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PROPERTY INSPECTION
REPORT

12345 123rd St E, Puyallup, WA 98374

INSPECTION PREPARED FOR: Sample Report

INSPECTOR: Eric Boyer

AGENT: Test Report -

DATE OF INSPECTION: 10/9/2026

Year Built: 2026



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Report Summary

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

Bedrooms		
Page 9 Item: 5	Electrical	• West Bedroom Closet – Electrical: Exposed electrical components were noted at the light switch in the west bedroom closet. Recommend installing the appropriate cover/trim or completing the installation as needed to prevent access to electrical components.
Heat/AC		
Page 20 Item: 7	AC Compress Condition	• The exterior heat pump is secured to the pad with four small fasteners that appear undersized compared with the manufacturer's specified M10 mounting bolts. Recommend having the HVAC installer verify the fastener size and suitability for the pad material and correct the anchorage according to the manufacturer's installation instructions.
Garage		
Page 26 Item: 5	Rafters & Ceiling	• Multiple Simpson truss tie-down clips in the detached garage have improperly placed nails that missed the manufacturer's designated fastener holes. One clip on the east side of the garage was not fastened and appeared to be pinched in place. These conditions may reduce the strength of the roof-to-wall connections. Recommend having the builder inspect all clips and correct the installations using the manufacturer-specified fasteners and fastening pattern before the framing is concealed. Improper fastening may reduce the connectors' rated capacity and affect manufacturer warranty coverage. Recommend correction according to Simpson's installation instructions.
Roof		
Page 31 Item: 1	Roof Condition	• The protective cover/cap is missing from the roof safety tie-off anchor. Recommend having a qualified roofing contractor install the appropriate cover and verify that the anchor's flashing and exposed fasteners are properly sealed to prevent leaks. • Paint overspray was noted on the first-floor roof above the living/dining room area, causing visible discoloration. Recommend having the builder correct the affected areas using a method approved by the roofing manufacturer to avoid damaging the shingles.

Page 34 Item: 6	Vent Caps	• Damaged and poorly fitted shingles were noted around the plumbing vent boot above the primary bathroom, leaving the underlayment exposed and increasing the risk of leaks. Recommend having a qualified roofing contractor verify and correct the boot installation and replace the damaged shingles as needed.
Exterior Areas		
Page 38 Item: 2	Window Condition	• South 1st Floor Window: The window glazing bead is cut short or missing a section at the lower corner, leaving a visible gap and exposing internal components. Recommend having the window installer replace or properly fit the glazing bead in accordance with the manufacturer's installation requirements.
Crawlspace / Basement		
Page 52 Item: 8	Plumbing Materials	• Crawlspace – Flexible Gas Line: The flexible gas line in the crawlspace is not properly secured to the structure and is resting on the plumbing drain lines. Recommend having the gas piping properly supported and secured in accordance with the manufacturer's installation requirements to prevent movement or damage.

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.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home - Facing North

3. Occupancy

Occupancy: Vacant - New Construction • The utilities were on at the time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and 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 on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

9. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

10. Heat

Good	Fair	Poor	N/A	None
X				

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

12. Patio Doors

Good	Fair	Poor	N/A	None
X				

13. Screen Doors

Good	Fair	Poor	N/A	None
				X



Screen doors have not been installed at the back patio.

14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

15. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Metal insert gas fireplace noted.

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- A cosmetic scratch was noted on the office window frame. Recommend having the builder repair the scratch using a method approved by the window manufacturer to restore the finish.



A cosmetic scratch was noted on the office window frame. Recommend having the builder repair the scratch using a method approved by the window manufacturer to restore the finish.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Bedrooms

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

1. Locations

Locations: 2nd Floor Northwest • 2nd Floor South • 2nd Floor Southwest • 2nd Floor West

