

# Rob Smith Property Investigations

## Property Inspection Report - Confidential



1234 Happy Trails Dr., New Place MO, 23777  
Inspection prepared for: Larry & Mary Sample  
Agent: Im A. Realtor - Best Home For You

Inspection Date: 9/1/2012 Time: 8am to 11am  
Age: Built in 2004  
Weather: Sunny

Inspector: Rob Smith  
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**Rob Smith**  
**Property Investigations**

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. It is recommended that all repairs be done by a qualified, licensed professional trade or craftsman. 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 qualified, professional, 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.

<i>Electrical</i>		
Page 24 Item: 9	Lighting, Fixtures, Switches, Outlets	<ul style="list-style-type: none"> <li>Refrigerator unit in garage is powered by a GFCI outlet. If circuit is tripped, the refrigerator will loose power and warm the contents. Recommend review by a qualified electrician, or moving the refrigerator to an non-GFCI outlet.</li> </ul>
Page 24 Item: 11	Carbon Monoxide (CO) Detector(s)	<ul style="list-style-type: none"> <li><b>IMPROVE:</b> There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas or wood) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.</li> </ul>
<i>Garage</i>		
Page 28 Item: 4	Garage Door Opener(s)	<ul style="list-style-type: none"> <li>Lights for Northeast unit did not operate. Replace bulb or repair as needed.</li> </ul>
Page 29 Item: 5	Garage Door Safety Features	<ul style="list-style-type: none"> <li>Garage door safety reverse by force for the Northwest unit did not operate when tested. Recommend proper adjustment of the downward force control.</li> </ul>
<i>Laundry</i>		
Page 30 Item: 3	Dryer Vent	<ul style="list-style-type: none"> <li>Exterior dryer vent at Northwest corner of house is clogged with lint. Recommend cleaning of unit to minimize fire hazard and improve dryer unit operation.</li> </ul>
<i>Interior</i>		
Page 32 Item: 8	Stairways, Steps, Railings	<ul style="list-style-type: none"> <li>Missing handrails at the interior basement steps. Some one can slip &amp; fall. Recommend having railings at all interior steps including the attic.</li> </ul>

# Inspection Process

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me 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, I am 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 GFI 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, I recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through review immediately before closing to check the condition of the property, using this report as a guide.**

## Inspection and Site Details

### 1. Inspection Start Time

Start: 08:00 AM  
End : 11:00 AM

### 2. Attending Inspection

Client present  
Buyer Agent present

### 3. Residence Type/Style

Single Family Home, 1.5 Story

### 4. Garage/Carport Type

Built in 4-Car Garage

### 5. Approximate Age of Building

Built in:  
2004  
Per Realtor. Information not verified.

### 6. Building Front Faces

For the purpose of this report, the front of the building is considered to be facing, East

### 7. Number of Bedrooms

Number of Bedrooms: 4  
Number of Bathrooms: 2, Full Baths, 1, Half Bath

### 8. Occupancy

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

### 9. Outside Temperature

Temperature at the time of inspection was approximately, 85 degrees

**10. Weather Conditions**

Clear, sunny sky

**11. Ground/Soil Surface Condition**

Wet

**12. Recent Precipitation**

Weather leading up to inspection was wet

## Exterior & Grounds

**1. Exterior Views**





## 2. Driveway

Materials: Concrete

Observations:

- Driveway in good shape for age and wear. Some common cracking/pitting observed. Recommend clean and seal surface to extend life.





Driveway in good shape for age and wear. Some common cracking/pitting observed. Recommend clean and seal surface to extend life.

### **3. Walkways**

Materials: Concrete

Observations:

- Observed walkway to be in good shape and normal condition.
- Common cracks/Seal as needed.



### **4. Steps, Stoop, Porch**

Materials: Steps and Stoop:, Concrete, Brick

Observations:

- Observed to be in good shape and normal condition.



## 5. Deck, Balcony

Description: Wood

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be a sound structure.
- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.





## 6. *Patio, Flatwork*

Description: Rear patio:, Concrete

Observations:

- General overall condition appear satisfactory with surfaces in good condition.
- Common cracks/Seal as needed.



## 7. Retaining Walls Affecting Structure

Materials: Brick • Stone

Observations: Observed to be functional and in normal condition.



## 8. Exterior Cladding

Description: Vinyl Siding • Brick Veneer • Stone veneer

Observations:

- Exterior cladding appeared in serviceable, and in good condition for age of system.
- Vinyl siding was in serviceable condition.

## 9. Exterior Hose Bibs/Spigots

Description: Anti Siphon spigot present

Present at: • North • East • West • exterior wall of house.

Observations:

- Operated properly when tested

## 10. Eaves, Soffits, Fascias

Description: Metal • Vinyl

Observations:

- Appeared to be serviceable and in good condition.

