

# PROPERTY INSPECTION REPORT



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**123 Somewhere**  
**Inspection Prepared For: John Doe**

**Date of Inspection: 3/13/2025**  
**Size: 902**  
**Weather: Sunny, 64 degrees**

# Report 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 if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

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.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for its age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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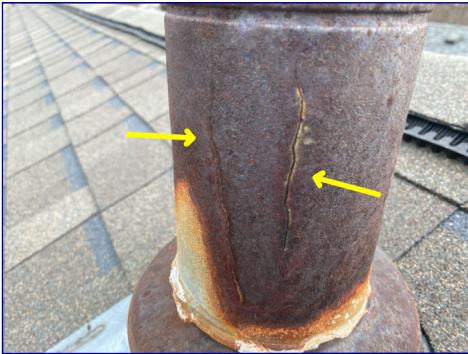





# Report Summary

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.

## Roof

Page 11 Item: 7	Vents	<ul style="list-style-type: none"> <li>• The HVAC vent is rusted. Recommend a licensed contractor replace the vent.</li> </ul>
 <p data-bbox="172 1150 1450 1182">The HVAC vent is rusted and cracked. Recommend a licensed contractor replace the vent.</p>		

## Exterior

Page 15 Item: 10	Dryer vent	<ul style="list-style-type: none"> <li>• Dryer vent is clogged excessively with lint, which is a safety hazard. Recommend a vent cleaning company clean out dryer vent.</li> </ul>
 <p data-bbox="131 1719 1495 1782">Dryer vent is clogged excessively with lint, which is a safety hazard. Recommend a vent cleaning company clean out dryer vent.</p>		

## Garage/Carport/Shop

Page 17 Item: 3	Safety Reverse	<ul style="list-style-type: none"> <li>• The garage safety reverse was not operating, which is a potential safety hazard. Recommend adjusting the door opener so the safety reverse works correctly. Consult a professional contractor as needed.</li> </ul>
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Page 17 Item: 6	Overhead Door(s)	<ul style="list-style-type: none"><li>• There is no safety cable installed on the garage door springs. This is a safety concern. Recommend a licensed professional install safety cables.</li></ul>
<b>Laundry Room</b>		
Page 21 Item: 2	Electrical	<ul style="list-style-type: none"><li>• There are missing <b>GFCI</b> receptacle in the laundry area, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.</li></ul>
<b>Bedroom 2</b>		
Page 28 Item: 6	Bedroom Egress	<ul style="list-style-type: none"><li>• The window does not operate. The bedroom egress is restricted in the bedroom, which is a safety concern. A bedroom must have 2 ways of escape during an emergency.</li></ul>
<b>Water Heater</b>		
Page 33 Item: 8	Comments	<ul style="list-style-type: none"><li>• The water temperature is greater than 120 degrees, which is a scalding concern and safety concern. Water temperature at the time of inspection was 131 degrees. Recommend reducing the temperature to 120 degrees. Consult a professional contractor as needed.</li></ul>



The water temperature is greater than 120 degrees, which is a scalding concern and safety concern. Water temperature at the time of inspection was 131 degrees. Recommend reducing the temperature to 120 degrees. Consult a professional contractor as needed.

# Overview

## 1. Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

[InterNACHI Standards of Practice](#) (Click to view)

## 2. Property Information

Property Information:

- This is a single family home

## 3. Approximate Age

Approximate Age:

- 25-30 years

## 4. Main Entrance Faces

Main Entrance Faces:

- For the purpose of this inspection, this house faces South.

## 5. State of Occupancy

State of Occupancy:

- Vacant

## 6. Weather Conditions

Weather Conditions: Sunny

## 7. Temperature

Air Temperature:

- Temperature 64 degrees

## 8. Recent Rain/Snow

Recent Rain/Snow

- No

## 9. Ground Cover

Ground Cover Condition:

- Dry

## 10. Well/Public

Water Entry:

- This home has public water provided.

## 11. Waste disposal

Waste Disposal:

- This home has public sewer.

# House Photos

## 1. House Photo's



The front of the house

# Grounds

## 1. Service Walks



Materials

- Concrete

Condition

- Trip hazard

Comments

- There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.



