

Windsor Home Inspections

Property Inspection Report



[REDACTED], Eagan, MN 55123

Inspection prepared for: [REDACTED]

Real Estate Agent: [REDACTED]

Date of Inspection: 6/22/2018 Time: 8:30 am,
Age of Home: Built in 1986, 32 Years Old, Size: 2,867Sq. Ft.

Weather: 67 Degrees, Partly Cloudy.

Five Bedrooms, Three Bathrooms.

Inspector: Ronald Jensen

AHIT and InterNachi Certified

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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>.

Exterior Areas		
Page 12 Item: 4	Window Condition	<p>Most of the windows in this home appear to be original to the home. They are very difficult to operate and may present a safety concern if a person had to try and exit through the window in the event of an emergency.</p> <p>There is significant deterioration due to moisture on the exterior wood trim on several of the windows.</p> <p>Recommend further review by a qualified contractor for repairs or replacement and to determine if there may be additional unseen damage.</p>
Deck / Stairs		
Page 19 Item: 4	Stairs & Handrail	<p>The stair stringer on the steps at the front of the Deck are broken.. This is a safety concern and should be repaired.</p>
Roof		

Page 23 Item: 5	Gutter	Downspout drains onto the driveway at the side of the Garage 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.
Attic		
Page 27 Item: 7	Exhaust Vent	The exhaust vent for the Master Bathroom is not attached to the roof vent. This allows hot moist air to accumulate in the attic which may lead to mold and a deterioration of the insulation. Recommend repairing with proper vent pipe materials and properly attaching to the roof vent.
Garage		
Page 31 Item: 10	Firewall Walls	The common wall between the garage and home should be taped and sealed to prevent fire or toxic fumes from entering the home.
Page 31 Item: 11	Firewall Ceiling	All Garage ceilings that have direct contact with the house must be finished with drywall , taped and sealed for maximum fire protection.
Page 33 Item: 18	Exterior Door	The exterior wood door jamb has deteriorated due to moisture and should be replaced.
Page 34 Item: 19	Fire Door	The automatic closure hinges do not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.
Page 34 Item: 20	Electrical	Outlet cover plate is missing. Install for safety. Switch cover plate is missing. Install for safety.
Page 35 Item: 21	GFCI	The outlet on the inside wall of the west side of the garage is not GFCI protected. Upgrade for personal safety.
Kitchen		
Page 41 Item: 15	GFCI	GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI 's at all receptacles near water sources.
Page 42 Item: 22	Stove and Oven	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.
Living Room		
Page 47 Item: 10	Electrical	Floor outlet cover is not attached, the outlet is broken. Repair for safety.
2nd Bathroom		
Page 59 Item: 3	Ceiling Condition	Moisture staining is noted on the ceiling around the Bath Exhaust fan. The exhaust fan vent pipe in the Attic is made with flexible vinyl pipe and is not properly insulated. This will allow moisture to collect in and around the pipe then fall back onto the ceiling causing water staining. Recommend repairing and insulating with proper materials.
Basement		

Page 77 Item: 11	Basement Electric	Loose ceiling outlet. One ceiling out is missing a cover. Repair for safety.
Page 79 Item: 19	Sump Pump	<p>Recommend the <u>sump pump</u> be <u>GFCI</u> protected. However, the reset should be in an obvious place that is readily seen on a regular basis. If the light comes on, the pump needs to be reset. It does not make sense to have the reset in an area that may become flooded because the <u>GFCI</u> was tripped and not noticed.</p> <p>A newer option is a <u>GFCI</u> outlet that emits a chirping sound when tripped.</p> <p>There is currently no cover on the <u>Sump Pump</u>. One should be added and fastened in place primarily for child safety.</p>

Laundry Room

Page 81 Item: 6	GFCI	The wash machine outlet is NOT, but should be <u>GFCI</u> protected. Upgrade for safety.
Page 82 Item: 7	Plumbing	Both hot and cold water valves for the washing machine are frozen in the open position repair or replace as necessary.
Page 82 Item: 9	Dryer Vent	<p>The dryer vent is sealed with painters tape. This product is flammable and should be replaced with proper HVAC foil tape.</p> <p>The dryer vent is partially composed of a flexible foil pipe. This is a potential fire hazard and should be replaced with rigid aluminum vent pipe.</p> <p>The exterior dryer vent is dirty and should be cleaned.</p> <p>The dryer vent in not properly attached at the transition. Repair as necessary.</p>

Electrical

Page 85 Item: 3	Electrical Panel	<p>Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque-- especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the <u>double tap</u> or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.</p>
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Air Conditioner

Page 93 Item: 3	AC Compressor Condition	The power supply line is not properly connected to the compressor. A bushing is missing. This is a significant hazard. Recommend repairs by a <u>qualified</u> Electrician.
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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:

Clients were present for the conclusion of the inspection.

Buyers agent was present for most of the conclusion of the inspection.

2. Home Type

Home Type:

Single Family Home with attached two 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Concrete sidewalk noted.

Asphalt driveway.
Observations:

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

The sidewalk is in good condition.

Asphalt driveway is cracked and pitted.



The Driveway is cracked and pitted.



Sidewalk is in good condition.

2. Grading

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.

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.

3. Grounds Electrical

Satisfactory Fair Poor N/A None

Observations:

There were no outlets noted on the outside of the home.

4. Plumbing

Satisfactory Fair Poor N/A None

Materials:

Copper piping noted.

Observations:

No deficiencies noted on the visible portions of the plumbing.

The main water shut off valve is located in the Utility Room.



Main water shut off is located in the Basement.

5. Exterior Faucet Condition

Satisfactory Fair Poor N/A None

Location:

Back side of the Structure.

East side of the Structure.

Observations:

Hose bibs are frost proof and anti siphon.

Note: The water was shut off to both faucets inside of the house.

Note: The Hose Bib on the backside of the house is located under the Deck. The access panel in the Deck has to be removed to gain access to the Hose Bib.

6. Main Gas Valve Condition

Satisfactory Fair Poor N/A None

Location:

East side of house.

Observations:

The gas valve appears functional but was not tested.

The meter mounting bracket has bent forward. This is only a cosmetic concern.

7. 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.



Vegetation is noted within 18" of the structure.



