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PROPERTY INSPECTION
REPORT

12345 125th St E, Puyallup, WA 98374

INSPECTION PREPARED FOR: Sample Report

INSPECTOR: Eric Boyer

AGENT: Test Report -

DATE OF INSPECTION: 9/8/2026

Year Built: 2005



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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.

Interior Areas		
Page 7 Item: 7	Electrical	• The receptacle on the south wall of the front entry, between the stairs and the hallway leading to the garage, tested as ungrounded. Recommend evaluation and repair as needed by a licensed electrician. • The right side of the duplex receptacle in the north family room did not have power, and no switch controlling it was found. Recommend confirming proper operation with the seller or having the receptacle evaluated and repaired as needed by a licensed electrician.
Page 10 Item: 15	Fireplace	• The north family room fireplace did not operate using the available switches, and the pilot light was not on even though the unit control was set to the "on" position. The gas supply may have been shut off at the keyed gas valve. Recommend confirming operation with the seller and servicing or repairing the fireplace as needed by a qualified fireplace technician.
Page 11 Item: 16	Window Condition	• The mud room window shows signs of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent limiting view out of window.
Bedrooms		
Page 14 Item: 10	Window Condition	• The single-hung window in the southeast bedroom, located on the south elevation, would not open. This may prevent emergency egress. Recommend repair or replacement as needed to restore proper operation and safe emergency escape.
Kitchen		
Page 20 Item: 11	Vent Condition	• The kitchen exhaust hood did not operate using the visible controls. Recommend confirming with the seller whether an additional switch or control is present. If no additional control exists, have the unit repaired or replaced as needed.
Laundry		
Page 23 Item: 5	Electrical	• The washing-machine receptacle in the laundry room tested with reversed polarity. This is a potential electrical safety concern. Recommend evaluation and repair by a licensed electrician.

Heat/AC

Page 25 Item: 1	Heater Condition	• The furnace's last service date was more than one year ago or could not be determined. Although the unit responded properly to normal controls, internal components cannot be fully evaluated without specialized equipment and training. Recommend servicing by a licensed HVAC contractor and repairing as needed. • The furnace appears to be original to the home and is approximately 21 years old. Although it operated properly from normal controls, it is nearing the end of its typical service life. Recommend servicing by a licensed HVAC contractor and budgeting for replacement.
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Water Heater

Page 32 Item: 7	Manufacture	• Both tankless, on-demand water heaters appear to be original to the home; however, their ages could not be confirmed because the data tags were located on inaccessible sides of the units.
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Exterior Areas

Page 54 Item: 4	Eaves & Facia	• Moisture damage and wood rot were observed at the northwest corners of both the second-floor dormer and the upper attic dormer. Recommend evaluation and repair by a qualified contractor, including correction of the moisture source and replacement of damaged materials as necessary.
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Grounds

Page 56 Item: 6	Stairs & Handrail	• The back 2nd floor deck railings were observed to be loose or unstable. Guardrails should be securely fastened to provide adequate safety for occupants and visitors. Recommend further evaluation and repair as needed to improve stability.
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Crawlspace / Basement

Page 62 Item: 9	Crawlspace Electric	• Loose and unterminated wiring was noted in the crawlspace below the kitchen. This presents a potential electrical safety and damage concern. Recommend having a licensed electrician secure the wiring to the structure and properly terminate all wiring within covered junction boxes.
Page 63 Item: 13	Columns	• A crawlspace support column southwest of the access opening was not properly secured to the beam. The installed connector was missing fasteners. Recommend securing the column-to-beam connection with approved hardware and fasteners to help prevent movement.

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 East

3. Occupancy

Occupancy: Occupied - Furnished • 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				

Observations:

- Operated normally when tested, at time of inspection.

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				

Observations:

- The latch for the second-floor French doors off the media room appears to be installed backward. The knob must be turned to close the doors, but they can be pushed open without turning the knob. Recommend correcting the latch installation so the doors close and secure properly.



The latch for the second-floor French doors off the media room appears to be installed backward. The knob must be turned to close the doors, but they can be pushed open without turning the knob. Recommend correcting the latch installation so the doors close and secure properly.

7. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- The receptacle on the south wall of the front entry, between the stairs and the hallway leading to the garage, tested as ungrounded. Recommend evaluation and repair as needed by a licensed electrician.
- The right side of the duplex receptacle in the north family room did not have power, and no switch controlling it was found. Recommend confirming proper operation with the seller or having the receptacle evaluated and repaired as needed by a licensed electrician.



The receptacle on the south wall of the front entry, between the stairs and the hallway leading to the garage, tested as ungrounded. Recommend evaluation and repair as needed by a licensed electrician.



The receptacle on the south wall of the front entry, between the stairs and the hallway leading to the garage, tested as ungrounded. Recommend evaluation and repair as needed by a licensed electrician.



The right side of the duplex receptacle in the north family room did not have power, and no switch controlling it was found. Recommend confirming proper operation with the seller or having the receptacle evaluated and repaired as needed by a licensed electrician.

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Smoke and CO detectors noted on each floor and inside bedrooms.



First floor CO and smoke detector noted in mudroom hallway.



Smoke and CO detectors noted on each floor and inside bedrooms.



Smoke and CO detectors noted on each floor and inside bedrooms.

Smoke and CO detectors noted on each floor and inside bedrooms.



Smoke and CO detectors noted on each floor and inside bedrooms.

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	

14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

15. Fireplace

Good	Fair	Poor	N/A	None
X		X		

Materials: Living Room • Family Room

Materials: Metal insert gas fireplace noted.

Observations:

- The north family room fireplace did not operate using the available switches, and the pilot light was not on even though the unit control was set to the "on" position. The gas supply may have been shut off at the keyed gas valve. Recommend confirming operation with the seller and servicing or repairing the fireplace as needed by a qualified fireplace technician.



The front entry fireplace was functioning.



The north family room fireplace did not operate using the available switches, and the pilot light was not on even though the unit control was set to the "on" position. The gas supply may have been shut off at the keyed gas valve. Recommend confirming operation with the seller and servicing or repairing the fireplace as needed by a qualified fireplace technician.