## Grounds (continued)



There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.

### 2. Driveway/Parking



Materials:  
• Concrete



A large tree is heaving the driveway. Recommend a licensed professional tree service remove the tree and a licensed concrete contractor repair driveway.

### 3. Patio



Materials:  
• Concrete  
Condition:  
• Settling cracks  
• Typical cracks



The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.

# Grounds (continued)

## 4. Landscape Affecting Foundation



Condition:

- Recommend additional backfill
- Trim back trees/shrubberies



There are low areas next to or near the foundation. Recommend additional backfill as needed. In addition, recommend maintaining a positive slope away from the foundation for proper water flow.



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

## 5. Hose Bibs



Hose Bibs:

- Yes, operable



## 6. Main Water Shut-Off Location



Observations:

- Main water shut off is located at the curb.

## 7. Gas shut off location



Materials:

- The main gas shut off is located on the right side of the house.

## Grounds (continued)



The main gas shut off is located on the right side of the house.

## Roof

### 1. Roof View



Roof View:

• THE ROOF, RAIN GUTTERS (WHEN PRESENT), DRAINAGE AND GRADING WERE INSPECTED AND WERE FUNCTIONAL OR SERVICEABLE UNLESS OTHERWISE NOTED.

Inspection of roofing, flashing, skylights etc. is a non-invasive visual inspection performed by walking on the roof when possible. The inspection of roofs does not include the use of specialized tools or testing to detect or diagnose potential leaks or other problems. We inspect and document visible defects. Determining the remaining lifespan of the roof is outside the scope of the inspection. Any leaks observed after the inspection cannot be considered an oversight by the inspector as it is impossible to detect if and when a leak will occur, regardless of the age and condition. We make every effort to perform a thorough inspection using current inspection guidelines however if we cannot physically walk the roof due to safety concerns or because the roof may be damaged by walking on it, there may be issues or problems that were not detected. If you desire a comprehensive and conclusive evaluation of the roof, contact a qualified roofing contractor. The roof should be inspected bi-annually to ensure vents, flashing, skylights, roof penetrations and fasteners remain properly secured and sealed and that no damages have occurred.



The Roof View



The Roof View



The Roof View



# Roof (continued)



The Roof View



The Roof View



The Roof View

## 2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Roof

## 3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

Layers/Age/Location:

- Layers 1+
- Age unknown
- Location: House

## 4. Ventilation System



Type:

- Soffit
- Ridge

## 5. Flashing



Materials:

- Galv/Alum

## 6. Condition of Roof Covering



Condition:

- The roof covering is in acceptable condition with no visible signs of damage or deterioration. Routine maintenance is recommended to extend its lifespan.

## 7. Vents



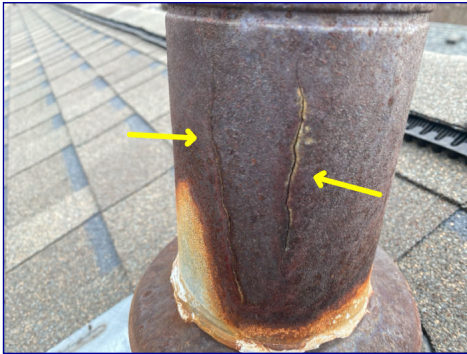
Condition:

- Rusted

Observations:

- **The HVAC vent is rusted. Recommend a licensed contractor replace the vent.**

## Roof (continued)



The HVAC vent is rusted and cracked. Recommend a licensed contractor replace the vent.



The HVAC vent is rusted. Recommend a licensed contractor replace the vent.



The plumbing vent needs to be caulked to prevent water intrusion. Recommend licensed roofing contractor repair.

## Exterior

### 1. Gutters



#### Materials:

- Galvanized/Aluminum

#### Condition:

- Downspouts needed
- Extensions needed: East
- Extensions needed: West

#### Observations:

- Damage, recommend repair.



The downspout is missing. Recommend a licensed gutter contractor install a downspout and downspout extension.



Damage, Recommend repair.