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

8. Sprinklers

Satisfactory Fair Poor N/A None

Observations:

Note: Sprinkler systems are often very complex with plumbing and wiring. Much of that is not visible during a routine Home Inspection. Therefore our industry Standards of Practice Do Not allow us to preform sprinkler inspections. We recommend you ask the current homeowner about routine maintenance, winterizing, and general operation of this system. We also recommend you contact a qualified sprinkler contractor if you have any technical questions or concerns about this system.

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"/>





2. 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 block foundation.

Observations:

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

The siding is in direct contact with the soil in a few areas.

A couple of the vinyl corner pieces are not properly secured at the bottom of the corners at the rear of the structure. Repair as necessary to help prevent insects from entering these areas.



Siding should not be in direct contact with ground.



Gaps at the bottom of the corner trim. It is not properly secured.

3. Doors

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

Type:

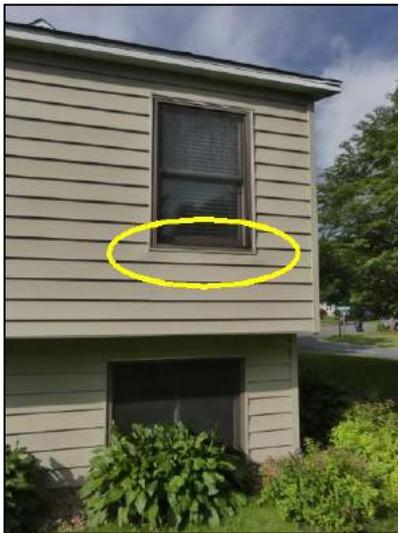
Note: See individual rooms for exterior window details.

Observations:

Most of the windows in this home appear to be original to the home. They are very difficult to operate and may present a safety concern if a person had to try and exit through the window in the event of an emergency.

There is significant deterioration due to moisture on the exterior wood trim on several of the windows.

Recommend further review by a qualified contractor for repairs or replacement and to determine if there may be additional unseen damage.



Deterioration is noted.



Deterioration at the exterior wood frame.



Deterioration is noted.



Deterioration noted at the exterior window frame.



Deterioration noted at the exterior wood trim.

5. Eaves & Facia

Satisfactory Fair Poor N/A None

Observations:

Aluminum soffits and facia at the home appeared to be in serviceable condition at the time of the inspection.

6. Exterior Paint

Satisfactory Fair Poor N/A None

Observations:

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

7. Exterior Foundation Walls

Satisfactory Fair Poor N/A None

Observations:

Concrete block walls.

Normal settlement.

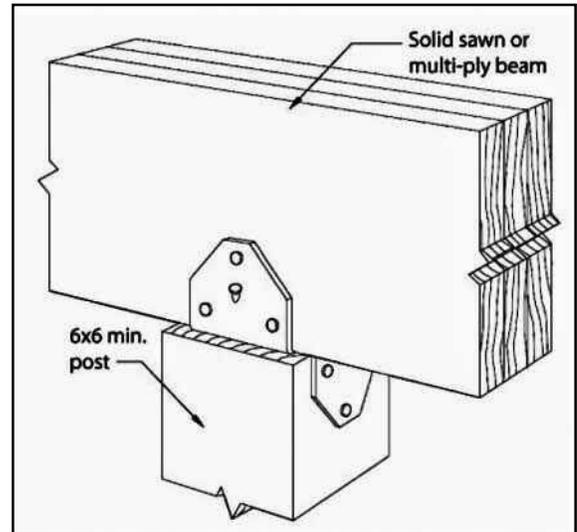
Covered Porch

1. Overview

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



4" x 4" support posts are not properly fastened to the beam.



Example of a proper post to beam attachment.



2. Type of Porch

Satisfactory Fair Poor N/A None

Materials:

The roof is the same as the house.

Materials:

No major issues were noted.

The porch is raised off the ground on 4" x 4" support posts.

The porch appears to be structurally sound.

Observations:

Covered Front Entry.

3. Locations

Locations:

Main Floor, Front Entry.

4. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

Aluminum soffits.

Observations:

No major problems were noted.

5. Floor Condition

Satisfactory Fair Poor N/A None

Materials:

Exterior decking materials. Decking is weathered.



Deck boards are weathered.

6. Stair Materials

Satisfactory Fair Poor N/A None

Observations:

Wooden steps to the front entry.

Appeared functional at time of inspection.

7. Stairs & Handrail

Satisfactory Fair Poor N/A None

Observations:

Railing and spindles appeared functional at time of inspection.

Although handrails are not required with drop-offs less than 30" above grade. Consider adding a short handrail at the steps for your own personal needs and those of your family and guests.

8. Wall Condition

Satisfactory Fair Poor N/A None

Materials:

Exterior vinyl house siding.

Deck / Stairs

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

Locations:

Main Floor

3. Deck

Satisfactory Fair Poor N/A None

Observations:

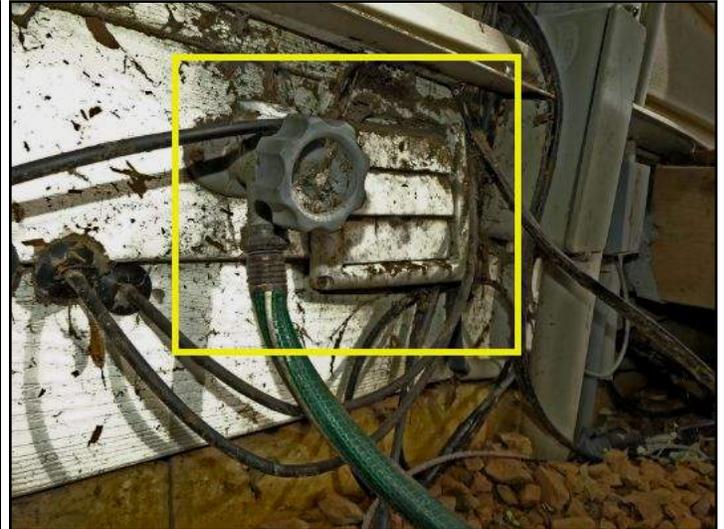
The Deck was functional at the time of inspection.

Deck was built with 4" x 4" wooden support posts. Current requirements require all posts to be 6" x 6".

It looks like large flat stones have been placed on top of the concrete footing to act as shim for the beam and joists. Their location makes access very difficult.



Access panel to the Hose Bib and Dryer Vent.



Hose Bib and Dryer vent are beneath the Deck.



Beams and joist are not properly supported.

4. Stairs & Handrail

Satisfactory Fair Poor N/A None

Observations:

Stair **stringers** should be set on concrete pads which sits above the ground to ensure that water does not accumulate at the base of the **stringers** causing deterioration.