## 11. Exterior Caulking

### Comments:

• Exterior caulking is the simplest energy-efficient measure to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

### Observations:

- Observed to be serviceable and in normal condition.
- Caulking is recommended around windows/doors/masonry ledges/corners/utility penetrations.
- Recommend continued maintenance and repair/replacement of any previously caulked areas that show sign of deterioration.

## 12. Door/Window Frames, Trim

Description: Vinyl window trim • Wood Door trim

### Observations:

- Observed to be satisfactory and in good condition.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

## 13. Exterior Doors

Description: Front entry door:, Metal covered wood core, Tempered glass window, Rear entry doors:, Metal covered wood core with tempered glass window, Garage personnel door:, Metal covered wood core with tempered glass window

### Observations:

- Observed to be serviceable and in good condition.

## 14. Grading, Surface Drainage

Description: Ground generally graded away from house

### Observations:

- Observed to be properly sloped to aid in water direction away from the foundation.
- 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.
- Recommend continued monitoring and landscaping to aid in directing rain water away from the foundation walls.

## 15. Limitations of Exterior Inspection

- 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.
- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- A representative sample of exterior components were inspected rather than every occurrence of components.
- Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement. This can only be confirmed by a geological evaluation of the soil.
- Awnings, or similar seasonal accessories, recreational facilities, outbuildings, water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, and decorative low-voltage landscape lighting are not inspected unless specifically agreed upon and documented in this report.

# Roofing

## 1. Roof Style and Pitch

Gabled • Steep slope: roof angle (pitch) more than 45 degrees

## 2. Method of Roof Inspection

Walked on Roof Surface • Portions of the roofing system were not accessible during the inspection. Recommend a complete evaluation by a qualified roofing contractor is performed as soon as possible. The roofing system is an important structural component that should be evaluated for a complete analysis of this property.

## 3. Roof Covering

**Materials:** Fiberglass-based asphalt shingles

**Age:** Appears to be original roof covering • 1 visible layer observed

**Observations:**

- Roof appeared serviceable and in good condition at time of inspection. No prediction of future performance or warranties can be offered.
- FYI: Fiberglass composition (asphalt) shingles typically have an expected lifespan of 15 to 20 years for standard shingles. This can fluctuate due to variables such as color, building orientation, amount of sunlight received, as well as adequate attic ventilation.
- FYI: Once a roof reaches the ten (10) year mark, it is a good idea to have the roof inspected for any signs of aging every three years. A roof that has some routine maintenance in its second half of life will outperform those that are not maintained.
- These shingles appear to be in the second third of their life cycle.
- Balding (Loss of grit surface)





#### 4. Flashings

Materials: Metal

Observations:

- Visible flashing appeared functional and in good condition.

#### 5. Gutters & Roof Drains

Description: Galvanized/Aluminum, All downspouts discharge below grade--connected to in-ground drainage piping

Observations:

- The roof drainage system appeared to be serviceable and in good condition.
- MAINTENANCE: Routinely monitor to keep gutters and gutter screens from clogging. A good time to check for proper gutter system operation is during a rainfall -- walk the perimeter of the house. Clean and seal gutters as needed.

#### 6. Roof Penetrations

Description: PVC Piping for plumbing vent stack(s) • Metal vent stack(s) • Attic ventilation devices (Turbine) • Attic ventilation devices (passive).

Observations:

- Roof penetrations were observed to be properly flashed and in good condition.
- Plumbing vent stack flashing boot(s) appeared functional.





## 7. Limitations of Roofing Inspection

- It highly recommended to ask the seller about the age & history of the roof and obtain roof documentation (if available).
- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.
- Notice: The report is an opinion of the general condition of the roofing. The Inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to leakage in the future. This report is issued in consideration of the foregoing disclaimer. Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashings are not water tested for leaks.

# Attic and Insulation

## 1. Attic Access

Attic Inspection Method: Inspected from access only

Type of Access: Scuttle Hole located in • Bedroom Closet

Observations:

- Appeared functional - no insulation over access cover.
- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.



## 2. Framing

**Materials:**

- Wood Rafter System.
- 2x6 wood rafters
- 24 inch rafter spacing

**Materials:**

- Wood Joist System.
- 2x6 wood joists

**Observations:**

- Appeared in normal condition for age of structure.





### 3. Attic Ventilation

Description: Active turbine exhaust ventilation • Metal Roof Top vents • Under eave soffit inlet vents

Observations:

- Ventilation system appears functional and in good condition.
- Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold buildup in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not adequately vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.

### 4. Insulation in Unfinished Spaces

Description: Attic Insulation:, Fiberglass, loose fill, blown in insulation

Depth/R-Value: Approximately: • 12-14 inches

Observations:

- Insulation level in the attic is typical for homes this age
- Visible insulation appears adequate.



### 5. Vent Piping Through Attic

Description: PVC plumbing vents • Double wall metal flue piping for water heater unit

Observations:

- Appears to be functional and in good condition.