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

3. Closets

Good	Fair	Poor	N/A	None
X				

4. Doors

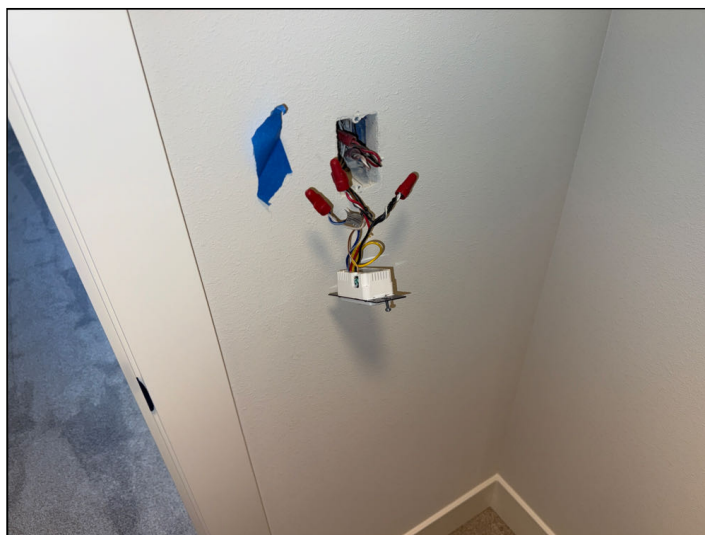
Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

• **West Bedroom Closet – Electrical:** Exposed electrical components were noted at the light switch in the west bedroom closet. Recommend installing the appropriate cover/trim or completing the installation as needed to prevent access to electrical components.



West Bedroom Closet – Electrical: Exposed electrical components were noted at the light switch in the west bedroom closet. Recommend installing the appropriate cover/trim or completing the installation as needed to prevent access to electrical components.

6. Fireplace

Good	Fair	Poor	N/A	None
			X	

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

9. Heat

Good	Fair	Poor	N/A	None
X				

10. Window Condition

Good	Fair	Poor	N/A	None
X				

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

12. Patio Doors

Good	Fair	Poor	N/A	None
			X	

13. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. 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..

1. Locations

Locations: Primary Bathroom • 1st Floor Hallway Bathroom • 2nd Floor Hallway Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

5. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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



Tape noted inside the track of the pocket door for the primary bathroom. Recommend removing to prevent gumming up the track.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational
- All bathroom GFCI's reset in the 2nd floor hall bathroom.

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fans were operated and no issues were found.

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Heating

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

17. Sinks

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
			X	

Observations:

- The dishwasher was not tested at the time of the inspection as it did not have power turned on.



The dishwasher was not tested at the time of the inspection as it did not have power turned on.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None
			X	

6. Microwave

Good	Fair	Poor	N/A	None
X				

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

11. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

13. Floor Condition

Good	Fair	Poor	N/A	None
X				

14. Plumbing

Good	Fair	Poor	N/A	None
X				



No leaks noted at the time of the inspection.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
			X	

17. Screen Doors

Good	Fair	Poor	N/A	None
			X	

18. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

19. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational.

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: 2nd Floor East

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

14. Security Bars

Good	Fair	Poor	N/A	None
			X	

15. Doors

Good	Fair	Poor	N/A	None
X				

16. Window Condition

Good	Fair	Poor	N/A	None
X				

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

7. AC Compress Condition

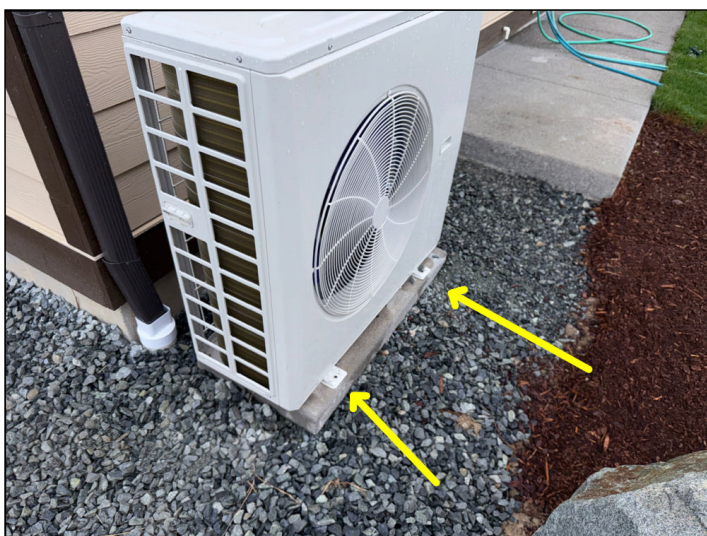
Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- The exterior heat pump is secured to the pad with four small fasteners that appear undersized compared with the manufacturer's specified M10 mounting bolts. Recommend having the HVAC installer verify the fastener size and suitability for the pad material and correct the anchorage according to the manufacturer's installation instructions.



