

4 Seasons Home Inspections

Property Inspection Report



HOME INSPECTIONS LLC
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78530 Wonder ave , Sample, WA 98000
Inspection prepared for: Ever Best Client
Date of Inspection: 2/1/2018 Time: 9:00 AM
Age of Home: 2008 Size: 7635
Weather: Raining; Temperature is 45 degree
Report # sample

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"For the best protection, Get the right inspection"

We at 4 Seasons Home Inspections 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 GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, 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.** Ratings are Abbreviated as Described.

(AS) Appears Serviceable- When (AS) is checked it means that we did not observe conditions that would lead us to believe problems existed with the component or system. Some serviceable items may, however show signs of wear and tear.

(RR) Repairs Recommended - Recommend further review and repairs as needed by a licensed qualified contractor or specialty tradesman dealing with that item or system.

(Safety Hazard) - This item is a safety hazard and CORRECTION is needed.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Inspection Details

A. Attendance

In Attendance: Client present, Buyer Agent present

B. Home Type

Home Type: Detached • Single Family Home

C. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

D. Foundation Type

Materials: The foundation is a slab on grade type foundation. • The foundation is a basement type foundation.

E. Roof Type

Materials: The roof is a gable type roof. • The roof is a hip type roof. • The roof has one visible layer.

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.

A. Bar

AS	RR	Safety Hazard	N/A	None
X				

Observations: The bar area appears functional at the time of inspection.



B. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

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



C. Ceiling Fans

AS	RR	Safety Hazard	N/A	None
			X	

Observations:
 • None present.

D. Closets

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The closet is in serviceable condition.



E. Door Bell

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Operated normally when tested.

F. Doors

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The main entry door appeared serviceable with no defects.



G. Electrical

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.



H. Smoke Detectors

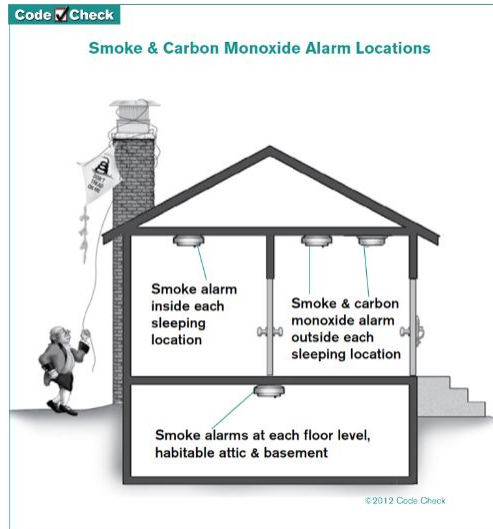
AS	RR	Safety Hazard	N/A	None
		X		

Observations:

- The CO detector in basement operated when tested.
- The smoke detectors operated when tested.

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





I. Stairs & Handrail

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Appears serviceable.



J. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.



K. Patio Doors

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The sliding patio door(s) was functional during the inspection.
- The hinged patio double door was functional during the inspection.



Lower

L. Screen Doors

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Sliding door screen is functional.
- Sliding door screen tracks are dirty making the door difficult to operate. Recommend cleaning the tracks out.

M. Wall Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Drywall walls noted.

N. Fireplace

AS	RR	Safety Hazard	N/A	None
X				

Materials: Living Room • Family Room

Materials: Prefabricated • Sealed direct vent

Observations:

- The fireplace appears to be in good visual condition. Was operated and observed as functional during inspection.



Living room



Family room

O. Window Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted. • Vinyl framed casement window noted. • Vinyl framed fixed window noted. • Wood framed single hung window noted. • Wood framed fixed window noted.

Observations:

- Operated windows appeared functional, at time of inspection
- Missing screens at a few locations.
- One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.
- Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.
- Splintered frame on window near patio door. Recommend repair or replacement.
- One window shows sign of loss of seal/condensation in the living room near the fireplace. recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



Missing cover

Missing screens



Split & sash

Latch not working

P. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

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

Observations:

- The floors are in good condition with no major repairs necessary.



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.

A. Ceiling Fans

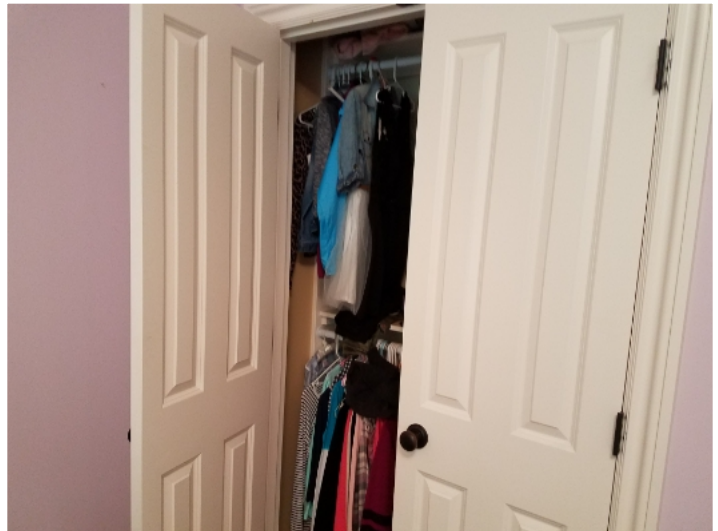
AS	RR	Safety Hazard	N/A	None
			X	

Observations:
 • None present.

B. Closets

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The closet is in serviceable condition.



C. Doors

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The bedroom doors are in serviceable condition.
 • Double door entryway.



D. Electrical

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.



E. Fireplace

AS	RR	Safety Hazard	N/A	None
			X	

F. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Flooring Types: Carpet is noted.



G. Smoke Detectors

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.



H. Wall Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Drywall walls noted.

I. Window Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Vinyl framed sliding window noted. • Vinyl framed casement window noted. • Vinyl framed fixed window noted.

Observations:

- Operated windows appeared functional, at time of inspection.



J. Ceiling Condition

AS RR Safety Hazard N/A None

Materials: There are drywall ceilings noted.

X				
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Lower Bathroom

A. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

B. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

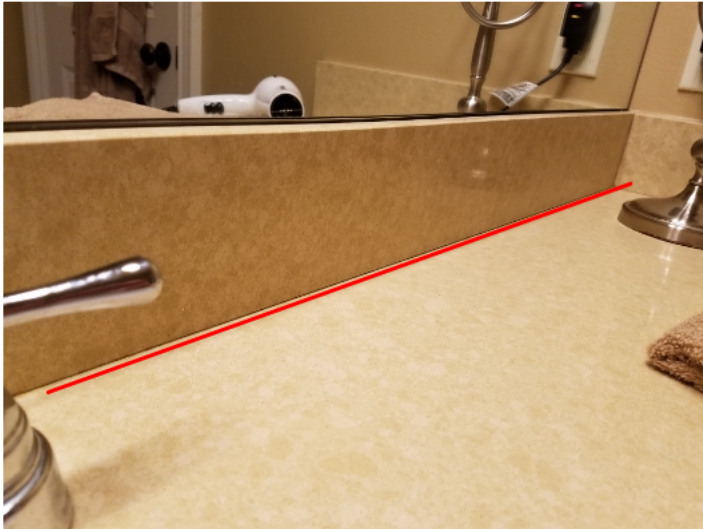
- Appeared functional and in satisfactory condition, at time of inspection.

C. Counters

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- **Recommend caulking backsplash at countertop. It appears to be missing.**



Recommend caulking

D. Doors

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

E. Electrical

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

F. GFCI

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- **GFCI** in place and operational



G. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

H. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

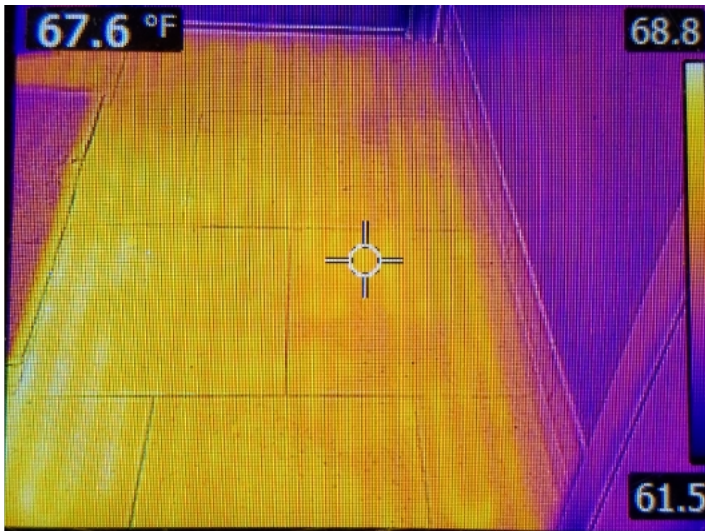
Materials: Ceramic tile is noted.

I. Heating

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
- Heated floors noted in the bathroom. Heated floors appeared serviceable at the time of inspection.





J. Mirrors

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • mirror(s) appear serviceable.

K. Showers

AS	RR	Safety Hazard	N/A	None
X				

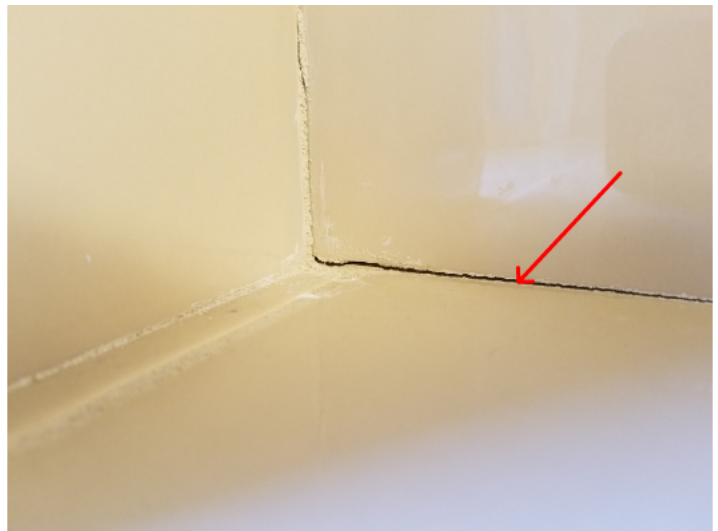
Observations:
 • Functional at time of inspection.

