACED (DAMAGED)**

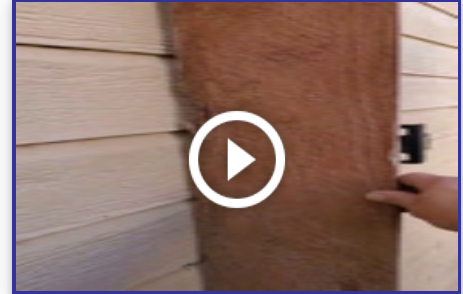
The gates were damaged and in need of replacement, at the time of the inspection. The inspector recommends that the gate be evaluated and repaired by a professional fence repair contractor.

**2. LEANING FENCE POSTS**

The fence was leaning or damaged, indicating failure of the wood posts. The inspector recommends an evaluation and repair of the fence as needed by a professional fence repair company.



Location: NORTH EXTERIOR



Location: NORTH EXTERIOR

## 6. Interior

## 6.4.1 Interior Trim(Multiple Defects)

**Comment Location :** MASTER CLOSET**1. TRIM (MULTIPLE ISSUES)**

Trim was loose, missing, damaged, deteriorated and/or substandard in one or more areas. Recommend that a qualified person repair as necessary.

**2. TRIM (POORLY INSTALLED)**

The interior trim was poorly installed in one or more areas. The inspector recommends that all of the affected areas be repaired to industry standard by a professional trim repair contractor.



### 6.6.1 Window Dry Stains and/or Damage

Low

**Comment Location :** MASTER BEDROOM

One or more windows had prior moisture signs or damage around them. These areas were dry at time of inspection and may be old damage. Recommend following up with seller. If seller cannot confirm, invasive leak testing may be necessary. Please note areas behind the wall may already be damaged. Client can repair damage at their discretion.



### 6.6.2 Window Sill Damaged

Low

**Comment Location :** MASTER BEDROOM

One or more window sills were damaged. We recommend that all of the affected areas be repaired by a professional contractor.



Location: MASTER BEDROOM



Location: MASTER BEDROOM

### 6.6.3 Interior Window Caulk (Cracked)

Low

**Comment Location :** MASTER BEDROOM

The caulking around the interior of one or more windows was cracked or failing. This is typical in a residential home unless the cracking is larger in nature. This area can be re-caulked during the next interior paint job occurrence.



**Comment Location** : MASTER BATHROOM

## 1. WINDOW BLACK SEAL BUBBLE

One or more windows were found with bubbled black seals. These windows ceased production years ago due to a known issue with the black rubber seals bubbling inside between the panes of glass, which is a noticeable cosmetic issue. It is unknown by the inspector if a repair is available or if a new window must be installed. This is noted as a cosmetic issue, however, the client should evaluate their comfort level with the condition and evaluate/repair as they feel necessary.

## 2. WINDOW (BROKEN)

There were one or more windows with chips, cracks or damage to the glass pane. We recommend that the affected windows be repaired as needed by a professional window repair contractor.



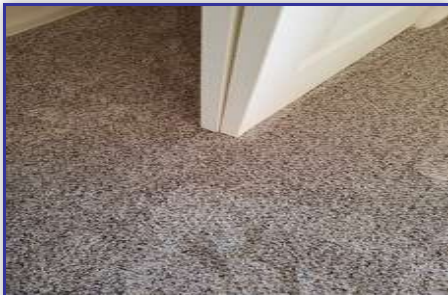
Location: MASTER BATHROOM



## 6.7.1 Closet door guides

**Comment Location** : BEDROOM 1

The door guides servicing the closet in one or more rooms were damaged, missing, or installed incorrectly at the time of the inspection. This leaves the doors where they swing in and out and can fall off of the track. The inspector recommends that they are repaired or replaced as needed.



Location: BEDROOM 1

## 6.7.2 Doors Misaligned

Low

One or more interior doors were misaligned and/or had gaps at jambs. Recommend repairs be made by a qualified contractor.



Location: BEDROOM 1



Location: HALL BATHROOM



Location: MASTER BEDROOM



Location: LAUNDRY

## 6.8.1 Ceiling Fan Damaged / Inoperable

Low

**Comment Location :** BEDROOM 1

One or more ceiling fans were damaged or inoperable. Recommend repair.



Location: BEDROOM 1



## 7. Kitchen

### 7.3.1 Cabinets And Counters

Medium

**Comment Location :** KITCHEN

#### 1. CABINET SINK FLOOR DAMAGE (MOISTURE PRESENT)

The kitchen sink cabinet floor was water damaged at the time of the inspection. The water damage was recent and substandard repairs were made. We recommend that the leaks be repaired, then the cabinet replaced by professional contractors.



Location: KITCHEN



### 7.3.3 Missing toe kick

Low

**Comment Location :** KITCHEN

at the time of inspection a section of toe was missing near the dishwasher. cosmetic defect but will allow dirt and other debris behind and under dishwasher.



Location: KITCHEN

## 8. Bathroom

### 8.9.1 Cabinet floor minor damage (No moisture)

Low

**Comment Location :** BATHROOM

At the time of the inspection, the under-sink cabinet floor in the bathroom had minor damage from past moisture that appears to have been corrected. Recommended that the damaged area is repaired as needed and monitored to minimize further damage.



## 9. Master Bathroom

### 9.9.1 Cabinets And Counters(Multiple Defects)

Low

#### 1. CABINETS/DRAWERS DAMAGED

At the time of the inspection, one or more cabinets/drawers were damaged in areas. The Inspector recommends that the affected area(s) is evaluated, replaced or repaired, as needed, by a professional cabinet repair company.

#### 2. CABINET FLOOR MINOR DAMAGE (NO MOISTURE)

At the time of the inspection, the under-sink cabinet floor in the bathroom had minor damage from past moisture that appears to have been corrected. Recommended that the damaged area is repaired as needed and monitored to minimize further damage.



Location: MASTER BATHROOM



Location: MASTER BATHROOM



Location: MASTER BATHROOM



Location: MASTER BATHROOM



### 9.9.2 Damaged Caulk (Wall/Sink)

Low

The bathroom counter caulking used to seal the sink or wall were cracked or damaged and in need of maintenance. We recommend that the affected areas be repaired as needed by a professional contractor.



Location: MASTER BATHROOM

2.1 Left hand corner

## 15. Garage

### 15.3.1 Weatherstripping damage or missing

Low

**Comment Location :** EXTERIOR

The garage door weatherstripping around the side and/or bottom was substandard, damaged and/or missing, allowing moisture and insects to enter. Recommended repair or replacement as needed by a professional contractor.



Location: EXTERIOR





## 3. Exterior

### 3.1.1 Important Exterior Information

#### 1. STUCCO

##### **Stucco**

Many homes built after the 1950s use a variety of synthetic materials that resemble stucco. Mock stucco siding is often composed of foam insulation board or cement panels secured to the walls. Although synthetic stucco may look authentic, real stucco tends to be heavier. Walls made of genuine stucco sound solid when tapped and will be less likely to suffer damage from a hard blow. Also, genuine stucco holds up well in wet conditions. Although it is porous and will absorb moisture, genuine stucco will dry easily, without damage to the structure.

One type of synthetic stucco, known as EIFS (Exterior Insulation and Finish Systems), has been associated with moisture problems. The underlying wood on EIFS sided homes may suffer rot damage. However, other types of synthetic stucco are quite durable. It is always a wise to have a professional inspection before purchasing a stucco-sided home. *Due to special testing devices and knowledge of the material it is recommended that a licensed stucco specialist/contractor be contacted to evaluate and further inspect the stucco for any additional or unseen damage.*

#### 2. HARDBOARD/MASONITE

##### **Hardboard/Masonite**

Hardboard or Composite wood sidings are made from various combinations of wood veneers, fibers or flakes, bound together with glues, resins, and/or waxes. Several different types and brands of engineered wood siding have experienced moisture-related failures due to product or installation defects, or improper maintenance. Class action lawsuits (national- and state-level) have been filed against several manufacturers. Note: Settlements have been reached in some cases; others are pending or have been dismissed. **Continual maintenance and/or inspections are advised.**

### 3.1.2 Stucco

##### **Stucco**

Many homes built after the 1950s use a variety of synthetic materials that resemble stucco. Mock stucco siding is often composed of foam insulation board or cement panels secured to the walls. Although synthetic stucco may look authentic, real stucco tends to be heavier. Walls made of genuine stucco sound solid when tapped and will be less likely to suffer damage from a hard blow. Also, genuine stucco holds up well in wet conditions. Although it is porous and will absorb moisture, genuine stucco will dry easily, without damage to the structure.

