

Windsor Home Inspections

Property Inspection Report



[REDACTED], Robbinsdale, MN 55422

Inspection prepared for: [REDACTED]

Real Estate Agent: [REDACTED]

Date of Inspection: 7/3/2018 Time: 9:00 am,
Age of Home: Built in 1921, 97 Years Old Size: 1,747 Sq. Ft.

Weather: 69 Degrees, Light Rain.

Three Bedrooms, Two Bathrooms.

Inspector: Ronald Jensen

AHIT and InterNachi Certified

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Phone: 651-271-8454

Email: Ron@windsorhomeinspections.net

www.WindsorHomeInspections.net

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or other significant items I would like to draw to your attention.

The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

On this page you will find in **RED** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

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What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

If a **Fireplace** is present, a fireplace inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

Grounds		
Page 8 Item: 4	GFCI	Outdoor receptacles on the house are not <u>GFCI</u> protected They should be updated for safety.
Garage		
Page 14 Item: 2	Roof Condition	Tree branches are against the roofing and siding materials. Recommend trimming these trees back to avoid abrasion.
Page 18 Item: 17	Garage Door's Reverse Status	Garage door pressure sensitive auto-reverse does not operate. Repair, this is a <u>safety hazard</u> .
Page 19 Item: 20	GFCI	Not all outlets are <u>GFCI</u> protected. Recommend upgrading for personal safety.
Roof		
Page 29 Item: 5	Gutter	Downspout drains onto sidewalk / driveway which may create a slip hazard. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential slip / ice hazard; use ice melt products and exercise caution.
Enclosed Rear Porch		

Page 31 Item: 4	Wall Condition	Moisture damage is noted to the wood paneling by the entry door. The water stained areas tested wet at 28% moisture. Repair as necessary.
Family Room		
Page 35 Item: 9	Electrical	The outlet to the right of the TV stand tested as having a bad ground. This is the <u>safety hazard</u> . Repair as necessary.
Kitchen		
Page 38 Item: 14	GFCI	The outlet to the left of the stove is not <u>GFCI</u> protected. Recommend upgrading for safety.
Page 39 Item: 21	Stove and Oven	<u>Anti-tip bracket</u> is missing from range installation. See label inside oven door. All free standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. Anti-tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.
Master Bedroom		
Page 48 Item: 11	CO Detectors	No CO Detector present in this room.
1st Bathroom		
Page 51 Item: 14	GFCI	The bathroom outlets are not <u>GFCI</u> protected. Recommend upgrading for personal safety.
Page 53 Item: 21	Exhaust Fan	The bath fan is not vented properly. It terminates inside the under <u>Eaves</u> storage closet in the 2nd Bedroom by a fixed roof vent. This should be vented to a dedicated bath fan roof vent. Repair as necessary.
Upper Level Interior Area		
Page 54 Item: 2	Stairs & Handrail	No handrail is present on the upper portion of the stairs. Recommend installing for personal safety.
Page 55 Item: 7	Closets	The electrical outlet tested as having a bad ground. Repair for personal safety.
Attic		
Page 57 Item: 1	Access	Access hole is located in the Upper level Hallway ceiling. The access hatch could not be removed to access the attic. Something in the attic is preventing the hatch from being lifted. Recommend repairs to gain access.
Bedroom #2		
Page 60 Item: 5	Window Condition	No window stops are present. This can be a significant hazard with children. Recommend adding after market stops for safety.
Bedroom #3		
Page 63 Item: 5	Window Condition	No window stops are present. This can be a significant hazard with children. Recommend adding after market stops for safety.
Basement		

Page 68 Item: 10	Basement Electric	One wall outlet in the bedroom area tested as having a bad ground. Repair for safety. The wall outlet mounted to the Support Post by the Laundry area tested as having the hot and neutral are reversed. Repair for safety.
2nd Bathroom		
Page 72 Item: 14	GFCI	The wall outlet is not <u>GFCI</u> protected. Recommend upgrading for personal safety.
Laundry Room		
Page 74 Item: 6	GFCI	The wash machine outlet is NOT, but should be <u>GFCI</u> protected. Upgrade for safety.
Page 76 Item: 9	Dryer Vent	The dryer vent is sealed with <u>duct</u> tape. This product is flammable and should be replaced with proper HVAC foil tape.

Inspection Details

Introduction:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

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1. Attendance

In Attendance:

Client was present for the conclusion of the inspection.

2. Home Type

Home Type:

Single Family Home with detached three car Garage.

3. Occupancy

Occupancy:

Occupied - Furnished: Heavy volume of personal and household items observed.

Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

1. Driveway and Walkway Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Concrete driveway noted.
Observations:

Note: Any differences over 1/4" in walking surfaces can be considered a trip hazard. Monitor.

The concrete driveway is cracked and pitted.

The sidewalk is also cracked.



Driveway is cracked and pitted.



Driveway is cracked and pitted.



Uneven walk surface at the front entry.

2. Grading

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Note: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

Note: While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

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

3. Grounds Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

4. GFCI

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

Outdoor receptacles on the house are not GFCI protected They should be updated for safety.



Exterior outlets on the house are not GFCI protected.

5. Plumbing

Satisfactory Fair Poor N/A None

Materials:

Copper piping noted.

PEX piping is noted.

Observations:

No deficiencies noted on the visible portions of the plumbing.

The main water shut off valve is located in the Basement.

Sewer line—Due to the age of this home I recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber will be revealed. A qualified plumber with a sewer camera can preform this inspection.



Main water shut off is located in the Basement.

6. Water Pressure

Satisfactory Fair Poor N/A None

Observations:

The water pressure was measured at 56 PSI when measured at the exterior hose bib.

7. Exterior Faucet Condition

Satisfactory Fair Poor N/A None

Location:

South side of the Structure.

Observations:

Hose bid is frost proof and ant siphon.



Hose Bib is frost proof and anti-siphon.

8. Main Gas Valve Condition

Satisfactory Fair Poor N/A None

Location:

Front of the structure.

Observations:

The gas valve appears functional but was not tested.

9. Vegetation Observations

Satisfactory Fair Poor N/A None

Observations:

Vegetation was noted within 18" of the foundation of the home. When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for moisture, wood destroying insects, as well as abrade and damage siding, screens and roofs.

Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Tree branches are in direct contact with the Garage siding and roof.



Tree are in direct contact with the garage.



Recommend removing vegetation that is within 18" of the structure.

10. Retaining Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Precast Concrete Blocks located at the sidewalk by the street at the front of the home.

The retaining wall along the North side of the structure may belong to the neighbor. Recommend you request further clarification.

Observations:

Appears appropriate for it's design.

No major deficiencies were noted.



No major problems were noted.

Garage

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Based on building inspection sticker on the electrical sub panel, the garage appears to have been built in 2004.





2. Roof Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Inspected with a pole camera.

Materials:

Asphalt shingles noted. The shingles appear to be original to the Garage.
Observations:

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

Tree branches are against the roofing and siding materials. Recommend trimming these trees back to avoid abrasion.



No problems were noted.



No problems were noted.



Branches are in direct contact with the structure / roof.

3. Siding Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl siding, wood frame construction, concrete slab foundation.

Observations:

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

4. Eaves & Fascia

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Aluminum soffits and fascia at the garage appeared to be in serviceable condition at the time of the inspection.