## 6. Electrical Observations

### Materials:

- Romex type non-metallic Cable Wiring.

### Observations:

- Visible portions of the electrical wiring were in good condition.
- Only visible portions of the electrical system(s) were inspected. Other conditions may exist, that were not visible during the inspection.

## 7. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Any estimates of insulation R values or depths are rough average values.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for separately.

# Structural Components

## 1. Foundation Type

Unfinished basement • Combination basement and garage

## 2. Foundation Walls

Description: Poured Concrete

### Observations:

- No deficiencies noted at the visible portions of the foundation walls of the structure.
- Common cracks. Recommend monitoring over time for increased cracking activity. Recommend sealing of current cracks to minimize intrusion of water/moisture/insects/radon into the building.
- Limited review due to storage of personal property and finished walls.
- Visible portions of foundation wall were dry at the time of the inspection.





Common cracks. Recommend monitoring over time for increased cracking activity. Recommend sealing of current cracks to minimize intrusion of water/moisture/insects/radon into the building.



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Limited review due to storage of personal property and finished walls.

### 3. Foundation Floor

Description: Concrete slab

Observations:

- Observed to be in good condition in visible areas.
- Common cracks noted. Recommend continued monitoring for increase in cracking activity. Recommend sealing of the current cracking to minimize intrusion of water/moisture/insects/radon into the building.

### 4. Columns, Beams

Description: Steel I-Beam • Steel posts • Laminated lumber support post observed.

Observations:

- No deficiencies noted at the visible areas.

### 5. Floor Structure

Description: Dimensional lumber wood Joists • OSB (Oriented Strand Board) sheathing sub floor

Observations:

- No deficiencies noted on visible areas, at the time of inspection.

## 6. Wall Structure

Description: Wood frame

Observations:

- Observed to be in good condition, at visible areas.
- Limited view due to finishing materials.

## 7. Limitations of Structural Components Inspection

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity of any structural system or component are not part of this home inspection.
- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not conducted in areas/rooms where they are concealed by finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.
- Furniture, storage, and/or personal items restricted access to some structural components.

# Heating and Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Thermostat(s)

Description: Digital - programmable type., Robert Shaw brand, Location(s):, Main level hallway, Upper level hallway

Observations:

- Observed to be operational and in good condition.
- Thermostats are not checked for calibration or timed functions.



## 2. Heating System

Description: Forced air natural gas furnace. • Two Zone heating system • Location: Basement utility furnace room • Manufacturer: • Lennox

Age and Heating Capacity: Original equipment • Manufactured in 2004 • Average life of a gas-fired furnace is 15-20 years

Observations:

- Observed to be operational and in good condition.
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.



## 3. Energy Source

For Heating: Natural Gas -- Gas meter located at: • Exterior, North side of house

For Cooling: Air Conditioning is electric - 120/240 volt unit

Observations:

- Observed to be serviceable and in normal condition.



#### **4. Safety Switch**

Description: along the side of the furnace unit., A safety shutoff switch installed at furnace service door panel

Observations:

- Observed to be functional and in good condition.

#### **5. Distribution Systems**

Description: Galvanized sheetmetal ductwork and registers • Insulated round sheetmetal, and flex-type ductwork system • Insulated flex duct work in attic

Observations:

- Observed to be functional and in normal condition for age of system.

#### **6. Combustion Air**

Observations:

- Observed to be functional and in good condition.

#### **7. Venting, Flue(s), Chimney(s)**

Materials: Celluliar Core - PVC schedule 40, installed for exhaust of furnace.

Observations:

- The visible portions of the vent pipes appeared functional and in normal condition for age of system.



## 8. Cooling System

Description: Air Cooled Central Air Conditioner • Lennox brand

Compressor Age and Cooling Capacity: Original equipment • Manufactured Date in 2005

Observations:

- Observed to be operational and in good condition for age of system.
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended for all homes.



## 9. Condensate Drain

Observations:

- Observed to be operational and in good condition.

## 10. Filter(s)

Description: Cleanable media filter, At Base of Furnace

Observations:

- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.



## 11. Other Components

Description: Humidifier - Lennox brand

Observation:

- Humidifiers are beyond the scope of this home inspection. They do require annual service for proper and efficient operation. Should be part of an HVAC service contract.

## 12. Gas Fireplace(s)

Description: Prefabricated Direct Vent fireplace, Location:, Living room, Main level

Observations:

- Observed to be functioning and in serviceable condition.





### 13. Limitations of Heating and Air Conditioning Inspection

- Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.
- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.

## Electrical

### 1. Service Drop

Description: Underground service lateral, Meter Location:, North, Outside wall of residence

Observations:

- Observed to be in good condition.



## 2. Service Entrance Conductors

Description: Copper

Observations:

- Appear to be functional and in good condition.