L. Shower Walls

AS	RR	Safety Hazard	N/A	None
	X			

Observations:
 • Ceramic tile noted.

• Recommend caulking as needed around the lower bathroom shower tiles.



caulking needed

M. Bath Tubs

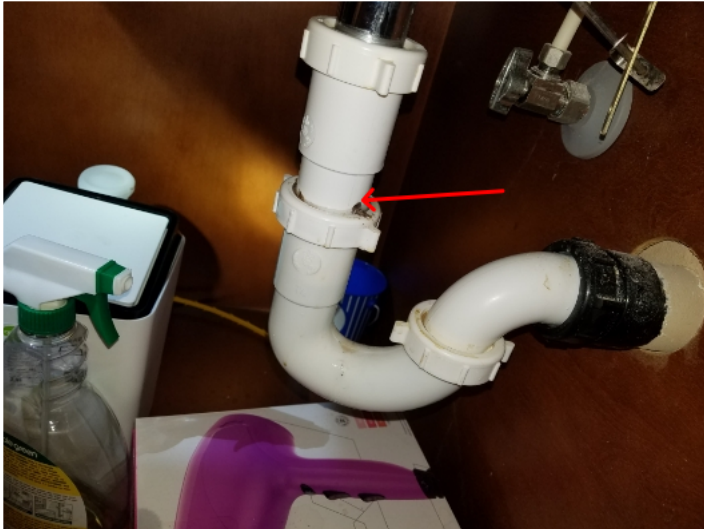
AS	RR	Safety Hazard	N/A	None
				X

N. Sinks

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The stopper to the sink in the lower basement bathroom does not stay closed. Recommend adjusting sink stopper.
- There's a small leak in the connection to the P-trap in the lower basement bathroom sink. Recommend repair.



the drain leaks



stopper will not stay shut

O. Toilets

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.



P. Window Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Vinyl framed sliding window noted.

Observations:

- Missing window screen in the lower bathroom window.



Master 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..

A. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • No deficiencies observed.

B. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted.

C. Counters

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Solid Surface tops noted.
 • No discrepancies noted.

D. Doors

AS	RR	Safety Hazard	N/A	None
X				

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

E. Electrical

AS	RR	Safety Hazard	N/A	None
		X		

Observations:
 • The light fixtures in the shower do not appear to be rated for interior shower use. Recommend installation of proper sealed lights in the shower.



improper wet area light fixtures

F. GFCI

AS	RR	Safety Hazard	N/A	None
		X		

Observations:

- GFCI in place and operational

- There is a grounding prong broken off inside of the lower outlet in the master bathroom near the shower. Recommend repair.



broken prong stuck inside

G. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

H. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

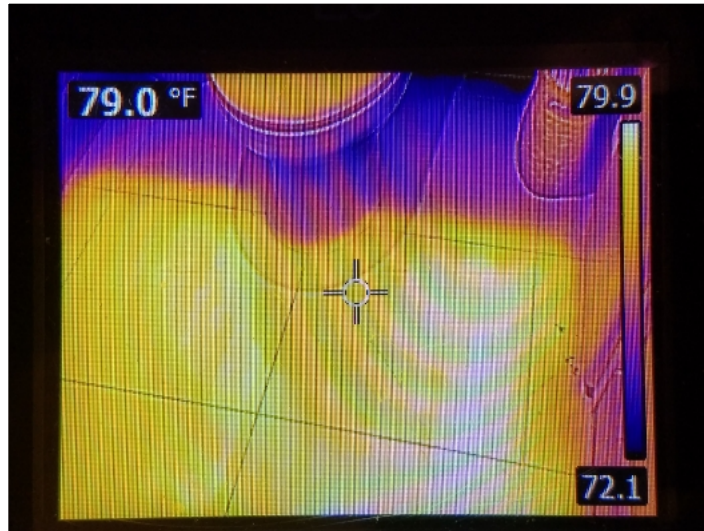
Materials: Ceramic tile is noted.

I. Heating

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
- Heated floors noted in the bathroom. Heated floors appeared serviceable at the time of inspection.



J. Mirrors

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Mirror appears serviceable.

K. Showers

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • functional

L. Shower Walls

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Ceramic tile noted.

M. Bath Tubs

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Tub is functional with no apparent defects.
 • Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



N. Sinks

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Sink(s) Appear functional.

O. Toilets

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

P. Window Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Aluminum framed fixed window noted. • Aluminum framed awning window noted.

Observations:

- Operated window(s) appeared functional, at time of inspection

Half Bathroom

A. Cabinets

AS	RR	Safety Hazard	N/A	None
				X

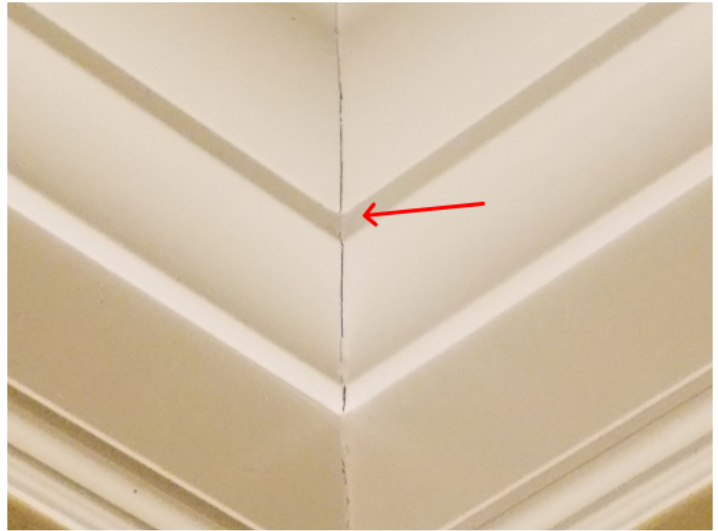
B. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Small cracking in the wall finish of the crown molding is noted. This is probably caused by the shrinkage. Recommend touching up caulking in molding throughout bathroom.



C. Counters

AS	RR	Safety Hazard	N/A	None
				X

D. Doors

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

E. Electrical

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

F. GFCI

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- GFCI in place and operational



G. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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



H. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Hardwood flooring is noted.

I. Heating

AS	RR	Safety Hazard	N/A	None
				X

J. Mirrors

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Appears serviceable.



K. Sinks

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Sink(s) Appear functional.



L. Toilets

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.



M. Window Condition

AS	RR	Safety Hazard	N/A	None
				X

Upper front Bathroom

A. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

Observations: No deficiencies observed.

B. Ceiling Condition

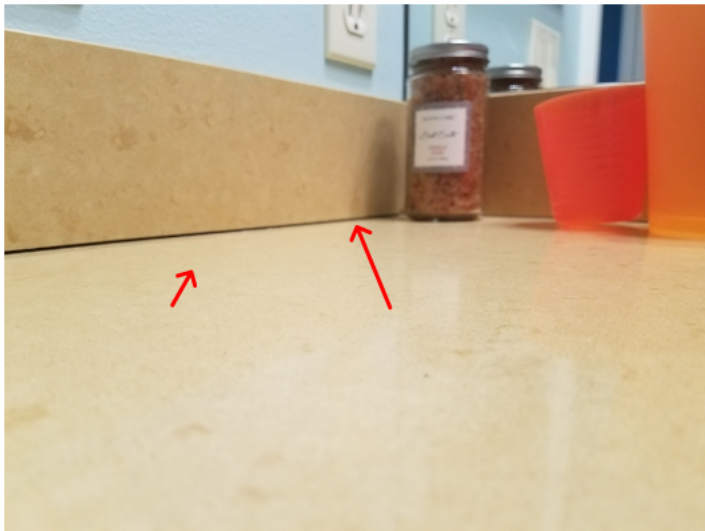
AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted.

C. Counters

AS	RR	Safety Hazard	N/A	None
	X			

Observations: Solid Surface tops noted., **The caulking in the backsplash of the counter tops is split and in need of repair.**



Recommend caulking

D. Doors

AS	RR	Safety Hazard	N/A	None
X				

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

E. Electrical

AS	RR	Safety Hazard	N/A	None
X				

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

F. GFCI

AS	RR	Safety Hazard	N/A	None
X				

Observations: GFCI in place and operational

G. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
X				

Observations: Appeared functional, at time of inspection.

H. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Ceramic tile is noted.

I. Heating

AS	RR	Safety Hazard	N/A	None
X				

Observations: Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

J. Mirrors

AS	RR	Safety Hazard	N/A	None
X				

Observations: Mirror appears serviceable.

K. Showers

AS	RR	Safety Hazard	N/A	None
X				

Observations: functional

L. Shower Walls

AS	RR	Safety Hazard	N/A	None
	X			

Observations: Ceramic tile noted., **Caulking needed around perimeter in the upper front bathroom shower.**



recommend caulking

M. Bath Tubs

AS	RR	Safety Hazard	N/A	None
X				

Observations: Tub is functional with no apparent defects.

N. Sinks

AS	RR	Safety Hazard	N/A	None
X				

Observations: Sink(s) Appear functional.