5. Rafters

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Engineered wood roof truss framing noted.

There were no visible major deficiencies of the roof structure at the time of inspection.

6. Ventilation

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Ridge exhaust venting noted.

7. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

No finished ceilings, just dimensional lumber used in it's construction.

8. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Dimensional construction lumber.

Partial concrete block walls noted.
Observations:

Unfinished, exposed dimensional lumber.

Some areas not accessible due to stored personal items.

9. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl framed sliding windows noted.

Observations:

The window tracks / guides are dirty and should be cleaned and lubricated for ease of use.

Operated the windows, they were functional at the time of inspection.

10. Steps

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Wooden step noted from the exterior into the Garage.

11. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Unfinished concrete floors.
Observations:

Common cracks noted.

Some of the floor could not be observed due to a boat and personal belongs obscuring the inspection.

12. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. Heating

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

There is no HVAC in the Garage.

14. Garage Door Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

One 18' x 8' insulated steel door.

Two Torsion Springs noted.

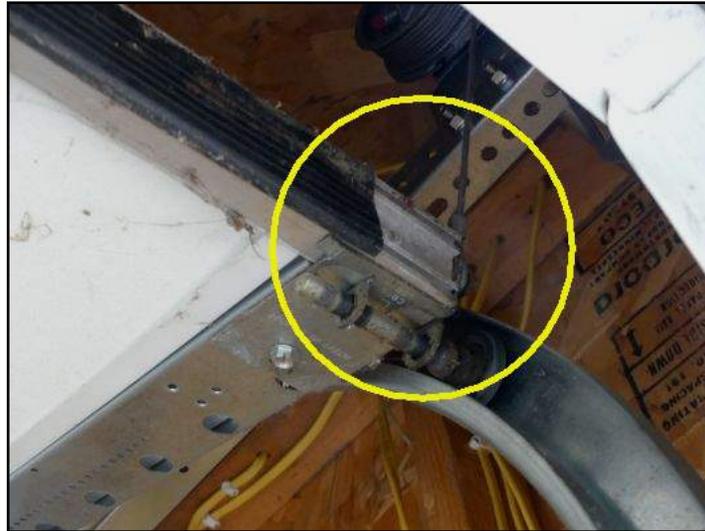
Observations:

Note: The garage door is the largest moving component in your home. A garage door and it's components can be very dangerous to adjust or service. It is always the recommendation to contact a qualified garage door technician for any and all service.

The garage door was functional during the inspection.

Weatherstripping on the bottom of the door is damaged. Recommend replacement.

General lubrication would improve the ease of operation of this door. This should be routine maintenance.



Missing weatherstripping on the bottom of the door.

15. Garage Door Parts

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

All parts were in good condition.

16. Garage Opener Status

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The opener is chain drive.

17. Garage Door's Reverse Status

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The Eye-beam reversing system operates as designed.

Garage door pressure sensitive auto-reverse does not operate. Repair, this is a safety hazard.

18. Exterior Door

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The exterior door is a steel flush panel door.

Exterior garage service door is functional.

This door binds on the threshold. Repair for ease of use.



Binds on the Threshold.

19. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies were observed.

20. GFCI

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Not all outlets are GFCI protected. Recommend upgrading for personal safety.

21. 220 Volt

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

There are no 220 volt outlets visible in this room.

22. Plumbing

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

23. Drainage

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

No floor drain noted.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





Entry door to the Kitchen and Basement.



2. Siding Condition

Satisfactory Fair Poor N/A None

Materials:

Stucco, vinyl siding, wood frame construction, concrete block foundation.

Observations:

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

Minor cracks are noted in several locations on the Stucco. Recommend sealing /painting to close the gaps to prevent any water infiltration.

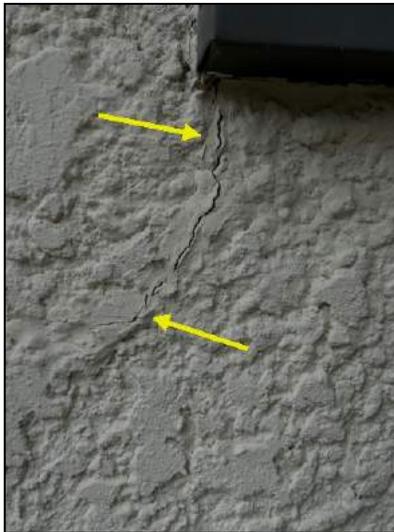
Some areas not accessible due to dense shrubbery against the house.



Small cracks are noted.



Cracking is noted in the Stucco.



Cracking is noted in the Stucco.

3. Doors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Note: See individual rooms for exterior and interior door details.

4. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Note: See individual rooms for exterior window details.

5. Eaves & Facia

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Wooden soffits and facia at the home appeared weathered and in need of paint in several areas.



Some deterioration and peeling paint is noted.

6. Exterior Paint

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Peeling paint observed, suggest scraping and painting as necessary.

All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.



Peeling paint is noted.

7. Steps

Satisfactory Fair Poor N/A None

Observations:

Wooden steps and landing at the front entry to the structure. This landing is a later addition to the house. With it's current configuration it has very low headroom at the supports for the roof canopy. Caution is advised.

Concrete steps at the rear entry.

Balusters at the front entry landing are almost 6" apart. Todays standards require these to be no more than 4" apart primarily for child safety. Caution is advised.



Front Entry.



Supports for the Front Entry Canopy are only 72" off the landing.



Balusters are more than 4" apart at the front entry landing.

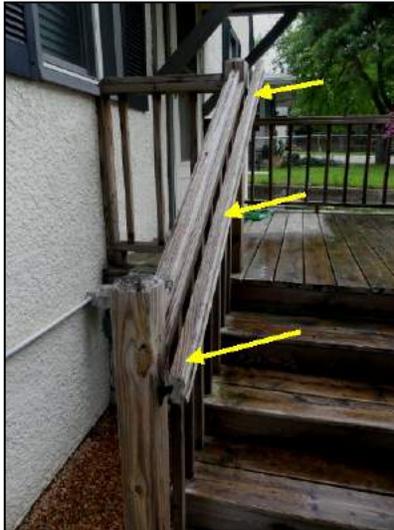
8. Stairs & Handrail

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Appeared functional at time of inspection.

The handrail at the front of the structure is loose. Repair for added safety.



Handrail is loose.

Roof

1. Overview

Satisfactory Fair Poor N/A None





Rolled Roofing over the Kitchen & Family Room.



Rolled Roofing over the Rear Porch.

2. Roof Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Roof was inspected with a pole camera.

Roofing Materials:

Asphalt Shingles noted.

Observations:

Roof appears to be 10 -15 years old.

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



No major problems were noted.

3. Flashing

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Open-valley flashing noted.

Appeared normal and functions as designed.



Open-Valley Flashing is functional.

4. Vent Caps

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No discrepancies noted.

5. Gutter

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

Downspouts drain into what appears to be a drain tile on the North side of the structure. It cannot be determined where this drains to or what type and condition the drain tile is in.

Downspout drains onto sidewalk / driveway which may create a slip hazard. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential slip / ice hazard; use ice melt products and exercise caution.



Downspout drains onto the walkway / driveway.



Gutter drains onto the walkway / driveway.



Gutters appear to drain into a buried drain tile.