The exterior heat pump is secured to the pad with four small fasteners that appear undersized compared with the manufacturer's specified M10 mounting bolts. Recommend having the HVAC installer verify the fastener size and suitability for the pad material and correct the anchorage according to the manufacturer's installation instructions.



Appeared functional at the time of inspection.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

9. Registers

Good	Fair	Poor	N/A	None
X				

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located above the heater cabinet.

Observations:

• **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.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the garage.

Observations:

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



The filter noted at the top of the water heater is clean and should be checked annually or as needed.



Hot water is tested to be inside normal safety range.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.

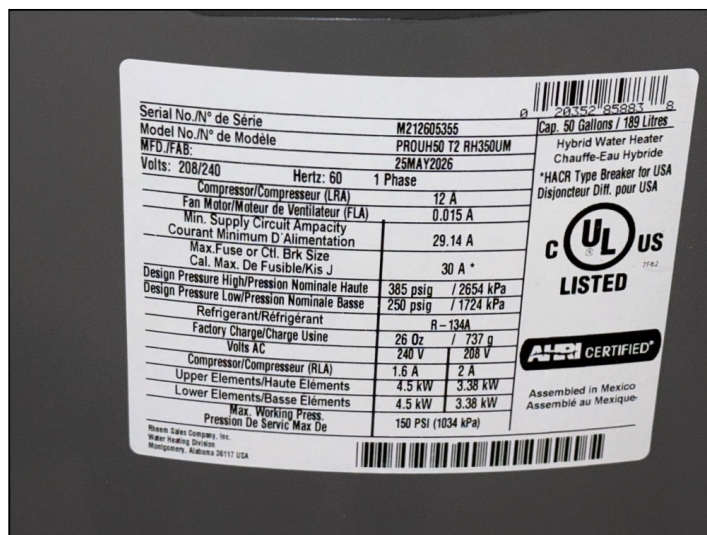
7. Manufacture

Good	Fair	Poor	N/A	None
X				

Materials: Rheem

Observations:

- The water heater was manufactured in 2026 and in good working condition.



The water heater was manufactured in 2026 and in good working condition.

8. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
• 50 gallons

9. Gas Valve

Good	Fair	Poor	N/A	None
			X	

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Pex
Observations:
• No deficiencies observed at the visible portions of the supply piping.

11. Strapping

Good	Fair	Poor	N/A	None
X				

Observations:
• Seismic strapping present.



Seismic strapping present.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from on the roof. • Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

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



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



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



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

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

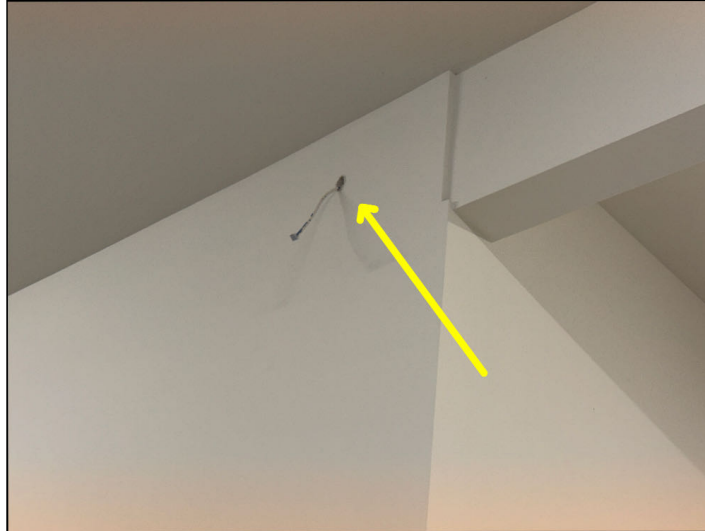
- Recommend fire sealing the hole in the main home garage wall where roughed in for the security cameras.



Appeared satisfactory, at time of inspection.



Appeared satisfactory, at time of inspection.



Recommend fire sealing the hole in the main home garage wall where roughed in for the security cameras.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:

- Multiple Simpson truss tie-down clips in the detached garage have improperly placed nails that missed the manufacturer's designated fastener holes. One clip on the east side of the garage was not fastened and appeared to be pinched in place. These conditions may reduce the strength of the roof-to-wall connections. Recommend having the builder inspect all clips and correct the installations using the manufacturer-specified fasteners and fastening pattern before the framing is concealed. Improper fastening may reduce the connectors' rated capacity and affect manufacturer warranty coverage. Recommend correction according to Simpson's installation instructions.