## 3. Service Rating

120/240 volt, single phase service • Amperage Rating: • 200 amps

## 4. Main Disconnect

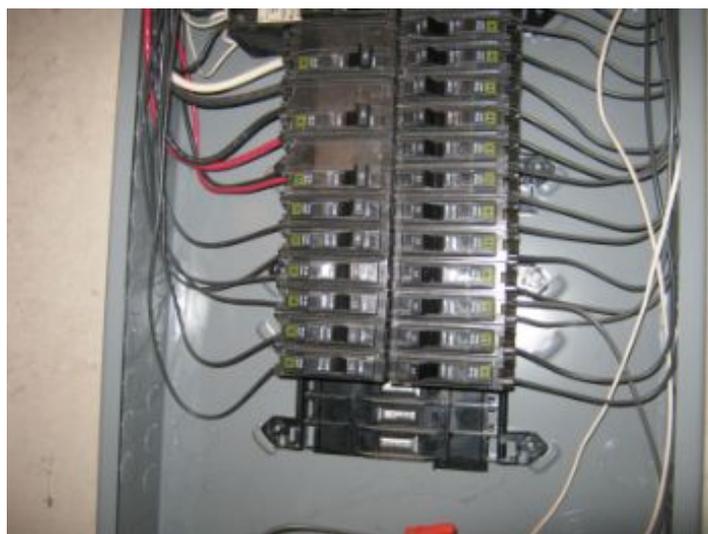
Description: One Breaker at the top of the Main Service Panels.

## 5. Main Service Panel(s)

Description: Manufacturer: • Square D • Location: • Garage • Basement • along North wall.

Observations:

- Observed to be serviceable and in normal condition.
- The main panel appears to have some room for future upgrades or additions to the system.



## 6. Service Grounding

Description: Ground Connection Not Visible

Observations:

- Not visible for inspection.

## 7. Overcurrent Protection

Type: Breakers

Observations:

- Observed to be in good condition.

## 8. Wiring Methods

Description: Copper • Wiring type: non-metallic sheathed cable "Romex"

Observations:

- Visible wiring appeared proper and to be in good condition.

## 9. Lighting, Fixtures, Switches, Outlets

Description: Grounded, 3 pronged outlets.

Observations:

- A representative sampling of outlets, switches, light fixtures and ceiling fans were tested. These units were observed to be serviceable and in normal condition.
- Refrigerator unit in garage is powered by a GFCI outlet. If circuit is tripped, the refrigerator will lose power and warm the contents. Recommend review by a qualified electrician, or moving the refrigerator to a non-GFCI outlet.

## 10. AFCI

Definition: Arc Fault Circuit Interrupter -AFCI - is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon, all electrical circuits in new homes will require AFCI protection.

Locations & Resets: Present at:, All bedroom circuits

Observations:

- Operated when tested.

## 11. Carbon Monoxide (CO) Detector(s)

Description: There are no CO detectors in this home

Observations:

- FYI: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--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.
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas or wood) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

## 12. Limitations of Electrical Inspection

- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- Even though not part of a general inspection all antenna/cable/phone and doorbell wiring needs to be evaluated for proper installation.

# Plumbing

## 1. Water Supply

Source: Public municipal water supply

## 2. Main Service Piping

Materials: PEX piping

## 3. Main Water Shut Off

Location: East wall of basement

Observations:

- Observed the shutoff to be in normal/operating condition.



## 4. Pressure Reading

Materials:

- Exterior Hose Bib, Located:
- West side of house

Observations:

- Pressure Reading of:
- 55 PSI
- Water pressure within the supply piping system should be in the range of 40 - 80 PSI for the proper operation of plumbing fixtures and appliances.

## 5. Water Supply, Distribution Systems

Description: Readily visible water supply pipes are:, Copper

Observations:

- The visible portions of the supply piping was in good condition.

## 6. Faucets

Observations:

- Observed to be serviceable and in good condition.

## 7. Sinks

Observations:

- Observed to be serviceable and in good condition.

## 8. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Drains were functional and in good condition, except as noted in the Report.

## 9. Waste, Drain, Vent Piping

Waste System Type: Public sewage disposal system

Description: Visible waste piping in house: • Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

- Visible piping appeared serviceable at time of inspection.

## 10. Water Heater(s)

Description: Manufacturer:, Ruud, Natural Gas, Location: Basement utility room

Capacity: 50 Gallon

## 11. Water Heater(s) Condition

Age: Manufactured in 02/2005 • FYI: Water heaters have a typical life expectancy of 8-12 years.

Observations:

- Observed to be serviceable and in good condition.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.



## 12. Water Heater Vent System

Materials: Metal single wall vent pipe from unit connected to a metal double wall vertical vent system.

Observations:

- Appeared functional and in good condition.