6. Chimney

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The concrete chimney crown is cracked in several locations. Repair as necessary.

The Hot Water Heater vents through the Chimney. A wire mesh has been installed around the vent pipe at the top of the chimney to presumably prevent animals from entering. This wire mesh is damaged and missing in areas. Repair is recommended.



Concrete crown is cracked.



Wire mesh is damaged and missing.

Enclosed Rear Porch

1. Overview

Satisfactory Fair Poor N/A None

Observations:

Three season porch



2. Roof Condition

Satisfactory Fair Poor N/A None

Materials:

Roof was inspected with a pole camera.
Roofing Materials:

Rolled roofing noted.
Observations:

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

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

Unfinished dimensional lumber.

4. Wall Condition

Satisfactory Fair Poor N/A None

Materials:

Exterior Stucco wall.

Walls are clad in painted wood paneling.
Observations:

Moisture damage is noted to the wood paneling by the entry door. The water stained areas tested wet at 28% moisture. Repair as necessary.



Water staining is noted.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl framed sliding windows noted.

Observations:

Operated windows, they were functional at the time of inspection.

The window tracks / guides are dirty and should be cleaned and lubricated for ease of use.

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Bare concrete floors noted.

7. Doors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Aluminum frame storm / screen door at the rear entrance.

The weather stripping on the bottom of the door is damaged. Repair is necessary.

8. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies observed.

9. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Heating

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Ceiling Fans

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Family Room

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Location

Main Floor

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

There are drywall ceilings noted.

4. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Painted drywall noted.

Walls are partially clad in wood paneling.

Observations:

Some areas not accessible due to stored personal items.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl framed sliding windows noted.

Observations:

Operated windows, they were functional at the time of inspection.

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Hardwood flooring is noted.

7. Doors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Steel panel entry door with glass insert to the Rear Porch.

8. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The unfinished closet is in serviceable condition.

Solid wooden folding closet doors.

9. Electrical

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets)

The outlet to the right of the TV stand tested as having a bad ground. This is the safety hazard. Repair as necessary.

10. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

There were no visible smoke detectors.

11. Heating

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

12. Ceiling Fans

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Operated normally when tested, at time of inspection.

13. Door Bell

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Operated normally when tested.

Kitchen

1. Overview

Satisfactory Fair Poor N/A None



To the Upper Level.



To the Basement.

2. Locations

Main Floor

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

There are drywall ceilings noted.

4. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Painted drywall noted.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl framed double hung window noted.

Observations:

Window was functional at the time of inspection.

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Hardwood flooring is noted.

7. Stairs & Handrail

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Wooden Stair Railings noted to the Upper and Lower Levels.

Stairs are covered in carpeting.

8. Doors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Solid panel wood doors to the Upper and Lower Levels.

9. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Counters

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Solid Surface tops noted.

11. Sinks

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Graphite like material, double bowl sink.

Operated normally at the time of inspection.

12. Cabinets

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

13. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

14. GFCI

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

GFCI in place and operational at the counters and sink except as noted.

The outlet to the left of the stove is not GFCI protected. Recommend upgrading for safety.

15. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

There were no visible smoke detectors.

16. Heating

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

17. Plumbing

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies were observed at the time of inspection.

18. Dishwasher Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The dishwasher was operated and functional at time of inspection.

19. Garbage Disposal

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

20. Cook Top Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Gas cook top.

All heating elements operated when tested.

21. Stove and Oven

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

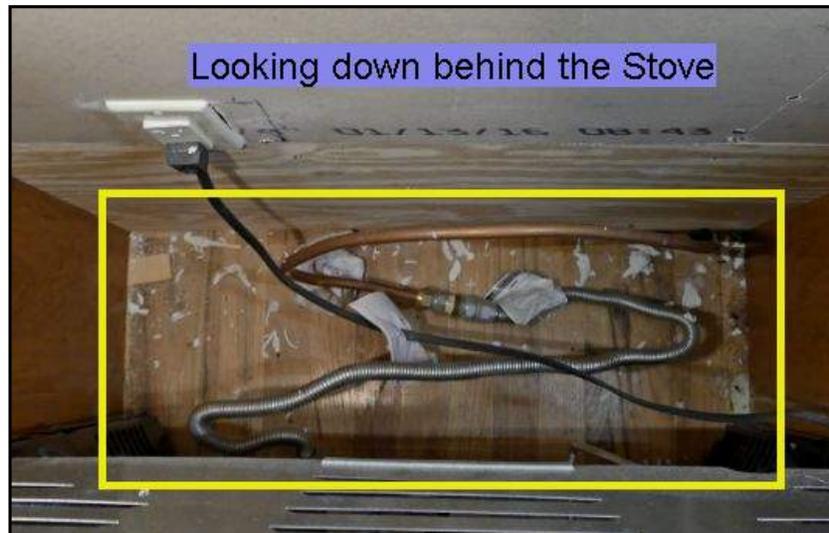
Observations:

Gas oven.

All heating elements operated when tested.

There is no gas shut off valve behind the stove.

Anti-tip bracket is missing from range installation. See label inside oven door. All free standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers. Anti-tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.



Anti-Tip Bracket is missing.

22. Microwave

Satisfactory Fair Poor N/A None

Observations:

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

23. Vent Condition

Satisfactory Fair Poor N/A None

Type:

Recirculating
Observations:

Functions as designed.

Dining Room

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Locations

Main Floor

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

There are acoustic tile ceilings noted.

4. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Painted drywall noted.

Wall paper finish noted.

Observations:

Some areas not accessible due to stored personal items.

There is loose wall paper noted.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl framed double hung windows noted.

Observations:

Operated windows, they were functional at time of the inspection.

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Hardwood flooring is noted.

7. Doors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Some outlets not accessible due to furniture and or stored personal items.

No deficiencies observed.

10. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

There were no visible smoke detectors.

11. Heating

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

Main Floor Interior Areas

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

There are drywall ceilings noted.

There are acoustic tile ceilings noted.

3. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Painted drywall noted.

4. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Hardwood flooring is noted.

6. Doors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Hollow core wood Pocket Door into the Living Room.

The door binds slightly.

General lubrication would improve the ease of operation.

7. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The closet is in serviceable condition.

Solid wooden folding closet doors.

8. Electrical

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

No wall outlet are in this small area.

9. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Alarmed when tested.

10. CO Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

No CO Detector present in this area.

Living Room

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Locations

Main Floor

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

There are acoustic tile ceilings noted.

4. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Painted drywall noted.

Observations:

Some areas not accessible due to stored personal items.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl framed double hung windows noted.

Observations:

Operated windows, they were functional at the time of inspection.

The window tracks / guides are dirty and should be cleaned and lubricated for ease of use.

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Hardwood flooring is noted.

7. Doors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Steel panel entry door with glass insert.

Aluminum framed storm / screen door.

8. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Some outlets not accessible due to furniture and or stored personal items.

No deficiencies observed.

10. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

There were no visible smoke detectors.

11. Heating

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

12. Door Bell

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Operated normally when tested.

Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Overview

Satisfactory Fair Poor N/A None



2. Location

Main Floor

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted.

4. Wall Condition

Satisfactory Fair Poor N/A None

Materials:

Painted drywall noted.

Observations:

Some areas not accessible due to stored personal items.