Multiple Simpson truss tie-down clips in the detached garage have improperly placed nails that missed the manufacturer's designated fastener holes. One clip on the east side of the garage was not fastened and appeared to be pinched in place. These conditions may reduce the strength of the roof-to-wall connections. Recommend having the builder inspect all clips and correct the installations using the manufacturer-specified fasteners and fastening pattern before the framing is concealed. Improper fastening may reduce the connectors' rated capacity and affect manufacturer warranty coverage. Recommend correction according to Simpson's installation instructions.



Multiple Simpson truss tie-down clips in the detached garage have improperly placed nails that missed the manufacturer's designated fastener holes. One clip on the east side of the garage was not fastened and appeared to be pinched in place. These conditions may reduce the strength of the roof-to-wall connections. Recommend having the builder inspect all clips and correct the installations using the manufacturer-specified fasteners and fastening pattern before the framing is concealed. Improper fastening may reduce the connectors' rated capacity and affect manufacturer warranty coverage. Recommend correction according to Simpson's installation instructions.



Multiple Simpson truss tie-down clips in the detached garage have improperly placed nails that missed the manufacturer's designated fastener holes. One clip on the east side of the garage was not fastened and appeared to be pinched in place. These conditions may reduce the strength of the roof-to-wall connections. Recommend having the builder inspect all clips and correct the installations using the manufacturer-specified fasteners and fastening pattern before the framing is concealed. Improper fastening may reduce the connectors' rated capacity and affect manufacturer warranty coverage. Recommend correction according to Simpson's installation instructions.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None
X				

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vertical door noted.

Observations:

- No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

17. Cabinets

Good	Fair	Poor	N/A	None
			X	

18. Counters

Good	Fair	Poor	N/A	None
			X	

19. Wash Basin

Good	Fair	Poor	N/A	None
			X	

Electrical

1. Electrical Panel

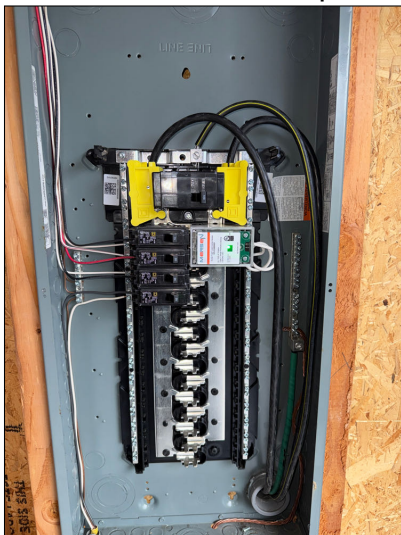
Good	Fair	Poor	N/A	None
X				

Location: Panel box located in garage.

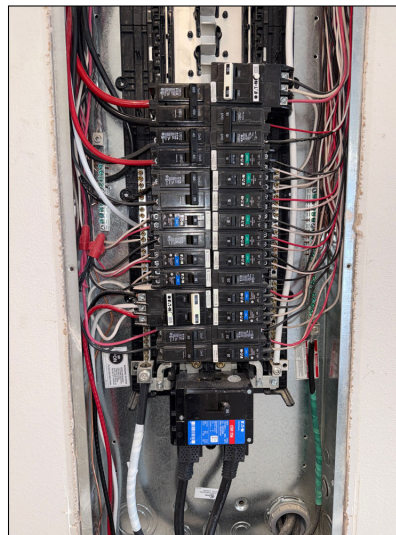
Location: Sub Panel Location: • Located in the detached garage.

Observations:

- No major system safety or function concerns noted at time of inspection at the main panel box.
- No major system safety or function concerns noted at time of inspection at the sub panel box.
- The sub panel in the detached garage is not labeled.



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



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

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

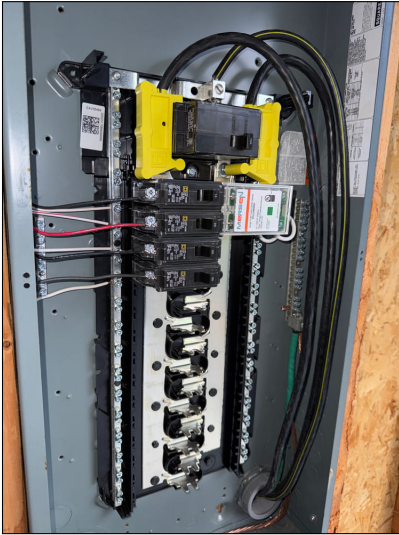
5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

