

# *Datwyler Inspection Service's LLC*

## Property Inspection Report



1946 664th Ave, Albia IA, 52531  
Inspection prepared for: Kirk Datwyler  
Inspection Date: 2/23/2010 Time: 1400  
Age: 10 years Size: 2500 sq ft  
Weather: sunshine, 6" snow covering

Inspector: Kirk Datwyler  
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## 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 emailed 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.

## PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties ([www.nachi.org/comsop](http://www.nachi.org/comsop)). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

## EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guarantee that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Residential Properties are applicable to all residential properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Residential Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

#### A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to

periodically monitor those areas that are not readily accessible.

#### A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

## Report Summary

Grounds		
Page 9 Item: 2	Grading	• Snow covered; not fully inspected.
Page 9 Item: 3	Vegetation Observations	• 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 to wood destroying insects and abrade and damage siding, screens and roofs.
Garage		
Page 18 Item: 6	Electrical	• Some loose and improperly installed receptacles were found, they should be installed correctly by a licensed electrician. Several are wired in reverse, one is poorly grounding. • Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
Living Area		
Page 20 Item: 8	Stairs & Handrail	• handrail---MISSING
Kitchen		
Page 22 Item: 4	Doors	• Door in laundry room off kitchen does not latch properly - recommend qualified contractor repair
Laundry		
Page 27 Item: 5	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Page 28 Item: 15	Doors	• Laundry room door going to outside does not latch properly, appears jamb is damaged - recommend qualified contractor inspect / repair
Master Bedroom		
Page 31 Item: 4	Electrical	• Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.
Page 32 Item: 9	Wall Condition	• Small crack on wall between bedroom and master bath - appears possible foundation settling - recommend qualified contractor to inspect and or repair
Bathroom - Master		
Page 35 Item: 13	Showers	• Sliding door not properly aligned
Bedroom 2		
Page 37 Item: 4	Electrical	• Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.
Water Heater		
Page 43 Item: 11	Strapping	• The water heater is not strapped.
Attic		

Page 45 Item: 1	Access	<ul style="list-style-type: none"><li>• The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access cover with a batt of fiberglass insulation to reduce energy expenses.</li></ul>
Basement		
Page 47 Item: 3	Windows	<ul style="list-style-type: none"><li>• Egress window screen damaged</li></ul>
Page 48 Item: 5	Basement Electric	<ul style="list-style-type: none"><li>• Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.</li></ul>
Page 48 Item: 7	Access	<ul style="list-style-type: none"><li>• Handrails missing on interior stairs.</li></ul>

# Inspection Details

## 1. Attendance

In Attendance: Client present • Fully Participated

## 2. Home Type

Home Type: Detached • Single Family Home • Ranch Style

## 3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Exterior Areas

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared and in satisfactory condition, at time of inspection.
- Peeling paint observed, suggest scraping and painting as necessary.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None

Materials: vinyl siding noted.

Observations:

- Caulk and seal all gaps, cracks and openings.





South Side of House

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.
- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Stucco

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete sidewalk noted.  
 Observations:  
 • Drives and walks snow covered; not fully inspected

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.  
 • **Snow covered; not fully inspected.**

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.  
 • **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 to wood destroying insects and abrade and damage siding, screens and roofs.**

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.  
 • Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

Observations:  
 • There were no railings installed at the steps.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI receptacles are in good condition.  
 • GFCI: Ground Fault Circuit interrupter .

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: East side of garage - 1000 gallon tank  
 Observations:  
 • Tank showing sings of wear - recommend painting at earliest convenience



10. Plumbing

Good	Fair	Poor	N/A	None
			X	

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 65 psi

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: North side of house.  
 Observations:  
 • Appears Functional.



**14. Patio and Porch Condition**

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Partially snow covered, not fully inspected.

**15. Fence Condition**

Good	Fair	Poor	N/A	None
			X	

**16. Sprinklers**

Good	Fair	Poor	N/A	None
			X	

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Common cracks noted.

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

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

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Visible portions of foundation wall were dry at the time of the inspection. See Limitations.  
 • Limited review due to insulation cover and finished walls.  
 • Limited review due to storage of personal property.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
			X	

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Beam Material: Steel  
 • Steel screw Jacks  
 • Posts are finished or concealed, unable to inspect.  
 • No deficiencies were observed at the visible portions of the structural components of the home.