5. Window Condition

Satisfactory Fair Poor N/A None

Materials:

Vinyl framed sliding windows noted.

Observations:

Operated windows, they were functional at the time of inspection.

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Hardwood flooring is noted.

7. Doors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Hollow core wood door.

8. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The closet is in serviceable condition.

Plywood sliding closet doors. Recommend cleaning and lubricate the tracks and rollers for ease of operation.

9. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Some outlets not accessible due to furniture and or stored personal items.

No deficiencies observed.

10. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Alarmed when tested.

11. CO Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

No CO Detector present in this room.

12. Heating

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

13. Ceiling Fans

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Operated normally when tested, at time of inspection.

1st Bathroom

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Locations

Main Floor

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

There are drywall ceilings noted.

4. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Painted drywall noted.

5. Window Condition

Satisfactory Fair Poor N/A None

Materials:

Vinyl framed double hung window noted.

Observations:

Window was functional at the time of inspection.

6. Floor Condition

Satisfactory Fair Poor N/A None

Type:

Ceramic tile is noted.

7. Doors

Satisfactory Fair Poor N/A None

Observations:

Hollow core wood door.

There is no locking hardware on this door.

8. Closets

Satisfactory Fair Poor N/A None

9. Counters

Satisfactory Fair Poor N/A None

Observations:

Solid surface top with built in sink.

No discrepancies noted.

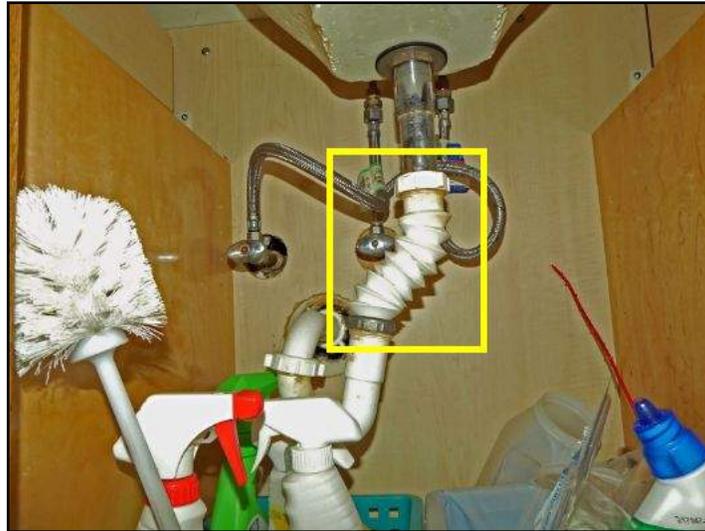
10. Sinks

Satisfactory Fair Poor N/A None

Observations:

Operated normally at the time of inspection.

The drain line for this sink is composed of a flexible plastic pipe. These are often considered illegal. They are subject to frequent clogging. Recommend repairing with proper plumbing materials.



Flex drain pipe should be replaced.

11. Cabinets

Satisfactory Fair Poor N/A None

Observations:

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

12. Mirrors

Satisfactory Fair Poor N/A None

Observations:

No deficiencies noted.

13. Electrical

Satisfactory Fair Poor N/A None

Observations:

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

14. GFCI

Satisfactory Fair Poor N/A None

Observations:

The bathroom outlets are not GFCI protected. Recommend upgrading for personal safety.



Outlets should be upgraded to GFCI for safety.

15. Plumbing

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

See Sink notes.

16. Toilets

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Observed as functional and in good visual condition.

17. Bath Tubs

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Tub / Shower combination.

Functioned as designed.

18. Showers

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The shower is functional.

19. Shower Walls

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Fiberglass surround panels are noted.

20. Enclosure

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Curtain present at the shower enclosure.

21. Exhaust Fan

Satisfactory Fair Poor N/A None

Observations:

The bath fan was operated and no issues were found.

The bath fan is not vented properly. It terminates inside the under Eaves storage closet in the 2nd Bedroom by a fixed roof vent. This should be vented to a dedicated bath fan roof vent. Repair as necessary.



Improperly vents into the Attic.



Improperly terminates in the storage area / attic in the 3rd Bedroom.

22. Heating

Satisfactory Fair Poor N/A None

Observations:

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

Upper Level Interior Area

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Stairs & Handrail

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Wooden stair railing noted on the Lower portion of the stairs.

Stairs are covered in carpeting.

No handrail is present on the upper portion of the stairs. Recommend installing for personal safety.



Handrail should be added for safety.

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Fiberboard ceiling materials is noted.

There are drywall ceilings noted.

Attic access is located in this ceiling.

Observations:

Evidence of past leaking and deterioration was noted by the Attic hatch. It was dry at the time of inspection.

4. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Wall paper finish noted.

Walls are partially clad in wood paneling.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl framed double hung window noted.

Observations:

The window was functional at the time of inspection.

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Carpet is noted.

7. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The large storage closet at the end of the hallway is in serviceable condition.

Solid panel split closet door is present.

The closet door binds on the carpeting. Repair for ease of use.

The closet walls show some deterioration at the seams.

The vinyl framed double hung window was functional at the time of inspection.

The electrical outlet tested as having a bad ground. Repair for personal safety.



Overview.



Overview.

8. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Alarmed when tested.

9. CO Detectors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

CO Detector alarmed when tested.

10. Ceiling Fans

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The fan blades wobble when tested at high speed.

Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Access

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Each of the Upper Level Bedrooms has two access doors leading to under the Eaves storage areas. Each Bedroom had one of the access doors by furniture which prevented access. Recommend having the owner provide access to these areas for further inspection before closing.

Access hole is located in the Upper level Hallway ceiling. The access hatch could not be removed to access the attic. Something in the attic is preventing the hatch from being lifted. Recommend repairs to gain access.



Water staining and damage is noted.

2. Overview

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Structure

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. Insulation Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Ventilation

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Chimney

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Bedroom #2

1. Overview

Satisfactory Fair Poor N/A None



2. Location

Upper Level, left at the top of the stairs.

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted.

4. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Painted drywall noted.
Observations:

Some areas not accessible due to stored personal items.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Vinyl framed sliding window noted.
Observations:

Window was functional at the time of inspection.

No window stops are present. This can be a significant hazard with children. Recommend adding after market stops for safety.

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Carpet is noted.

7. Doors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Solid panel wood door.

The door rubs on the flooring / carpet making it hard to use. Adjust for proper clearance.

8. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The walk in closet is in serviceable condition.

Hollow core wooden folding doors.

There are two storage areas located under the Eaves. Only one was accessible.



Storage area under the Eave.



Storage area under the Eave.

9. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Some outlets not accessible due to furniture and or stored personal items.

No deficiencies observed.

10. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Alarmed when tested.

11. CO Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

No CO Detector present in this room.

12. Heating

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

13. Ceiling Fans

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Operated normally when tested, at time of inspection.

Bedroom #3

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Storage area under the Eave is blocked.



2. Location

Upper Level, right at the top of the stairs.

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

There are drywall ceilings noted.

4. Wall Condition

Satisfactory Fair Poor N/A None

Materials:

Wall paper finish noted.

Observations:

Some areas not accessible due to stored personal items.

5. Window Condition

Satisfactory Fair Poor N/A None

Materials:

Vinyl framed sliding window noted.

Observations:

Window was functional at the time of inspection.