O. Toilets

AS	RR	Safety Hazard	N/A	None
X				

Observations: Observed as functional and in good visual condition.

P. Window Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Vinyl framed sliding window noted.

Observations: Upper front bathroom window shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



Jack and Jill Upper Bathroom

A. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

Observations: No deficiencies observed.

B. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted.

C. Counters

AS	RR	Safety Hazard	N/A	None
X				

Observations: Solid Surface tops noted., No discrepancies noted.

D. Doors

AS	RR	Safety Hazard	N/A	None
X				

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

E. Electrical

AS	RR	Safety Hazard	N/A	None
X				

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

F. GFCI

AS	RR	Safety Hazard	N/A	None
X				

Observations: GFCI in place and operational

G. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
X				

Observations: Appeared functional, at time of inspection.

H. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Ceramic tile is noted.

I. Heating

AS	RR	Safety Hazard	N/A	None
X				

Observations: Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

J. Mirrors

AS	RR	Safety Hazard	N/A	None
X				

Observations: Mirror appears serviceable.

K. Showers

AS	RR	Safety Hazard	N/A	None
X				

Observations: functional

L. Shower Walls

AS	RR	Safety Hazard	N/A	None
X				

Observations: Ceramic tile noted.

M. Bath Tubs

AS	RR	Safety Hazard	N/A	None
X				

Observations: Tub is functional with no apparent defects.

N. Sinks

AS	RR	Safety Hazard	N/A	None
	X			

Observations: The stoppers operating both sinks in the Jack and Jill bathroom upstairs do not stay closed when activated. Recommend adjusting Stoppers to work better.



stoppers do not function properly.

O. Toilets

AS	RR	Safety Hazard	N/A	None
X				

Observations: Observed as functional and in good visual condition.

P. Window Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Observations: Operated window(s) appeared functional, at time of inspection

Kitchen

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

A. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • No deficiencies observed.

B. Counters

AS	RR	Safety Hazard	N/A	None
X				

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

C. Dishwasher

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

D. Doors

AS	RR	Safety Hazard	N/A	None
				X

E. Garbage Disposal

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

F. Microwave

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

G. Cook top condition

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Gas cook top noted.
 • All heating elements operated when tested.



H. Oven & Range

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Oven: gas burners
- All heating elements operated when tested.

I. Sinks

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The sink appears serviceable.

J. Drinking Fountain

AS	RR	Safety Hazard	N/A	None
				X

Observations:

- There was no drinking fountain present in this kitchen.

K. Spray Wand

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The button for the spray wand is damaged.



L. Hot Water Dispenser

AS	RR	Safety Hazard	N/A	None
				X

M. Soap Dispenser

AS	RR	Safety Hazard	N/A	None
				X

N. Vent Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Exterior Vented

Observations:

- The exhaust vent on the right hand side is inoperable. Recommend repairs.



O. Window Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Wood framed casement window noted.

Observations:

- Operated windows appeared functional, at time of inspection

P. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Q. Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

R. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

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

S. Electrical

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

T. GFCI

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- GFCI in place and operational.

U. Wall Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Drywall walls noted.

Observations:

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

Upper Laundry

A. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

B. Counters

AS	RR	Safety Hazard	N/A	None
				X

C. Dryer Vent

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Recommend shortening the distance on a dryer vent and only using the portions that you need.



D. Electrical

AS	RR	Safety Hazard	N/A	None
X				

Observations:

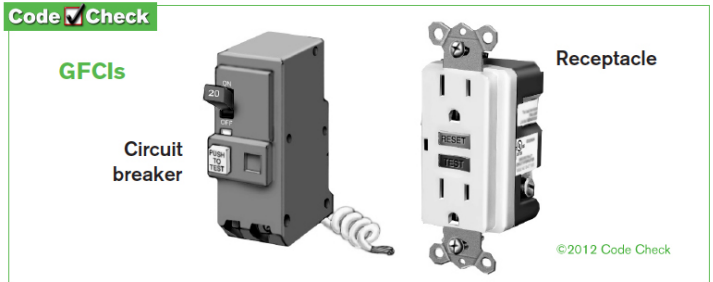
- No major system safety or function concerns noted at time of inspection.

E. GFCI

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The laundry receptacle should be GFCI protected type.



F. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The exhaust fan was operated and no issues were found.

G. Gas Valves

AS	RR	Safety Hazard	N/A	None
				X

Observations:
 • No gas present.

H. Wash Basin

AS	RR	Safety Hazard	N/A	None
				X

Observations:
 • There is no wash basin.

I. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:
 • No discrepancies noted.

J. Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Appears serviceable at the time of inspection.

K. Wall Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Drywall walls noted.

Observations:
 • There are a few cracks in the drywall above the laundry room door.



L. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:
 • Appears serviceable.

M. Doors

AS	RR	Safety Hazard	N/A	None
X				

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

N. Window Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Vinyl framed casement window noted.

Observations:
 • Operated window(s) appeared functional, at time of inspection

Lower Laundry

A. Cabinets

AS	RR	Safety Hazard	N/A	None
X				

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



B. Counters

AS	RR	Safety Hazard	N/A	None
X				

Observations: Solid Surface tops noted., No discrepancies noted.

C. Dryer Vent

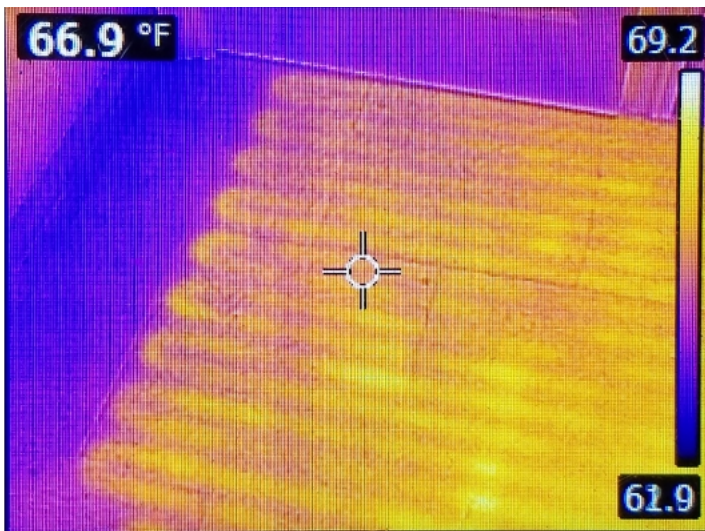
AS	RR	Safety Hazard	N/A	None
X				

Observations: The exposed dryer vent appears serviceable.

D. Electrical

AS	RR	Safety Hazard	N/A	None
X				

Observations: No major system safety or function concerns noted at time of inspection., Electric heated floors functioned normally in the lower laundry room at the time of the inspection.



E. GFCI

AS	RR	Safety Hazard	N/A	None
X				

Observations: GFCI in place and operational



F. Exhaust Fan

AS	RR	Safety Hazard	N/A	None
	X			

Observations: Exhaust fan is inoperable in the lower laundry room.



G. Gas Valves

AS	RR	Safety Hazard	N/A	None
				X

Observations: No gas present.

H. Wash Basin

AS	RR	Safety Hazard	N/A	None
X				

Observations: Wash basin appears serviceable with no apparent defects.



I. Floor Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Ceramic tile is noted.

J. Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Observations: Appears serviceable at the time of inspection.

K. Wall Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Drywall walls noted.

L. Ceiling Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: There are drywall ceilings noted.

M. Doors

AS	RR	Safety Hazard	N/A	None
X				

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

N. Window Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Observations: Windows in the lower laundry room operated normally at the time of inspection.

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.

A. Heater Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: The furnace is located in the attic

Materials: Gas fired forced hot air. • Air conditioner noted.

Observations:
 • MFG DATE: 2007



B. Heater Base

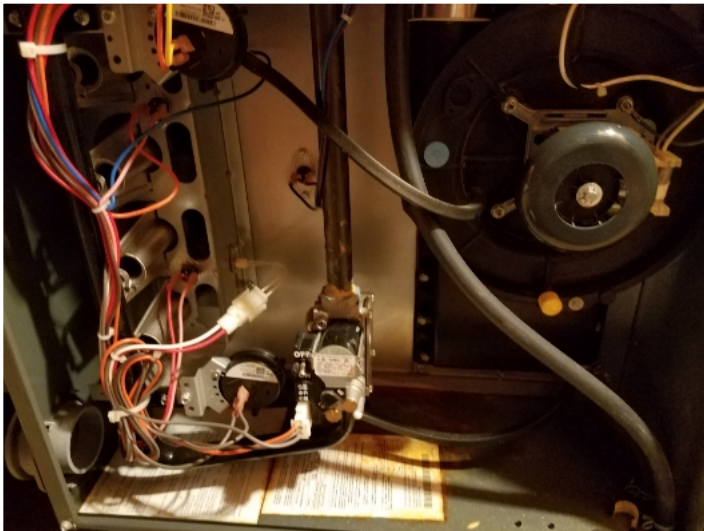
AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The heater base appears to be functional.

C. Enclosure

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Normal surface rust/corrosion observed, no signs of flaking or excessive deterioration noted.
 • Appears serviceable.



D. Venting

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Appears serviceable.



E. Gas Valves

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Gas shut off valves were present and functional.