## 13. Fuel Storage, Distribution

Description: Black iron pipe used for gas branch/distribution service

Shut Off: Main gas shut off located at outside meter

Observations:

- All gas appliances have cut-off valves in line at each unit. No gas odors detected.
- No deficiencies observed at the Visible portions of the gas supply piping.

## 14. Limitations of Plumbing Inspection

- The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

# Garage

## 1. Garage Floor, Sill Plates

Description: Concrete

Observations:

- Sill plates behind finished surfaces could not be viewed.
- Garage floor is in good and serviceable condition.
- Observed common pitting/surface deterioration of concrete garage floor. This is typically from road salt. Keep floor surface cleaned, patched, and sealed to preserve the garage floor condition.



## 2. Garage Firewall, Ceiling

### Observations:

- Observed to be in good and normal condition for the age of the structure.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

## 3. Garage Door(s)

Description: Four - single 8', steel panel, sectional roll-up doors.

### Observations:

- Observed to be serviceable and in good condition.
- Damaged



Damaged

## 4. Garage Door Opener(s)

Description: LIFT-MASTER, 1/2 Horsepower, Chain driven type.

### Observations:

- Tested and observed to be functional and in good condition.
- Lights for Northeast unit did not operate. Replace bulb or repair as needed.

## 5. Garage Door Safety Features

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested..
- The automatic garage door opener(s) reversed direction when met with resistance.
- MAINTENANCE: Safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation.
- Garage door safety reverse by force for the Northwest unit did not operate when tested. Recommend proper adjustment of the downward force control.

## 6. Garage Firedoor

Material: Metal covered wood core.

Observations:

- The door between the garage and interior living space of the house was observed to be a fire rated type.
- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

# Laundry

## 1. Washer

Description: Amana

Observations:

- Operated as designed using normal controls

## 2. Dryer

Description: Amana • Three prong 240 Volt outlet available for electric dryer

Observations:

- Operated as designed using normal controls

## 3. Dryer Vent

Observations:

- Visible portions of the dryer venting system appeared serviceable and in good condition. Recommend professional cleaning of entire vent system components annually.
- Exterior dryer vent at Northwest corner of house is clogged with lint. Recommend cleaning of unit to minimize fire hazard and improve dryer unit operation.



Exterior dryer vent at Northwest corner of house is clogged with lint. Recommend cleaning of unit to minimize fire hazard and improve dryer unit operation.

#### **4. Floor Finishes**

Materials: Hardwood type

Observations:

- Appeared to be serviceable. Signs of normal wear and condition for the age of the floor covering.

#### **5. Interior Doors**

Description: Hollow core wood doors • Raised panel - colonial

Observations:

- Operational and in good condition.

#### **6. Wall and Ceiling Finishes**

Materials: Drywall • Ceiling drywall

Observations:

- Walls and ceilings were observed to be in good condition.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.

#### **7. Lighting, Fixtures, Switches, Outlets**

Description: Grounded, 3 prong outlets.

Observations:

- A representative sampling of outlets, switches and light fixtures were tested.

## **Interior**

#### **1. Interior Views**



## 2. Door Bell

Observations:

- Operated normally when tested.

## 3. Wall and Ceiling Finishes

Materials: Drywall • Ceiling drywall

Observations:

- General condition of walls and ceilings appeared satisfactory.
- Some cosmetic, common small cracks and typical flaws in wall finish noted. This is normal wear for age of home.
- patched areas
- Common small settling cracks in wall and ceiling finish observed. This normal wear for age of home. Recommend repair and paint



patched areas



Common small settling cracks in wall and ceiling finish observed. This normal wear for age of home. Recommend repair and paint

## 4. Floor Finishes

Materials: Vinyl • Hardwood type • Ceramic tile • Carpet

Observations:

- Observed to be in serviceable and good condition, with normal wear and age.

## 5. Windows

Description: Vinyl, Double hung with tilt-in feature, Stationary, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

Observations:

- The windows that were tested, are functional.

## 6. Interior Doors

Description: Hollow core wood doors • Raised panel - colonial

Observations:

- Doors appeared to be operational and in good condition.

## 7. Closets

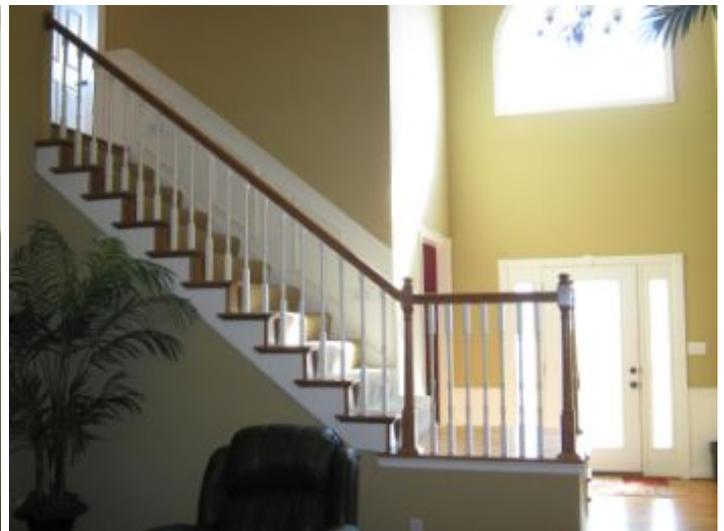
Observations:

- Observed to be in normal condition and functional.