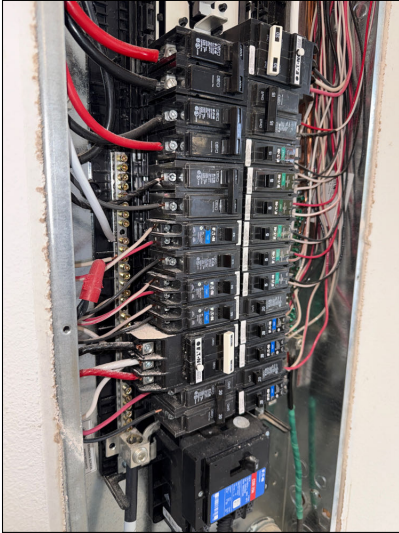
- All of the circuit breakers appeared serviceable.



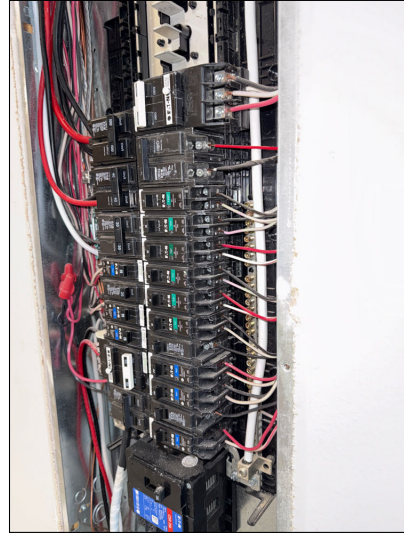
All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from on the roof.

Materials: Asphalt shingles noted.

Observations:

- Roof – No Major Concerns

No major safety or functional concerns were observed with the roof covering at the time of the inspection. Routine maintenance and periodic monitoring are recommended.

• The protective cover/cap is missing from the roof safety tie-off anchor. Recommend having a qualified roofing contractor install the appropriate cover and verify that the anchor's flashing and exposed fasteners are properly sealed to prevent leaks.

• Paint overspray was noted on the first-floor roof above the living/dining room area, causing visible discoloration. Recommend having the builder correct the affected areas using a method approved by the roofing manufacturer to avoid damaging the shingles.



Paint overspray was noted on the first-floor roof above the living/dining room area, causing visible discoloration. Recommend having the builder correct the affected areas using a method approved by the roofing manufacturer to avoid damaging the shingles.



The protective cover/cap is missing from the roof safety tie-off anchor. Recommend having a qualified roofing contractor install the appropriate cover and verify that the anchor's flashing and exposed fasteners are properly sealed to prevent leaks.



Roof – No Major Concerns

No major safety or functional concerns were observed with the roof covering at the time of the inspection. Routine maintenance and periodic monitoring are recommended.



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No major safety or functional concerns were observed with the roof covering at the time of the inspection. Routine maintenance and periodic monitoring are recommended.



Roof – No Major Concerns

No major safety or functional concerns were observed with the roof covering at the time of the inspection. Routine maintenance and periodic monitoring are recommended.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
			X	

4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

5. B-Vent

Good	Fair	Poor	N/A	None
			X	

6. Vent Caps

Good	Fair	Poor	N/A	None
	X			

Observations:

- Damaged and poorly fitted shingles were noted around the plumbing vent boot above the primary bathroom, leaving the underlayment exposed and increasing the risk of leaks. Recommend having a qualified roofing contractor verify and correct the boot installation and replace the damaged shingles as needed.



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7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

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

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- **Location of access**
- Scuttle Hole located in:
- Laundry Room Ceiling.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system, safety, or function concerns were noted in the attic at the time of the inspection.



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3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.



The gable vents appear to be decorative only and were not counted toward attic ventilation. This is appropriate for the apparent soffit-and-ridge ventilation system, as open gable vents can disrupt the intended airflow from the soffits to the ridge.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Most areas not accessible due to insulation.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **ABS** plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Attic insulation averages about 16-18 inches in depth.

Observations:

- Insulation appears adequate and in good condition.