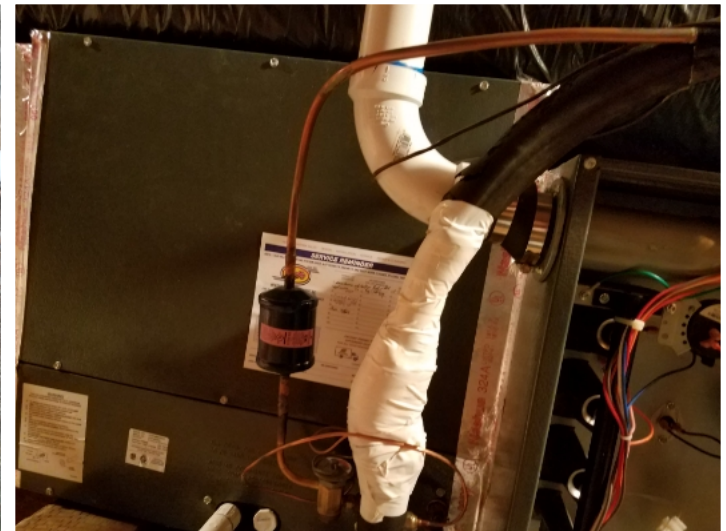


F. Refrigerant Lines

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Missing insulation at A/C unit.
- Missing insulation at the furnace.



G. AC Compress Condition

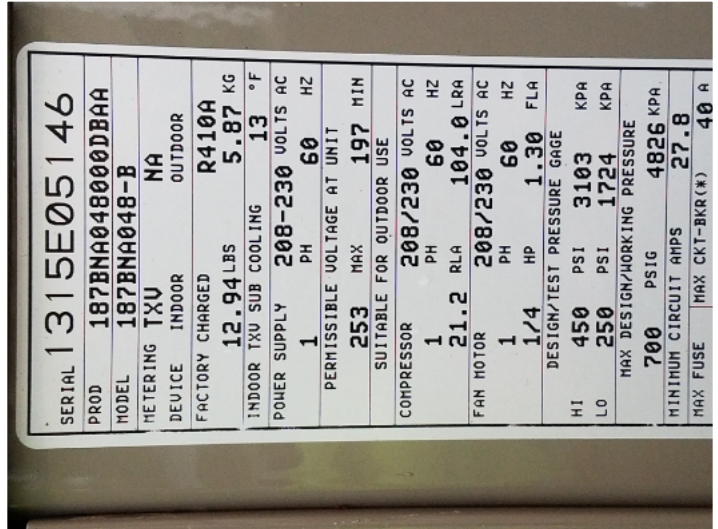
AS	RR	Safety Hazard	N/A	None
	X			

Compressor Type: Electric

Location: The compressor is located on the rear of the house. • MFG DATE: 2015

Observations:

- The A/C could not be tested or turned on due to the outside temperature being 65 degrees or below. Recommend confirming condition of A/C with seller prior to close.



H. Air Supply

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

I. Filters

AS	RR	Safety Hazard	N/A	None
X				

Location: Located next to furnace.

Observations:

- The filter appear serviceable.
- MAINTENANCE TIP: 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.



J. Thermostats

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Location: Master bedroom wall
- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.



K. Heating Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Condensation line appears serviceable.



Heat/AC 2

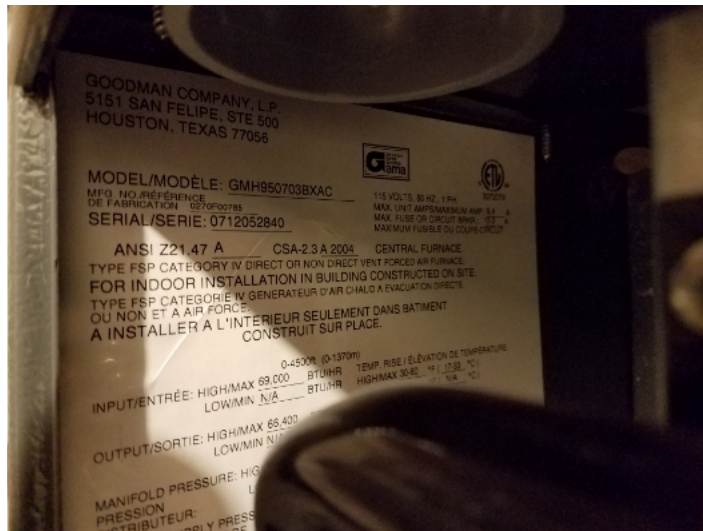
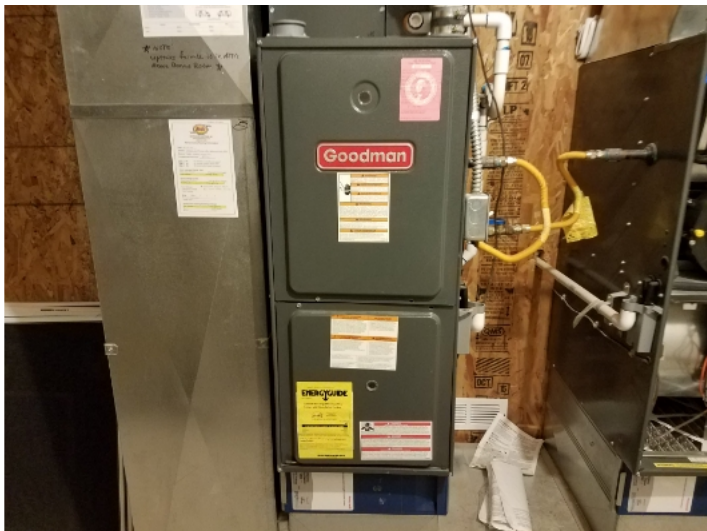
A. Heater Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: The furnace is located in the basement - left

Materials: Gas fired forced hot air., Air conditioner noted.

Observations: MFG DATE: 2007



B. Heater Base

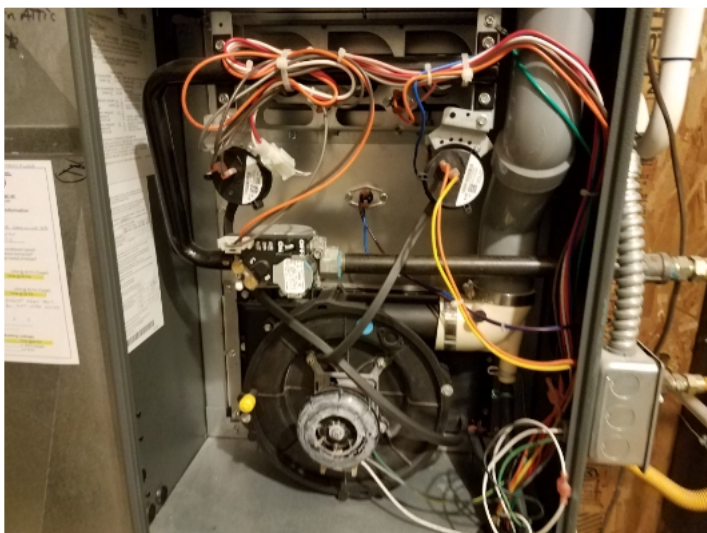
AS	RR	Safety Hazard	N/A	None
X				

Observations: The heater base appears to be functional.

C. Enclosure

AS	RR	Safety Hazard	N/A	None
X				

Observations: Normal surface rust/corrosion observed, no signs of flaking or excessive deterioration noted., Appears serviceable.



D. Venting

AS	RR	Safety Hazard	N/A	None
X				

Observations: Appears serviceable.



E. Gas Valves

AS	RR	Safety Hazard	N/A	None
X				

Observations: Gas shut off valves were present and functional.



F. Refrigerant Lines

AS	RR	Safety Hazard	N/A	None
	X			

Observations: Missing insulation at A/C unit., Missing insulation at the furnace.



G. AC Compress Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Electric

Materials: The compressor is located on the rear of the house., MFG DATE: 2015

Observations: **The A/C could not be tested or turned on due to the outside temperature being 65 degrees or below. Recommend confirming condition of A/C with seller prior to close.**



SERIAL	1315E07372			
PROD	187BNA03600DDAA			
MODEL	187BNA036-D			
METERING TXU	NA	OUTDOOR		
DEVICE	INDOOR			
FACTORY CHARGED	R410A			
INDOOR TXU SUB COOLING	9.26	LBS	4.20	KG
			14	°F
POWER SUPPLY	208-230	VOLTS AC		
	1	PH	60	HZ
PERMISSIBLE VOLTAGE AT UNIT				
	253	MAX	197	MIN
SUITABLE FOR OUTDOOR USE				
COMPRESSOR	208/230	VOLTS AC		
	1	PH	60	HZ
	15.3	RLA	83.0	LRA
FAN MOTOR	208/230	VOLTS AC		
	1	PH	60	HZ
	1/10	HP	0.70	FLA
DESIGN/TEST PRESSURE GAGE				
HI	450	PSI	3103	KPA
LO	250	PSI	1724	KPA
MAX DESIGN/WORKING PRESSURE				
	700	PSIG	4826	KPA
MINIMUM CIRCUIT AMPS			19.8	
MAX FUSE			35	A
			35	A
Short-Circuit Current:5kA rms,symmetrical. 230 U				

H. Air Supply

AS	RR	Safety Hazard	N/A	None
X				

Observations: The return air supply system appears to be functional.

I. Filters

AS	RR	Safety Hazard	N/A	None
X				

Materials: Located below heater in a slot cut into the ductwork.

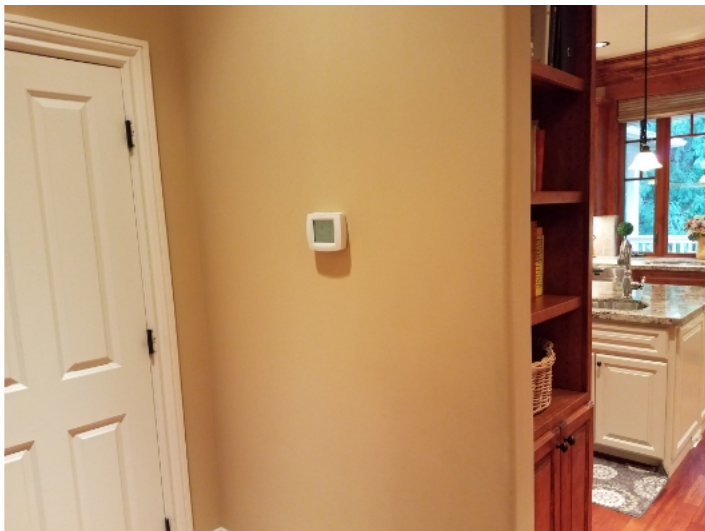
Observations: The filter appear serviceable., MAINTENANCE TIP: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned 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.