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### 3.2.1 Hardboard/Masonite

#### Hardboard/Masonite

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## 5. Electrical

### 5.1.1 Main panel location

#### Comment Location : SOUTH

The main electrical panel location is identified in the photos below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well. All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



### 5.1.2 Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you lose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI.

GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. And usually the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores). Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.

**See Photos for location**

## 10. Laundry

### 10.1.1 Appliance video

Video and photographs were taken at the time of inspection to ensure the washer and dryer were properly functioning.

## 12. Heating

### 12.1.1 Furnace use information

**Comment Location :** GARAGE

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use. Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life.



1.1 Shut off for boiler



1.2 Pre system run PSI on expansion tank



Location: GARAGE

1.3 Pilot flame



Location: GARAGE

1.5 Boiler flame

### 12.3.1 Heating and cooling ok

During the inspection, there were no problems with the temperature splits, and all of the heat runs tested were functioning, unless noted in other areas in this report.

## 14. Plumbing

### 14.1.1 Water shut off location

**Comment Location :** GARAGE

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.



### 14.1.2 Sewer clean out location

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. Also is not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.



Location: MASTER CLOSET



Location: LAUNDRY ROOM



Location: WEST EXTERIOR

### 14.1.3 Main fuel shut off location

**Comment Location :** NORTH

The main fuel shut off is at gas meter outside. The inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.



Location: NORTH SIDE OF GARAGE

#### 14.1.4 Water heater info

The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.

**Maintenance note:** A water heater service life varies from place to place and is affected by the quality of the product, minerals/chemicals in water, the amount of maintenance the water heater receives, and usage. In other words, there is no set maximum expected service life. In some parts of the country it is normal to expect between 10-15 years, while in others a homeowner is fortunate if the water heater lasts 10 years. The life span of water heaters depends upon the, quality of the water heater, the chemical composition of the water, the long-term water temperature settings, the quality and frequency of past and future maintenance

**Maintenance note:** You should keep the water temperature set at a minimum of 120 degrees and a maximum of 125 degrees to prevent scalding.

#### Hot Water Causes Third Degree Burns...

In 1 second at 156°, in 2 seconds at 149°, in 5 seconds at 140°, in 15 seconds at 133°.

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.

**Step 1** -You will need to shut down the gas and water supply, before draining the tank. After you have done this, you will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. **Step 2**- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off. **Step 3**- You will need to turn on the water and gas valves, and re-light the water heater. Typically, the directions are on the side of the water heater.





## 12. Heating

### 12.1.1 Gas Log Fire Place Inoperable/disconnected

Low

At the time inspection, the Gas Log Fireplace was not functional due to multiple disconnected fixtures and wires.



## 13. Cooling

### 13.1.1 Swamp Cooler (Winterized)

**Comment Location :** WEST EXTERIOR ROOF SLOPE

The evaporative cooler was not fully evaluated due the unit has been winterized (water off / no water in pan). We recommend that it be turned on at the least to insure that the pump and blower are working.





## 4. Grounds

### 4.5.3 Fences And Gates(Multiple Defects)

  Medium

**Comment Location :** NORTH EXTERIOR

#### 1. GATE NEEDS TO BE REPLACED (DAMAGED)

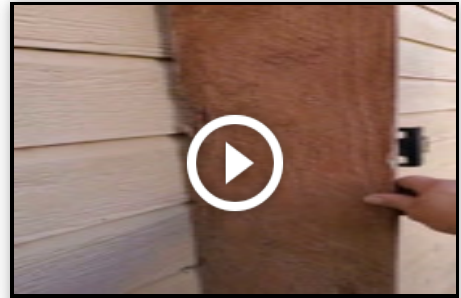
The gates were damaged and in need of replacement, at the time of the inspection. The inspector recommends that the gate be evaluated and repaired by a professional fence repair contractor.

#### 2. LEANING FENCE POSTS

The fence was leaning or damaged, indicating failure of the wood posts. The inspector recommends an evaluation and repair of the fence as needed by a professional fence repair company.



Location: NORTH EXTERIOR



Location: NORTH EXTERIOR

## 5. Electrical

### 5.9.1 Smoke Detector(s) not Hardwired / Interconnected

  High

**Comment Location :** HALLWAY

One or more smoke detectors were not hardwired / interconnected type or did not operate properly. When smoke detectors are hardwired / interconnected, all detectors will sound an alarm when just a single detector is detecting smoke. Recommend replacing any battery operated or malfunctioning smoke detectors with hardwired / interconnected type detectors.



## 14. Plumbing

### 14.1.1 TPR valve pipe missing

Medium

**Comment Location :** GARAGE

At the time of inspection, there was no discharge pipe installed on TPR valve. These pipes must be either CPVC, Copper or galvanized. and must have at least 6 six inches of clearance above pan.



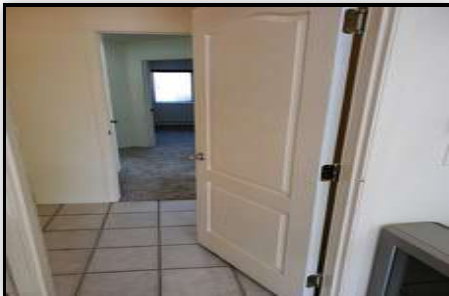
## 15. Garage

### 15.5.1 Failed to self close

Medium

**Comment Location :** GARAGE

The garage entry door failed to close by itself. Industry standard reflects the door self-closing for safety reasons related to fire hazard and toxic fumes. The inspector recommends that the garage be repaired to include a self closing type mechanism.







## 3. Exterior

### 3.9.1 Exterior Electrical(Multiple Defects)

  Medium

**Comment Location :** EXTERIOR

#### 1. LOOSE OUTLET

At the time of inspection, one or more exterior outlets were loose when plug was inserted. The inspector recommends that it is evaluated, repaired or replaced, as needed, by a professional electrical contractor.

#### 2. NO POWER

One or more electric receptacles appeared to have no power. Recommend contacting the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a professional electrician evaluate and repair.



## 5. Electrical

### 5.4.1 Missing Screws

  Medium

The panel cover was missing one or more screws and should be replaced with stock screws from the panel manufacturer or their equivalent.



Location: SOUTH

## 6. Interior

### 6.10.1 Inoperable switch

  Low

**Comment Location :** MASTER BEDROOM

A switch in one or more rooms was inoperable. It may control a wall outlet installed for a light that was overlooked or a light that has been removed. Ask the seller about its operation. If they have no clue then it will need to be evaluated by a professional electrical contractor to trace its intended operation.



Location: MASTER BEDROOM



## 3. Exterior

### 3.10.1 Exterior Plumbing (Multiple Defects)

 Medium

#### Comment Location : EXTERIOR

##### 1. LOOSE/POOR INSTALL (EXTERIOR FAUCET)

At the time of inspection, an exterior faucet was loose and/or installed incorrectly. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional plumbing contractor.

##### 2. PRESSURE TESTER CONNECTED (LEAKING SEAL)

At the time of inspection, an exterior faucet was leaking constantly, with the pressure tester connected, which indicates a deterioration of the interior seal. The Inspector recommends that the exterior faucet be evaluated, replaced or repaired, as needed, by a professional contractor.

##### 3. >80 PSI

The water supply pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.



Location: WEST REAR

## 7. Kitchen

### 7.6.1 Dishwasher no high loop or air gap

Medium

**Comment Location :** KITCHEN

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the countertop above and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of the dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices. Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.



Location: KITCHEN

### 7.9.1 Leaking drain connections

Medium

**Comment Location :** KITCHEN

The drain under one or more kitchen sinks was leaking from the connections or other areas. We recommend that the leaks be repaired by a plumbing contractor.