Railings and handrails are slightly loose. They are fastened to the **joists** with through bolts. The head of these bolts are covered by the wood Facia around the perimeter of the deck. This may make tightening these bolts very difficult.

Balusters (spindles) are more than 4" apart. They should be a maximum of 4" apart at the widest point primarily for child safety. Caution is advised.

The stair **stringer** on the steps at the front of the Deck are broken.. This is a safety concern and should be repaired.



Example of a proper stair pad.



Stair stringers are in direct contact with the ground.



Spindles should be no more than 4" apart.



Handrail posts are fastened to the joists.



Handrail posts are through bolted to the joists.



Stair stringer is broken,



Stair pad at the front of the Deck is in direct contact with the ground.

Roof

1. Overview

Satisfactory Fair Poor N/A None



Vent stack with poorly fitting lead ring.

2. Roof Condition

Satisfactory Fair Poor N/A None

Materials:

Inspector was on the roof.

Roofing Materials:

Architectural-shingles noted.

Observations:

Roof appears to be less than 8 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.

A rain diverter is located above the steps at the Front Entry and over the Patio Door by the Deck.



Open-Valley flashing.

4. Vent Caps

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

Observations:

The adjustable lead ring on the vent pipe cover is not fitting properly. Currently there is a gap between the lead ring and the vent pipe. This would allow water to run down the outside of the vent pipe into the home. Repair.



Lead ring does not seal properly.



Example of the location of the lead ring.

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:

Extensions are insufficient: Install longer extensions to divert water further away from the foundation.

Maintenance Tip: Keep gutters cleared of all 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.

Downspout drains onto the driveway at the side of the Garage 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 driveway / walkway.



Gutters should be cleaned.



Gutters should be cleaned.

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

Observations:

Access hole located in Master Bedroom Closet.

Access in the Upper Level Hallway ceiling.



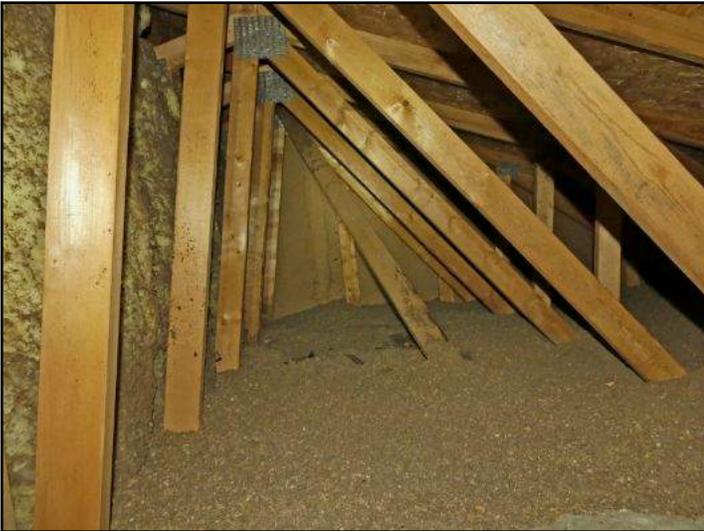
Located in the Upper Level Interior Hallway.



Located in the Master Bedroom Walk In Closet.

2. Overview

Satisfactory Fair Poor N/A None



Soffit Baffles in place.



3. Structure

Satisfactory Fair Poor N/A None

Observations:

No deficiencies noted.

Inspected from access hole only, limited space and insulation configuration in attic prevented entry.

4. Insulation Condition

Satisfactory Fair Poor N/A None

Type of Insulation:

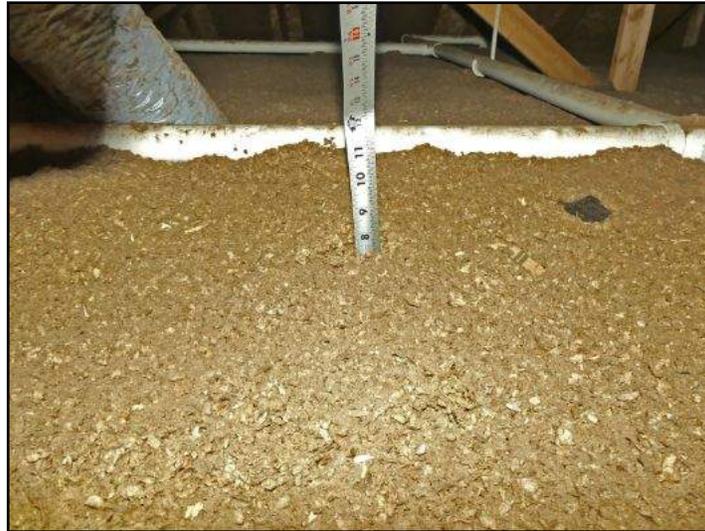
Loose fill cellulose insulation is noted. This has an approximate **R-Value** of 11 per 3" of insulation.

Depth:

Insulation averages about 7-10 inches in depth.

Observations:

Insulation appears to be adequate for the age of the home.



7" to 10" of Insulation is noted.

5. Ventilation

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

Observations:

Fixed roof vents noted.

Soffit baffles noted in place.

6. Electrical

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

Observations:

No electrical wiring was visible.

Any electrical components in attic that were not accessible to inspection, therefore are not within scope of this report.

7. Exhaust Vent

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

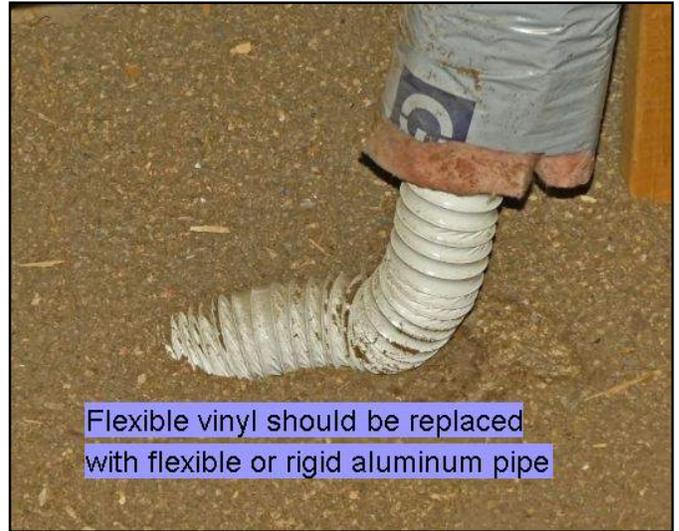
Observations:

Master Bathroom exhaust vent is not completely insulated. The wrong vent pipe materials are being used. Recommend repairing as necessary.