J. Thermostats

AS	RR	Safety Hazard	N/A	None
X				

Observations: Location: Mud room hall, Digital - programmable type., Functional at the time of inspection., Thermostats are not checked for calibration or timed functions.



K. Heating Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Observations: Condensation line appears serviceable.



Heat/AC 3

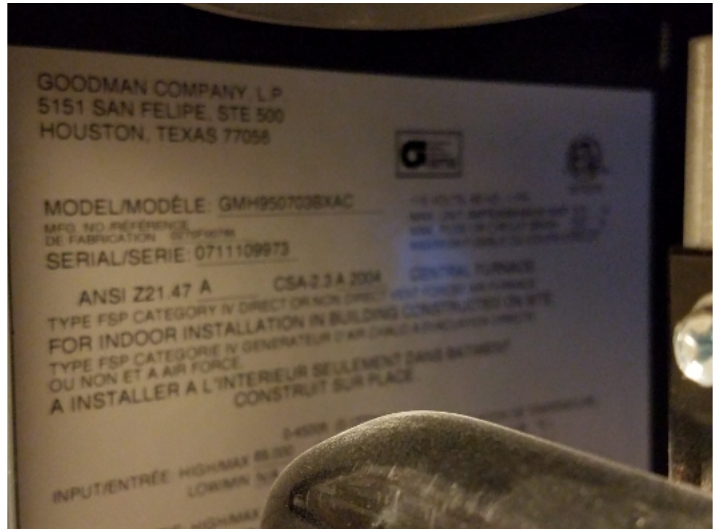
A. Heater Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: The furnace is located in the basement - right

Materials: Gas fired forced hot air.

Observations: MFG DATE: 2007



B. Heater Base

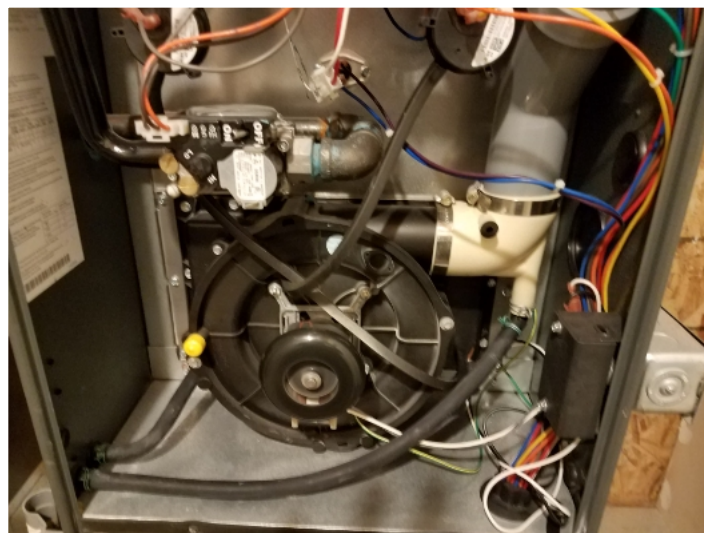
AS	RR	Safety Hazard	N/A	None
X				

Observations: The heater base appears to be functional.

C. Enclosure

AS	RR	Safety Hazard	N/A	None
X				

Observations: Appears serviceable.



D. Venting

AS	RR	Safety Hazard	N/A	None
X				

Observations: Appears serviceable.



E. Gas Valves

AS	RR	Safety Hazard	N/A	None
X				

Observations: Gas shut off valves were present and functional.



F. Refrigerant Lines

AS	RR	Safety Hazard	N/A	None
			X	

G. AC Compress Condition

AS	RR	Safety Hazard	N/A	None
			X	

H. Air Supply

AS	RR	Safety Hazard	N/A	None
X				

Observations: The return air supply system appears to be functional.

I. Filters

AS	RR	Safety Hazard	N/A	None
X				

Materials: Located below heater in a slot cut into the ductwork.

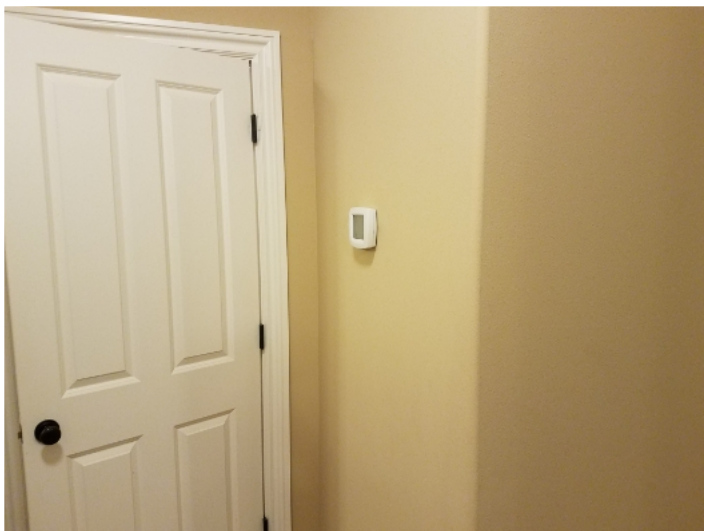
Observations: The filter appear serviceable., MAINTENANCE TIP: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned 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.



J. Thermostats

AS	RR	Safety Hazard	N/A	None
X				

Observations: Location: Basement foyer, Digital - programmable type., Functional at the time of inspection., Thermostats are not checked for calibration or timed functions.



K. Heating Plumbing

AS RR Safety Hazard N/A None

Observations: Condensation line appears serviceable.

X				
---	--	--	--	--



Water Heater

A. Base

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The water heater base is sitting directly on the ground. This will promote corrosion. Recommend adding styrofoam pad under water heater.



B. Heater Enclosure

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The water heater enclosure is functional.

C. Combustion

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Combustion to the water heaters appears serviceable.

D. Venting

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The water heater exhaust vent piping appears serviceable.



E. Water Heater Condition

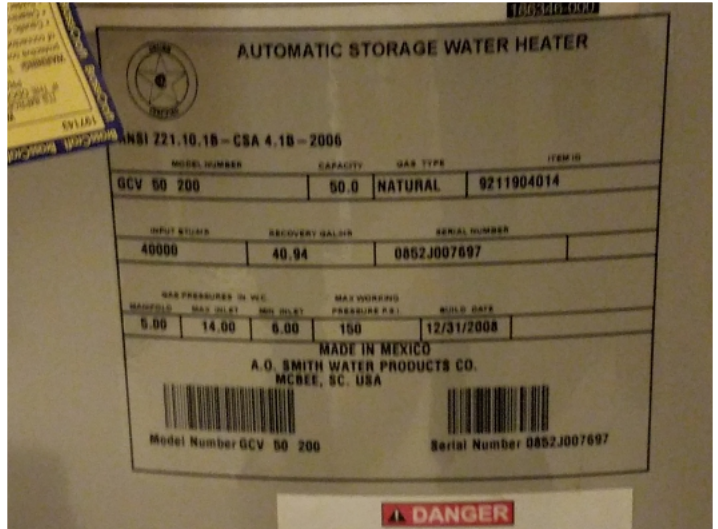
AS	RR	Safety Hazard	N/A	None
X				

Heater Type: Gas

Location: The heater is located in the basement garage - left.

Observations:

- MFG Date: 2008
- No major system safety or function concerns noted at time of inspection.



F. TPRV

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The **TPR valve** is present and appears serviceable.



G. Number Of Gallons

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- 50 gallons

H. Gas Valve

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Appears functional.



I. Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Materials: Copper

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



J. Overflow Condition

AS	RR	Safety Hazard	N/A	None
			X	

Materials: None

K. Strapping

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The water heater seismic straps appear functional.



Water Heater 2

A. Base

AS	RR	Safety Hazard	N/A	None
	X			

Observations: The water heater base is sitting directly on the ground. This will promote corrosion. Recommend adding styrofoam pad under water heater.



B. Heater Enclosure

AS	RR	Safety Hazard	N/A	None
X				

Observations: The water heater enclosure is functional.

C. Combusion

AS	RR	Safety Hazard	N/A	None
X				

Observations: Combusion to the water heaters appears serviceable.

D. Venting

AS	RR	Safety Hazard	N/A	None
X				

Observations: The water heater exhaust vent piping appears serviceable.



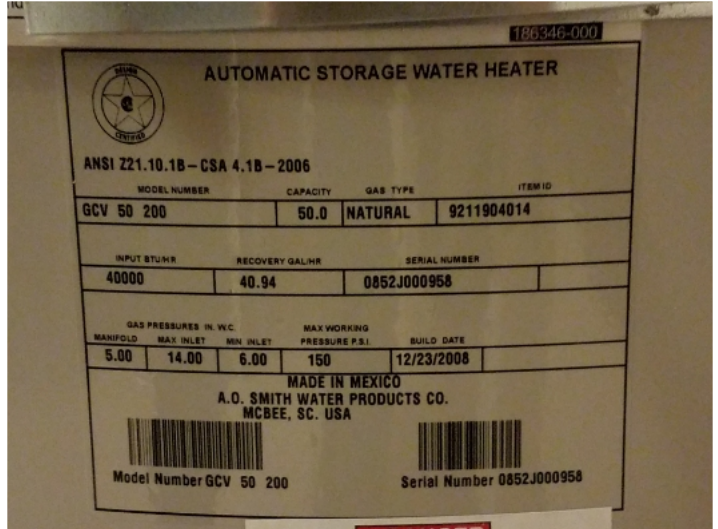
E. Water Heater Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Gas

Materials: The heater is located in the basement garage - right.