9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- The exhaust ducting running through the attic was in good condition and vents to the exterior.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Vinyl window frames noted through out the home.
- **South 1st Floor Window: The window glazing bead is cut short or missing a section at the lower corner, leaving a visible gap and exposing internal components. Recommend having the window installer replace or properly fit the glazing bead in accordance with the manufacturer's installation requirements.**



South 1st Floor Window: The window glazing bead is cut short or missing a section at the lower corner, leaving a visible gap and exposing internal components. Recommend having the window installer replace or properly fit the glazing bead in accordance with the manufacturer's installation requirements.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation

Observations:

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



Missing address numbers on the home which is required for final county inspection. (Fire Safety Concern)



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



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



The crawlspace vent at the NE corner of the home has been covered over with foil faced ducting tape. This is not typical and should be removed or repaired as needed.



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



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



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



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



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



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

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend caulking around doors, windows and pipe penetrations as necessary where cracks or gaps exist.
- Caulking Blistering

Caulking blistering or bubbling was observed at exterior surfaces. Recommend repair and repainting as needed.

- Caulking missing around the front porch post. Currently, water will travel down the post and get trapped inside the brick column.



Caulking Blistering

Caulking blistering or bubbling was observed at exterior surfaces. Recommend repair and repainting as needed.



Peeling paint noted on the upper exhaust fan vent hood on the east side of the home.



The dryer vent hood appears to have been installed after the fact and needs paint touch up.



The back patio columns have not been painted.



Gas lines have been installed to the back patio for future gas appliances.



Recommend caulking around doors, windows and pipe penetrations as necessary where cracks or gaps exist.



Paint touch up at the back patio gable / eave where a bees nest block full coverage and exposed plywood is present.



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Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Asphalt driveway noted.
Observations:
• Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
X				

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

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or functional concerns noted at time of inspection.

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI receptacles are in good condition.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: LP Gas shutoff located at the gas manifold.
Observations:
• The propane tank was located on the east side of the home.



The propane tank was located on the east side of the home.



The propane tank was located on the east side of the home.

10. Plumbing

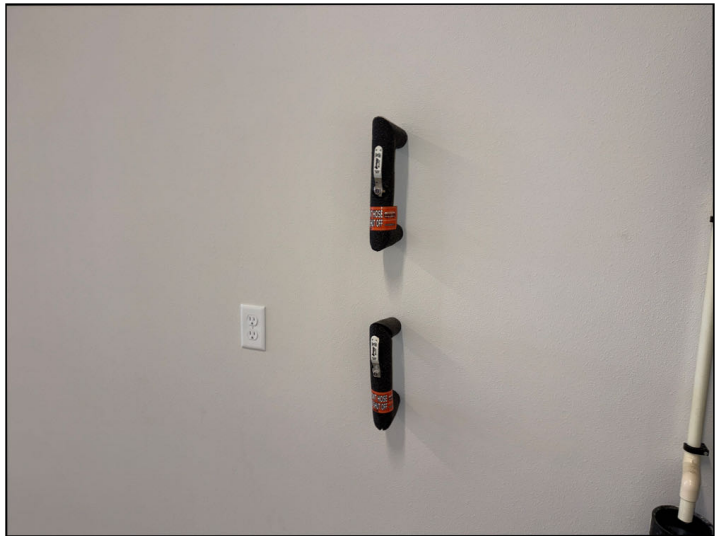
Good	Fair	Poor	N/A	None
X				

Observations:

- Septic clean out and tanks were noted on the South exterior side of the detached garage.
- Main water shutoff was located in the garage on the east wall next to the water heater.
- The front hose bib on the side of the garage has two winter shutoff noted in the garage.



Septic clean out and tanks were noted on the South exterior side of the detached garage.



The front hose bib on the side of the garage has two winter shutoff noted in the garage.

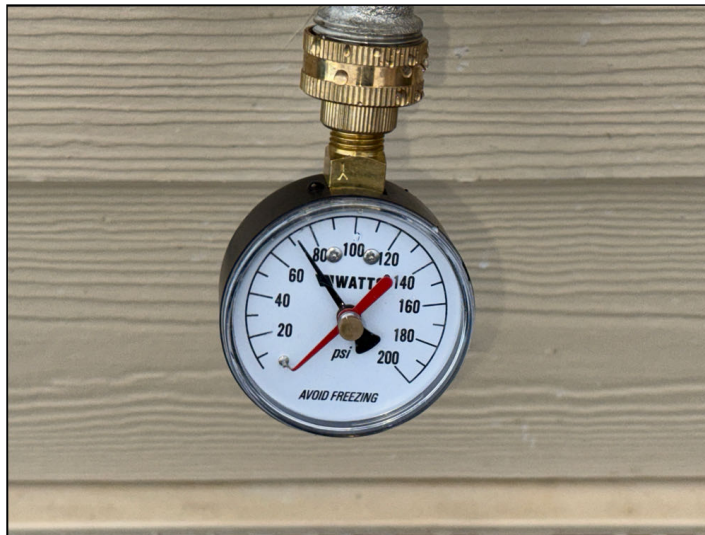


Main water shutoff was located in the garage on the east wall next to the water heater.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• 70 PSI noted (Normal)