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Plywood sheathing sub floor.  
 • Dimensional lumber wood Joists  
 • Limited review only in utility room due to 90% finished ceiling in basement.  
 • Visible areas appear satisfactory at the time of inspection.

10. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- The anchor bolts were inspected and appear to be serviceable where they could be observed - utility room and storage closet.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
			X	

## Roof

- I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
  - A. The roof covering.
  - B. For presence of exposed membrane.
  - C. Slopes
  - D. For evidence of significant ponding.
  - E. The gutters
  - F. The downspouts.
  - G. The vents, flashings, skylights, chimney and other roof penetrations.
  - H. The general structure of the roof from the readily accessible panels, doors or stairs.
  - I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Partially snow covered, not fully inspected.



Ridge Vent Ventilation

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Aluminum flashing visible around chimney.

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Unable to determine if a Chimney cricket is present. Chimney was at low end of moderately sloped roof and thirty inches or wider. A chimney cricket would be desirable for this chimney. Chimney crickets sometimes are not used in areas where rainfall is low. Lack of a chimney cricket simply means that regular monitoring and maintenance will need to be done to prevent leaking problems at the roof and chimney connection. Recommend having a chimney cricket installed if one is not present and/or regular homeowner monitoring and maintenance.

4. Sky Lights

Good	Fair	Poor	N/A	None
			X	



5. Spark Arrestor

Good	Fair	Poor	N/A	None
	X			

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Make sure to periodically check and clean out debris from gutters to keep it flowing well when it rains. If it clogs, it will over flow, and may potentially cause roof leaks.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.  
 Materials: Asphalt shingles noted.  
 Observations:  
 • No major system safety or function concerns noted at time of inspection.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • There are no firewalls present.  
 • personal items prevent complete inspection



3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The anchor bolte were inspected and appear to be serviceable.  
 • Anchor straps noted.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.  
 Observations:  
 • Common cracks noted.  
 • Open seams observed, recommend filling with appropriate sealant.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Dimensional lumber wood ceiling joists  
 • Plywood Sheathing noted.  
 • There were no major deficiencies of the roof structure at the time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Switch cover plates missing.
- Some loose and improperly installed receptacles were found, they should be installed correctly by a licensed electrician. Several are wired in reverse, one is poorly grounding.
- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

7. GFCI

Good	Fair	Poor	N/A	None
			X	

8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:

- There is a pet door present in the garage exterior door.



10. Fire Door

Good	Fair	Poor	N/A	None
			X	

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 7' upgraded insulated steel door • One 16' upgraded insulated steel door

Observations:

- No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.
- The garage door opener is functional, safety features are built in.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
			X	

17. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Most not accessible due to stored personal items.

18. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Wood counter tops noted.

19. Wash Basin

Good	Fair	Poor	N/A	None
			X	

Living Area

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

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

1. Bar

Good	Fair	Poor	N/A	None
			X	

2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

3. Closets

Good	Fair	Poor	N/A	None
			X	

4. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Metal door with "wood look"
- Sliding door to back yard

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested

8. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairs are carpeted
- handrail---MISSING

9. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

Observations:

- Windows with locks operated as designed at time of inspection

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.

12. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*Sliding Patio Doors\*\***

13. Screen Doors

Good	Fair	Poor	N/A	None
			X	

14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

15. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Gas Fireplace
- Functional

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed on all kitchen cabinets.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

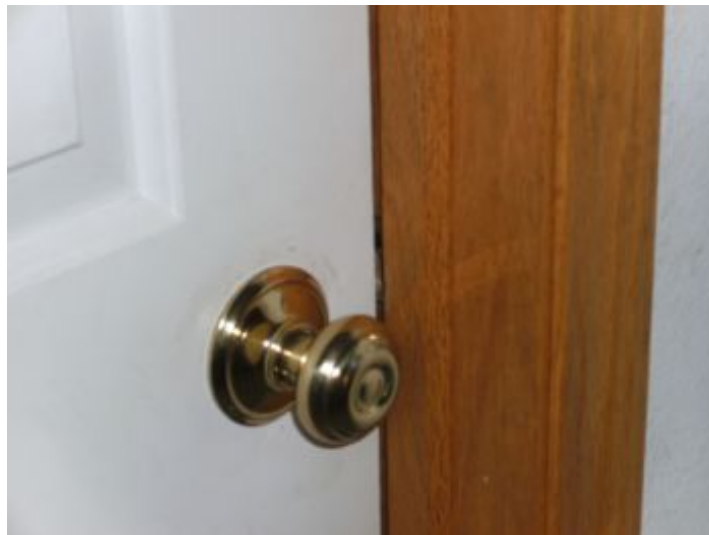
- operated

4. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door in laundry room off kitchen does not latch properly - recommend qualified contractor repair



5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

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.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Faucet drips.