The exhaust vent for the Master Bathroom is not attached to the roof vent. This allows hot moist air to accumulate in the attic which may lead to mold and a deterioration of the insulation. Recommend repairing with proper vent pipe materials and properly attaching to the roof vent.



2nd Bathroom exhaust vent.



2nd Bathroom exhaust vent.



The exhaust vent for the Master Bathroom is not attached to the roof vent.

Garage

1. Overview

Satisfactory Fair Poor N/A None



2. Roof Condition

Satisfactory Fair Poor N/A None

Materials:

Roofing is the same as main structure.

3. Rafters

Satisfactory Fair Poor N/A None

Observations:

Not visible due to finish materials.

4. Ventilation

Satisfactory Fair Poor N/A None

Observations:

No Visible Ventilation noted.

5. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted. They are not taped or sealed.



Water staining is noted. It tested dry at the time of inspection. Monitor.

6. Wall Condition

Satisfactory Fair Poor N/A None

Materials:

Drywall walls noted. They are not taped or sealed.

Observations:

Some areas not accessible due to stored personal items.

7. Window Condition

Satisfactory Fair Poor N/A None

8. Steps

Satisfactory Fair Poor N/A None

Observations:

Wooden step noted from the house into the Garage.

Appeared functional at time of inspection.

9. Floor Condition

Satisfactory Fair Poor N/A None

Materials:

Unfinished concrete floors.

Observations:

Common cracks noted.

Concrete pitting noted. Generally caused by road salt.

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

10. Firewall Walls

Satisfactory Fair Poor N/A None

Observations:

Note: All Garage walls that have direct contact with the house must be finished with **drywall**, taped and sealed for maximum fire protection.

The common wall between the garage and home should be taped and sealed to prevent fire or toxic fumes from entering the home.



Fire walls are not properly finished.



Firewalls are not taped and sealed.

11. Firewall Ceiling

Satisfactory Fair Poor N/A None

Observations:

Note: All ceilings that have direct contact with living quarters within a home should be fire rated and completely taped and sealed to prohibit toxic fume from entering the home and to retard or slow the advancement of fire should one start.

All Garage ceilings that have direct contact with the house must be finished with **drywall**, taped and sealed for maximum fire protection.



Firewalls ceiling are not taped and sealed.



Gaps in the drywall ceiling by the Door Opener outlet.

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 16' x 7' 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.

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

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

The bottom three door sections are damaged. It does affect the operation of the door. At this time it is cosmetic. Replacement should be considered.

Two of the windows in the top section have broken glass.



Bottom three sections are damaged.



Bottom weatherstripping should be replaced.

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 belt drive.

17. Garage Door's Reverse Status

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

Observations:

Garage vehicle door auto-reverse operates as designed.

The Eye-beam reversing system operates as designed.

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 door.

The exterior door was functional at the time of inspection.

The exterior wood door jamb has deteriorated due to moisture and should be replaced.



Wood trim is deteriorated.

19. Fire Door

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

Observations:

This is a 20 minute fire rated door.

The automatic closure hinges do not close the door properly. This could allow a fire to enter the home. Recommend adjusting or replacing the hinges to allow for proper closure of the door.



Self closing hinges do not function.

20. Electrical

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

Observations:

Broken switch cover is noted.

Outlet cover plate is missing. Install for safety.

Switch cover plate is missing. Install for safety.



Outlet cover is missing.



Broken switch cover.



Switch cover is missing.

21. 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 outlet on the back wall of the Garage resets in the Upper Level 2nd Bathroom.

The outlet on the inside wall of the west side of the garage is not **GFCI** protected. Upgrade for personal safety.

22. 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.

23. Cabinets

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

24. Plumbing

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

Observations:

No plumbing fixtures were observed.

25. 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.

Foyer

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. Textured.

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Floating laminate type flooring noted.

Observations:

Poor installation at the front door threshold.



Poor finishing at the Front Entry Door.

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 lite insert and full side lite.

Aluminum framed storm / screen 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.

Hollow core wooden folding doors.

The top roller guide does not stay in the track. Repair as necessary for ease of use.

9. 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 outlets in this area.

10. 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.

11. 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



2. Locations

Main Floor

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted. Textured.

4. Wall Condition

Satisfactory Fair Poor N/A None

Materials:

Painted drywall noted.

Walls are partially clad in ceramic tile.

5. Window Condition

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

Materials:

Wood framed double hung windows noted.

Observations:

Operated windows, they were functional at the time of inspection but very difficult to operate. Recommend further by a **qualified** technician.

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:

Floating laminate type flooring 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. Patio Doors

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

Observations:

The vinyl framed sliding patio door was functional during the inspection.



9. Screen Doors

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

Observations:

Sliding screen door is functional.

The lock does not function.

10. Closets

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

11. Counters

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

Observations:

Plastic laminate tops noted.

There is normal wear noted for the age of the counter tops.

12. Sinks

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

Observations:

Double bowl stainless steel sink.

13. 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.

14. 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.

15. GFCI

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

Observations:

GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with **GFCI**'s at all receptacles near water sources.

16. 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.

17. 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.

18. 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.

19. 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.

20. Garbage Disposal

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

Observations:

Operated and was functional at the time of inspection.

21. 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.