No window stops are present. This can be a significant hazard with children. Recommend adding after market stops for safety.

6. Floor Condition

Satisfactory Fair Poor N/A None

Type:

Carpet is noted.

7. Doors

Satisfactory Fair Poor N/A None

Observations:

Solid panel wood door.

The door binds on the top jamb. Repair for ease of use.

8. Closets

Satisfactory Fair Poor N/A None

Observations:

The closet is in serviceable condition.

Plastic, accordion door.

The door binds on the carpeting making it hard to use. Repair as necessary.

There are two storage areas located under the Eaves. Only one was accessible.



Storage area under the Eave.

9. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Some outlets not accessible due to furniture and or stored personal items.

No deficiencies observed.

10. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Alarmed when tested.

11. CO Detectors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

No CO Detector present in this room.

12. Heating

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

13. Ceiling Fans

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Operated normally when tested, at time of inspection.

Basement

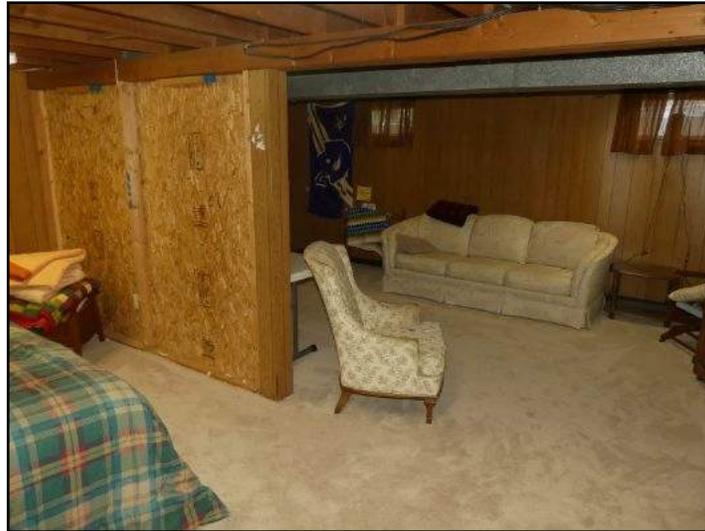
1. Overview

Satisfactory Fair Poor N/A None

Observations:

Unfinished Lower Level.





2. Access

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Stairs from the Kitchen

Exterior door to the same stairs.

Observations:

Entrance is appropriate for the design of the house.

Wood Panel exterior door with glass insert.

The exterior door binds on the jamb and stairs. Repair for ease of use.

Aluminum frame storm / screen door.



Exterior Door.

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Unfinished, dimensional construction materials noted.

4. Walls

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Painted concrete blocks noted.

Unfinished OSB plywood is noted.

Plywood wood paneling.

Observations:

No deficiencies were observed at the visible portions of the structural components of the home.

Although there are no signs of water penetration we caution you to consider any basement as wet until experience proves it dry.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Wood framed awning windows noted.

Insulated glass block windows noted.

Observations:

The windows function as designed.

6. Egress Window Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

There is no Egress Window in this Basement.

7. Stairs

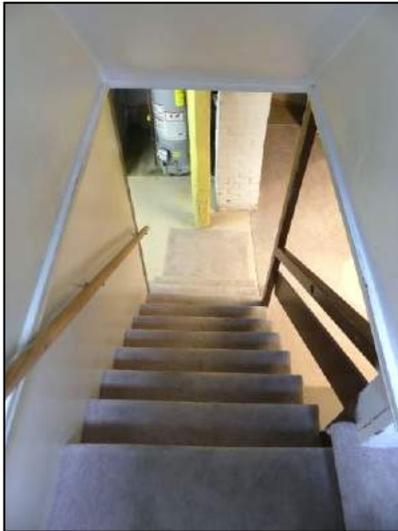
Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Wooden Handrail.

The stairs are covered in carpeting.

Stairs have inadequate headroom 69", this is a safety concern.



Minimal headroom. caution iks advised.

8. Slab Floor

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Carpet is noted.

Painted concrete floor.

9. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Basement Electric

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Some outlets are not accessible.

One wall outlet in the bedroom area tested as having a bad ground. Repair for safety.

The wall outlet mounted to the Support Post by the Laundry area tested as having the hot and neutral are reversed. Repair for safety.

11. GFCI

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

12. Smoke Detectors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Alarmed when tested.

13. CO Detectors

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

CO Detector alarmed when tested.

14. Columns

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Wooden columns and beams.

No deficiencies were observed at the visible portions of the structural components of the home.

15. Framing

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Appears Functional.

16. Subfloor

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Visible areas are appropriate.

17. Drainage

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Floor drain noted by the Laundry area.

18. Sump Pump

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19. Insulation

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Minimal insulation at some of the Rim Joists.

There was no wall insulation at the time of inspection.

20. Heating

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Central heating and cooling noted in this area. At the time of the inspection, all appeared to be functioning and in serviceable condition.

2nd Bathroom

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Locations

Basement

3. Ceiling Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Plastic laminate ceiling panels.

4. Wall Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Plastic laminate wall panels.

Wall paper finish noted.

5. Window Condition

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. Floor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Ceramic tile is noted.

7. Doors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Solid panel wood door.

The door binds on the latch side jamb. Repair for ease of use.

8. Closets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. Counters

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Sinks

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Single bowl porcelain sink.

Operated normally at the time of inspection.

11. Cabinets

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Functional and in satisfactory condition, at time of inspection.

12. Mirrors

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Minor deterioration noted along the bottom edge.



Deterioration noted along the bottom edge.

13. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies observed.

14. GFCI

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

The wall outlet is not GFCI protected. Recommend upgrading for personal safety.



outlet is NOT GFCI protected.

15. Plumbing

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies were observed.

16. Toilets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Observed as functional and in good visual condition.

17. Bath Tubs

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

18. Showers

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The shower is functional.

Ceramic tile base.

19. Shower Walls

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Plastic laminate wall panels.

20. Enclosure

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Curtain present at the shower enclosure.

21. Exhaust Fan

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

22. Heating

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

Laundry Room

1. Overview

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Locations

Basement

3. Cabinets

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Counters

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Electrical

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 No deficiencies observed.
 Dryer outlet noted.

6. GFCI

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:
 The wash machine outlet is NOT, but should be GFCI protected. Upgrade for safety.



Wash Machine outlet is NOT GFCI protected.

7. Plumbing

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies observed.

Consider adding a single lever, on/off water valve at the wash machine. Both hot and cold water are turned on or off with the single movement of one lever. This allows ease of use and helps avoid water leaks when used each time the wash machine is used.



Consider adding a Single Lever Water Valve for ease of use.



Example of a Single Lever Water Valve.

8. Wash Basin

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Single bowl fiberglass basin.

9. Dryer Vent

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The exterior dryer vent is dirty and should be cleaned.

The dryer vent is sealed with duct tape. This product is flammable and should be replaced with proper HVAC foil tape.



Improperly sealed with flammable Duct-Tape.



Exterior Dryer Vent is dirty.

10. Gas Valves

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

No gas present.