The north family room fireplace did not operate using the available switches, and the pilot light was not on even though the unit control was set to the "on" position. The gas supply may have been shut off at the keyed gas valve. Recommend confirming operation with the seller and servicing or repairing the fireplace as needed by a qualified fireplace technician.

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed single hung window noted. • Wood framed casement window noted.

Observations:

- A few of the plastic housing components for the casement-window latches were loose and fell out when the windows were unlocked. Recommend repairing or replacing the affected latch hardware to ensure the windows operate and lock properly.
- The mud room window shows signs of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent limiting view out of window.



A few of the plastic housing components for the casement-window latches were loose and fell out when the windows were unlocked. Recommend repairing or replacing the affected latch hardware to ensure the windows operate and lock properly.



A few of the plastic housing components for the casement-window latches were loose and fell out when the windows were unlocked. Recommend repairing or replacing the affected latch hardware to ensure the windows operate and lock properly.

Mud Room



The mud room window shows signs of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent limiting view out of window.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted. • Ceramic tile is noted. • Hardwood flooring is noted.

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 North • 2nd Floor Southwest • 2nd Floor Southeast

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The SE bedroom bi-fold closet door left hand upper bracket was slipping and needs to be secured to keep the door in line.



The SE bedroom bi-fold closet door left hand upper bracket was slipping and needs to be secured to keep the door in line.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The primary Bedroom closet door binds in the jamb, recommend adjusting door/hardware so that the door opens and closes with ease.



The primary Bedroom closet door binds in the jamb, recommend adjusting door/hardware so that the door opens and closes with ease.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

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				

Materials: Wood framed double hung window noted. • Wood framed sliding window noted. • Wood framed casement window noted.

Observations:

- The single-hung window in the southeast bedroom, located on the south elevation, would not open. This may prevent emergency egress. Recommend repair or replacement as needed to restore proper operation and safe emergency escape.



The single-hung window in the southeast bedroom, located on the south elevation, would not open. This may prevent emergency egress. Recommend repair or replacement as needed to restore proper operation and safe emergency escape.

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 • 2nd Floor Hallway Bathroom • 1st floor 1/2 Bathroom • 2nd Floor En-suite 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.

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

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				

Observations:

- No leaks noted at any of the bathroom sinks.



No leaks noted at any of the bathroom sinks.

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

16. Enclosure

Good	Fair	Poor	N/A	None
X				

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.



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.



No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas cook top noted.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

10. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

11. Vent Condition

Good	Fair	Poor	N/A	None
		X		

Observations:

- The kitchen exhaust hood did not operate using the visible controls. Recommend confirming with the seller whether an additional switch or control is present. If no additional control exists, have the unit repaired or replaced as needed.



The kitchen exhaust hood did not operate using the visible controls. Recommend confirming with the seller whether an additional switch or control is present. If no additional control exists, have the unit repaired or replaced as needed.

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- The kitchen casement window to the left of the sink was difficult to close and required pressure from the exterior before it could be locked. Recommend adjusting or repairing the window and hardware as needed for proper operation and secure locking.



The kitchen casement window to the left of the sink was difficult to close and required pressure from the exterior before it could be locked. Recommend adjusting or repairing the window and hardware as needed for proper operation and secure locking.

13. Floor Condition

Good	Fair	Poor	N/A	None
X				

14. Plumbing

Good	Fair	Poor	N/A	None
X				



No leaks detected at the time of the inspection.



No leaks detected at the time of the inspection.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				



Small hole noted in the pantry ceiling.

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				

Observations:

- No deficiencies observed.

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			

Observations:

- The washing-machine receptacle in the laundry room tested with reversed polarity. This is a potential electrical safety concern. Recommend evaluation and repair by a licensed electrician.



The washing-machine receptacle in the laundry room tested with reversed polarity. This is a potential electrical safety concern. Recommend evaluation and repair by a licensed electrician.



The washing-machine receptacle in the laundry room tested with reversed polarity. This is a potential electrical safety concern. Recommend evaluation and repair by a licensed electrician.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The exhaust fan was operated and no issues were found.

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				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

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	

Heat/AC

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.

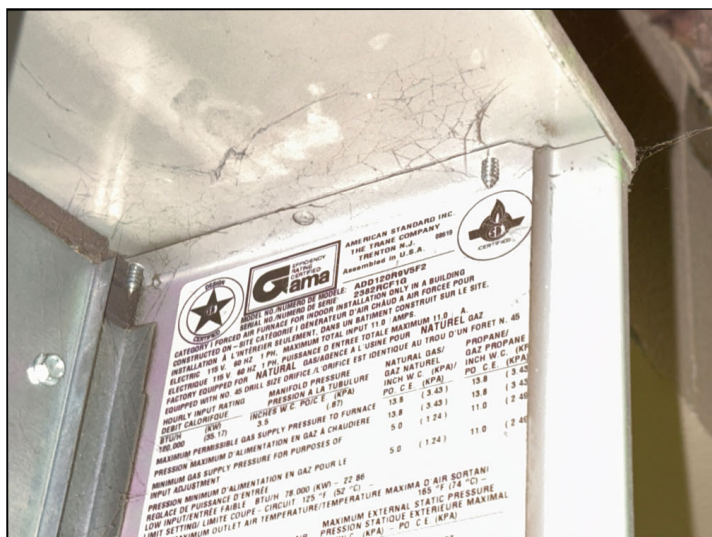
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Location: • The furnace is located in the garage
Materials: Gas fired forced hot air.
Observations:

- The furnace's last service date was more than one year ago or could not be determined. Although the unit responded properly to normal controls, internal components cannot be fully evaluated without specialized equipment and training. Recommend servicing by a licensed HVAC contractor and repairing as needed.
- The furnace appears to be original to the home and is approximately 21 years old. Although it operated properly from normal controls, it is nearing the end of its typical service life. Recommend servicing by a licensed HVAC contractor and budgeting for replacement.