22. 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"/>

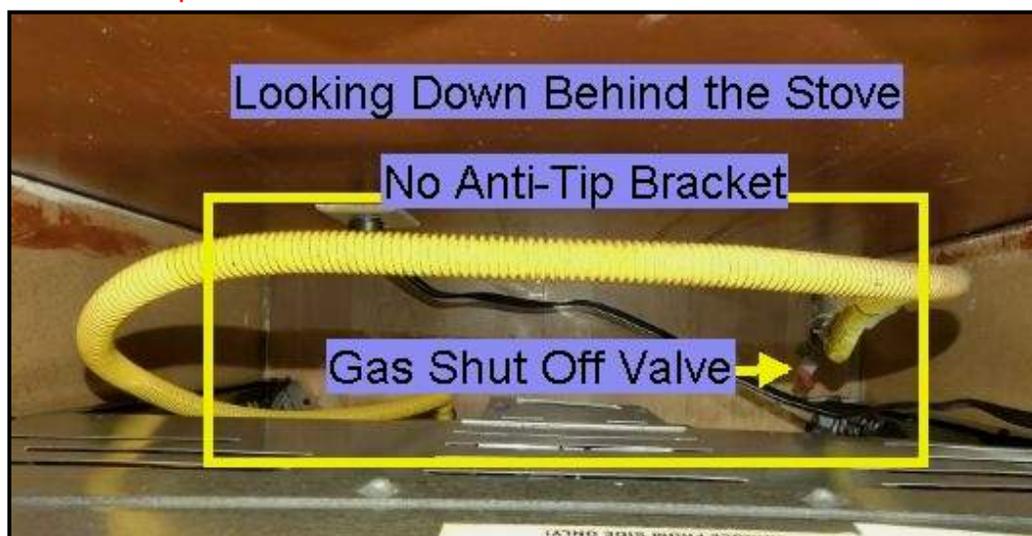
Observations:

Gas oven.

All heating elements operated when tested.

The gas shut off valve for the stove was located behind the stove, it appears functional but was not tested.

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.



No Ant-Tip bracket in place.

23. Microwave

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

Observations:

Note: Portable or countertop microwaves are not included in a Home Inspection.

24. Vent Condition

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

Type:

Exterior Vented
Observations:

Functions as designed.

Dining Room

1. Overview

Satisfactory Fair Poor N/A None



2. Locations

Main Floor

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted. Textured.

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 double hung windows noted.

Observations:

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

6. Floor Condition

Satisfactory Fair Poor N/A None

Type:

Carpet 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. Stairs & Handrail

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

10. 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.

11. 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.

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.

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

Upper Level

3. Stairs & Handrail

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

Observations:

Wooden Stair Railings noted from the Dining Room.

Stairs are covered in carpeting.

4. 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. Textured.

5. 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.

6. 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 double hung windows noted.

Observations:

Operated windows, they were functional at the time of inspection but we're very difficult to operate. Recommend further review by a **qualified** technician.

7. 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.

8. Doors

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

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. Electrical

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 not accessible due to furniture and or stored personal items.

No major deficiencies were observed.

Floor outlet cover is not attached, the outlet is broken. Repair for safety.



Floor outlet is broken, the cover is not secured in place.

11. 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.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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. 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. Textured.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type:

Carpet is noted.

6. 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 small storage closet is in serviceable condition.

Solid panel wooden closet doors.

7. Electrical

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

Observations:

No wall outlets are noted in this small area.

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. Heating

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

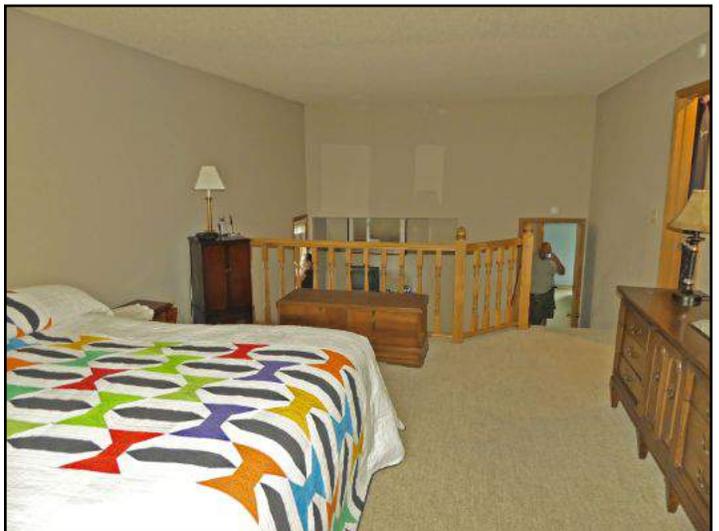
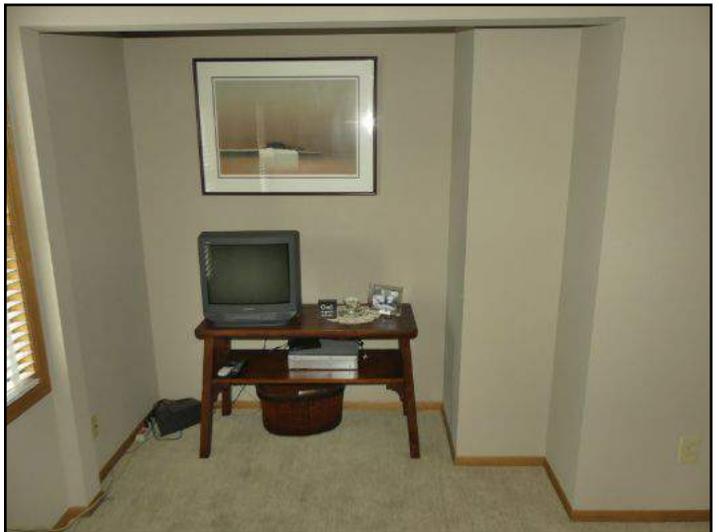
Observations:

No HVAC was noted in the this small Interior area.

Master Bedroom Suite

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

Upper Level

3. Stairs & Handrail

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

Observations:

Wooden Stair Railings noted.

Stairs are covered in carpeting.

4. 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. Textured.

5. Wall Condition

Satisfactory Fair Poor N/A None

Materials:

Painted drywall noted.
Observations:

Some areas not accessible due to stored personal items.

6. Window Condition

Satisfactory Fair Poor N/A None

Materials:

Vinyl framed double hung window noted. Functions as designed.

Wood framed double hung windows noted.
Observations:

Operated windows, they were functional at the time of inspection but we're very difficult to operate. Recommend further review by a qualified technician.

Damaged screens are noted.

7. Floor Condition

Satisfactory Fair Poor N/A None

Type:

Carpet is noted.

8. Doors

Satisfactory Fair Poor N/A None

Observations:

Hollow core wood door.

9. Closets

Satisfactory Fair Poor N/A None

Observations:

The walk in closet is in serviceable condition.

Hollow core wooden closet door.

The closet door does not latch. Repair for ease of use.

10. Electrical

Satisfactory Fair Poor N/A None

Observations:

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

No deficiencies observed.

11. Smoke Detectors

Satisfactory Fair Poor N/A None

Observations:

Both alarmed when tested.

12. 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.

13. 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.