# Exterior (continued)

## 2. Siding



Materials:

- Vinyl
- Brick

Observations:

- The siding had multiple areas with damage, recommend a licensed contractor evaluate all the siding and repair/replace damaged sections.



The siding had some damage, recommend a licensed contractor repair/replace damaged sections.



The siding had some damage, recommend a licensed contractor repair/replace damaged sections.



Damage, recommend repair.



The siding is in contact with the soil and the siding is buckling. Recommend a licensed siding contractor repair damaged sections of siding. Recommend keeping a clearance of 6-8" from bottom of the siding.

## 3. Caulking



Observations:

- Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

## 4. Windows/Screens



Materials:

- Vinyl

## Exterior (continued)



Front window has been repaired. Recommend monitoring for leaks. If leaks occur I recommend a licensed window contractor evaluate and repair.

### 5. Foundation



Materials/Condition:

- Slab

Observations:

- An effective water management program is required for all homes. This includes maintenance of all wooden components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashing. Buyer is advised that while there may not be evidence of water intrusion into structure at time of inspection, NO STATEMENT referring to future performance can be made due to changing weather and structure conditions.
- One or more areas of the slab edges have limited or no visibility. No evaluation can be made. Recommend monitoring and consulting a licensed contractor as needed.

### 6. Service Entry



Location:

- Underground

### 7. Exterior Receptacles



Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: Yes
- GFCI, operable: Yes

### 8. Building Exterior Wall Construction



Materials:

- Framed

### 9. Exterior Doors



- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Patio door condition: Margial

## Exterior (continued)



The locking mechanism for the sliding glass door does not work. Recommend licensed door contractor evaluate and repair.

### 10. Dryer vent



Materials:

- West side of house

Observations:

- Recommend cleaning or have a professional vent cleaning company clean dryer vent annually to keep the build up of lint to a minimum and reduce fire hazards.
- **Dryer vent is clogged excessively with lint, which is a safety hazard. Recommend a vent cleaning company clean out dryer vent.**



Dryer vent is clogged excessively with lint, which is a safety hazard. Recommend a vent cleaning company clean out dryer vent.

# Exterior A/C - Heat Pump 1

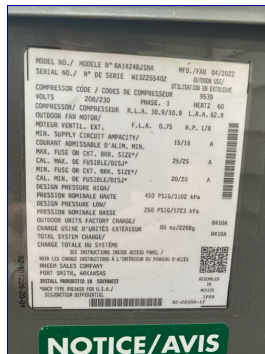
## 1. Exterior A/C - Heat Pump 1



- Location: North
- Brand: Rheem
- Approximate Age: 1-5+ years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: No
- Level: Recommend re-level unit
- Insulation: Yes

### Observations:

• The HVAC system was inspected through visual observation and by using its standard operating controls. This inspection provides a general overview and does not include an in-depth evaluation of the system's internal components, which falls outside the scope of a home inspection. Any recommendations made for service, repairs, or further evaluation should be addressed by a qualified HVAC professional before closing or purchasing the property, as additional issues may be discovered during a more comprehensive inspection.



The air conditioner compressor/condenser data plate.



Local HVAC disconnect location

# Garage/Carport/Shop

## 1. Automatic Opener



- Operation:
- Inoperable

## 2. Type



- Type:
- Attached
  - 1-Car

# Garage/Carport/Shop (continued)

## 3. Safety Reverse



Operation:

- Not operable
- Safety Hazard
- Photo eyes and pressure reverse tested

Observations:

- The garage safety reverse was not operating, which is a potential safety hazard. Recommend adjusting the door opener so the safety reverse works correctly. Consult a professional contractor as needed.

## 4. Floor



Materials:

- Concrete

Condition:

- Expected cracks

Observations:

- The garage floor has expected cracks. Recommend a professional contractor to seal the cracks to help prevent additional damage.

## 5. Sill Plates



Type:

- Not visible

## 6. Overhead Door(s)



Materials:

- Metal

Condition:

- Weatherstripping missing/damaged

Observations:

- There is no safety cable installed on the garage door springs. This is a safety concern. Recommend a licensed professional install safety cables.



The garage door weatherstripping is missing or damaged. Recommend replacing the insulation.