# 14. Plumbing

## 14.1.5 Drains

Photos of all under sink drains, and plumbing.



Location: KITCHEN



Location: MASTER SINK 1



Location: MASTER SINK 2

## 14.1.1 TPR valve pipe missing

Medium

**Comment Location :** GARAGE

At the time of inspection, there was no discharge pipe installed on TPR valve. These pipes must be either CPVC, Copper or galvanized. and must have at least 6 six inches of clearance above pan.



## 14.1.2 No drip pan or drain

Medium

**Comment Location :** GARAGE

A water heater is installed that has no catch pan and drain installed. Recommend having a qualified contractor install a catch pan and drain to prevent water damage if/when the water heater develops a leak or is drained.





## 12. Heating

### 12.1.1 Gas Log Fire Place Inoperable/disconnected

  Low

At the time inspection, the Gas Log Fireplace was not functional due to multiple disconnected fixtures and wires.





## 7. Kitchen

### 7.3.2 Countertop caulking

  Low

**Comment Location :** KITCHEN

One or more areas of the kitchen countertop(s) are recommended to be re-sealed (caulked) to keep any moisture and or water out and prevent damage.





## 3. Exterior

### 3.9.1 Exterior Electrical(Multiple Defects)

Medium

**Comment Location :** EXTERIOR

#### 1. LOOSE OUTLET

At the time of inspection, one or more exterior outlets were loose when plug was inserted. The inspector recommends that it is evaluated, repaired or replaced, as needed, by a professional electrical contractor.

#### 2. NO POWER

One or more electric receptacles appeared to have no power. Recommend contacting the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a professional electrician evaluate and repair.



## 6. Interior

### 6.9.1 Receptacle Loose

Medium

**Comment Location :** BEDROOM 1

One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Location: BEDROOM 1



## PROPERTY INFORMATION SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
1.1 Permit Information					0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

## GROUNDS SECTION STANDARD

### Grounds Standards

This inspection is not intended to address or include any geological conditions or site stability information. The inspector does not comment on coatings or cosmetic deficiencies or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior of foundation or exterior walls. The inspector cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from this report. The Inspector does not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. The inspector does not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home you should contact a qualified professional for evaluation of them before closing on the home.

## GROUNDS MATERIAL

### Driveway Material

Concrete

### Walkway Materials

Concrete

### Fence/Gate Type(s)

Wood

### Patio type

Concrete

### 4.4 Porch types

Open design, same as structure



# GROUNDS SECTION REPORT




Section Items	IN	NI	NP	RR	Comments	
4.1 Driveway And Walkways Findings				✓	2	<a href="#">View Comments</a>
4.2 Grading, Drainage And Vegetation Findings				✓	1	<a href="#">View Comments</a>
4.3 Patio, Patio Covers				✓	1	<a href="#">View Comments</a>
4.4 Stoop					0	
4.5 Fences And Gates				✓	3	<a href="#">View Comments</a>
4.6 Porch/Porch Cover Findings	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

## 4.1.1 Large cracks or damage (Driveway)

Medium

 Repair or Replace


**Comment Location** - EXTERIOR

Large visible cracks and/or badly damaged areas of the driveway. The inspector recommends, that the driveway be evaluated and repaired or replaced, by a professional concrete contractor.



## 4.1.2 Large Cracks


Medium

 Repair or Replace

**Comment Location** - EXTERIOR NORTH WALKWAY

Large cracks were visible in the sidewalk/driveway at the time of the inspection. The inspector recommends that a professional contractor repair the concrete as needed to industry standard.



 Repair or Replace**Comment Location - EXTERIOR**


Surfaces sloped down at a negative pitch towards the home in one or more areas. This may result in water accumulating around building foundations or underneath buildings. We recommend that a professional contractor evaluate and repair the affected areas as necessary. For example, by installing drain(s) or removing old pavement and installing new. All new installations should slope at 1/4" per foot minimum for approximately six feet.



Location: NORTH



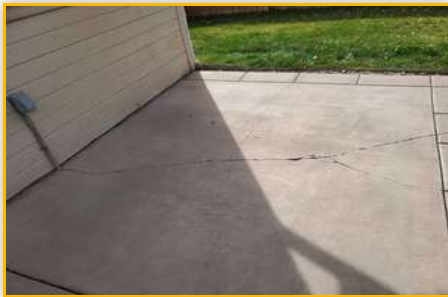
Location: SOUTH


 Repair or Replace**Comment Location - REAR****1. DAMAGED PATIO (REPAIR OR REPLACE)**

The patio was damaged in various locations and is in need of repair or replacement. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

**2. PATIO CRACKING (SEAL)**

Concrete patio/steps surface had cracking visible, at the time of the inspection. Cracks should be filled with an appropriate concrete patching material to help prevent and further deterioration. The sealant will need to be reapplied periodically.



 Repair or Replace**Comment Location** - REAR**1. DAMAGED WOOD FENCE SLATS**


Wood boards forming the fence barrier were damaged, missing and in need of repair or replacement at the time of the inspection. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional fence contractor.

**2. LEANING FENCE POSTS**

The fence was leaning or damaged, indicating failure of the wood posts. The inspector recommends an evaluation and repair of the fence as needed by a professional fence repair company.



## 4.5.2 Peeling fence paint or stain

 Repair or Replace**Comment Location** - REAR

Fence had peeling paint or deteriorated stain that needs maintenance. The inspector recommends that the fence be prepped and painted/stained by a professional contractor.





Repair or Replace



Health And Safety Summary

**Comment Location** - NORTH EXTERIOR**1. GATE NEEDS TO BE REPLACED (DAMAGED)**

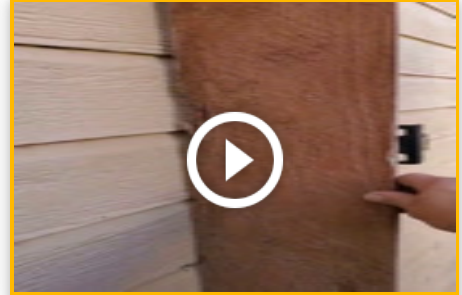
The gates were damaged and in need of replacement, at the time of the inspection. The inspector recommends that the gate be evaluated and repaired by a professional fence repair contractor.

**2. LEANING FENCE POSTS**

The fence was leaning or damaged, indicating failure of the wood posts. The inspector recommends an evaluation and repair of the fence as needed by a professional fence repair company.



Location: NORTH EXTERIOR



Location: NORTH EXTERIOR

## EXTERIOR SECTION STANDARD

### Exterior Standards

The home inspector shall observe: Wall cladding, flashings, and trim, Entryway doors and a representative number of windows, Garage door operators, Decks, balconies, stoops, steps, areaways, porches and applicable railings, Eaves, soffits, and fascias, and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, Operate garage doors manually or by using permanently installed controls for any garage door operator, Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, Fences, Presence of safety glazing in doors and windows, Garage door operator remote control transmitters, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities, Detached buildings or structures, or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## EXTERIOR IMPORTANT INFORMATION

### Important Exterior Information

#### 1. STUCCO

##### Stucco

Many homes built after the 1950s use a variety of synthetic materials that resemble stucco. Mock stucco siding is often composed of foam insulation board or cement panels secured to the walls. Although synthetic stucco may look authentic, real stucco tends to be heavier. Walls made of genuine stucco sound solid when tapped and will be less likely to suffer damage from a hard blow. Also, genuine stucco holds up well in wet conditions. Although it is porous and will absorb moisture, genuine stucco will dry easily, without damage to the structure.