70 PSI noted (Normal)

12. Pressure Regulator

Good	Fair	Poor	N/A	None
			X	

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front and back of structure.
Observations:
• Appear Functional.

14. Patio Material

Good	Fair	Poor	N/A	None
X				

Observations:
• Concrete

15. Patio Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

Observations:

- The patio roof had no major safety or functional concerns observed at the time of the inspection.

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

Observations:

- Appeared serviceable at time of inspection.

Crawlspace / Basement

1. Access

Good	Fair	Poor	N/A	None
X				

Materials: Interior hatch in the front hall closet floor

Observations:

- Interior entrance is in serviceable condition.

2. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Crawlspace noted.

Observations:

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



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



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

3. Crawlspace Ventilation

Good	Fair	Poor	N/A	None
X				

4. Vent Screen Condition

Good	Fair	Poor	N/A	None
X				

5. Vapor Barrier

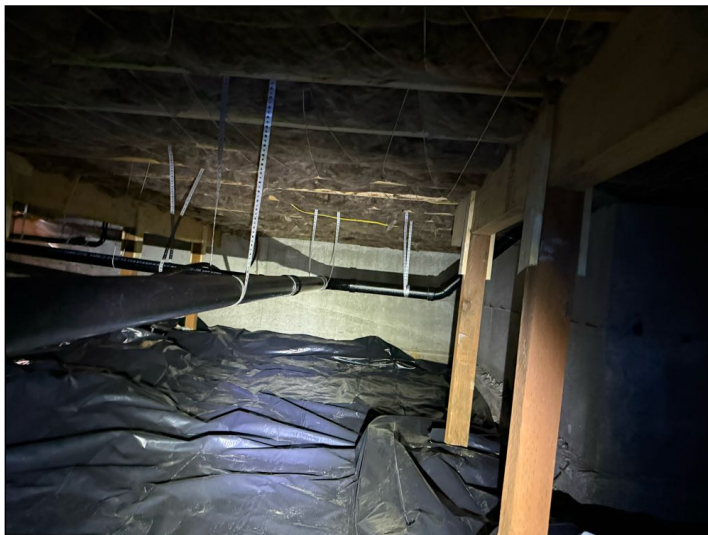
Good	Fair	Poor	N/A	None
X				

Observations:

- Vapor barrier present and appears to be properly installed.



Vapor barrier present and appears to be properly installed.



Vapor barrier present and appears to be properly installed.



Vapor barrier present and appears to be properly installed.



Vapor barrier present and appears to be properly installed.



Vapor barrier present and appears to be properly installed.

6. Sump Pump

Good	Fair	Poor	N/A	None
☐	☐	☐	☒	☐

7. Insulation

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:

- The crawlspace batt insulation was noted to be in place and in good condition.



The crawlspace batt insulation was noted to be in place and in good condition.

8. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: ****WASTE**** • ABS Drain Lines • ****Supply**** • PEX (Cross-linked Polyethylene)

Observations:

- The waste plumbing lines in the crawlspace appear to be in function condition. No signs of leaks or sags in the line.
- The supply plumbing lines in the crawlspace appear to be in function condition.
- **Crawlspace – Flexible Gas Line: The flexible gas line in the crawlspace is not properly secured to the structure and is resting on the plumbing drain lines. Recommend having the gas piping properly supported and secured in accordance with the manufacturer's installation requirements to prevent movement or damage.**



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9. Crawlspace Electric

Good	Fair	Poor	N/A	None
X				

10. GFCI

Good	Fair	Poor	N/A	None
			X	

11. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- ****JOISTS****
- The joist floor structure appears to be in good condition. No visible damage noted at the time of the inspection.

12. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:

- Not fully visible for inspection due to insulation being installed between the joists.

13. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

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

14. Piers

Good	Fair	Poor	N/A	None
X				

Observations:

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

15. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Observations:

- The heat ducts in the crawlspace appeared to be in good condition.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.