Observations: MFG Date: 2008, No major system safety or function concerns noted at time of inspection.



F. TPRV

AS	RR	Safety Hazard	N/A	None
X				

Observations: The TPR valve is present and appears serviceable.



G. Number Of Gallons

AS	RR	Safety Hazard	N/A	None
X				

Observations: 50 gallons

H. Gas Valve

AS	RR	Safety Hazard	N/A	None
X				

Observations: Appears functional.



I. Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Materials: Copper

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



J. Overflow Condition

AS	RR	Safety Hazard	N/A	None
			X	

Materials: None

K. Strapping

AS	RR	Safety Hazard	N/A	None
X				

Observations: The water heater seismic straps appear functional.



Electrical

A. Electrical Panel

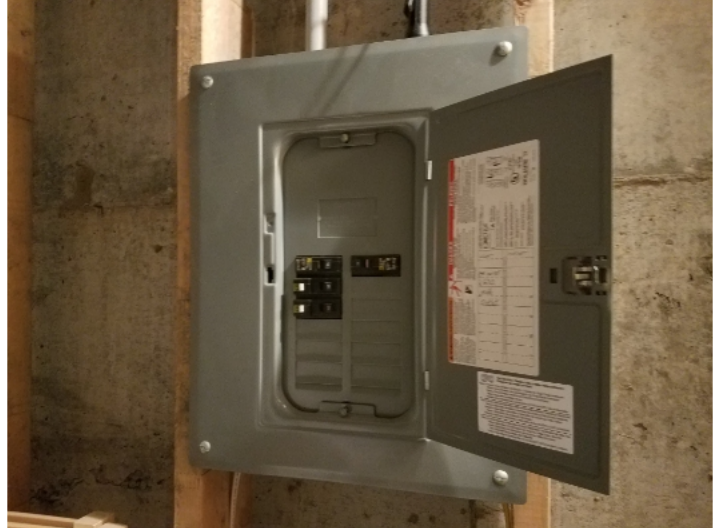
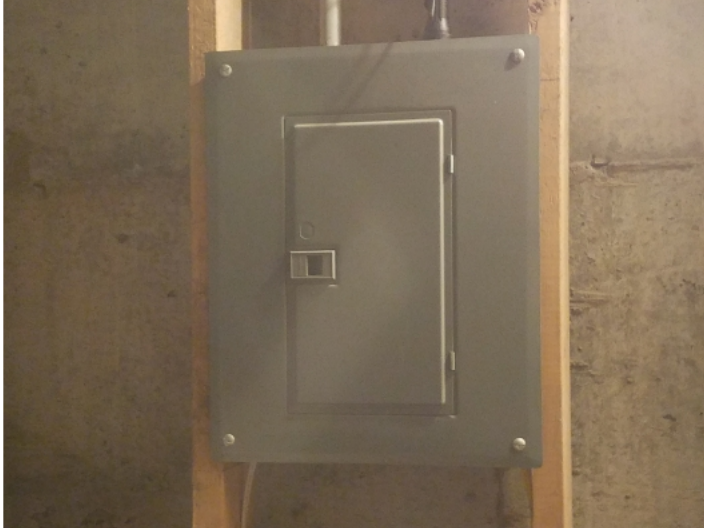
AS	RR	Safety Hazard	N/A	None
X				

Location: Panel box located in garage.

Location: Sub Panel Location: • Located in the basement shop.

Observations:

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

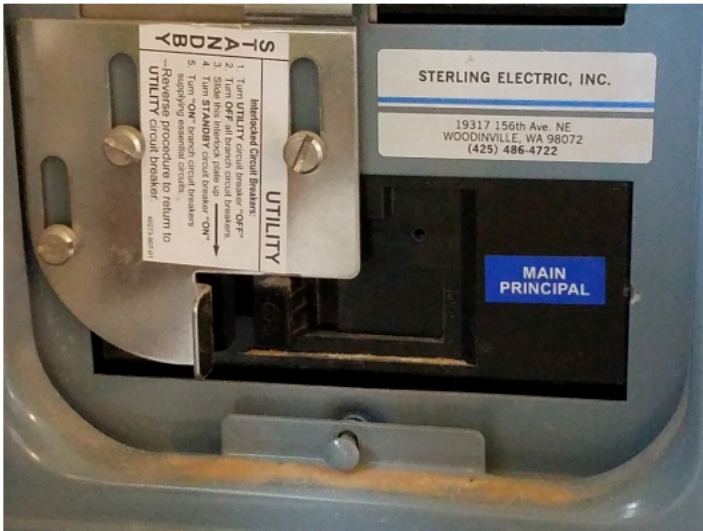


B. Main Amp Breaker

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- 2 x 200 amp



C. Breakers in off position

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • 2



D. Cable Feeds

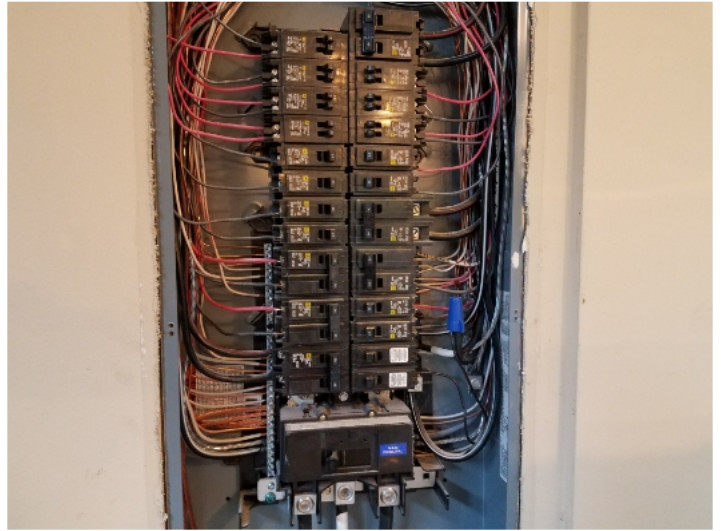
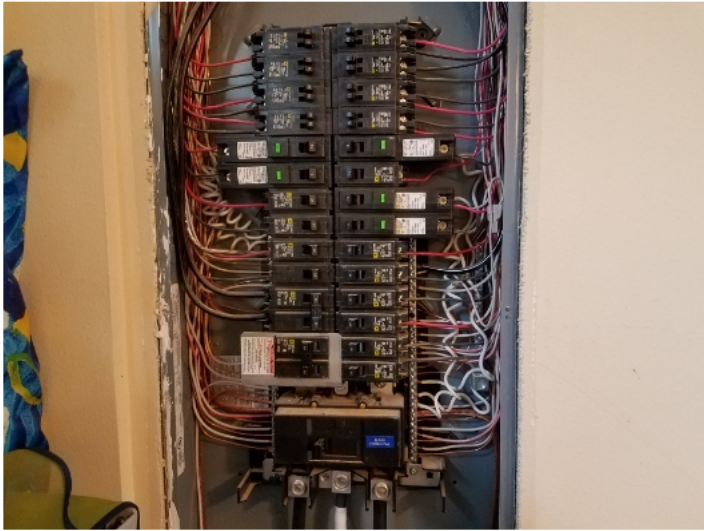
AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • There is an underground service lateral noted.

E. Breakers

AS	RR	Safety Hazard	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.
 Observations:
 • All of the circuit breakers appeared serviceable.



F. Fuses

AS	RR	Safety Hazard	N/A	None
			X	

Roof

A. Roof Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Inspected roof by walking the roof.

Materials: Asphalt shingles noted.

Observations:

- Some areas roofed by plastic or fiberglass panels; monitor for leaks or accumulated debris.

- Plumbing boots are puckered recommend correcting this issue.
- Ridge cap is damaged. Recommend repairs





Puckered plumbing boot.



Damaged ridge cap.

B. Flashing

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Missing edge and rake flashings leave underlying framing exposed to weather. This condition may result in deterioration of home materials from moisture intrusion. The Inspector recommends missing flashing be replaced by a qualified contractor.
- The roofing system is missing properly installed kickout flashing and gutter ends. This can lead to moisture intrusion. Recommend correction.



Missing kick out flashing



Missing kick out flashing.



Missing rake flashings.

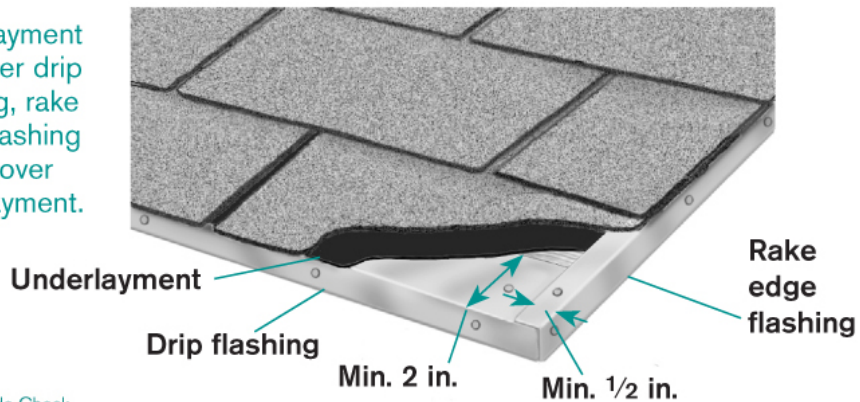


Missing rake flashing and exposed plywood.