## 7. Exterior Service Door



Condition:

- Weatherstripping damaged, recommend replacing



## Garage/Carport/Shop (continued)



The garage man door weatherstripping is missing or damaged. Recommend replacing the insulation.

### 8. Electrical Receptacles



- Electrical receptacles: Yes
  - Electrical receptacles, operable: Yes
  - GFCI present: Yes
  - GFCI operable: Yes
- Condition:
- Reverse polarity: No
  - Open ground: No

### 9. Fire Separation Walls & Ceiling



- Fire Wall:
- Fire separation wall & ceiling: Present

## Living Spaces (Living/Family/Dining)

### 1. Walls & Ceiling



### 2. Floor



### 3. Ceiling Fan



# Living Spaces (Living/Family/Dining) (continued)

## 4. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

## 5. Heating Source



- Heating source present: Yes

# Kitchen

## 1. Countertops



## 2. Cabinets



## 3. Plumbing



- Condition:
- Faucet leaks: No
  - Pipes leak/corroded: No
  - Sink/Faucet: Satisfactory
  - Functional drainage: Satisfactory
  - Functional flow: Satisfactory

## 4. Walls & Ceiling



## 5. Windows



# Kitchen (continued)

## 6. Heating/Cooling Source

- Heating source: Yes



## 7. Floor



## 8. Appliances

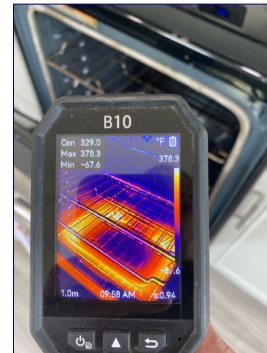


Appliances:

- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: No
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No



Range operational.



Oven operational.

# Laundry Room

## 1. Dryer Vented

Dryer Vented:

- Wall



# Laundry Room (continued)

## 2. Electrical



Electrical:

- GFCI present: No
- Recommend GFCI receptacles
- Safety Hazard

Observations:

- There are missing GFCI receptacle in the laundry area, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

## 3. Appliances



Appliances:

Washing machine

Dryer

Observations:

- Washing machine is operational
- Dryer is operational

## 4. Washer Hook-up Lines



Washer Hook-up Lines:

- Satisfactory



Laundry, washer hook-up view

# Primary Bathroom

## 1. Location



Location:

- Primary bath

Observations:

• Bathroom pictures demonstrate that every effort was made to test all bathroom plumbing fixtures in the house, and check that hot water was being delivered. All the bathroom fixtures may not be pictured here. Personal belongings are not moved and may conceal issues. Supply valves are not tested as part of a standard home inspection. Any issues will be noted in the appropriate section. Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

## 2. Sinks



- Faucet leaks: No
- Pipes leak: No

## 3. Bathtubs



- Faucet leak: No
- Pipes leak: Not visible

## 4. Showers



Showers:

- Faucet leaks: No
- Pipes leak: Not visible

## 5. Toilet



- Bowl loose: No
- Operable: Yes

## 6. Shower/Bathtub Area



## 7. Drainage





# Primary Bathroom (continued)

## 8. Water Flow



Sink water flow.



Tub water flow.



Shower water flow.

## 9. Moisture Stains Present



Moisture Stains:

- No

## 10. Doors



## 11. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

## 12. Heat Source Present



Heat Source:

- Yes

## 13. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

# Bathroom 2

## 1. Location



- Location:
- First floor bath

## 2. Sinks



- Faucet leaks: No
- Pipes leak: Yes



Flex tubing is being used as part of the drain system, which is a nonprofessional installation of drain piping. Recommend a licensed plumber repair.



Pipes are leaking. Recommend repair or replacement by a licensed plumber.

## 3. Showers



- Showers:
- Faucet leaks: No
  - Pipes leak: Not visible

## 4. Toilet



- Bowl loose: No
- Operable: Yes

## 5. Shower/Bathtub Area



## Bathroom 2 (continued)

### 6. Drainage



Bathroom sink was not draining correctly, slow drain. Recommend clearing the clog and retesting. Consult a licensed plumber as needed.

### 7. Water Flow



Sink water flow.