The furnace's last service date was more than one year ago or could not be determined. Although the unit responded properly to normal controls, internal components cannot be fully evaluated without specialized equipment and training. Recommend servicing by a licensed HVAC contractor and repairing as needed.

The furnace appears to be original to the home and is approximately 21 years old. Although it operated properly from normal controls, it is nearing the end of its typical service life. Recommend servicing by a licensed HVAC contractor and budgeting for replacement.

2. Heater Base

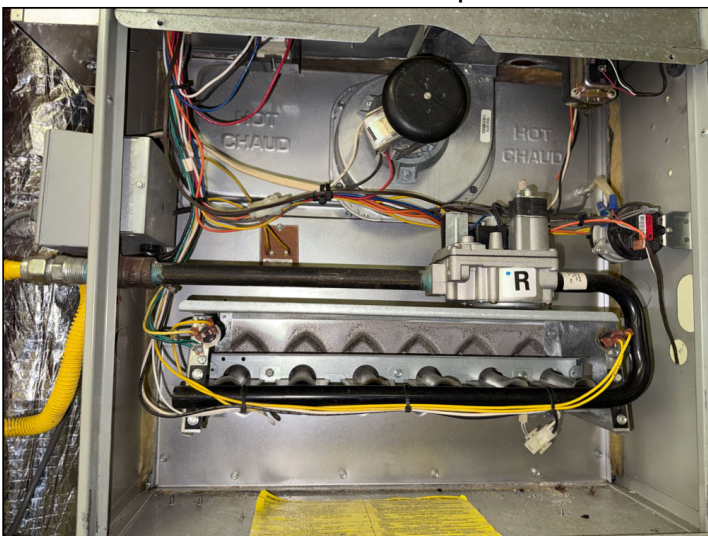
Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The furnace enclosure appeared to be in satisfactory condition at the time of the inspection.



The furnace enclosure appeared to be in satisfactory condition at the time of the inspection.



The furnace enclosure appeared to be in satisfactory condition at the time of the inspection.



The furnace enclosure appeared to be in satisfactory condition at the time of the inspection.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Metal double wall chimney vent pipe noted.

5. Gas Valves

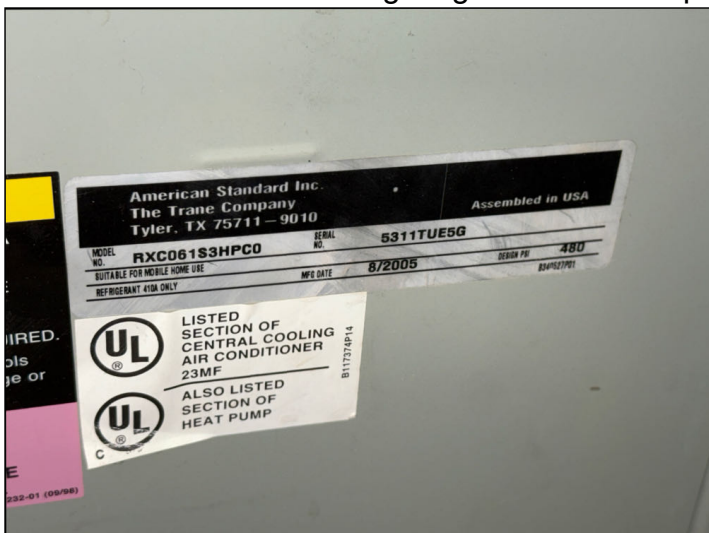
Good	Fair	Poor	N/A	None
X				

6. Refrigerant Lines

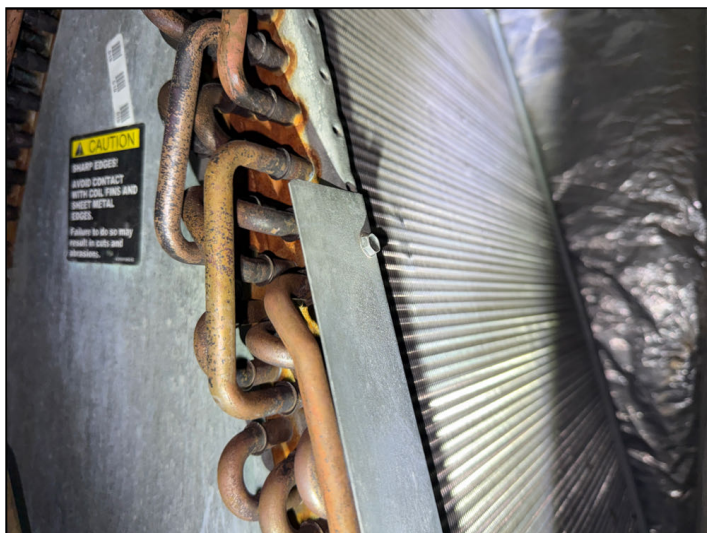
Good	Fair	Poor	N/A	None
	X			

Observations:

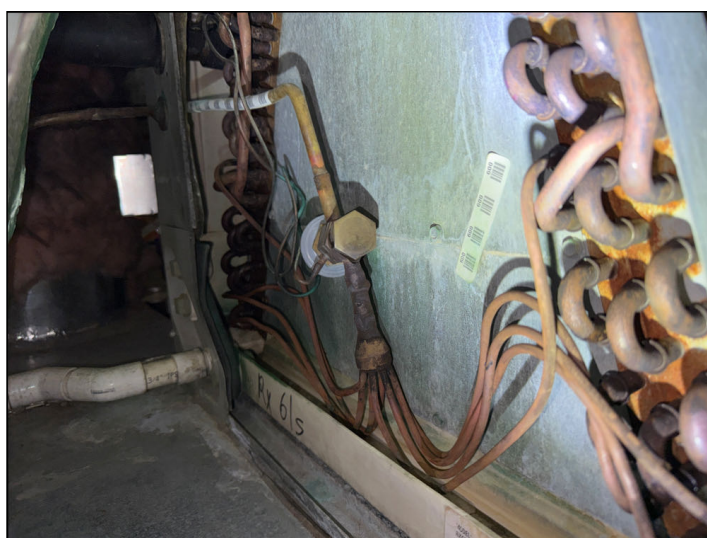
- The refrigerant lines were showing signs of age. Functional at the time of the inspection. Recommend budgeting for replacement in the next 5 years.
- The air-conditioning system was manufactured in 2005 and is approximately 21 years old. It operated during the inspection, with approximately 71°F at the return-air vent and 58°F at the front-door floor register—a temperature difference of about 13°F. Due to its age, recommend budgeting for eventual replacement.