Code Check

Roof Edge Flashing

Underlayment laps over drip flashing, rake edge flashing laps over underlayment.



©2012 Code Check

C. Chimney

AS	RR	Safety Hazard	N/A	None
				X

D. Spark Arrestor

AS	RR	Safety Hazard	N/A	None
				X

E. Sky Lights

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- No signs of present or past leaking around the skylight were discovered at time of inspection.

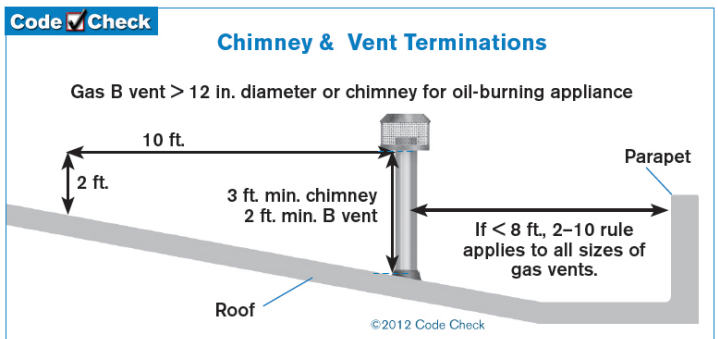


F. Vent Caps

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The B vent does not extent to proper height above the roof. We recommend contacting a qualified contractor to repair this issue.



G. Gutter

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- There appears to be water leaking from the corner of the back gutter. Recommend correcting this issue.
- Recommend connecting downspout to the gutter. This was noted at the left side of the house.



Downspout appears to be clogged and full of water.

Attic

A. Access

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Pull Down Ladder located in: Upstairs bonus room
- Appeared functional.



B. Structure

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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



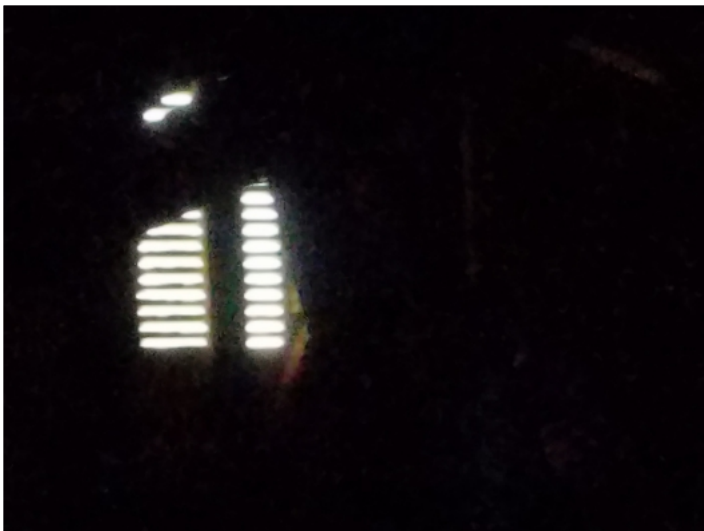


C. Ventilation

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.
- Fixed, roof-field exhaust vent noted.



D. Vent Screens

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Vent screens noted as functional.

E. Duct Work

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The visible portions of the duct system in the attic appeared serviceable at the time of inspection.



F. Electrical

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Most areas not accessible due to insulation.



G. Attic Plumbing

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • ABS plumbing vents
 • No deficiencies noted in plumbing vent piping.



H. Insulation Condition

AS	RR	Safety Hazard	N/A	None
X				

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

Depth: Insulation averages about 14-16 inches in depth

Observations:

- Insulation appears adequate.



I. Exhaust Vent

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Functional.



Exterior

A. Siding Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Wood siding, wood frame construction, concrete / block foundation

Observations:

- Caulk and seal all gaps, cracks and openings.
- Recommend trimming all siding off of roof rakes at least two inches from touching the roof to prevent moisture damage to siding.



Back of the house over the porch roof.

B. Eaves & Fascia

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The eaves are in excellent condition with no signs of defects.

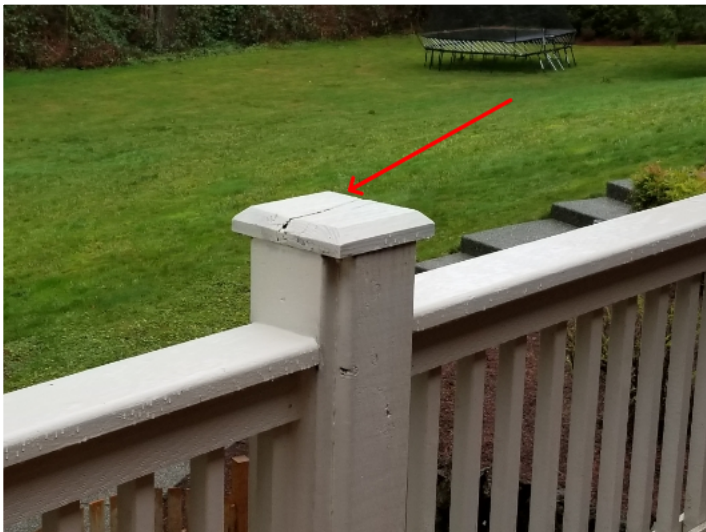
C. Trim Condition

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Trim at the back left side of the house is loose. Also there is Earth to Wood contact at the trim.
- Rot was noted at the front porch just left of the stairs.
- Recommend caulking the post wraps at the front porch.
- One of the post caps at the back deck is showing signs of rot.
- Broken bird block at the back of the house.





Wood rot.



Cracked bird block.



D. Exterior Paint

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Peeling paint observed at a few trim areas, suggest scraping and painting as necessary.
- Missing paint was noted in a few areas.
- There is some missing paint at the back deck.





Missing paint and some of the wood is starting to deteriorate.



Front of the house over the porch roof.

E. Stucco

AS	RR	Safety Hazard	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Grounds

A. Driveway and Walkway Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- **Efflorescence** was noted on the driveway Light Pillars.



B. Grading

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- There is earth to wood contact around front porch. This condition can lead to conducive conditions that cause woos rot or attract pest such as termites or moisture ants to the dwelling. Recommend all dirt be no closer than 6 inches from touching siding.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- There is Earth to Wood contact at the back of the house recommend correcting this issue.



C. Vegetation Observations

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



D. Gate Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Wood

Observations:

- Gates are functional at the time of inspection.



Gates have moss on them recommend scraping, cleaning and staining the fence and gate.

E. Deck

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Recommend adding a post underneath the deck beam at the left hand side of the front deck.
- One of the Joists is missing a hanger and is being held up with nails and A35 recommend correcting this issue.
- Water appears to be running through the cracks of the trim at the back of the deck. Some of the trim wood was noted as being soft and starting to deteriorate.
- Some of the paint is worn form the deck surface.



Trim is starting to show signs of rot.



The water coming through the trim is causing the paint to run.



Back deck.

F. Stairs & Handrail

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

G. Grounds Electrical

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- There are a few burnt out light bulbs and the front porch.
- A few of the bulbs in the driveway lights are burnt out.





H. GFCI

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • GFCI receptacles are in good condition.

I. Main Gas Valve Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Front of structure.

Observations:
 • Recommend removing the soil from the bottom of the gas meter as this will cause it to corrode and rust.



J. Water Pressure

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • 70 psi



K. Pressure Regulator

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Water pressure regulator appears functional at the time of inspection.



This was located in the downstairs area in the same room as the water heaters.

L. Exterior Faucet Condition

AS	RR	Safety Hazard	N/A	None
X				

Location: Front of structure. • Rear of the house. • Frost type Protected

Observations:

- Appears Functional.

M. Patio

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Front concrete patio appears in satisfactory and functional condition with normal wear for its age.

N. Patio Enclosure

AS	RR	Safety Hazard	N/A	None
				X

O. Patio and Porch Roof Condition

AS	RR	Safety Hazard	N/A	None
X				

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

Observations:

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



P. Fence Condition

AS	RR	Safety Hazard	N/A	None
	X			

Materials: Wood

Observations:

- One of the fence Post is missing its end cap. Some of the end caps are showing signs of moisture damage and starting to deteriorate recommend replacing them as necessary





Q. Sprinklers

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Basement

A. Foundation Walls

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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



B. Cripple Walls

AS	RR	Safety Hazard	N/A	None
			X	

C. Slab Foundation

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- Concrete slab not visible due to floor coverings.



D. Foundation Perimeter

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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

E. Framing

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Appears Functional.



F. Subfloor

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Not fully visible for inspection due to lack of access.

G. Walls

AS	RR	Safety Hazard	N/A	None
X				

Materials: Fully finished basement.

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



H. Basement Electric

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

• The majority of grounded receptacles , were tested and found to be wired correctly.

• Light fixture or bulb apparently inoperable at ceiling of utility room. Change bulb(s) and check.



Not working

I. GFCI

AS	RR	Safety Hazard	N/A	None
X				

Observations:

• Installed GFCIs responded to test.

J. Access

AS	RR	Safety Hazard	N/A	None
X				

Materials: Interior and exterior access noted. • Interior stairs.

Observations:

• Exterior entrance is in serviceable condition.

K. Stairs

AS	RR	Safety Hazard	N/A	None
X				

Observations:

• Appears serviceable.



L. Railings

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Appears serviceable.



M. Slab Floor

AS	RR	Safety Hazard	N/A	None
			X	

N. Finished Floor

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.

O. Basement Ductwork

AS	RR	Safety Hazard	N/A	None
X				

Observations:
 • Appears serviceable.