One type of synthetic stucco, known as EIFS (Exterior Insulation and Finish Systems), has been associated with moisture problems. The underlying wood on EIFS sided homes may suffer rot damage. However, other types of synthetic stucco are quite durable. It is always a wise to have a professional inspection before purchasing a stucco-sided home. *Due to special testing devices and knowledge of the material it is recommend that a licensed stucco specialist/contractor be contacted to evaluate and further inspect the stucco for any additional or unseen damage.*

#### 2. HARDBOARD/MASONITE

##### Hardboard/Masonite

Hardboard or Composite wood sidings are made from various combinations of wood veneers, fibers or flakes, bound together with glues, resins, and/or waxes. Several different types and brands of engineered wood siding have experienced moisture-related failures due to product or installation defects, or improper maintenance. Class action lawsuits (national- and state-level) have been filed against several manufacturers. Note: Settlements have been reached in some cases; others are pending or have been dismissed. **Continual maintenance and/or inspections are advised.**



# EXTERIOR MATERIAL

## Siding Material

## Windows and Screen Materials

Composite Material, Stucco

Vinyl Windows

### 3.2 Trim/Soffit/Fascia Material

Composite



# EXTERIOR SECTION REPORT




Section Items	IN	NI	NP	RR	Comments	
3.1 Stucco				✓	3	<a href="#">View Comments</a>
3.2 Composite Siding				✓	3	<a href="#">View Comments</a>
3.3 Exterior Doors				✓	2	<a href="#">View Comments</a>
3.4 Exterior Windows/Shutters	✓				0	
3.5 Wall Flashing				✓	1	<a href="#">View Comments</a>
3.6 Paint, Wood Finish, Or Caulking				✓	1	<a href="#">View Comments</a>
3.7 Vents and Misc. Problems	✓				0	
3.8 Trim, Soffits, And Fascia				✓	3	<a href="#">View Comments</a>
3.9 Exterior Electrical				✓	1	<a href="#">View Comments</a>
3.10 Exterior Plumbing				✓	1	<a href="#">View Comments</a>
3.11 Doorbell	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

## 3.1.1 Minor stucco cracking

Low

 Repair or Replace

At the time of inspection, one or more areas of the stucco had visible minor cracking. This happens over time from the expansion and contraction of materials between different weather temperatures. This is a cosmetic concern, not a structural problem. This type of cracking can continue over time. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



Location: FRONT ENTRY




## 3.1.2 Stucco

 Important Info**Stucco**

Many homes built after the 1950s use a variety of synthetic materials that resemble stucco. Mock stucco siding is often composed of foam insulation board or cement panels secured to the walls. Although synthetic stucco may look authentic, real stucco tends to be heavier. Walls made of genuine stucco sound solid when tapped and will be less likely to suffer damage from a hard blow. Also, genuine stucco holds up well in wet conditions. Although it is porous and will absorb moisture, genuine stucco will dry easily, without damage to the structure.

One type of synthetic stucco, known as EIFS (Exterior Insulation and Finish Systems), has been associated with moisture problems. The underlying wood on EIFS sided homes may suffer rot damage. However, other types of synthetic stucco are quite durable. It is always a wise to have a professional inspection before purchasing a stucco-sided home. *Due to special testing devices and knowledge of the material it is recommend that a licensed stucco specialist/contractor be contacted to evaluate and further inspect the stucco for any additional or unseen damage.*

 Repair or Replace**Comment Location** - EXTERIOR

At the time of inspection, one or more areas of the exterior stucco wall had inadequate clearance to grade. It is necessary the the stucco terminate a minimum of 4 inches from grade, The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor, to prevent damage.




Location: FRONT



## 3.2.1 Hardboard/Masonite

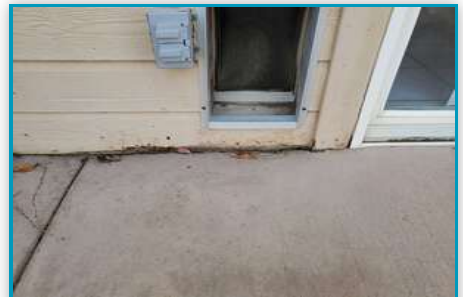
 Important Info**Hardboard/Masonite**

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 Repair or Replace

**Comment Location - EXTERIOR**

At the time of inspection, moisture expansion was and along the bottom of several sections of siding around the entire home, allowing the siding to become loose and deteriorate. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



Location: EXTERIOR



Location: REAR



Repair or Replace

**Comment Location - EXTERIOR****1. IMPROPER SIDING CLEARANCE (ALL IN ONE)**

Clearances between the composite siding and surfaces was inadequate, resulting in potential moisture damage. Adequate minimum clearances below the bottom of of the siding and trim are:

6 inches to the finished grade below

2 inches to paths, steps, patios, driveways or deck surfaces.

2 inches to roof surfaces below

1/4 inch to horizontal flashing below, with no caulk applied

The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

**2. SIX INCH CLEARANCE (DAMAGED)**


Visible damage to lower composite siding, covering exterior wall was from inadequate clearance to grade, as a minimum of 6 inches to grade is needed. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



Location: EXTERIOR

### 3.3.1 Loose handle

Low

 Repair or Replace

**Comment Location** - REAR


Sliding glass door to back yard has a loose handle. recommend having it repaired or replaced by qualified handyman or contractor.



Location: REAR

### 3.3.2 Exterior Doors(Multiple Defects)

Low

 Repair or Replace

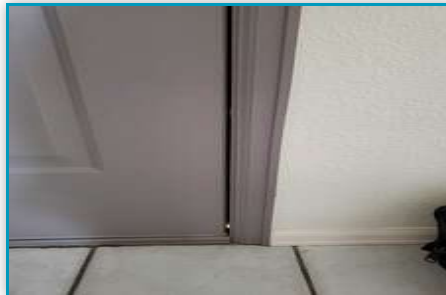
**Comment Location** - EXTERIOR


#### 1. DAMAGED WEATHER STRIPPING

At the time of inspection the door weather stripping was damaged in areas. Repairs are needed so the door will shut and seal properly to prevent air loss and/or water penetration. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.

#### 2. DAYLIGHT AROUND DOOR DUE TO DAMAGED WEATHER STRIPPING

At the time of inspection, daylight was visible around one more exterior doors when it was closed. Additional weather stripping or adjustment is needed, as this is needed to prevent water, air, and insect intrusion. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.



 Repair or Replace

**Comment Location - EXTERIOR**

At the time of inspection, horizontal junctions where the exterior siding/trim material changed from one material to another, were not protected by flashing, which may allow moisture penetration, resulting in moisture related damage. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



Location: GARAGE





## Repair or Replace

**Comment Location - EXTERIOR****1. PAINT FAILING SOME AREAS**

At the time of inspection, paint or stain in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. The Inspector recommends that the failing paint/stain area(s) be prep (e.g. clean, scrape, sand, prime, caulk) and repaint or re-stain, as needed, by a professional contractor, after needed siding or trim repairs are completed.

**2. CAULKING**

At the time of inspection, caulk was missing, deteriorated or substandard in some areas, like around windows around doors, at siding butt joints, at siding-trim junctions, or at wall penetrations. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.




Location: ABOVE SLIDER



### 3.8.1 Holes or gaps in the soffit

Medium

 Repair or Replace


**Comment Location - EXTERIOR**

At the time of inspection, holes or gaps were visible in the soffit and may allow moisture, insects or pests to enter the soffit and/or attic space where they may build nests or damage electrical wiring and/or insulation. The Inspector recommended sealing off holes or gaps as needed.



### 3.8.2 Damaged fascia


Medium

 Repair or Replace

**Comment Location - EXTERIOR**

Areas of the trim or fascia were deteriorated / loose / split / warped / missing / damaged / substandard. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor, to prevent further damage.



 Repair or Replace

**Comment Location** - EXTERIOR

1. DAMAGED TRIM IN SEVERAL AREAS

One or more areas of the exterior trim was damaged. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.

2. WATER DAMAGED TRIM

Area(s) of the trim had water damage, in one or more locations. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor. Should you consider doing the repair yourself, see the DIY linked video, to assist you in your decision.



Location: EXTERIOR

 Electrical Summary  Electrical Safety Concerns

**Comment Location** - EXTERIOR


1. LOOSE OUTLET

At the time of inspection, one or more exterior outlets were loose when plug was inserted. The inspector recommends that it is evaluated, repaired or replaced, as needed, by a professional electrical contractor.

2. NO POWER

One or more electric receptacles appeared to have no power. Recommend contacting the property owner about this. Switches may need to be operated or GFCI/AFCI protection may need to be reset to make some receptacles energized. If necessary, recommend that a professional electrician evaluate and repair.