The air-conditioning system was manufactured in 2005 and is approximately 21 years old. It operated during the inspection, with approximately 71°F at the return-air vent and 58°F at the front-door floor register—a temperature difference of about 13°F. Due to its age, recommend budgeting for eventual replacement.



The refrigerant lines were showing signs of age. Functional at the time of the inspection. Recommend budgeting for replacement in the next 5 years.



The refrigerant lines were showing signs of age. Functional at the time of the inspection. Recommend budgeting for replacement in the next 5 years.

7. AC Compress Condition

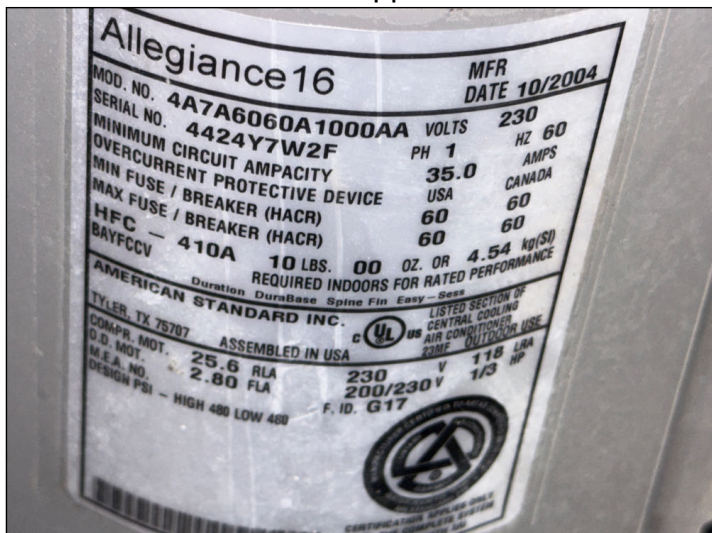
Good	Fair	Poor	N/A	None
	X			

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.



The air-conditioning condenser was operational at the time of inspection but is approximately 22 years old and beyond its typical service life.

The air-conditioning condenser was operational at the time of inspection but is approximately 22 years old and beyond its typical service life. The unit is also installed close to the adjacent deck, which may restrict airflow and service access. Recommend servicing and evaluating the system by a licensed HVAC contractor and budgeting for replacement.



The installed 60-amp fuses match the unit's maximum permitted fuse/breaker rating.

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 rising 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

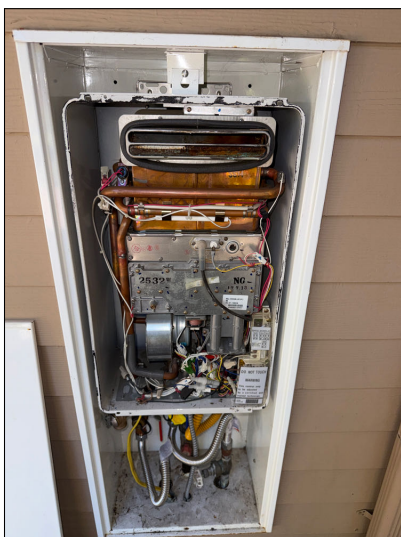
Good	Fair	Poor	N/A	None
			X	

2. Heater Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water heater enclosure is functional.



The water heater enclosure is functional.



The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
	X			

4. Venting

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some corrosion noted at both water heaters vent pipe which is an indication of age.



Some corrosion noted at both water heaters vent pipe which is an indication of age.



Some corrosion noted at both water heaters vent pipe which is an indication of age.

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: Gas

Location: Both on demand water heaters are located on the exterior of the home.

Observations:

- The north water heater temperature is set at 125 which is slightly above the recommended 120.
- South water heater set at 120 degrees.
- Water temp tested at multiple location (Kitchen sink, 1/2 bathroom sink and 2nd floor hall bathroom tub.) All noted in the 110-120 range.



South water heater set at 120 degrees.



The north water heater temperature is set at 125 which is slightly above the recommended 120.

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Manufacture

Good	Fair	Poor	N/A	None
	X			

Observations:

- Both tankless, on-demand water heaters appear to be original to the home; however, their ages could not be confirmed because the data tags were located on inaccessible sides of the units.

8. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- Tankless demand unit present.

9. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

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

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.

Materials: Concrete tiles noted.

Observations:

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

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Personal items in garage block complete inspection of all floor, wall and ceiling areas.

- Appeared satisfactory, at time of inspection.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Appeared serviceable at the time of the inspection.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
 - Open junction boxes were observed, which is a safety concern.
- Recommend installing proper covers, as needed, for safety.



Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

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	

Observations:
• There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:
• Appeared functional, at time of inspection.

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:
• Appeared satisfactory and functional, at time of inspection.