## 8. Stairways, Steps, Railings

Observations:

- Missing handrails at the interior basement steps. Some one can slip & fall. Recommend having railings at all interior steps including the attic.



Missing handrails at the interior basement steps.  
Some one can slip & fall. Recommend having railings at all interior steps including the attic.

## 9. Limitations of Interior Inspection

- There were a substantial amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Window treatments, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.

# Kitchen

## 1. Interior Doors

Description: Hollow core wood doors • Raised panel - colonial

Observations:

- Operational and in good condition.

## 2. Wall and Ceiling Finishes

Materials: Drywall • Ceiling drywall

Observations:

- Walls and ceilings were observed to be in good condition.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home.



## 3. Floor Finishes

Materials: Hardwood type

Observations:

- Appeared to be serviceable. Signs of normal wear and condition for the age of the floor covering.

## 4. Windows

Description: Vinyl, Double hung with tilt-in feature, Stationary, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

Observations:

- Window(s) were found to be operational and in good condition.

## 5. Closets

Observations:

- Appeared functional and in normal condition.

## 6. Cabinets/Countertops

Materials: Solid Wood cabinet and doors • Granite counter top.

Observations:

- Cabinets and countertop were functional and in serviceable condition.

## 7. Faucets

Observations:

- Faucet operational and in good condition.

### **8. Sinks**

Observations:

- Sink(s) functional and in serviceable condition.

### **9. Garbage Disposal**

Description: InSinkErator

Observations:

- Operated - appeared functional at time of inspection.

### **10. Dishwasher**

Description: Brand: Whirlpool

Observations:

- Operated through one cycle and appeared operational and in serviceable condition.

### **11. Ranges, Ovens, Cooktops**

Description: Kenmore • Electric cooktop: Glass - ceramic surface • Oven(s): Electric

Observations:

- All heating elements were functional and in serviceable condition.
- Oven(s) operated when tested.

### **12. Kitchen Hood/Exhaust Fan**

Description: Kenmore • Hood vent - recirculating type

Observations:

- Functioned and operated normally when tested.

### **13. Microwave**

Description: Kenmore

Observations:

- Operated when tested.

### **14. Refrigerator**

Description: Whirlpool • Side by side - Ice and water dispenser on door

Observations:

- Appeared serviceable and in normal condition.
- Ice and water dispenser not tested.

### **15. Smoke Detector Operation**

Description: One on hall ceiling near room.

Observations:

- Operated when tested
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- Detector is hardwired to the electrical system.

### **16. Lighting, Fixtures, Switches, Outlets**

Description: Grounded, 3 prong outlets. • GFCI outlets provided along counter in the area of the sink

Observations:

- A representative sampling of outlets, switches and light fixtures were tested.
- GFCI protected outlets tested and were found in good condition.

## 17. Limitations of Appliances Inspection

- Appliances were tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing and electrical repairs -- with a \$50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.

# Master Bedroom

## 1. Location

Main Level, Southwest corner of home.

## 2. Interior Doors

Description: Hollow core wood doors • Raised panel - colonial

Observations:

- Operational and in good condition.

## 3. Wall and Ceiling Finishes

Materials: Drywall • Ceiling drywall

Observations:

- General condition of walls and ceilings appeared in good condition.
- Some cosmetic, common small cracks and typical flaws in wall and ceiling finish noted.



## 4. Floor Finishes

Materials: Carpet

Observations:

- Appeared serviceable. Signs of normal wear and condition for the age of the floor covering.

## 5. Windows

Description: Vinyl, Double hung with tilt-in feature, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

Observations:

- Observed the windows to be in normal/operational condition.

## 6. Closets

**Observations:**

- Observed to be in good condition.
- Personal Articles and Items present in closet prevented complete observation of condition. Recommend further evaluation upon removal of personal items.

## 7. Lighting, Fixtures, Switches, Outlets

**Description:** Grounded, 3 prong outlets.

**Observations:**

- A representative sampling of outlets, switches and light fixtures were tested and found to be operational and in good condition.
- Ceiling fan operated normally when tested.

## 8. Smoke Detector Operation

**Description:** One on hall ceiling near room. • One located on bedroom ceiling near door. • All detectors are hardwired to house power

**Observations:**

- Observed to be functional when tested and in good condition.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is highly recommended.

# Bedroom #2

## 1. Location

Upper Level, East side of home.

## 2. Interior Doors

**Description:** Hollow core wood doors • Raised panel - colonial

**Observations:**

- Operational and in good condition.