Shower water flow.

### 8. Moisture Stains Present

Moisture Stains:

- No



### 9. Doors



### 10. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

## Bathroom 2 (continued)

### 11. Heat Source Present

Heat Source:

- Yes



### 12. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes



## Master Bedroom

### 1. Location

Location:

- First floor



### 2. Walls & Ceiling



### 3. Floor



### 4. Ceiling Fan



### 5. Electrical

Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No



### 6. Heating Source Present

Heating Source:

- Yes



# Master Bedroom (continued)

## 7. Bedroom Egress



Egress:

- Egress restricted: No

## 8. Door



## 9. Window(s)



# Bedroom 2

## 1. Location



Location:

- First floor

## 2. Walls & Ceiling



## 3. Floor



## 4. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

## 5. Heating Source Present



Heating Source:

- Yes

## Bedroom 2 (continued)

### 6. Bedroom Egress



Egress:

- Egress restricted: Yes

Observations:

- The window does not operate. The bedroom egress is restricted in the bedroom, which is a safety concern. A bedroom must have 2 ways of escape during an emergency.

### 7. Door



### 8. Window(s)



Windows:

- Evidence of leaking insulated glass

Observations:

- One or more bedroom windows were not operational when tested. Recommend a professional contractor evaluate and repair.



There is evidence of damaged insulated glass in one or more windows. This will make the windows less efficient, and the seal will fail over time. Monitor and consult a professional contractor for repair or replacement of affected window(s).



# Smoke/Carbon Monoxide Detectors

## 1. Smoke/Carbon Monoxide Detectors



### Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present

### Observations:

- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.
- The smoke alarms were not tested at the time of inspection. Recommend testing and repairing as needed.
- One or more smoke & carbon monoxide detectors are present in the home.

# Attic/Structure/Framing/Insulation

## 1. Access to Attic/Inspected From/Location



### Access Inspected From:

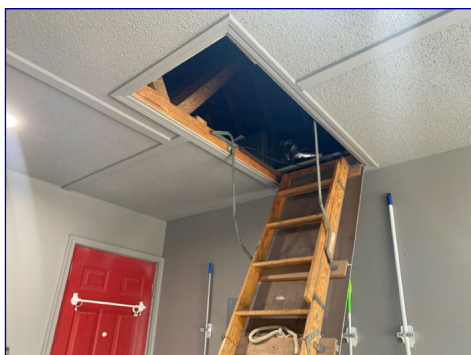
- Access: Pulldown
- Location: Garage

### Observations:

- The Attic Views

The pictures are used to demonstrate that the inspector makes every effort to visually inspect all accessible areas of the attic space or show limitations of access. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, or are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample nor test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

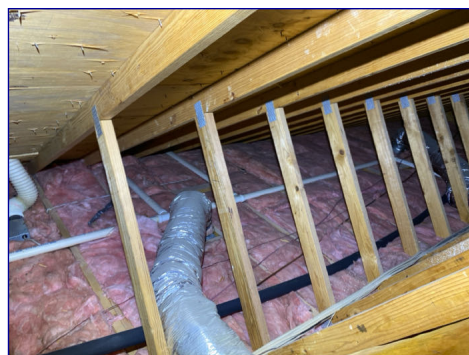
# Attic/Structure/Framing/Insulation (continued)



Attic access



Attic views



Attic views



Attic views



Attic views

## 2. Flooring

Flooring:

- None

## 3. Insulation

Insulation:

- Batts
- Approximate depth: 8" Average



## 4. Insulation Installed In

Insulation Installed In:

- Between ceiling joists



## 5. Ventilation

Ventilation:

- Recommend baffles at eaves

Observations:

- The soffit vents, as viewed from the attic, are missing baffles. Recommend a professional contractor install baffles at the eaves for proper ventilation.