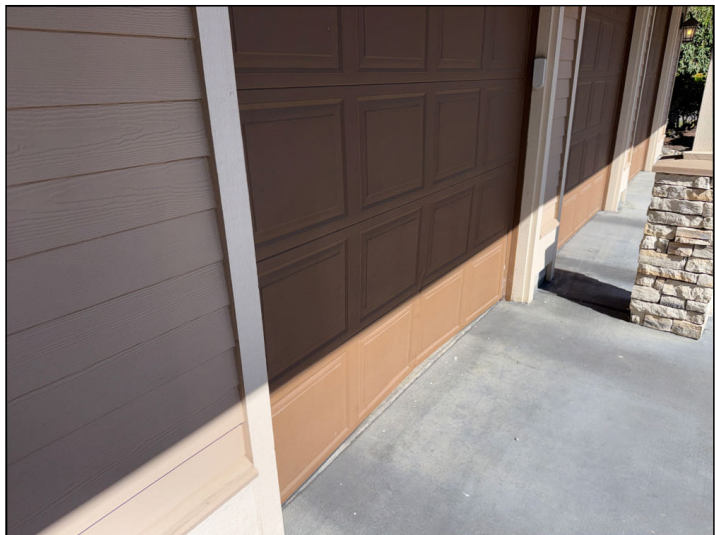
11. Garage Door Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Three - single 7', steel panel, sectional roll-up doors.
Observations:
• The west garage vehicle door has damaged panels. Recommend repair or replacement as needed by a qualified garage door contractor.



The west garage vehicle door has damaged panels. Recommend repair or replacement as needed by a qualified garage door contractor.



The west garage vehicle door has damaged panels. Recommend repair or replacement as needed by a qualified garage door contractor.

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				

Observations:

- Chain drive opener noted.

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				

Observations:

- Under eave soffit inlet vents noted.

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

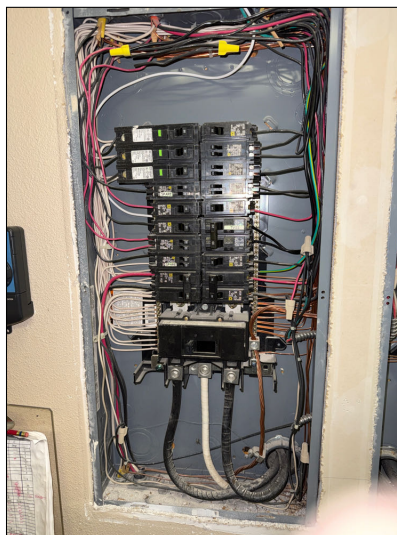
Good	Fair	Poor	N/A	None
X				

Location: Panel box located in garage.

Location: No Sub Panels located.

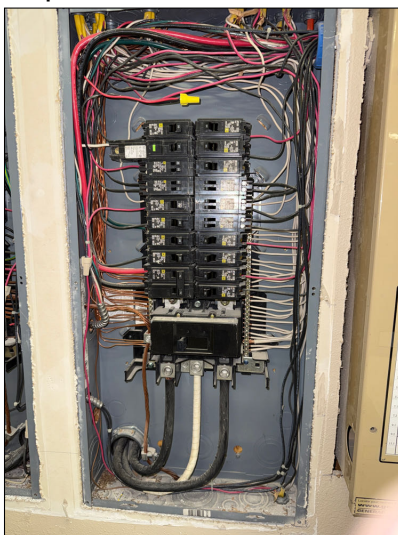
Observations:

- 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 main panel box.

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 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				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

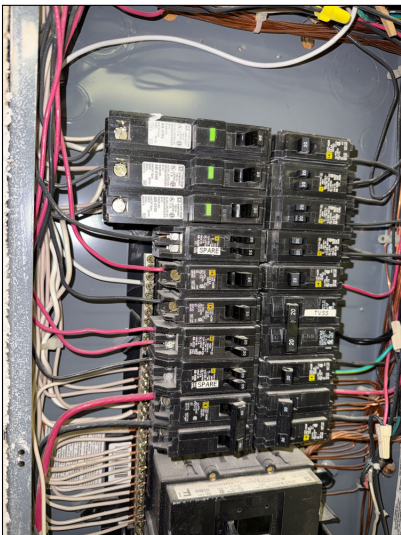
5. Breakers

Good	Fair	Poor	N/A	None
X				

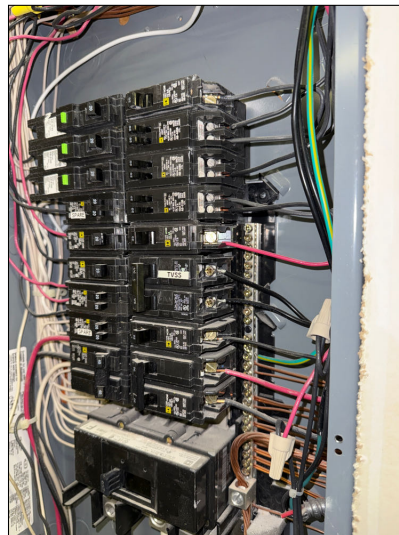
Materials: Copper non-metallic sheathed cable noted.

Observations:

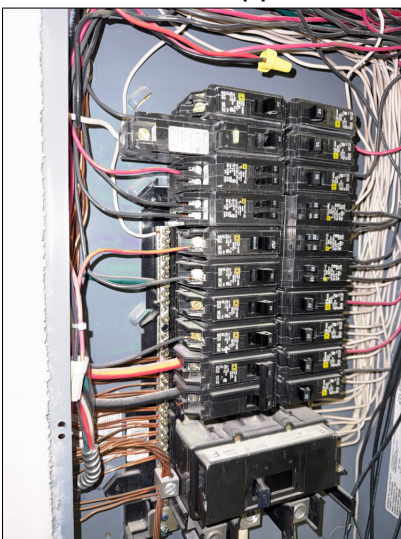
- All of the circuit breakers appeared serviceable.



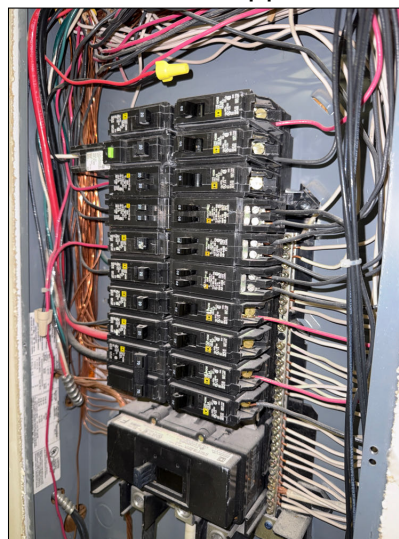
All of the circuit breakers appeared serviceable.