## 3. Wall and Ceiling Finishes

**Materials:** Drywall • Ceiling drywall

**Observations:**

- General condition of walls and ceilings appeared in good condition.
- Some cosmetic, common small cracks and typical flaws in wall and ceiling finish noted.

## 4. Floor Finishes

**Materials:** Carpet

**Observations:**

- Appeared serviceable. Signs of normal wear and condition for the age of the floor covering.

## 5. Windows

**Description:** Vinyl, Double hung with tilt-in feature, Stationary, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

**Observations:**

- Observed the windows to be in normal/operational condition.

## 6. Closets

**Observations:**

- Observed to be in good condition.
- Personal Articles and Items present in closet prevented complete observation of condition. Recommend further evaluation upon removal of personal items.

## 7. Lighting, Fixtures, Switches, Outlets

**Description:** Grounded, 3 prong outlets.

**Observations:**

- A representative sampling of outlets, switches and light fixtures were tested and found to be operational and in good condition.
- Ceiling fan operated normally when tested.

## 8. Smoke Detector Operation

**Description:** One on hall ceiling near room. • One located on bedroom ceiling near door. • All detectors are hardwired to house power

**Observations:**

- Observed to be functional when tested and in good condition.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is highly recommended.

# Bedroom #3

## 1. Location

Upper Level, Northeast corner of home.

## 2. Interior Doors

**Description:** Hollow core wood doors • Raised panel - colonial

**Observations:**

- Operational and in good condition.

## 3. Wall and Ceiling Finishes

**Materials:** Drywall • Ceiling drywall

**Observations:**

- General condition of walls and ceilings appeared in good condition.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted.

## 4. Floor Finishes

**Materials:** Carpet

**Observations:**

- Appeared serviceable. Signs of normal wear and condition for the age of the floor covering.

## 5. Windows

**Description:** Vinyl, Double hung with tilt-in feature, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

**Observations:**

- Observed the windows to be in normal/operational condition.

## 6. Closets

**Observations:**

- Observed to be in good condition.
- Personal Articles and Items present in closet prevented complete observation of condition. Recommend further evaluation upon removal of personal items.

## 7. Lighting, Fixtures, Switches, Outlets

**Description:** Grounded, 3 prong outlets.

**Observations:**

- A representative sampling of outlets, switches and light fixtures were tested and found to be operational and in good condition.
- Ceiling fans operated normally when tested.

## 8. Smoke Detector Operation

**Description:** One on hall ceiling near room. • Smoke detector located on hallway wall near ceiling. • All detectors are hardwired to house power

**Observations:**

- Observed to be functional when tested and in good condition.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is highly recommended.

# Bedroom #4

## 1. Location

Upper Level, Northwest corner of home.

## 2. Interior Doors

**Description:** Hollow core wood doors • Raised panel - colonial

**Observations:**

- Operational and in good condition.

## 3. Wall and Ceiling Finishes

**Materials:** Drywall • Ceiling drywall

**Observations:**

- General condition of walls and ceilings appeared in good condition.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted.

## 4. Floor Finishes

**Materials:** Carpet

**Observations:**

- Appeared serviceable. Signs of normal wear and condition for the age of the floor covering.

## 5. Windows

**Description:** Vinyl, Double hung with tilt-in feature, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

**Observations:**

- Observed the windows to be in normal/operational condition.

## 6. Closets

**Observations:**

- Observed to be in good condition.
- Personal Articles and Items present in closet prevented complete observation of condition. Recommend further evaluation upon removal of personal items.

## 7. Lighting, Fixtures, Switches, Outlets

**Description:** Grounded, 3 prong outlets.

**Observations:**

- A representative sampling of outlets, switches and light fixtures were tested and found to be operational and in good condition.
- Ceiling fans operated normally when tested.

## 8. Smoke Detector Operation

**Description:** One on hall ceiling near room. • One located on bedroom ceiling • All detectors are hardwired to house power

**Observations:**

- Observed to be functional when tested and in good condition.
- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is highly recommended.

# Master Bathroom

## 1. Bathroom Location

Main level, South side, Off of Master Bedroom

## 2. Interior Doors

**Description:** Hollow core wood doors • Raised panel - colonial

**Observations:**

- Observed to be operational and in good condition.

## 3. Cabinets, Vanities

**Materials:** Solid Wood doors • Granite vanity top

**Observations:**

- Observed to be functional and in good condition.



#### 4. Faucets

Observations:

- Observed to be operational and in good condition.

#### 5. Sinks

Observations:

- Observed to be functional and in good condition.

#### 6. GFCI

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are recommended to be GFCI protected.

Locations & Resets: GFCI outlets are located in the area of the vanity.

Observations:

- GFCIs responded to test and were in good condition.
- Test GFCIs monthly to ensure proper operation.
- Bathroom GFCI outlet resets at outlet.