## 6. Fans exhaust to

Fans Exhaust To:

- Fans exhaust to the attic: No
- Fans exhaust outside: Yes



# Attic/Structure/Framing/Insulation (continued)

## 7. HVAC Duct



## 8. Structural problems observed

Structural Problems:

- No



## 9. Roof Structure

Roof Structure:

- Trusses



## 10. Sheathing

Sheathing:

- Plywood



## 11. Evidence of condensation/moisture/leaking

Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No



## 12. Electrical

Electrical:

- No apparent defects



# Plumbing

## 1. Drain/Waste/Vent Pipe

Observations:

- Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore, we recommend a sewer line scope/camera inspection by a qualified contractor.

# Water Heater

## 1. Brand Name

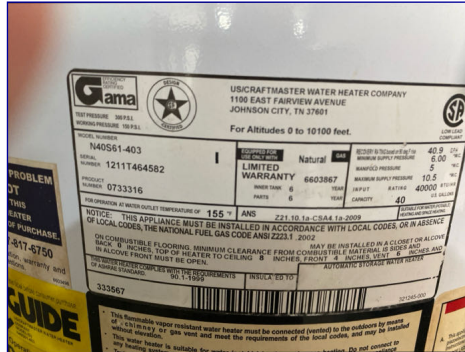


Brand Name::

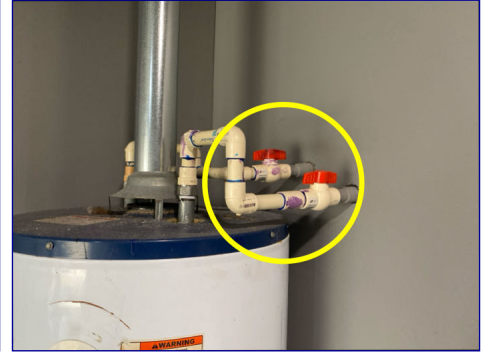
- Brand: Whirlpool



The Water Heater Area



The Water Heater Data Tag



There is a water shut-off valve at the water heater. The homeowner should note its location in the event of an emergency.



There is a gas shut-off valve at the water heater. The homeowner should note its location in the event of an emergency.

## 2. Approximate Age



Approximate age:

- 10-15+

Observations:

- The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.

## 3. Capacity



Capacity

- The water heater capacity is 40 gallons

## 4. Fuel



Fuel:

- Gas

# Water Heater (continued)

## 5. Combustion Air Venting Present

Combustion Venting:

- Yes



## 6. Relief Valve

Relief Valve:

- Relief valve installed
- Extension proper: Yes



## 7. Vent Pipe

Vent Pipe:

- Satisfactory



## 8. Comments

Observations:



- The water temperature is greater than 120 degrees, which is a scalding concern and safety concern. Water temperature at the time of inspection was 131 degrees. Recommend reducing the temperature to 120 degrees. Consult a professional contractor as needed.



No drip-leg on the gas line supply line. Recommend licensed plumber install proper drip-leg.



The water temperature is greater than 120 degrees, which is a scalding concern and safety concern. Water temperature at the time of inspection was 131 degrees. Recommend reducing the temperature to 120 degrees. Consult a professional contractor as needed.



# Heating System

## 1. Brand



Brand:

- Brand: Bryant, Rheem

Observations:

- The inspection of the heating system was a visual inspection using only the normal operating controls for the system. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. It is essential that any recommendations I make for service, correction or repair be addressed by you prior to closing or purchasing the property because an HVAC professional may discover defects or recommend further repairs.



The furnace area



The furnace, data tag

## 2. Energy Source/Warm Air System



- Gas
- Direct drive
- Central system

## 3. Combustion Air Venting Present



Combustion Air Venting:

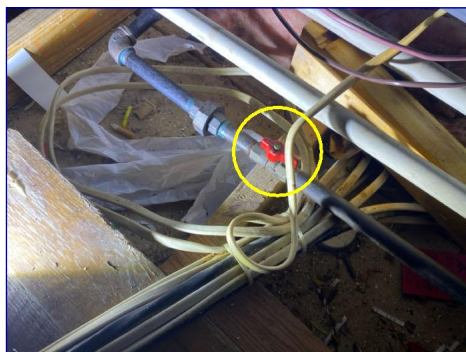
- Yes

## 4. Safety Controls



Safety Controls:

- Disconnect: No
- Normal operating and safety controls observed
- Gas shut off valve: Yes



There is a gas shut-off valve near the heating system. The homeowner should note its location in the event of an emergency.