14. Ceiling Fans

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

15. Sitting Room Condition

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

Master Bathroom

1. Overview

Satisfactory Fair Poor N/A None



2. Locations

Upper Level Master Bedroom

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted. Textured.

4. Wall Condition

Satisfactory Fair Poor N/A None

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.

8. Closets

Satisfactory Fair Poor N/A None

9. Counters

Satisfactory Fair Poor N/A None

Observations:

Solid surface top with built in sink.

The counters need to be re-caulked.

10. Sinks

Satisfactory Fair Poor N/A None

Observations:

The drain diverter does not function properly. Repair for using use.



Drain diverter does not function.

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:

Minor deterioration noted along the bottom edge.



Minor deterioration is noted along the bottom edge of the mirror.

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:

GFCI tested and functioned properly.

GFCI in this bathroom resets in the 2nd Bathroom GFCI receptacle.

15. Plumbing

Satisfactory Fair Poor N/A None

Observations:

No deficiencies were noted at the time of inspection.

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.

In some areas caulking/sealing around the base of the toilet is code. However, we generally do not advise to caulk around the base of a toilet. If a leak should develop it may not be noticeable for some time causing more damage. If it is not caulked, any leak that should develop will become noticeable much sooner. Recommend removing the existing caulk.

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

No deficiencies were noted.

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.

Ceramic tile base.

No leaks observed at the time of inspection.

19. Shower Walls

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

Observations:

Ceramic tile 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:

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

When fully open, the glass shower door will hit the toilet tank. Caution is advised to prevent breaking the glass door.



Shower Door hits the Toilet when fully open.

21. Exhaust Fan

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

Observations:

The bath fan was operated and no issues were found.

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.

2nd 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

Upper Level

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:

There are drywall ceilings noted. Textured.
Observations:

Moisture staining is noted on the ceiling around the Bath Exhaust fan. The exhaust fan vent pipe in the Attic is made with flexible vinyl pipe and is not properly insulated. This will allow moisture to collect in and around the pipe then fall back onto the ceiling causing water staining. Recommend repairing and insulating with proper materials.



Water staining is noted around the exhaust fan.

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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. 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 top with built in sink.

No discrepancies noted.

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:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

No deficiencies noted.

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

Observations:

GFCI tested and functioned properly.

15. Plumbing

Satisfactory Fair Poor N/A None

Observations:

No deficiencies were observed.

16. Toilets

Satisfactory Fair Poor N/A None

Observations:

Observed as functional and in good visual condition.

17. Bath Tubs

Satisfactory Fair Poor N/A None

Observations:

Tub / Shower combination.

Functions as designed.

18. Showers

Satisfactory Fair Poor N/A None

Observations:

The shower is functional.

19. Shower Walls

Satisfactory Fair Poor N/A None

Observations:

Ceramic tile noted.

20. Enclosure

Satisfactory Fair Poor N/A None

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.

22. Heating

Satisfactory Fair Poor N/A None

Observations:

No HVAC was noted in this bathroom.

Bedroom #2

1. Overview

Satisfactory Fair Poor N/A None



2. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted. Textured.

3. Wall Condition

Satisfactory Fair Poor N/A None

Materials:

Painted drywall noted.
Observations:

Some areas not accessible due to stored personal items.

4. Window Condition

Satisfactory Fair Poor N/A None

Materials:

Wood framed double hung window noted.
Observations:

Window was functional at the time of inspection but very difficult to use. Recommend further review by a qualified technician.

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

5. Floor Condition

Satisfactory Fair Poor N/A None

Type:

Carpet is noted.

6. 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.

7. Closets

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

Observations:

The closet is in serviceable condition.

Hollow core wooden folding doors.

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:

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

No deficiencies observed.

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 room.

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.

Bedroom #3

1. Overview

Satisfactory Fair Poor N/A None



2. Location

Upper Level, blue walls.

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted. Textured.

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 clad, wood framed, double hung window noted.
Observations:

Window was functional at the time of inspection but was hard to operate. Recommend further review by a qualified technician.

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

Damaged screen observed. Repair or replace.

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 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.

Hollow core wooden folding doors.

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.

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

Lower Level

3. Stairs & Handrail

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

Observations:

Wooden stair railings.

Stairs are covered in carpeting.

4. 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. Textured.

5. 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.

6. 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 sliding windows noted.

Observations:

Window were hard to operated.

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

7. 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:

Carpet is noted.

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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3rd 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

Lower Level

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. Textured.
Observations:

Small stains noted on the ceiling. They tested dry at the time of the inspection.

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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

9. 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 top.

No discrepancies noted.

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:

Operated normally at the time of inspection.

11. Cabinets

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

Observations:

The cabinet is freestanding, it is not properly attached to the wall. Recommend permanently affixing to the wall to avoid movement.

12. Mirrors

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 noted.

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

Observations:

GFCI tested and functioned properly.

GFCI in this bathroom resets in the Upper Level 2nd Bathroom **GFCI** receptacle.

15. Plumbing

Satisfactory Fair Poor N/A None

Observations:

No deficiencies were noted.

16. Toilets

Satisfactory Fair Poor N/A None

Observations:

Observed as functional and in good visual condition.

17. Bath Tubs

Satisfactory Fair Poor N/A None

18. Showers

Satisfactory Fair Poor N/A None

Observations:

The shower is functional.

Ceramic tile base.

No leaks observed at the time of inspection.

19. Shower Walls

Satisfactory Fair Poor N/A None

Observations:

Ceramic tile noted.

20. Enclosure

Satisfactory Fair Poor N/A None

Observations:

Curtain present at the shower enclosure.

21. Exhaust Fan

Satisfactory Fair Poor N/A None

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.

Bedroom #4

1. Overview

Satisfactory Fair Poor N/A None



2. Location

Lower Level, wallpapered walls.

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

There are drywall ceilings noted. Textured.

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.

6. Floor Condition

Satisfactory Fair Poor N/A None

Type:

Carpet 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The closet is in serviceable condition.

Hollow core wooden folding doors.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Outlet mounted, plug-in style CO Detector.

CO Detector alarmed when tested.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Bedroom #5

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

Lower Level, grey walls.

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. Textured.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

Wood framed sliding window noted.
Observations:

Window was functional at the time of inspection.

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

Damaged window screen observed. Repair or replace.

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

The closet is in serviceable condition.

Hollow core wooden folding doors.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

Outlet mounted, plug-in style CO Detector.