Electrical

1. Brand Name

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand:

Square D

2. Main Panel Access

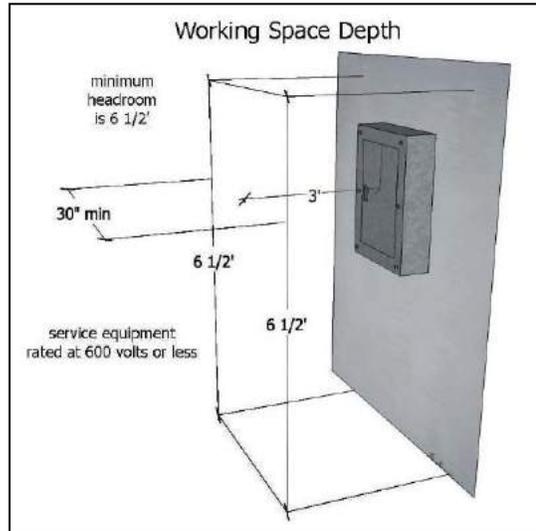
Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Note: Current codes call for a minimum of 6 1/2" of headroom, 30" clearance across the face of the panel, and 36" clearance in front of the panel.



Located in the Basement.



Example of proper clearances.

3. Electrical Panel

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Panel box located in Basement.

Observations:

Arc-Fault Circuit Interrupter (AFCI) circuit breaker was installed to protect electrical circuits in bedrooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Panel cover screw(s) missing.



No problems were noted.

4. Sub Electrical Panel

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location:

Homeline brand service panel located in the Garage.

Location:

20 amp breakers.

Observations:

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



Located in the Garage.



No problems were noted.

5. Main Amp Breaker

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

150 amp

6. Breakers in off position

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

1

7. Cable Feeds

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

There is a overhead service drop noted.

When utility company wires coming into the service mast are sagging, frayed, strung through trees, or otherwise appear improper, the client is advised to contact the utility company prior to closing to correct the condition or verify its safety.



Cable feeds is running through the trees.

8. Breakers

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Copper non-metallic sheathed cable noted.

Observations:

All of the circuit breakers appeared serviceable.

Furnace

HVAC Air Filters

Heating and cooling consumes a big part of your utility bill. But it's a small thing, the air filter, that keeps the entire system humming along. A dirty filter can restrict airflow, preventing the system from working like it's supposed to and that can eventually lead to a breakdown. If you're getting low airflow, check the air filter—a clogged filter can cut airflow to a trickle.

Equip your healthy home with the highest rated filters possible for your HVAC system to ensure optimal indoor air quality.

HVAC Air Filters are one of the most important components of any HVAC system. A dirty filter or a filter that needs to be replaced can cause problems. Air filters are placed within a ventilation system to block airborne particles such as mold spores, bacteria, viruses, animal dander, pollen, and dust. Keeping these things from freely flying through the air is good for a building's occupants, but it is primarily good for the equipment. If the ducts are clogged, the air doesn't flow freely. A clogged filter starves the unit for air. This results in a decrease in your HVAC system's efficiency. Units that have dirty filters that need to be replaced have to work harder and don't provide cool air in the summer or warm air in the winter.

An overworked HVAC system is an HVAC system that won't last as long. Overworked units also hit your pocketbook with higher utility bills. If the air can't flow through the ductwork, it backs up into the air handler and causes the AC condenser to freeze up. If you see ice on your condenser - the unit outside - and you aren't getting cold air inside, it might be your air filter's fault!

Important Terms To Know

When you begin to look at air filters, you will find an alphabet soup of letters that can be confusing to the novice. MERV, MPR, FPR, and HEPA are all acronyms associated with HVAC air filters. We break them down for you below.

MERV: The Minimum Efficiency Rating Value ranges from 1 to 20. Air filters are tested six times by organizations and manufacturers to determine the MERV rating. Air filters that capture large dust particles rate a MERV score of 1 to 4. The higher the rating, the smaller the particles that are captured. Filters with a MERV 8 to 12 rating are most often recommended for residential use. MERV 13 to 16 rated filters are commonly used for commercial or industrial HVAC systems.

MPR: The Micro-Particle Performance Rating is a rating system created by 3M. The rating designates the 3M filter products' abilities to capture pollutants smaller than 1 micron.

FPR: Home Depot has a unique rating system for their air filters. The Filter Performance Rating is comparative to the MERV rating, but it is specific to brands sold at Home Depot and is solely determined by Home Depot.

HEPA: High Efficiency Particulate Air filters catch the tiniest of particulates. HEPA filters are great for helping individuals for health reasons because they block allergens. These higher efficiency air filters restrict air flow and are not usually used in residential HVAC systems. HEPA stands for High Efficiency Particulate Air Filter and is a rating measurement used for portable or room air purifiers. You can think of these as MERV17-20. HEPA filters generally remove 99.97% of the invisible intruders in your home down to 0.3 microns. However, a filter rated this high isn't ideal for whole home HVAC systems as they create too much static pressure--or the resistance to airflow--which can cause damage to your systems fan. That said, fans in room air purifiers are specifically designed to handle this type of pressure, and therefore, are able to handle HEPA filters, providing a supplemental burst of fresh air.

Types of Air Filter: In addition to the rating system for HVAC air filters, these filters are made with different materials and in different styles. We discuss five different types of filters below.

Flat-Panel Fiberglass Filter: Flat panel fiberglass air filters are some of the most commonly used filters in residential HVAC air returns. This type of filter typically has a MERV rating of 4. It has to be replaced approximately every 30 days of use of the HVAC system.

This is a disposable filter. If you are looking for a low maintenance filter, this is a good style for easily putting in the new one and tossing the old one in the garbage. However, if you are wanting to put in your filter and

forget about it for longer than once a month, this isn't the filter for you.

Pleated Filter: Pleated filters are the most popular type of filter. Pleated filters can be used with any type of HVAC system. The pleated filter catches the dust and particulates on the surface of the pleats rather than within the filter. It is a thinner filter because the material doesn't allow the materials in the air past the surface and doesn't need to be thick to catch the remaining particles. The filter's pleats increases the air flow and causes less restriction of airflow as it collects materials. This makes the pleated filter more efficient.

Most pleated filters have a MERV rating of 8, but they range from 5 to 13. Some pleated filters have a MERV rating of up to 13 because they feature electrostatic characteristics, and they don't support growth of mold or bacteria. Pleated filters are sometimes made with carbon and charcoal fibers. Carbon absorbs the odors. Cotton, polyester, and synthetic blends are also used to make pleated furnace filters. These filters are disposable.

Media Filters: Honeywell and Aprilaire are among the manufacturers of Media filters. These filters usually have a MERV rating of 10 to 13. Some media filters are used in conjunction with the media air cleaner that is placed in the ductwork. These filters can also be used at the air return. Media filters are bulkier than the pleated filters. These filters are different than the traditional filters.

Washable Reusable: Washable reusable air filters are a permanent type of air filter. Once you purchase a washable air filter, you will be able to wash it off and put it back into service periodically. This is one of the newer air filter types, and it is gaining popularity. It is a green choice to reuse an electrostatic air filter. These filters should be washed approximately every three months, unless you have indoor pets or lots of dust and allergens in the air. In that case, you'll want to clean them more frequently. These filters should last about five years.

1. Brand Name

Satisfactory	Fair	Poor	N/A	None	Brand:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bryant

2. Approximate Age of Furnace

Satisfactory	Fair	Poor	N/A	None	Observations:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Note: The typical Gas Forced Air Furnace has a life expectancy of 15 to 25 years.