P. Sump Pump

AS	RR	Safety Hazard	N/A	None
			X	

Plumbing

A. Main Line Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: 1-1/2 Copper

Observations:

- The main water supply line is in functional condition.
- The water main shut off is located in the basement.



B. Supply Line Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Copper

Observations:

- The supply lines are in functional condition.

C. Waste System Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: ABS

Observations:

- The waste lines appeared serviceable at the time of inspection.



Garage

A. Garage Floor

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The garage floor is bare concrete.



B. Firewall

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The firewall appears in serviceable condition in the main garage.
- The firewall has penetrations in the shop that are in need of repair.



Shop

C. Exterior Door

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The exterior door appears to be in serviceable condition.



D. Fire Door

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The fire door appears serviceable.



E. Garage Door

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- The metal panel sliding garage door(s) are in serviceable condition.
- One or more of the garage door panels are damaged.



Doors #1 & #2



Doors #3 & #4



Door #1



Door #4



Shop



Shop

F. Garage Door Opener

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The door opener is belt drive.
- The garage door openers safety eye beams are present and functioning normally.
- The garage door opener safety reverse is functioning.



G. Garage Electrical

AS	RR	Safety Hazard	N/A	None
	X			

Observations:

- Light fixture or bulb apparently inoperable at ceiling. Change bulb(s) and check.



Not working



Not working

H. GFCI Outlets

AS	RR	Safety Hazard	N/A	None
X				

Observations:

- The GFCI outlets in the garage are present and functioning properly.

I. Window Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Vinyl framed fixed window noted.



J. Foundation Walls

AS	RR	Safety Hazard	N/A	None
X				

Observations:

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



K. Cripple Walls

AS	RR	Safety Hazard	N/A	None
			X	

L. Roof Condition

AS	RR	Safety Hazard	N/A	None
X				

Materials: Roofing is the same as main structure.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
efflorescence	In chemistry, efflorescence (which means "to flower out" in French) is the migration of a salt to the surface of a porous material, where it forms a coating. The essential process involves the dissolving of an internally held salt in water, or occasionally in another solvent.

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 5 Item: H	Smoke Detectors	<ul style="list-style-type: none"> • IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home on the main or upper levels. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
Page 7 Item: L	Screen Doors	<ul style="list-style-type: none"> • Sliding door screen tracks are dirty making the door difficult to operate. Recommend cleaning the tracks out.
Page 8 Item: O	Window Condition	<ul style="list-style-type: none"> • Missing screens at a few locations. • One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants. • Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety. • Splintered frame on window near patio door. Recommend repair or replacement. • One window shows sign of loss of seal/condensation in the living room near the fireplace. recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
Lower Bathroom		
Page 15 Item: C	Counters	<ul style="list-style-type: none"> • Recommend caulking backsplash at countertop. It appears to be missing.
Page 17 Item: L	Shower Walls	<ul style="list-style-type: none"> • Recommend caulking as needed around the lower bathroom shower tiles.
Page 18 Item: N	Sinks	<ul style="list-style-type: none"> • The stopper to the sink in the lower basement bathroom does not stay closed. Recommend adjusting sink stopper. • There's a small leak in the connection to the P-trap in the lower basement bathroom sink. Recommend repair.
Page 18 Item: P	Window Condition	<ul style="list-style-type: none"> • Missing window screen in the lower bathroom window.
Master Bathroom		
Page 20 Item: E	Electrical	<ul style="list-style-type: none"> • The light fixtures in the shower do not appear to be rated for interior shower use. Recommend installation of proper sealed lights in the shower.

Page 21 Item: F	GFCI	• There is a grounding prong broken off inside of the lower outlet in the master bathroom near the shower. Recommend repair.
Half Bathroom		
Page 24 Item: B	Ceiling Condition	• Small cracking in the wall finish of the crown molding is noted. This is probably caused by the shrinkage. Recommend touching up caulking in molding throughout bathroom.
Upper front Bathroom		
Page 28 Item: C	Counters	The caulking in the backsplash of the counter tops is split and in need of repair.
Page 29 Item: L	Shower Walls	Caulking needed around perimeter in the upper front bathroom shower.
Page 30 Item: P	Window Condition	Upper front bathroom window shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
Jack and Jill Upper Bathroom		
Page 32 Item: N	Sinks	The stoppers operating both sinks in the Jack and Jill bathroom upstairs do not stay closed when activated. Recommend adjusting Stoppers to work better.
Kitchen		
Page 34 Item: K	Spray Wand	• The button for the spray wand is damaged.
Page 35 Item: N	Vent Condition	• The exhaust vent on the right hand side is inoperable. Recommend repairs.
Upper Laundry		
Page 37 Item: C	Dryer Vent	• Recommend shortening the distance on a dryer vent and only using the portions that you need.
Page 37 Item: E	GFCI	• The laundry receptacle should be GFCI protected type.
Page 38 Item: K	Wall Condition	• There are a few cracks in the drywall above the laundry room door.
Lower Laundry		
Page 41 Item: F	Exhaust Fan	Exhaust fan is inoperable in the lower laundry room.
Heat/AC		
Page 45 Item: F	Refrigerant Lines	• Missing insulation at A/C unit. • Missing insulation at the furnace.
Page 45 Item: G	AC Compress Condition	• The A/C could not be tested or turned on due to the outside temperature being 65 degrees or below. Recommend confirming condition of A/C with seller prior to close.
Heat/AC 2		
Page 49 Item: F	Refrigerant Lines	Missing insulation at A/C unit., Missing insulation at the furnace.
Page 50 Item: G	AC Compress Condition	The A/C could not be tested or turned on due to the outside temperature being 65 degrees or below. Recommend confirming condition of A/C with seller prior to close.
Water Heater		
Page 57 Item: A	Base	• The water heater base is sitting directly on the ground. This will promote corrosion. Recommend adding styrofoam pad under water heater.
Water Heater 2		

Page 61 Item: A	Base	The water heater base is sitting directly on the ground. This will promote corrosion. Recommend adding styrofoam pad under water heater.
Roof		
Page 68 Item: A	Roof Condition	<ul style="list-style-type: none"> • Plumbing boots are puckered recommend correcting this issue. • Ridge cap is damaged. Recommend repairs
Page 70 Item: B	Flashing	<ul style="list-style-type: none"> • Missing edge and rake flashings leave underlying framing exposed to weather. This condition may result in deterioration of home materials from moisture intrusion. The Inspector recommends missing flashing be replaced by a qualified contractor. • The roofing system is missing properly installed kickout flashing and gutter ends. This can lead to moisture intrusion. Recommend correction.
Page 72 Item: F	Vent Caps	<ul style="list-style-type: none"> • The B vent does not extent to proper height above the roof. We recommend contacting a qualified contractor to repair this issue.
Page 73 Item: G	Gutter	<ul style="list-style-type: none"> • There appears to be water leaking from the corner of the back gutter. Recommend correcting this issue. • Recommend connecting downspout to the gutter. This was noted at the left side of the house.
Exterior		
Page 79 Item: A	Siding Condition	<ul style="list-style-type: none"> • Caulk and seal all gaps, cracks and openings. • Recommend trimming all siding off of roof rakes at least two inches from touching the roof to prevent moisture damage to siding.
Page 80 Item: C	Trim Condition	<ul style="list-style-type: none"> • Trim at the back left side of the house is loose. Also there is Earth to Wood contact at the trim. • Rot was noted at the front porch just left of the stairs. • Recommend caulking the post wraps at the front porch. • One of the post caps at the back deck is showing signs of rot. • Broken bird block at the back of the house.
Page 82 Item: D	Exterior Paint	<ul style="list-style-type: none"> • Peeling paint observed at a few trim areas, suggest scraping and painting as necessary. • Missing paint was noted in a few areas. • There is some missing paint at the back deck.
Grounds		
Page 84 Item: B	Grading	<ul style="list-style-type: none"> • There is earth to wood contact around front porch. This condition can lead to conducive conditions that cause woos rot or attract pest such as termites or moisture ants to the dwelling. Recommend all dirt be no closer than 6 inches from touching siding. • Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building. • There is Earth to Wood contact at the back of the house recommend correcting this issue.

Page 85 Item: C	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Page 86 Item: E	Deck	<ul style="list-style-type: none"> • Recommend adding a post underneath the deck beam at the left hand side of the front deck. • One of the Joists is missing a hanger and is being held up with nails and A35 recommend correcting this issue. • Water appears to be running through the cracks of the trim at the back of the deck. Some of the trim wood was noted as being soft and starting to deteriorate. • Some of the paint is worn form the deck surface.
Page 88 Item: G	Grounds Electrical	<ul style="list-style-type: none"> • There are a few burnt out light bulbs and the front porch. • A few of the bulbs in the driveway lights are burnt out.
Page 89 Item: I	Main Gas Valve Condition	<ul style="list-style-type: none"> • Recommend removing the soil from the bottom of the gas meter as this will cause it to corrode and rust.
Page 91 Item: P	Fence Condition	<ul style="list-style-type: none"> • One of the fence Post is missing its end cap. Some of the end caps are showing signs of moisture damage and starting to deteriorate recommend replacing them as necessary
Basement		
Page 95 Item: H	Basement Electric	<ul style="list-style-type: none"> • Light fixture or bulb apparently inoperable at ceiling of utility room. Change bulb(s) and check.
Garage		
Page 99 Item: B	Firewall	<ul style="list-style-type: none"> • The firewall has penetrations in the shop that are in need of repair.
Page 101 Item: E	Garage Door	<ul style="list-style-type: none"> • One or more of the garage door panels are damaged.
Page 103 Item: G	Garage Electrical	<ul style="list-style-type: none"> • Light fixture or bulb apparently inoperable at ceiling. Change bulb(s) and check.