# Heating System (continued)

## 5. Distribution



Distribution:

- Insulated flex duct

## 6. Flue Piping



Flue Piping:

- Properly installed

## 7. Filter



Filter:

- Standard



HVAC filter location.

## 8. When Turned On By Thermostat



When Turned On:

- Fired
- Proper operation: Yes

## 9. Operation



• The heating unit responded to normal operating controls at the thermostat and appeared functional at the time of inspection.

• Recommend HVAC technician examine/clean/service.

Observations:

• Heating unit appeared functional at the time of inspection and achieved a temperature of 125 degrees at the register.

# Heating System (continued)



Heating unit appeared functional at the time of inspection and achieved a temperature of 125 degrees at the register.

## Cooling System

### 1. Cooling System: General



General:

- Central System
- Location: Attic

Observations:

• The inspection of the cooling system was a visual inspection using only the normal operating controls for the system. The inspection of the cooling system is general and not technically exhaustive. A detailed evaluation of the interior components of the cooling system is beyond the scope of a home inspection. It is essential that any recommendations I make for service, correction or repair be addressed by you prior to closing or purchasing the property because an HVAC professional may discover defects or recommend further repairs.



The air conditioner coils data plate

### 2. Age



Age:

- Age: 1-5+ years

# Cooling System (continued)

## 3. Condensate Line



Materials:  
• To exterior

## 4. Secondary Condensate Line



Secondary Condensate Line:  
• Present: Yes

## 5. Condition



Condition:

- **A/C** unit responded to normal operating controls at the thermostat and appeared functional at the time of inspection.

- Recommend HVAC technician examine/clean/service.

Observations:

- Recommend an HVAC contractor examine the air conditioner compressor and coils before closing.

- The AC unit appeared functional at the time of inspection and achieved a temperature of 48 degrees at the register.



The AC unit appeared functional at the time of inspection and achieved a temperature of 48 degrees at the register.

## 6. Thermostat

Materials:

- Thermostat located Living Room

# Electric - Sub Panel

## 1. Location

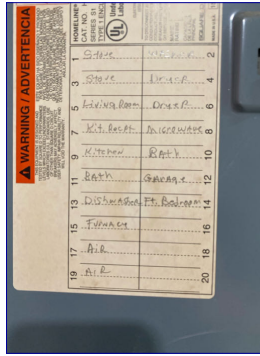


Sub Panel Location:  
• Garage

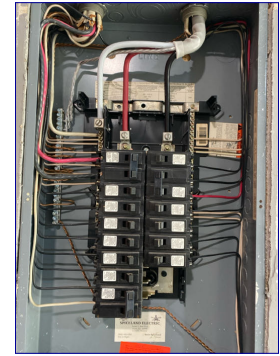
# Electric - Sub Panel (continued)



The electrical sub panel.



The sub panel legend.



The electrical sub panel.



The (Main breaker) for the sub-panel is located next to the meter base outside.

## 2. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes



## 3. Breakers/Fuses

- Breakers/Fuses:
- Breakers



## 4. Appears Grounded

- Appears Grounded: Yes



## 5. GFCI/AFCI Breaker

- GFCI breaker installed: No
- **AFCI** breaker installed: No





# Electric - Sub Panel (continued)

## 6. Branch Wire



Type:

- Aluminum (multi-strand)

Condition:

- The neutral and ground wires are separated

Observations:

- This is a 100 amp sub-panel. The first means of disconnect (Main breaker) is located next to the meter base outside.

# Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.

## Conclusion

### REPORT CONCLUSION and WALK-THROUGH

#### CONCLUSION:

I am proud of the service I provide, and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every problem. Also, because my inspection is essentially visual, latent defects could exist. I cannot see behind walls. Therefore, you should not regard my inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. I cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for my client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call me if you have any questions. I am always attempting to improve the quality of my service and my report.

#### PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions may change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walkthrough should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases Eagle Eye Property Inspections of all responsibility. Client assumes responsibility for all known defects after settlement.

Sincerely,

Buddy Napp, Owner

Eagle Eye Property Inspections