The Furnace ID tag says the Unit was manufactured in September of 2016.



Unit was manufactured in 2016.

3. Furnace Condition

Satisfactory Fair Poor N/A None

The Furnace is located in the Basement.
Materials:

Gas fired forced hot air.
Observations:

Note: Annual HVAC service is recommended for safety and energy efficiency.



Annual HVAC "Clean and Check" is recommended.

4. Heater Base

Satisfactory Fair Poor N/A None

Observations:

The heater base appears to be functional.

5. Enclosure

Satisfactory Fair Poor N/A None

Observations:

No problems were noted.

6. Combustion

Satisfactory Fair Poor N/A None

Observations:

The combustion chamber appears to in functional condition.



Good combustion flames.

7. Venting

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Plastic - PVC vent noted.

8. Gas Valves

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

Gas shut off valve was present and appeared functional but was not tested.

9. Air Supply

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

There is an external fresh air supply.

The return air supply system appears to be functional.

10. Type

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Round

Square

Flexible

Sheet metal

Plastic

11. Condition of Ductwork

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Most ductwork in not visible because of finished walls and ceilings.

The visible portion of the ductwork appears appropriate.

12. Registers

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The air supply system appears to be functional.

13. Filters

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

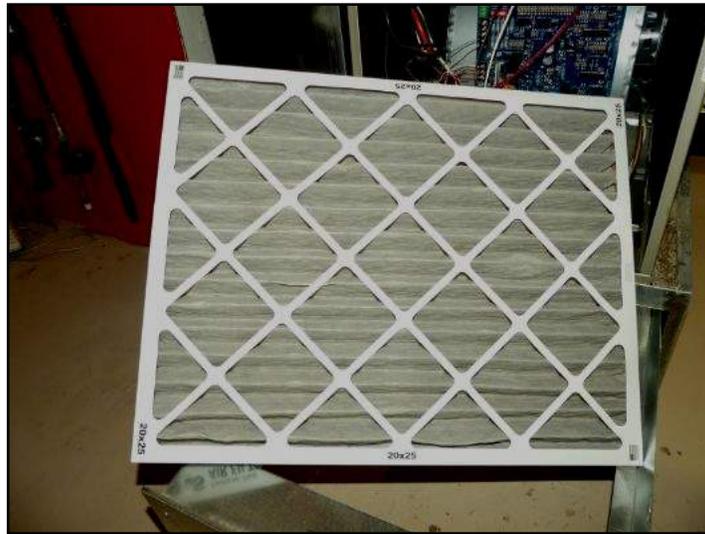
Location:

20" x 25" x 1-3/4", Merv 8 filter is located inside the filter cabinet.

Observations:

Note: The air filter should be inspected at least monthly and cleaned or replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

Furnace filter dirty. Needs replacement.



filter is dirty and should be replaced.

14. Thermostats

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The thermostat is located in the Main Floor Hallway.

Digital - programmable type.

Air Conditioner

1. Brand Name

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand:

Payne

2. Approximate Age of Air Conditioner

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Note: There is a big difference in the quality and life expectancy of a Central Air Conditioner. The typical unit has a life expectancy of 8 to 15 years.

The compressor ID tag says the unit was manufactured in September of 2016.



Unit was manufactured in 2016.

3. AC Compressor Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Compressor Type:

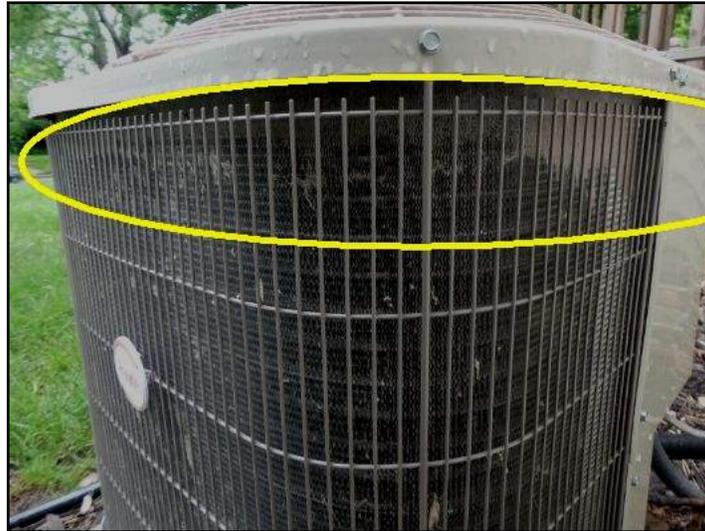
Electric

The compressor is located at th front of the structure.

Observations:

Functional and operated as designed at the time of inspection.

The exterior condenser is slightly dirty and needs to be cleaned.



Compressor is slightly dirty.

4. Refrigerant Lines

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No defects found on the visible portion of the lines.

Water Heater

1. Brand Name

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand:

A.O. Smith

2. Approximate Age of Water Heater

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Note: There is a vast difference in the quality of conventional Water Heaters today. Some units have performed well for 15-20 years. However, the average life expectancy of the typical Water Heater is about 8-12 years.

The Water Heater ID tag says the unit was manufactured in August of 2016.



Unit was manufactured in 2016.

3. Number Of Gallons

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

40 gallons

4. Plumbing

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Copper

Observations:

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

No dielectric fitting were noted. Without this corrosion can occur between dissimilar metals, ie: copper and galvanized pipe. Consider upgrading at next service.

5. Water Heater Condition

Satisfactory Fair Poor N/A None

Heater Type:

Gas

The water heater is located in the Lower Level unfinished Basement.
Observations:

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

6. Base

Satisfactory Fair Poor N/A None

Observations:

The water heater base is functional.

7. Heater Enclosure

Satisfactory Fair Poor N/A None

Observations:

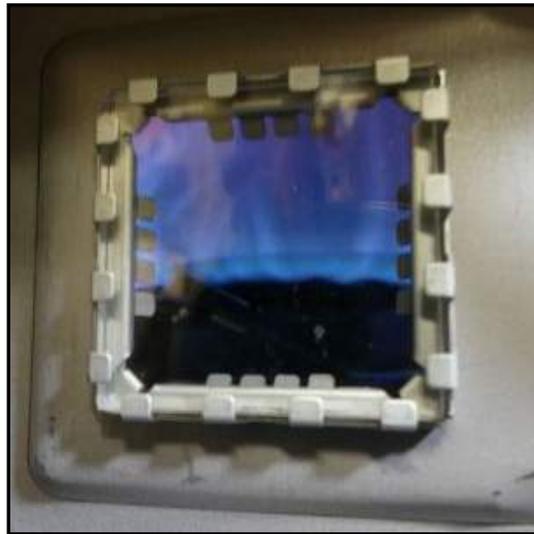
The water heater enclosure is functional.

8. Combustion

Satisfactory Fair Poor N/A None

Observations:

The combustion chamber appears to in functional condition.



Good combustion flame.

9. Venting

Satisfactory Fair Poor N/A None

Observations:

No issues were noted.

10. TPRV

Satisfactory Fair Poor N/A None

Observations:

Appears to be in satisfactory condition -- but was not tested.

11. Overflow Condition

Satisfactory	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Copper

Observations:

Appears to be in satisfactory condition -- no concerns.

12. Gas Valve

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

Gas shut off valve appears functional but was not tested.