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: For safety reasons the roof was inspected from ground level with a drone. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection.

Materials: Concrete tiles 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.

- Debris on Roof

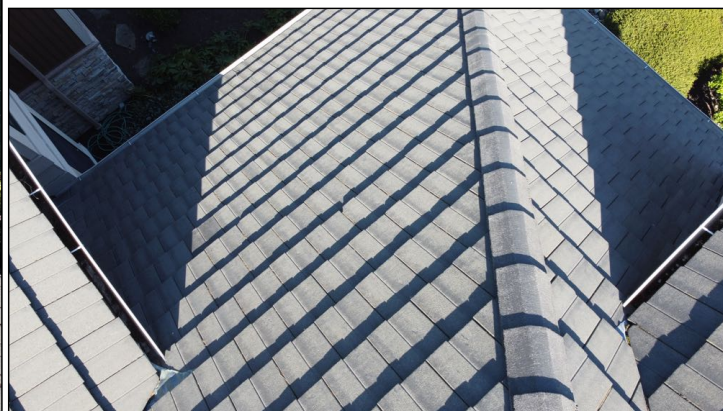
Organic debris was observed on the roof surface. Debris can trap moisture and accelerate deterioration of roofing materials. Recommend cleaning the roof as part of routine maintenance.

- Cracked roof tiles were noted in the **valley** on the south side of the home, near the garage and leading toward the east dormer. Debris accumulation was also visible in the valley. Recommend evaluation and repair by a qualified roofing contractor to help prevent moisture intrusion.



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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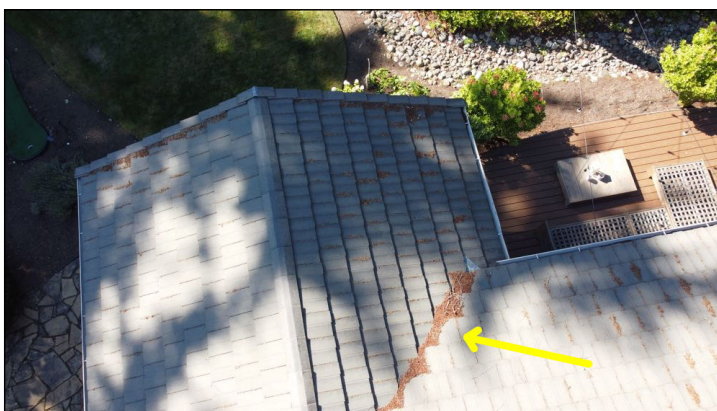
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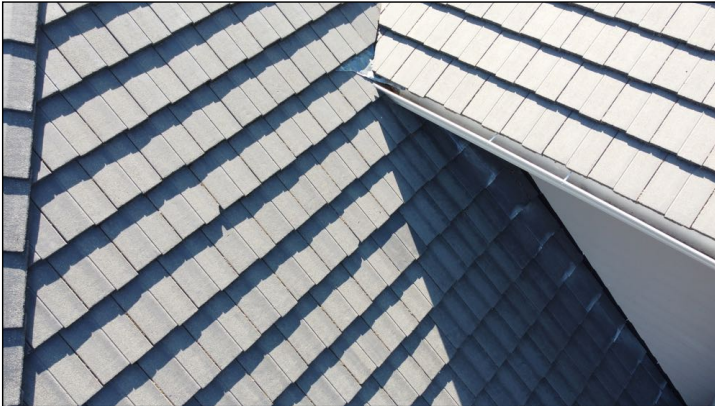
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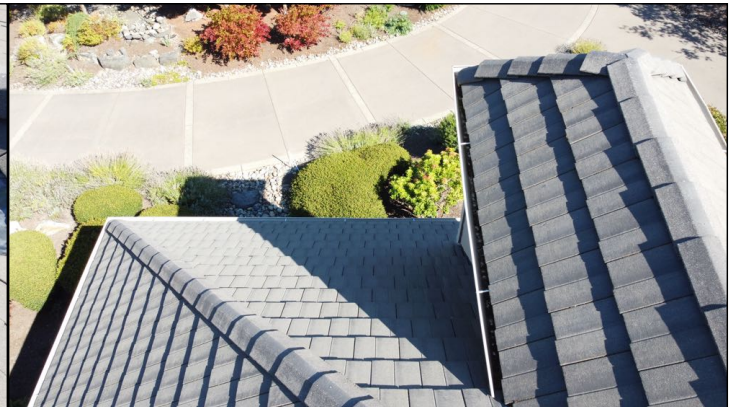
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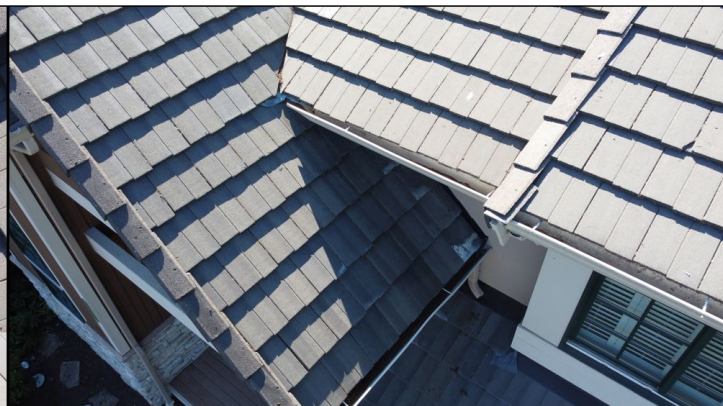
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2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Sky Lights