CO Detector alarmed when tested.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Basement

1. Overview

Satisfactory Fair Poor N/A None



2. Access

Satisfactory Fair Poor N/A None

Materials:

Stairs from the Family Room.

Observations:

Entrance is appropriate for the design of the house.

3. Ceiling Condition

Satisfactory Fair Poor N/A None

Materials:

Unfinished, dimensional construction materials noted.

4. Walls

Satisfactory Fair Poor N/A None

Materials:

Concrete blocks noted.

Observations:

Some common cracks are noted. This is generally cause by settlement. Monitor.

Visible portions of foundation wall were dry at the time of the inspection.

Some areas were not accessible do to personal items being stored



Normal settlement cracks are noted in the block walls.

5. Window Condition

Satisfactory Fair Poor N/A None

6. Doors

Satisfactory Fair Poor N/A None

Observations:

Hollow core wood door from the Family Room.

7. Stairs

Satisfactory Fair Poor N/A None

Observations:

Unfinished wooden stair treads.



8. Railings

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.

9. 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:

Common cracks noted.

10. Closets

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

11. 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:

Loose ceiling outlet. One ceiling out is missing a cover. Repair for safety.



Ceiling outlet is missing it's cover.

12. Smoke Detectors

Satisfactory Fair Poor N/A None

Observations:

Alarmed when tested.

13. CO Detectors

Satisfactory Fair Poor N/A None

Observations:

No CO Detector present.

14. Columns

Satisfactory Fair Poor N/A None

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

Observations:

Appears Functional.

16. Subfloor

Satisfactory Fair Poor N/A None

Observations:

Visible areas are appropriate.

17. Plumbing Materials

Satisfactory Fair Poor N/A None

Observations:

Visible portions appear functional.

18. Drainage

Satisfactory Fair Poor N/A None

Observations:

Floor drain noted by the Water Softener.

There is no cover o the floor drain. Recommend installing for safety.



Floor drain should be covered.

19. Sump Pump

Satisfactory Fair Poor N/A None

Observations:

Recommend a battery back up be installed to keep the pump working in the event of a power outage.

The pump functions as designed. While at the property the pump would discharge approximately a quart of water about every two minutes. This indicates the ground around the structure is very wet at the time of inspection.

Recommend the sump pump be GFCI protected. However, the reset should be in an obvious place that is readily seen on a regular basis. If the light comes on, the pump needs to be reset. It does not make sense to have the reset in an area that may become flooded because the GFCI was tripped and not noticed.

A newer option is a GFCI outlet that emits a chirping sound when tripped.

There is currently no cover on the Sump Pump. One should be added and fastened in place primarily for child safety.



A cover should be installed for safety.

20. Insulation

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

Observations:

Batt insulation noted at the Rim Joists.

No wall insulation.

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.

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.

7. Plumbing

Satisfactory Fair Poor N/A None

Observations:

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.

Both hot and cold water valves for the washing machine are frozen in the open position repair or replace as necessary.



Water valves are frozen in the open position.



Example of a Single Lever Water valve.

8. Wash Basin

Satisfactory Fair Poor N/A None

Observations:

Single bowl fiberglass basin.

9. Dryer Vent

Satisfactory Fair Poor N/A None

Observations:

The Dryer vent pipe is not properly secured in place. Recommend securing as necessary.

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

The dryer vent is partially composed of a flexible foil pipe. This is a potential fire hazard and should be replaced with rigid aluminum vent pipe.

The exterior dryer vent is dirty and should be cleaned.

The dryer vent is not properly attached at the transition. Repair as necessary.



Exterior Dryer Vent is extremely dirty.



It is not connected properly at the transition.



Dryer vent should be repaired with proper materials for fire safety.

10. Exhaust Fan

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

11. 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.

Electrical

1. Brand Name

Satisfactory Fair Poor N/A None

Brand:

I-T-E Panel.

2. Main Panel Access

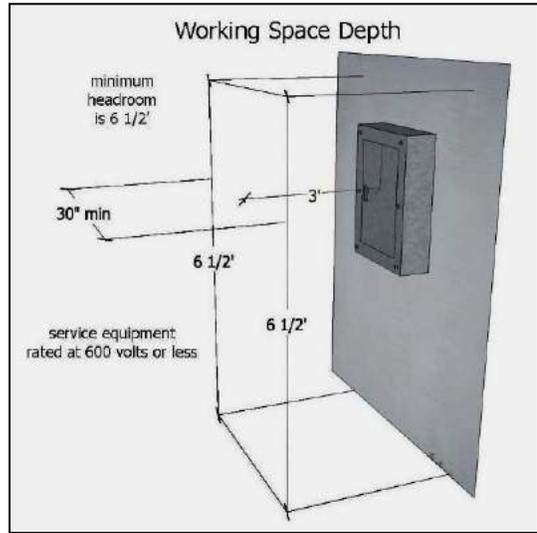
Satisfactory Fair Poor N/A None

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 Utility Room.



Example of proper clearances.



3. Electrical Panel

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

Panel box located in basement.
Observations:

No Arc-Fault Circuit Interrupter (**AFCI**) protection was installed to protect electrical circuits in bedrooms.
Building codes with which new homes must comply requiring the installation of **AFCI** protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although **AFCI** protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide **AFCI** protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (**AFCI**'s) electrical outlets which have this capability built in.
2. **AFCI** circuit breakers installed at the main electrical panel which provide this protection to all non-**AFCI** outlets on the circuit controlled by that **AFCI** breaker.

Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. Double tapping and lugging can create hot spots on breakers and neutral bars because they are not tightened to the correct torque--especially if two different size conductors are used. Because the hot [black] and neutral [white]wires are both current carrying conductors, the chance is then greater for potential hot spots. If the **double tap** or lug becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with more carbon buildup the more difficult it is for the conductor to make contact, thus increasing the current. The end result can be the breaker tripping because of the loose connection [current exceeding the rating of the breaker], or signs of overheating such as discolored wires, melted wires, etc, or even fire.



Double and triple tapped breakers.

4. Main Amp Breaker

Satisfactory Fair Poor N/A None Observations:
150 amp

5. Breakers in off position

Satisfactory Fair Poor N/A None Observations:
None

6. Cable Feeds

Satisfactory Fair Poor N/A None Observations:
There is an underground service latera noted.

7. Breakers

Satisfactory Fair Poor N/A None 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:
 Lennox

2. Approximate Age of Furnace

Satisfactory Fair Poor N/A None Observations:

Note: The typical Gas Forced Air Furnace has a life expectancy of 15 to 25 years. April 1986



Unit was manufactured in 1986.