Water Softener

1. Water Softener

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

Water softeners are not part of a normal home inspection. They are considered a add-on accessory to the home. If you have specific questions or concerns we recommend a qualified technician be called for a detailed evaluation of the unit.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Amp	Amperage; The rate at which electricity flows through a conductor.
Anti-Tip Bracket	Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range, and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath.
Balusters	The vertical members, commonly referred to as spindles, in a railing installed between the top rail and bottom rail or stair treads.
Beam	A supporting member of wood or steel; structural support member (of steel, concrete, lumber, etc.) transversely supporting a load that transfers weight from one location to another.
Combustion Chamber	The chamber in a furnace, boiler or hot water heater in which fuel is burned. Called a firebox in older oil burners.
Dielectric Fitting	Your hot water heater hooks up to your water pipes and that actually creates a problem. When you put two different metals together in the presence of an electrolyte (in this case tap water) you get a reaction called galvanic corrosion. To avoid this plumbers use a special coupling called a dielectric union. It's a coupling that acts as an electrical barrier between the two metals. One side is made of copper; the other, steel. Between the two sides, there is a non-conducting washer, usually made of rubber, which prevents the metals from interacting.
Dimensional Lumber	Dimensional lumber is a term used for lumber that is cut to standardized width and depth specified in inches. Carpenters extensively use dimensional lumber in framing wooden buildings. Examples of common sizes are 2x4, 2x6, 2x10 2x12.
Drywall	A gypsum board material used for interior walls and ceilings. Often referred to as sheetrock.
Duct	A cylindrical or rectangular tube, usually constructed of sheet metal, used as an exhaust / intake channel to distribute warm air from a furnace or cooled air from an air conditioner, or as a cold air returns. The installation is referred to as the "ductwork".
Ductwork	A system of distribution channels used to transmit heated or cooled air from a central HVAC system throughout a home.

Eave	The eave or overhang, is the lower portion of the roof that extends beyond the outer wall. It is made up of the fascia, which is the outer board laid vertical at the edge of the eave, and the soffit, which is the underside of the eave.
Eye-beam	The photo eye-beam of an automatic opening garage door is a safety feature. If the photo eye senses an obstruction, it stops the door from closing and potentially prevents damage or injury to a vehicle, person or pet in the path of the door. The photo eye consists of two sensors, one on either side of the garage door, about 6 inches above the ground. One of the sensors directs a beam toward the other; if an object interrupts the beam, the sensor breaks the circuit, preventing the door from closing.
GFCI	<p>A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.</p> <p>GFCI protection is vital to ensure electrical safety in both residential and commercial settings. A power interruption due to a ground fault provides important protection to people but can shut down freezers, sump pumps and other necessary equipment if left undetected. Often, however, GFCIs in garages, basements or large commercial kitchens may be located in an out-of-the-way place such as a back corner or storage area making daily visual checks for tripping unlikely. There are now GFCI outlets available which make an audible sound when they have been tripped.</p> <p>When a condition exists causing these new GFCI with Audible Alert to trip, users will be alerted by the sounding of an audible alarm. This audible alert indicates that power has been disconnected from loads plugged into or fed from the GFCI so users can immediately assess the reason and reset the device. This is an idea solution to GFCI's that are out of the way or protecting circuits where loss of power can be problematic.</p>
Galvanized Pipe	<p>Galvanized pipe is steel pipe covered with a protective coating of zinc which greatly reduces its tendency to corrode and extends its life expectancy.</p> <p>No longer used in homes, galvanized pipe was used extensively as water supply lines in new construction prior to the 1960's. Today it is most often found in water well applications of all types.</p> <p>Galvanized pipe has a tendency to react with minerals in water, producing a build up of calcium deposits (scale) that can lead to lower water pressure.</p> <p>A moderate level of calcium helps form a protective coating on the pipe, which may slow down corrosive effects. The operative word is moderate. High levels of calcium may build up in the pipe and restrict water flow.</p> <p>Galvanized steel also corrodes over a period of time. The pipe rusts from the inside out. Over time, the pipes might corrode to the point where the pipes are completely restricted due to rust.</p>

Hose Bib	An outdoor faucet with hose threads on it's spout for the attachment of a garden hose, lawn sprinkler device, etc. Also installed on the interior for the attachment of a washing machine, wash basin, utility sink, etc.
OSB	Oriented Strand Board: A manufactured wood panel made of 1" to 2" wood chips and glue. Often used as a substitute for plywood. Also called chipboard, flakeboard and waferboard.
Open-Valley Flashing	Open valleys don't depend on the roof-covering materials to keep runoff from penetrating the valley. Instead, the valley is lined with metal flashing. The roof-covering material is held back 2 to 6 inches from each side of the centerline, so some of the flashing is visible.
PEX	PEX (cross-linked polyethylene) has several advantages over copper: PEX is cheaper than copper. Half-inch PEX tubing costs about a third the price of copper. Some of the savings will be offset by the need for a special tool to install the fittings, but if you're doing a medium to large plumbing job, you'll usually save by using PEX instead of copper. PEX is faster to install than copper. If you use a manifold and 'home-run' system, it's like running a garden hose to each fixture is super fast and easy. But even if you install PEX in a conventional main line and branch system, the connections are quicker to make than soldering copper. PEX won't corrode like copper. If you live in an area with acidic water, copper can corrode over time. PEX is unaffected by acidic water and is therefore a better choice in these areas
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. Another form of PVC is now becoming popular for low maintenance decking materials.
Porcelain	A white vitrified translucent ceramic material.
Qualified	"Having the necessary training, skills, knowledge, expertise, and experience to competently address adverse conditions in systems and components and, where applicable, holding all required licenses and meeting all applicable governmental and statutory requirements."
Rim Joist	In the framing of a deck or building, a rim joist is the final joist that caps the end of the row of joists that support a floor or ceiling. A rim joist makes up the end of the box that comprises the floor system. It is sometimes called a band joist.
Safety Hazard	Denotes a condition that is unsafe and in need of prompt attention.
Satisfactory	Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.
Soffit	The underside of an overhanging cornice of a building extending out from the plane of the building wall.
Stucco	The term Stucco is a loosely applied to various kinds of plasterwork both exterior and interior. The most common use is to refer to plaster or cement used for the external coating of the home. There are numerous types of stucco including "Hard Coat Stucco" (HCS), "One Coat Stucco" (OCS) and "Exterior Insulation and Finish System" (EIFS).

Torsion Spring	<p>A torsion spring counterbalance system consists of one or two tightly wound up springs on a steel shaft with cable drums at both ends. The entire apparatus mounts on the header wall above the garage door and typically has three supports: a center bearing plate with a steel or nylon bearing and two end bearing plates at both ends. The springs themselves consist of the steel wire with a stationary cone at one end and a winding cone at the other end. The stationary cone is attached to the center bearing plate. Steel counterbalance cables run from the roller brackets at the bottom corners of the door to a notch in the cable drums. When the door is raised, the springs unwind and the stored tension lifts the door by turning the shaft, thus turning the cable drums, wrapping the cables around the grooves on the cable drums. When the door is lowered, the cables unwrap from the drums and the springs are rewound to full tension.</p>
Truss	<p>A frame or jointed structure designed to act as a beam of long span, while each member is usually subjected to length wise stress only (either tension or compression).</p>