 Plumbing Summary**Comment Location - EXTERIOR****1. LOOSE/POOR INSTALL (EXTERIOR FAUCET)**

At the time of inspection, an exterior faucet was loose and/or installed incorrectly. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional plumbing contractor.

**2. PRESSURE TESTER CONNECTED (LEAKING SEAL)**

At the time of inspection, an exterior faucet was leaking constantly, with the pressure tester connected, which indicates a deterioration of the interior seal. The Inspector recommends that the exterior faucet be evaluated, replaced or repaired, as needed, by a professional contractor.

**3. >80 PSI**

The water supply pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.



Location: WEST REAR



## GARAGE SECTION STANDARD

### Garage Standards

Inspection of the garage typically includes examination of the following: general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage . Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

# GARAGE MATERIAL

Garage/Carport Type Size	Auto-Opener Manufacturer	Ceiling type(s)
Attached garage, Two car garage	Chamberlain	Drywall
Wall type(s)	Stair type(s)	
Fully finished drywall	None	

## 15.3 Number of Automatic Openers

1



## 15.7 Floor type(s)

Painted/Stained concrete





Section Items	IN	NI	NP	RR	Comments	
15.1 Garage Electrical	✓				0	
15.2 Stair/Handrail/Guardrail Issues					0	
15.3 Vehicle Doors/Operators/Switch	✓				1	<a href="#">View Comments</a>
15.4 Door Issues (To Interior)	✓				0	
15.5 Fire Rating (Doors/Walls/Ceiling)	✓				1	<a href="#">View Comments</a>
15.6 Walls	✓				0	
15.7 Ceiling	✓				0	
15.8 Floors	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

## COMMENTS

### 15.3.1 Weatherstripping damage or missing

Low



Repair or Replace

#### Comment Location - EXTERIOR

The garage door weatherstripping around the side and/or bottom was substandard, damaged and/or missing, allowing moisture and insects to enter. Recommended repair or replacement as needed by a professional contractor.



Location: EXTERIOR



## Health And Safety Summary

### **Comment Location** - GARAGE

The garage entry door failed to close by itself. Industry standard reflects the door self-closing for safety reasons related to fire hazard and toxic fumes. The inspector recommends that the garage be repaired to include a self closing type mechanism.



## INTERIOR SECTION STANDARD

### Interior Standards

The home inspector shall observe: Walls, ceiling, and floors, Steps, stairways, balconies, and railings, Counters and a representative number of installed cabinets, and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors, and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, Carpeting, or Draperies, blinds, or other window treatments. The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# INTERIOR MATERIAL

## Walls and Ceilings

Drywall

## Window Material

Vinyl

## Window Glazing

Double-pane

## Window Operation

Sliding

## 6.2 Floor Covering Materials

Carpet, Tile



## 6.3 Interior Doors

Hollow





Section Items	IN	NI	NP	RR	Comments	
6.1 Thermal Scan (Ceiling and walls)	✓				0	
6.2 Walls Issues	✓				0	
6.3 Ceilings Issues	✓				0	
6.4 Interior Trim				✓	1	<a href="#">View Comments</a>
6.5 Interior Stairs					0	
6.6 Windows and Skylights				✓	4	<a href="#">View Comments</a>
6.7 Doors				✓	2	<a href="#">View Comments</a>
6.8 Lighting/Ceiling Fans				✓	1	<a href="#">View Comments</a>
6.9 Electrical Receptacles				✓	1	<a href="#">View Comments</a>
6.10 Switches	✓				1	<a href="#">View Comments</a>
6.11 Asbestos/Lead/Mold					0	
6.12 Floor Issues	✓				0	

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## COMMENTS

### 6.4.1 Interior Trim(Multiple Defects)

Low



Repair or Replace

#### Comment Location - MASTER CLOSET

##### 1. TRIM (MULTIPLE ISSUES)

Trim was loose, missing, damaged, deteriorated and/or substandard in one or more areas. Recommend that a qualified person repair as necessary.


##### 2. TRIM (POORLY INSTALLED)

The interior trim was poorly installed in one or more areas. The inspector recommends that all of the affected areas be repaired to industry standard by a professional trim repair contractor.



### 6.6.1 Window Dry Stains and/or Damage

Low

 Repair or Replace


**Comment Location** - MASTER BEDROOM

One or more windows had prior moisture signs or damage around them. These areas were dry at time of inspection and may be old damage. Recommend following up with seller. If seller cannot confirm, invasive leak testing may be necessary. Please note areas behind the wall may already be damaged. Client can repair damage at their discretion.



### 6.6.2 Window Sill Damaged

Low

 Repair or Replace

**Comment Location** - MASTER BEDROOM

One or more window sills were damaged. We recommend that all of the affected areas be repaired by a professional contractor.




Location: MASTER BEDROOM



Location: MASTER BEDROOM

### 6.6.3 Interior Window Caulk (Cracked)


Low

 Repair or Replace

**Comment Location** - MASTER BEDROOM

The caulking around the interior of one or more windows was cracked or failing. This is typical in a residential home unless the cracking is larger in nature. This area can be re-caulked during the next interior paint job occurrence.



 Repair or Replace**Comment Location** - MASTER BATHROOM

## 1. WINDOW BLACK SEAL BUBBLE


One or more windows were found with bubbled black seals. These windows ceased production years ago due to a known issue with the black rubber seals bubbling inside between the panes of glass, which is a noticeable cosmetic issue. It is unknown by the inspector if a repair is available or if a new window must be installed. This is noted as a cosmetic issue, however, the client should evaluate their comfort level with the condition and evaluate/repair as they feel necessary.

## 2. WINDOW (BROKEN)

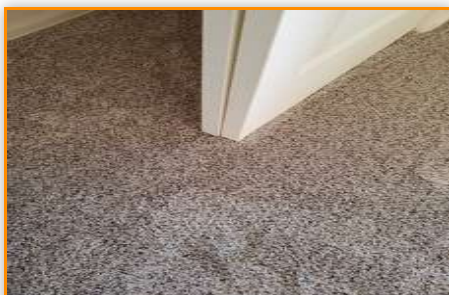
There were one or more windows with chips, cracks or damage to the glass pane. We recommend that the affected windows be repaired as needed by a professional window repair contractor.



Location: MASTER BATHROOM

 Repair or Replace**Comment Location** - BEDROOM 1


The door guides servicing the closet in one or more rooms were damaged, missing, or installed incorrectly at the time of the inspection. This leaves the doors where they swing in and out and can fall off of the track. The inspector recommends that they are repaired or replaced as needed.



Location: BEDROOM 1

## 6.7.2 Doors Misaligned

Low

 Repair or Replace

One or more interior doors were misaligned and/or had gaps at jambs. Recommend repairs be made by a qualified contractor.



Location: BEDROOM 1



Location: HALL BATHROOM




Location: MASTER BEDROOM



Location: LAUNDRY

## 6.8.1 Ceiling Fan Damaged / Inoperable

Low

 Repair or Replace

**Comment Location** - BEDROOM 1

One or more ceiling fans were damaged or inoperable. Recommend repair.



Location: BEDROOM 1





## Electrical Safety Concerns

**Comment Location** - BEDROOM 1

One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.



Location: BEDROOM 1

## 6.10.1 Inoperable switch



## Electrical Summary

**Comment Location** - MASTER BEDROOM

A switch in one or more rooms was inoperable. It may control a wall outlet installed for a light that was overlooked or a light that has been removed. Ask the seller about its operation. If they have no clue than it will need to be evaluated by a professional electrical contractor to trace its intended operation.



Location: MASTER BEDROOM

## ROOF SECTION STANDARD

### Roof Standards

The home inspector shall observe: Roof covering, Roof drainage systems, Flashings, Skylights, chimneys, and roof penetrations, and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials, and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing, or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## ROOF MATERIAL

### Roof Access

Walked Roof, Ladder At Eaves

### The roof style was

Gable

### Drainage system description

Gutters and downspouts installed

### Chimney/flue material

Metal

### 2.3 Primary roof-covering type

Architectural Fiberglass Asphalt Shingle





Section Items	IN	NI	NP	RR	Comments	
2.1 Chimney at Roof	✓				0	
2.2 Roof Flashing				✓	1	<a href="#">View Comments</a>
2.3 Roof Vents	✓				0	
2.4 Plumbing and Combustion Vents	✓				0	
2.5 Asphalt Composition Shingle				✓	1	<a href="#">View Comments</a>
2.6 Roof Drainage Components				✓	2	<a href="#">View Comments</a>

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## COMMENTS

### 2.2.1 Roof Flashing(Multiple Defects)

Medium



Repair or Replace

#### Comment Location - EAST

#### IMPROPER FLASHING INSTALLATION (ONE OR MORE AREAS)


There were one or more of the roof flashing were improperly installed, which may allow moisture seepage, resulting in damage, decay and mold. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional roofing contractor.