3. Furnace Condition

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

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.

Furnace: Last service date is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home.

During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually.

Recommend having unit inspected by certified HVAC technician.



Recommend a complete "Clean and Check" by a qualified HVAC technician.

4. Heater Base

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

Observations:

The heater base appears to be functional.

5. Enclosure

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

Observations:

Due to presence of rust, scale, and some debris in this furnace, a professional cleaning and service review by a licensed HVAC contractor is highly advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchanger is not within the scope of this inspection and should be performed by a HVAC contractor prior to ensure the proper and safe operation of this system.

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

Observations:

Metal single wall chimney vent pipe noted.

Metal double wall chimney vent pipe noted.

8. Gas Valves

Satisfactory Fair Poor N/A None

Observations:

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

9. Air Supply

Satisfactory Fair Poor N/A None

Observations:

The return air supply system appears to be functional.

10. Type

Satisfactory Fair Poor N/A None

Observations:

Round

Sheet metal

11. Condition of Ductwork

Satisfactory Fair Poor N/A None

Observations:

The visible portion of the ductwork appears appropriate.

12. Registers

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

Location:

An inefficient fiberglass patten was noted around the furnace fan. These are really designed as a secondary filter.

14. Thermostats

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

Observations:

The thermostat is located in the Upper Level Hallway.

Digital - programmable type.

Note: Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

Air Conditioner

1. Brand Name

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

Brand:

Goodman

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 January of 2016.



Unit was manufactured in 2016.

3. AC Compressor Condition

Satisfactory Fair Poor N/A None

Compressor Type:

Electric

The compressor is located on the exterior grounds.
Observations:

Functional and operated as designed at the time of inspection.

Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.

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

Recommend removing vegetation that is within 3' of the compressor to provide maximum air flow and efficiency.

The armored cable that provides power to the **A/C** is not properly secured to the structure. Recommend repairs by a **qualified** technician.

The power supply line is not properly connected to the compressor. A bushing is missing. This is a significant hazard. Recommend repairs by a **qualified Electrician.**



220V electrical wire is not properly connected.



Armored cable to the A/C is not properly attached to the structure.

4. Refrigerant Lines

Satisfactory Fair Poor N/A None

Observations:

No major 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:

Rheem. Located in the Basement.

2. Approximate Age of Water Heater

Satisfactory	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" 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 March of 2011.



Unit was manufactured in 2011.

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

Galvanized
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 Basement Utility Room.

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:

Water temperature observed to be 148.2 degrees F when tested at the laundry tub. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.



Good combustion flame.

9. Venting

Satisfactory Fair Poor N/A None

Observations:

No issues were noted.

10. TPRV

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

Observations:

Appears to be in satisfactory condition but was not tested.

11. Overflow Condition

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

Materials:

Copper
Observations:

The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.

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 an 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
A/C	Abbreviation for air conditioner and air conditioning.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.
Architectural-Shingles	Shingles that have added dimensionality because of extra layers or tabs, giving them a shake-like appearance. Also called laminated shingles and three-dimensional shingles
Balusters	The vertical members, commonly referred to as spindles, in a railing installed between the top rail and bottom rail or stair treads.
Batten	Battens are narrow strips of wood used to cover joints in vertical wooden wall siding. They serve to seal the joint.
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.
Carbon Monoxide	Carbon Monoxide (CO) is a lethal gas, invisible, tasteless, odorless and produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
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.

Door Jamb	The surround case into and out of which a door closes and opens, consisting of two upright pieces, called side jambs, and a horizontal head jamb.
Double Tap	<p>A double tap occurs when two conductors are connected under one screw inside a electrical panel board. Most circuit breakers do not support double tapping, although some manufacturers, such as Cutler Hammer, make hardware specially designed for this purpose.</p> <p>Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit breaker compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.</p> <p>Whenever a double tapped breaker is identified even if it is designed for two conductors, it is always a good idea to have it reviewed by a qualified electrician to make certain the components are compatible and installed correctly.</p>
Drywall	A gypsum board material used for interior walls and ceilings. Often referred to as sheetrock.
Ductwork	A system of distribution channels used to transmit heated or cooled air from a central HVAC system throughout a home.
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>

Heat Exchanger	<p>In a gas furnace (Heat Exchangers can also be found in certain type of Water Heaters), a heat exchanger is the first place that combustion gasses enter after they've been produced by the burners. Once the combustion gasses are drawn into the chambers of the heat exchanger, heat from those gasses is transferred onto the heat exchanger walls.</p> <p>At this point in the heating process, two things happen. The combustion gasses, which are now cooled down, are directed into the venting pipes by the draft inducer blower and taken out of the home. In a high efficiency furnace, those gasses go through a second heat exchanger where even more heat is extracted before they are vented out of the home.</p> <p>At the same time, air from your home is blown over the heat exchanger, which is now hot from the combustion gasses. The air picks up heat from the heat exchanger walls and is directed through your ductwork where it is distributed throughout your home.</p> <p>What can go wrong with a heat exchanger?</p> <p>As you can tell, a heat exchanger is a fundamental component of a gas furnace. However, because it houses combustion gasses, it can also pose a threat to homeowners if something goes wrong.</p> <p>One of the most common problems with a heat exchanger is when it begins to crack from normal wear and tear. When this happens, carbon monoxide can leak into your home's air, which can be very dangerous at high levels.</p>
Hose Bib	An outdoor faucet with hose treads 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.
Joists	Horizontal members of a floor system that carry the weight of the floor to the foundation, girders, or load bearing walls.
Lateral	The underground trench and related services or utilities (electric, gas, telephone, sewer and water lines) that are buried within the trench.
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.
Poor	Indicates the component should or will require repair or replacement now or in the very near future to return to its original functionality.
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."

R-Value	The thermal resistance of insulation or a glazing system. The R-value is the reciprocal of the U-value. The higher the R-value, the less heat is transmitted throughout the insulation or glazing material.
Rain Diverter	With or without gutters, rain and snow melt can flood steps, entryways and sidewalks. A rain diverter is generally a "L" shaped piece of metal installed on the roof that helps solve the problem by simply channeling water away or in a certain direction.
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.
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.
Stringer	In stairs, the support on which the stair treads rest.
Sump Pump	A submersible pump in a sump pump pit or crock that pumps excess groundwater to the outside of the home.
Torsion Spring	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.