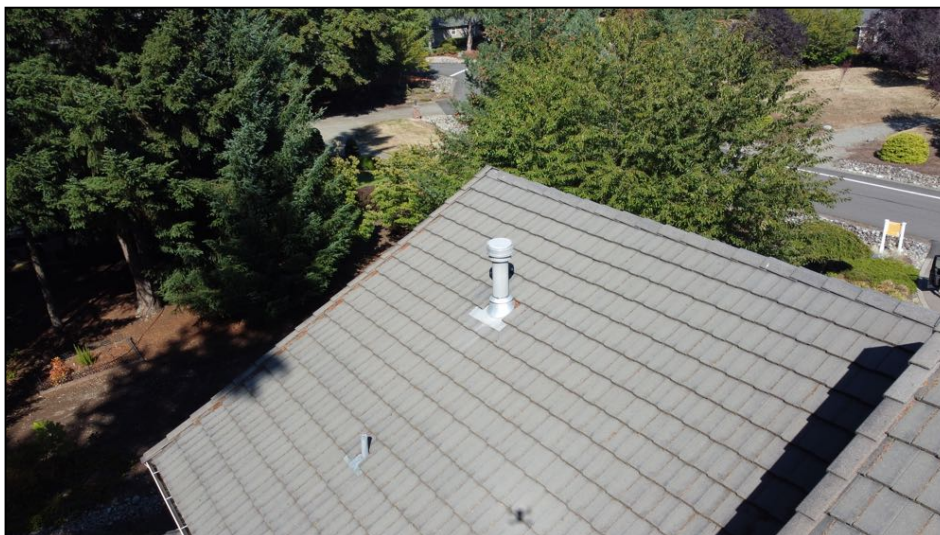
Good	Fair	Poor	N/A	None
			X	

5. B-Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- The B-Vent appeared to be in satisfactory condition at the time of the inspection.



The B-Vent appeared to be in satisfactory condition at the time of the inspection.

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- Clean gutters: Significant amounts of debris evident at the gutters throughout.
- The gutter is dented along the south elevation, which may restrict proper drainage. Recommend repairing or replacing the damaged section as needed.



The gutter is dented along the south elevation, which may restrict proper drainage. Recommend repairing or replacing the damaged section as needed.



Clean gutters: Significant amounts of debris evident at the gutters throughout.



Clean gutters: Significant amounts of debris evident at the gutters throughout.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- **Location of access**
- Pull Down Ladder located in:
- Primary Bedroom Closet.

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.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.



Gable louver vents noted.



Under eave soffit inlet vents noted.



Gable louver vents noted.

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:

- Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard, recommend replacing for added safety.



Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard, recommend replacing for added safety.

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: Unfinished fiberglass batts noted. • Blown in fiberglass insulation noted.

Depth: Attic insulation averages about 14-16 inches in depth

Observations:

- Insulation appears adequate and in good condition.



Insulation appears adequate and in good condition.



Insulation appears adequate and in good condition.



Insulation appears adequate and in good condition.



Insulation appears adequate and in good condition.



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				

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.
- Wood / vinyl window frames noted through out the home.

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.



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.



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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			

Observations:

• Moisture damage and wood rot were observed at the northwest corners of both the second-floor dormer and the upper attic dormer. Recommend evaluation and repair by a qualified contractor, including correction of the moisture source and replacement of damaged materials as necessary.



Moisture damage and wood rot were observed at the northwest corners of both the second-floor dormer and the upper attic dormer. Recommend evaluation and repair by a qualified contractor, including correction of the moisture source and replacement of damaged materials as necessary.



Moisture damage and wood rot were observed at the northwest corners of both the second-floor dormer and the upper attic dormer. Recommend evaluation and repair by a qualified contractor, including correction of the moisture source and replacement of damaged materials as necessary.

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete 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.
- Part of the grass is brown possibly indicating an issue with the sprinklers. Landscaping irrigation is outside of the home inspection scope of work. Recommend evaluation by an irrigation landscaper.



Part of the grass is brown possibly indicating an issue with the sprinklers. Landscaping irrigation is outside of the home inspection scope of work. Recommend evaluation by an irrigation landscaper.

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
	X			

Observations:

- The second-floor deck accessed from the primary bedroom has visible surface deterioration and delamination of the composite decking. Recommend monitoring for continued deterioration and repairing or replacing affected boards as needed.



The second-floor deck accessed from the primary bedroom has visible surface deterioration and delamination of the composite decking. Recommend monitoring for continued deterioration and repairing or replacing affected boards as needed.



The second-floor deck accessed from the primary bedroom has visible surface deterioration and delamination of the composite decking. Recommend monitoring for continued deterioration and repairing or replacing affected boards as needed.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
☐	☐	☒	☐	☐

Observations:

- The back 2nd floor deck railings were observed to be loose or unstable. Guardrails should be securely fastened to provide adequate safety for occupants and visitors. Recommend further evaluation and repair as needed to improve stability.



The back 2nd floor deck railings were observed to be loose or unstable. Guardrails should be securely fastened to provide adequate safety for occupants and visitors. Recommend further evaluation and repair as needed to improve stability.



The back 2nd floor deck railings were observed to be loose or unstable. Guardrails should be securely fastened to provide adequate safety for occupants and visitors. Recommend further evaluation and repair as needed to improve stability.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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



A built-in natural gas generator was present but was not operated or evaluated, as generators are outside the scope of this inspection. Recommend having the system inspected and serviced by a qualified generator technician before use.



A built-in natural gas generator was present but was not operated or evaluated, as generators are outside the scope of this inspection. Recommend having the system inspected and serviced by a qualified generator technician before use.

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

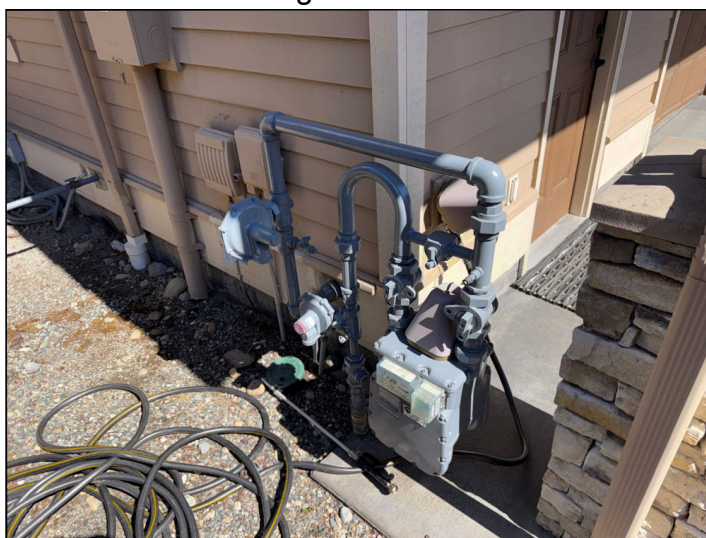
9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Main gas shut off located at outside meter - West side.