### 2.5.1 Granule loss (Repair)

Medium


 Repair or Replace

At the time of inspection, patches of missing granules from the shingles in areas will need to be repaired.. The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professional contractor.



### 2.6.1 Gutters (Disconnected)


Medium

 Repair or Replace

**Comment Location** - WEST/ REAR

There were one or more gutters that were loose from the home. This can cause damaged to the homes foundation and other problems due to moisture seepage into the home. The inspector recommend that the affected gutter be repaired as needed by a professional gutter contractor.



 Repair or Replace

**Comment Location - EXTERIOR**

**1. DOWNSPOUT (DAMAGED/MISSING)**

There were downspouts that were damaged or missing leaving the water drainage to close to the foundation of the home. This can cause significant damaged to the home and its structure. We recommend that the missing downspouts be installed as needed running at least six feet from the foundation. All work should be done by a professional gutter installation company.

**2. DOWNSPOUT EXTENSION (DAMAGED)**

One or more downspout extensions were damaged at the time of the inspection. To insure proper drainage, the inspector recommends that the extension be replaced.



Location: EXTERIOR

## KITCHEN SECTION STANDARD

### Kitchen Standards

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal, Ventilation equipment or range hood, and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation, Non built-in appliances, or Refrigeration units. The home inspector is not required to operate: Appliances in use, or Any appliance that is shut down or otherwise inoperable. The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## KITCHEN MATERIAL

### Oven Type #1

Electric Slide-in Range

### 7.1 Countertop

Formica



### 7.2 Cabinetry

Wood



### 7.3 Kitchen Sink Type(s)

Stainless Steel



#### 7.4 Cook Top/Range Type(s)

Electric



#### 7.6 Exhaust Vent Type(s)

Internal via the microwave



#### 7.7 Dishwasher Type(s)

Built-in Standard Dishwasher



#### 7.8 Refrigerator

Inspected



### 7.9 Built in Microwave

Inspected



## KITCHEN SECTION REPORT




Section Items	IN	NI	NP	RR	Comments	
7.1 Kitchen Outlets	✓				0	
7.2 Switches And Lighting	✓				0	
7.3 Cabinets And Counters				✓	3	<a href="#">View Comments</a>
7.4 Range Hood	✓				0	
7.5 Garbage Disposal	✓				0	
7.6 Dishwasher	✓				1	<a href="#">View Comments</a>
7.7 Microwave	✓				0	
7.8 Refrigerator	✓				0	
7.9 Fixtures, Plumbing, And Drains				✓	1	<a href="#">View Comments</a>
7.10 Range And Cook Tops	✓				0	
7.11 Oven(s)	✓				0	

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## 7.3.1 Cabinets And Counters

Medium

 Repair or Replace

**Comment Location** - KITCHEN

### 1. CABINET SINK FLOOR DAMAGE (MOISTURE PRESENT)

The kitchen sink cabinet floor was water damaged at the time of the inspection. The water damage was recent and substandard repairs were made. We recommend that the leaks be repaired, then the cabinet replaced by professional contractors.




Location: KITCHEN



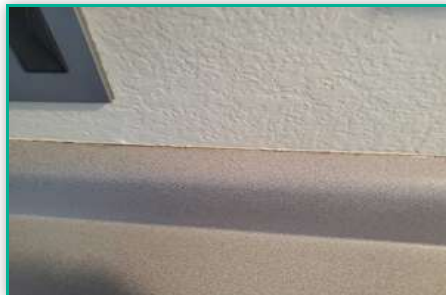
## 7.3.2 Countertop caulking


Low

 Home Maintenance

**Comment Location** - KITCHEN

One or more areas of the kitchen countertop(s) are recommended to be re-sealed (caulked) to keep any moisture and or water out and prevent damage.




 Repair or Replace**Comment Location** - KITCHEN

at the time of inspection a section of toe was missing near the dishwasher. cosmetic defect but will allow dirt and other debris behind and under dishwasher.




Location: KITCHEN

 Plumbing Summary**Comment Location** - KITCHEN

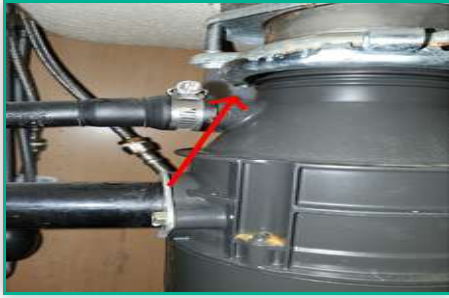
The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the countertop above and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of the dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices. Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.



Location: KITCHEN

 Plumbing Summary**Comment Location** - KITCHEN

The drain under one or more kitchen sinks was leaking from the connections or other areas. We recommend that the leaks be repaired by a plumbing contractor.





## BATHROOM SECTION STANDARD

### Bathroom Standards

In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior - Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

## BATHROOM MATERIAL

### Wall Material

Drywall

### Ceiling Materials

Drywall

### Shower and Tub

Prefabricated Plastic Surround, Casted tub

### Sewer Odor

No

### 8.1 Bathroom Configuration

Sink In Cabinet, Toilet, Tub/Shower



### 8.4 Floor Coverings

Tile



### 8.6 Toilet Type

Low-Flow



### 8.7 Exhaust Vent

Electric



# BATHROOM SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
8.1 Electrical Receptacles	✓				0	
8.2 Switches And Lighting	✓				0	
8.3 Ventilation	✓				0	
8.4 Bathroom Sinks And Plumbing	✓				0	
8.5 Toilet	✓				0	
8.6 Medicine Cabinet	✓				0	
8.7 Mirrors. Towel Bars, Misc	✓				0	
8.8 Bathtub And Whirlpool	✓				0	
8.9 Cabinets And Counters				✓	1	<a href="#">View Comments</a>
8.10 Shower	✓				0	

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## COMMENTS

### 8.9.1 Cabinet floor minor damage (No moisture)

Low



Repair or Replace

#### Comment Location - BATHROOM

At the time of the inspection, the under-sink cabinet floor in the bathroom had minor damage from past moisture that appears to have been corrected. Recommended that the damaged area is repaired as needed and monitored to minimize further damage.



## LAUNDRY SECTION STANDARD

### Laundry Standards

Inspection of the laundry room typically includes examination of the following: -Switches and outlets (120-volt and 240-volt if installed) -Exhaust fan -Room heat -Dryer vent -Presence of clothes washer connections and waste pipe -Sink, faucet, drain, and Under sink plumbing -Cabinets, -Floor, wall and ceiling surfaces -Door and window condition and operation. Clothes washers are operated at the discretion of the Inspector.

Laundry appliances are not tested at the discretion of the inspector or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property.

## LAUNDRY IMPORTANT INFORMATION

### Appliance video

Video and photographs were taken at the time of inspection to ensure the washer and dryer were properly functioning.