#### 7. Toilet(s)

Observations:

- Observed to be operational and in good condition.

#### 8. Tub(s)

Description: Whirlpool (hydromassage) tub in Master Bath • Plastic/Fiberglass • ceramic tile surround

Observations:

- Observed to be operational and in good condition.
- Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition, at time of inspection. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



### **9. Shower(s)**

Description: Doors are tempered glass • Surround is plastic/Fiberglass

Observations:

- Observed to be operational and in good condition.
- Recommend all tile edges and tub/shower walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration.

### **10. Bathroom Exhaust Fan(s)**

Observations:

- Observed to be operational and in good condition.

### **11. Windows**

Description: Vinyl, Double hung with tilt-in feature, Double-glazed thermal seal type: two panes of glass separated by a layer of air/inert gas, then sealed.

Observations:

- Observed to be operational and in good condition.

### **12. Floor Finishes**

Materials: Ceramic tile

Observations:

- Observed to be in serviceable and good condition, with normal wear and age.

### **13. Wall and Ceiling Finishes**

Materials: Drywall • Ceiling drywall • Ceramic tile

Observations:

- General condition of walls and ceilings appeared in good condition.
- Some cosmetic, common small cracks and typical flaws in wall and ceiling finish noted.

### **14. A Word About Caulking and Bathrooms**

• Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. Recommend periodic re-caulking and grouting of tub, shower and sink areas as ongoing maintenance of these fixtures.

## **Bathroom #2**

### **1. Bathroom Location**

Upper level, West side, Off of Hallway

### **2. Interior Doors**

Description: Hollow core wood doors • Raised panel - colonial

Observations:

- Observed to be operational and in good condition.

### **3. Cabinets, Vanities**

Materials: Solid Wood doors • Cultured surface vanities

Observations:

- Observed to be functional and in good condition.

## 4. Faucets

**Observations:**

- Observed to be operational and in good condition.

## 5. Sinks

**Observations:**

- Observed to be functional and in good condition.

## 6. GFCI

**Definition:** Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are recommended to be GFCI protected.

**Locations & Resets:** GFCI outlets are located in the area of the vanity.

**Observations:**

- GFCIs responded to test and were in good condition.
- Test GFCIs monthly to ensure proper operation.
- Bathroom GFCI outlet resets at outlet.

## 7. Toilet(s)

**Observations:**

- Observed to be operational and in good condition.

## 8. Tub(s)

**Description:** Plastic/Fiberglass

**Observations:**

- Observed to be operational and in good condition.

## 9. Shower(s)

**Description:** Same as the tub • Doors are tempered glass • Surround is plastic/Fiberglass

**Observations:**

- Observed to be operational and in good condition.
- Recommend all tile edges and tub/shower walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration.

## 10. Bathroom Exhaust Fan(s)

**Observations:**

- Observed to be operational and in good condition.

## 11. Floor Finishes

**Materials:** Ceramic tile

**Observations:**

- Observed to be in serviceable and good condition, with normal wear and age.

## 12. Wall and Ceiling Finishes

**Materials:** Drywall • Ceiling drywall

**Observations:**

- General condition of walls and ceilings appeared in good condition.
- Some cosmetic, common small cracks and typical flaws in wall and ceiling finish noted.

## 13. A Word About Caulking and Bathrooms

• Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. Recommend periodic re-caulking and grouting of tub, shower and sink areas as ongoing maintenance of these fixtures.

# Bathroom #3

## 1. Bathroom Location

Main level, Off of Hallway

## 2. Interior Doors

Description: Hollow core wood doors • Raised panel - colonial

Observations:

- Observed to be operational and in good condition.

## 3. Cabinets, Vanities

Materials: Cultured surface vanities

Observations:

- Observed to be functional and in good condition.

## 4. Faucets

Observations:

- Observed to be operational and in good condition.

## 5. Sinks

Observations:

- Observed to be functional and in good condition.

## 6. GFCI

Definition: Ground Fault Circuit Interrupter - GFCI - is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are recommended to be GFCI protected.

Locations & Resets: (R) GFCI outlet is located to the right of the vanity.

Observations:

- GFCIs responded to test and were in good condition.
- Test GFCIs monthly to ensure proper operation.
- Bathroom GFCI outlet(s) reset at Master Bathroom outlet.

## 7. Toilet(s)

Observations:

- Observed to be operational and in good condition.

## 8. Bathroom Exhaust Fan(s)

Observations:

- Observed to be operational and in good condition.

## **9. Floor Finishes**

Materials: Ceramic tile

Observations:

- Observed to be in serviceable and good condition, with normal wear and age.

## **10. Wall and Ceiling Finishes**

Materials: Drywall • Ceiling drywall

Observations:

- General condition of walls and ceilings appeared in good condition.
- Some cosmetic, common small cracks and typical flaws in drywall finish noted.