Observations:

- Meter located at exterior West side. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Meter located at exterior West side. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

Observations:

- Main water shutoff was located in the garage on the north wall.



Main water shutoff was located in the garage on the north wall.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted in the garage above the main water shutoff.



Pressure regulator noted in the garage above the main water shutoff.

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
- Brick / Stone

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. • Concrete tiles 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	

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.

3. Crawlspace Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Exterior crawlspace vents noted to be in good condition.

4. Vent Screen Condition

Good	Fair	Poor	N/A	None
X				

5. Vapor Barrier

Good	Fair	Poor	N/A	None
			X	

Observations:

- Recommend cleaning the crawlspace of all debris as it can be used as nesting material and is considered a conducive location for wood destroying organism.
- The crawlspace has a concrete floor slab; therefore, a separate ground vapor barrier is not required.



Recommend cleaning the crawlspace of all debris as it can be used as nesting material and is considered a conducive location for wood destroying organism.

The crawlspace has a concrete floor slab; therefore, a separate ground vapor barrier is not required.



The crawlspace has a concrete floor slab; therefore, a separate ground vapor barrier is not required.

6. Sump Pump

Good	Fair	Poor	N/A	None
☐	☐	☐	☒	☐

7. Insulation

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:

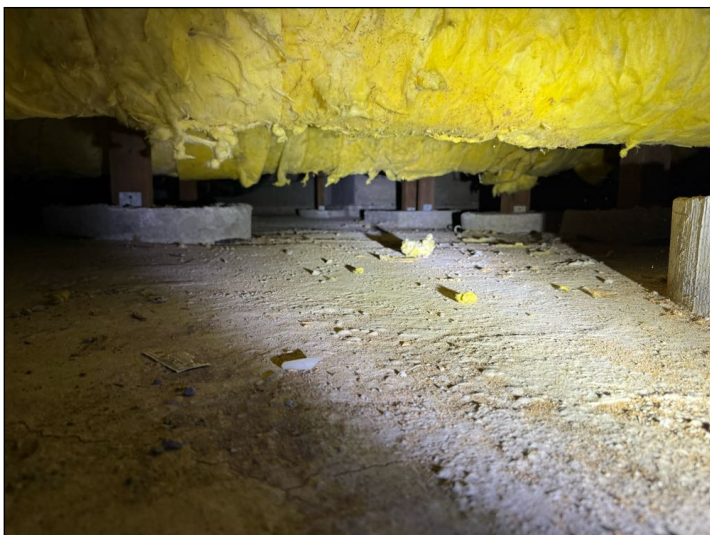
- The crawlspace batt insulation was noted to be in place and in good condition.



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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**** • Copper

Observations:

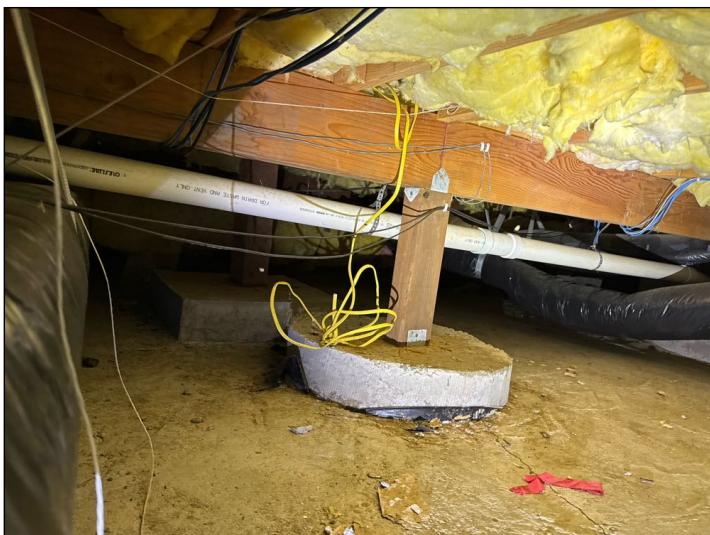
- The waste plumbing lines in the crawlspace appear to be in function condition. No signs of leaks or sags in the line.
- The supply plumbing lines in the crawlspace appear to be in function condition.

9. Crawlspace Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- Open junction boxes or outlets were observed in the crawlspace, which is a safety concern. Recommend installing proper covers, as needed, for safety.
- **Loose and unterminated wiring was noted in the crawlspace below the kitchen. This presents a potential electrical safety and damage concern. Recommend having a licensed electrician secure the wiring to the structure and properly terminate all wiring within covered junction boxes.**



Loose and unterminated wiring was noted in the crawlspace below the kitchen. This presents a potential electrical safety and damage concern. Recommend having a licensed electrician secure the wiring to the structure and properly terminate all wiring within covered junction boxes.



Open junction boxes or outlets were observed in the crawlspace, which is a safety concern. Recommend installing proper covers, as needed, for safety.

10. GFCI

Good	Fair	Poor	N/A	None
☐	☐	☐	☐	☒

11. Framing

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

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
☒	☐	☐	☐	☐

Observations:

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

13. Columns

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:

- A crawlspace support column southwest of the access opening was not properly secured to the beam. The installed connector was missing fasteners. Recommend securing the column-to-beam connection with approved hardware and fasteners to help prevent movement.



A crawlspace support column southwest of the access opening was not properly secured to the beam. The installed connector was missing fasteners. Recommend securing the column-to-beam connection with approved hardware and fasteners to help prevent movement.

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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.