## LAUNDRY MATERIAL

### Cloths Dryer Vent Material

Metal, None

### Dryer 240-volt electrical receptacle

Modern 4-prong

### Washer Drain Size

2-inch Diameter

### Appliances Present

None

### 10.1 Dryer Power

Both available



# LAUNDRY SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
10.1 Laundry Switches	✓				0	
10.2 Laundry Lighting	✓				0	
10.3 Laundry Outlets	✓				0	
10.4 Laundry Cabinets And Counter Tops			✓		0	
10.5 Laundry Plumbing & Sinks	✓				0	
10.6 Laundry Ventilation	✓				0	
10.7 Laundry Dryer Venting	✓				0	
10.8 Washer And Dryer			✓		0	
10.9 Laundry Catch Pan			✓		0	

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## ATTIC SECTION STANDARD

### Attic Standards

Inspection of the attic typically includes visual examination the following: roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting )and, when temperature permits, the operation of any readily accessible thermostatic control; plumbing components (supply and vent pipes, bathroom vent terminations), Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan and HVAC components (drip pans, ducts, condensate and TPR discharge pipes). The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

## ATTIC MATERIAL

### Method Used To Observe The Attic

From Access Hatch, Crawled

### 11.1 Attic Access Location

Garage



### 11.3 Roof Structure

Engineered Trusses, 2/4 Rafters



### 11.4 Attic Insulation Type

Blown



### 11.5 Attic Ventilation System

Soffit Vents, Passive



## ATTIC SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
11.1 Roof Rafters/Stick Built (In Attic)	✓				0	
11.2 Truss Roof Framing (In Attic)	✓				0	
11.3 Roof Sheathing (In Attic)	✓				0	
11.4 Attic Ventilation	✓				0	
11.5 Attic Insulation	✓				0	
11.6 Attic Electrical	✓				0	
11.7 Attic Plumbing	✓				0	
11.8 Vapor Barrier	✓				0	

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## HEATING SECTION STANDARD

### Heating Standards

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. 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. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## HEATING IMPORTANT INFORMATION



**Comment Location - GARAGE**

The electrical equipment disconnect was located near the furnace and acts as a shut-off switch for use in an emergency or while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use. Heating systems are usually trouble-free and easy to maintain. Efficient operation is a function of proper regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition. You will need to change your filter every six months or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace serviced at least once a year to ensure it is functioning as intended. If you have a humidifier keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life.



1.1 Shut off for boiler



1.2 Pre system run PSI on expansion tank



Location: GARAGE

1.3 Pilot flame



Location: GARAGE

1.5 Boiler flame

# HEATING MATERIAL

First Floor Heating System Age	First Floor Heating System Capacity	First Floor Heating Equipment Fuel Type
1998	50,000 BTU	Natural Gas
First Floor System Ductwork Type(s)	First Floor Filter Type	First Floor Filter Size
Radiant plenum	N/A	N/A

## 12.1 First Floor Heating Equipment Type

Force Hot Air - 80% Efficiency - Metal flue



## 12.2 First Floor Heating System Manufacturer

Burnham





Section Items	IN	NI	NP	RR	Comments	
12.1 Gas/LP Firelogs/Fireplaces				✓	1	<a href="#">View Comments</a>
12.2 Heat Source Missing/Inoperable (Interior Rooms)					0	
12.3 Thermal Scan (HVAC)					1	<a href="#">View Comments</a>
12.4 Furnace	✓				0	
12.5 Air Filters And Tracks					0	
12.6 Duct Work Issues	✓				0	
12.7 Return And Supply Registers	✓				0	
12.8 Thermostat	✓				0	
12.9 Flues and Vents for Heat Systems	✓				0	
12.10 Combustion Air Vents	✓				0	
12.11 Carbon Monoxide Levels	✓				0	

IN = Inspected, NI = Not Inspected, NP = Not Present RR = Repair/Replace,

## COMMENTS

### 12.1.1 Gas Log Fire Place Inoperable/disconnected

■ Low



Limitations



Service Needed

At the time inspection, the Gas Log Fireplace was not functional due to multiple disconnected fixtures and wires.



Location: LIVING ROOM

### 12.3.1 Heating and cooling ok



#### Important Info

During the inspection, there were no problems with the temperature splits, and all of the heat runs tested were functioning, unless noted in other areas in this report.

## COOLING SECTION STANDARD

### Cooling Standards

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

## COOLING LIMITATION

### Swamp Cooler (Winterized)

**Comment Location** - WEST EXTERIOR ROOF SLOPE

The evaporative cooler was not fully evaluated due the unit has been winterized (water off / no water in pan). We recommend that it be turned on at the least to insure that the pump and blower are working.



# COOLING MATERIAL

**Number of cooling systems (excluding window AC)**  
One

**Main Floor Air Conditioning Type**  
Swamp cooler

**Main Floor Cooling System Age**  
Unable to determine

**Main Floor Air Conditioning System Fuel Source**  
Electric 115 volt

**Main Floor Air Conditioning System - Capacity**  
Unable to determine

## 13.3 Main Floor Air Conditioning System Manufacturer

Brisa



# COOLING SECTION REPORT



Section Items	IN	NI	NP	RR	Comments
13.1 Air Conditioner Units		✓			0

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## PLUMBING SECTION STANDARD

### Plumbing Standards

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow, leaks, and cross connections, Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage, Hot water systems including: water heating equipment, normal operating controls, automatic safety controls; and chimneys, flues, and vents, Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials, Drain, waste, and vent piping materials, Water heating equipment, and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices, Determine whether water supply and waste disposal systems are public or private, Operate automatic safety controls, Operate any valve except water closet flush valves, fixture faucets, and hose faucets, Observe: Water conditioning systems, Fire and lawn sprinkler systems, On-site water supply quantity and quality, On-site waste disposal systems; Foundation irrigation systems, Spas, except as to functional flow and functional drainage, Swimming pools; Solar water heating equipment, or Observe the system for proper sizing, design, or use of proper materials.

## PLUMBING IMPORTANT INFORMATION

### Water shut off location

#### Comment Location - GARAGE

The main water shut off location is in the discription in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.



## Sewer clean out location

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. Also is not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.



Location: MASTER CLOSET



Location: LAUNDRY ROOM



Location: WEST EXTERIOR

## Main fuel shut off location

### Comment Location - NORTH

The main fuel shut off is at gas meter outside. The inspector recommends hanging a small wrench on the meter in case an emergency shut off is needed.



Location: NORTH SIDE OF GARAGE



## Water heater info

The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.

**Maintenance note:** A water heater service life varies from place to place and is affected by the quality of the product, minerals/chemicals in water, the amount of maintenance the water heater receives, and usage. In other words, there is no set maximum expected service life. In some parts of the country it is normal to expect between 10-15 years, while in others a homeowner is fortunate if the water heater lasts 10 years. The life span of water heaters depends upon the, quality of the water heater, the chemical composition of the water, the long-term water temperature settings, the quality and frequency of past and future maintenance

**Maintenance note:** You should keep the water temperature set at a minimum of 120 degrees and a maximum of 125 degrees to prevent scalding.

### Hot Water Causes Third Degree Burns...

In 1 second at 156°, in 2 seconds at 149°, in 5 seconds at 140°, in 15 seconds at 133°.

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.

**Step 1** -You will need to shut down the gas and water supply, before draining the tank. After you have done this, you will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. **Step 2**- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off. **Step 3**- You will need to turn on the water and gas valves, and re-light the water heater. Typically, the directions are on the side of the water heater.



## Drains

Photos of all under sink drains, and plumbing.



Location: KITCHEN



Location: MASTER SINK 1



Location: MASTER SINK 2

## PLUMBING MATERIAL

Water Supply Source	Main Water Supply Pipe	Water Distribution Pipes
Public Water Supply	1-inch	3/4-inch copper

Sewage System Type	Drain Waste and Vent Pipe Materials	Gas Pipe Material
Public	Acrylonitrile butadiene styrene (ABS), Slab on grade unable to view all	Black Steel
Type of Gas	#1 Water Heater Power Source	#1 Water Heater Capacity
Natural Gas	Gas	40 gallons
#1 Water Heater Location	#1 Water Heater Age	
Garage	2006	

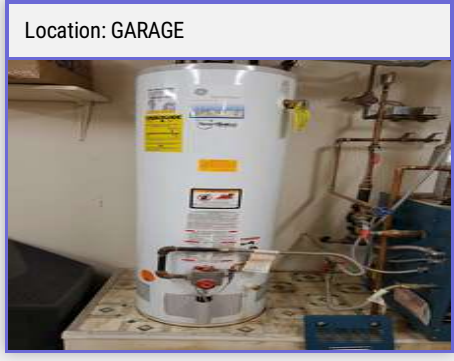
#### 14.6 Distribution Pipe Bonding

Pipes were bonded



#### 14.9 #1 Water Heater Type

Tank (conventional)



#### 14.13 #1 Water Heater Manufacturer

GE



# PLUMBING SECTION REPORT



Section Items	IN	NI	NP	RR	Comments	
14.1 Gas Water Heater				✓	2	<a href="#">View Comments</a>
14.2 Combustion Air Vents	✓				0	
14.3 Water Supply and Distribution	✓				0	
14.4 Sewage and DWV Systems	✓				0	
14.5 Gas System Components	✓				0	
14.6 Sump Pump					0	

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## 14.1.1 TPR valve pipe missing

Medium



Health And Safety Summary



Plumbing Summary

**Comment Location** - GARAGE

At the time of inspection, there was no discharge pipe installed on TPR valve. These pipes must be either CPVC, Copper or galvanized. and must have at least 6 six inches of clearance above pan.



## 14.1.2 No drip pan or drain

Medium



Plumbing Summary

**Comment Location** - GARAGE

A water heater is installed that has no catch pan and drain installed. Recommend having a qualified contractor install a catch pan and drain to prevent water damage if/when the water heater develops a leak or is drained.



## ELECTRICAL SECTION STANDARD

### Electrical Standards

The home inspector shall observe: Service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, Amperage and voltage ratings of the service, Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters, and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials, Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels, Test or operate any over current device except ground fault circuit interrupters, Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels, or Observe: Low voltage systems, Security system devices, heat detectors, or carbon monoxide detectors, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system, or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## ELECTRICAL IMPORTANT INFORMATION

### Main panel location

#### Comment Location - SOUTH

The main electrical panel location is identified in the photo s below. This is the area where you can shut off your electrical panel at the main disconnect, in case of an emergency. We also have the locations of sub panels in the home as well. All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) your electrical panel breakers including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs, can be a life saving event.



## Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are applied (example: the use of a hair dryer). If during the course of your home ownership you lose power in kitchen, bathroom, garage or outdoor outlets chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI.

GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. And usually the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores). Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.

**See Photos for location**

## ELECTRICAL MATERIAL

Service Panel Ampacity	Service Disconnect Type	Type of Branch Wiring
200 amps	Breaker	Vinyl-coated, Solid Copper, Solid Aluminum
Service OCPD Type		
Breakers		

### 5.1 Electrical Service Conductors

Underground service

Location: NORTH



### 5.3 Service Panel Manufacturer

Square D





#### 5.4 Service Disconnect Location

At Service Panel



#### 5.8 Service Grounding Electrode

Driven rod



Section Items	IN	NI	NP	RR	Comments	
5.1 Electric Meter Issues	✓				0	
5.2 Service Disconnect Issues	✓				0	
5.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
5.4 Main/Sub (Panel Cabinet/Cover/Labels)				✓	1	<a href="#">View Comments</a>
5.5 Main Or Sub Panel Wiring	✓				0	
5.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
5.7 Visible Wiring/Junction Boxes	✓				0	
5.8 Main/Sub (Ground/Bonding System)	✓				0	
5.9 Carbon Monoxide & Smoke Detectors				✓	1	<a href="#">View Comments</a>

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## COMMENTS

### 5.4.1 Missing Screws

Medium



#### Electrical Summary

The panel cover was missing one or more screws and should be replaced with stock screws from the panel manufacturer or their equivalent.



Location: SOUTH





## Health And Safety Summary

### Comment Location - HALLWAY

One or more smoke detectors were not hardwired / interconnected type or did not operate properly. When smoke detectors are hardwired / interconnected, all detectors will sound an alarm when just a single detector is detecting smoke. Recommend replacing any battery operated or malfunctioning smoke detectors with hardwired / interconnected type detectors.



## BASEMENT/CRAWL SPACE/FOUNDATION SECTION STANDARD

### Basement Standards

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

## BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL

### Crawl space access location

Slab foundation with brick or block stem walls

### Method used to inspect crawl space/basement

No crawlspace slab foundation

### Foundation wall type(s)

Poured concrete

## BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT



Section Items	IN	NI	NP	RR	Comments
16.1 Framing, Ceiling, Joists, And Sub Floor			✓		0
16.2 Insulation, Ventilation, And Vapor Retarders			✓		0
16.3 Basement And Crawlspace Electrical			✓		0
16.4 Columns, Piers And Beams			✓		0
16.5 Foundation			✓		0
16.6 Slab-on-Grade	✓				0

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## MASTER BATHROOM SECTION STANDARD

### Bathroom Standards

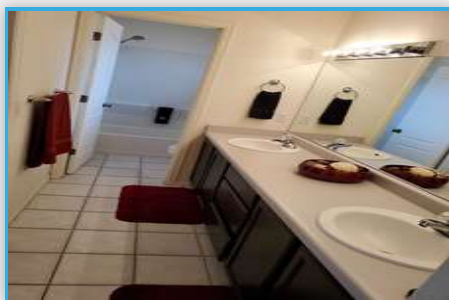
In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior - Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

## MASTER BATHROOM MATERIAL

Wall Material	Ceiling Materials	Shower and Tub
Drywall	Drywall	Prefabricated Plastic Surround, Plastic tub
Exhaust Vent	Sewer Odor	
Electric	No	

### 9.1 Bathroom Configuration

Two Sinks In Cabinet, Toilet, Tub/Shower



### 9.4 Floor Coverings

Tile



### 9.6 Toilet Type

Low-Flow



## MASTER BATHROOM SECTION REPORT




Section Items	IN	NI	NP	RR	Comments	
9.1 Electrical Receptacles	✓				0	
9.2 Switches And Lighting	✓				0	
9.3 Ventilation	✓				0	
9.4 Bathroom Sinks And Plumbing	✓				0	
9.5 Toilet	✓				0	
9.6 Medicine Cabinet	✓				0	
9.7 Mirrors, Towel Bars, Misc	✓				0	
9.8 Bathtub And Whirlpool	✓				0	
9.9 Cabinets And Counters				✓	2	<a href="#">View Comments</a>
9.10 Shower	✓				0	

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9.9.1 Cabinets And Counters(Multiple Defects)

Low

 Repair or Replace

1. CABINETS/DRAWERS DAMAGED

At the time of the inspection, one or more cabinets/drawers were damaged in areas. The Inspector recommends that the affected area(s) is evaluated, replaced or repaired, as needed, by a professional cabinet repair company.

2. CABINET FLOOR MINOR DAMAGE (NO MOISTURE)

At the time of the inspection, the under-sink cabinet floor in the bathroom had minor damage from past moisture that appears to have been corrected. Recommended that the damaged area is repaired as needed and monitored to minimize further damage.



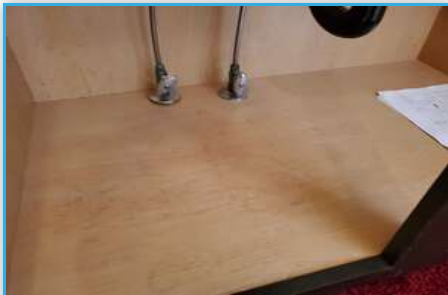
Location: MASTER BATHROOM



Location: MASTER BATHROOM



Location: MASTER BATHROOM




Location: MASTER BATHROOM

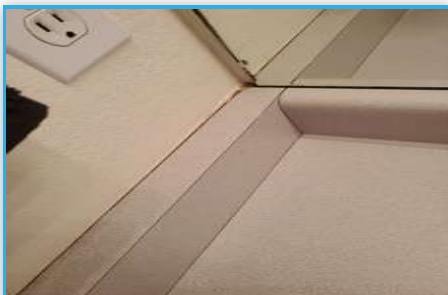


9.9.2 Damaged Caulk (Wall/Sink)

Low

 Repair or Replace

The bathroom counter caulking used to seal the sink or wall were cracked or damaged and in need of maintenance. We recommend that the affected areas be repaired as needed by a professional contractor.



Location: MASTER BATHROOM

2.1 Left hand corner

## Pre-Closing Walkthrough

### Pre-Closing Walkthrough & Other Information

This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

#### PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for the Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. The Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases our company of all responsibility. The Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through of your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces , etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read seller's disclosure.

**SINCERELY,**  
**ABRAM INSPECTIONS SERVICES**