10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

13. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

14. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

Observations:

- Exhaust fan is noisy.

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

- Minor damage noted.



18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • Can lights observed

20. Security Bars

Good	Fair	Poor	N/A	None
			X	

21. Patio Doors

Good	Fair	Poor	N/A	None
			X	

22. Screen Doors

Good	Fair	Poor	N/A	None
			X	

23. Electrical

Good	Fair	Poor	N/A	None
X				

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

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

# Office

## 1. Bar

Good	Fair	Poor	N/A	None
			X	

## 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

## 3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

## 4. Doors

Good	Fair	Poor	N/A	None
X				

## 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Receptacles tested, functional at time of inspection

## 6. Security Bars

Good	Fair	Poor	N/A	None
			X	

## 7. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

## 8. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

## 9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

Observations:

- Window with lock operated as designed at time of inspection

## 10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

## 11. Patio Doors

Good	Fair	Poor	N/A	None
			X	

12. Screen Doors

Good	Fair	Poor	N/A	None
			X	

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Fireplace

Good	Fair	Poor	N/A	None
			X	

Laundry

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Dryer vents to outside, no lint buildup at time of inspection

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

5. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

6. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

7. Gas Valves

Good	Fair	Poor	N/A	None
			X	

8. Wash Basin

Good	Fair	Poor	N/A	None
			X	

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Observations:

- Window with lock operated as designed at time of inspection

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

- Minor damage noted.

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Security Bars

Good	Fair	Poor	N/A	None
			X	

15. Doors

Good	Fair	Poor	N/A	None
		X		

Observations:

- Laundry room door going to outside does not latch properly, appears jamb is damaged - recommend qualified contractor inspect / repair



Bathroom Main

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.  
 Observations:  
 • No deficiencies noted at time of inspection

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Solid Surface tops noted.  
 • There is normal wear noted for the age of the counter tops.

4. Doors

Good	Fair	Poor	N/A	None
X				

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

5. Electrical

Good	Fair	Poor	N/A	None
X				

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

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

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

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.  
 Observations:  
 • No deficiencies noted at time of inspection

9. Heating

Good	Fair	Poor	N/A	None
X				

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

10. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies noted at time of inspection

11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies noted at time of inspection

12. Security Bars

Good	Fair	Poor	N/A	None
			X	

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:  
 • functional

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Fiberglass surround noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Tub  
 • No deficiencies noted at time of inspection

16. Enclosure

Good	Fair	Poor	N/A	None
			X	

17. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated when tested. No deficiencies noted at time of inspection.

19. Window Condition

Good	Fair	Poor	N/A	None
			X	

Master Bedroom

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

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.



5. Fireplace

Good	Fair	Poor	N/A	None
			X	

6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.



7. Security Bars

Good	Fair	Poor	N/A	None
			X	

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.
- After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.

9. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Small crack on wall between bedroom and master bath - appears possible foundation settling - recommend qualified contractor to inspect and or repair



10. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

Observations:

- Windows with locks operated as designed at time of inspection

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None
			X	

14. Screen Doors

Good	Fair	Poor	N/A	None
			X	

# Bathroom - Master

## 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.

## 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

## 3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- No discrepancies noted.

## 4. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door binds in jamb or floor.

## 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

## 6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

## 7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

## 8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

- No deficiencies noted at time of inspection

## 9. Heating

Good	Fair	Poor	N/A	None
X				

## 10. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted at time of inspection

## 11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted at time of inspection

12. Security Bars

Good	Fair	Poor	N/A	None
			X	

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional
- Sliding door not properly aligned



14. Shower Walls

Good	Fair	Poor	N/A	None
X				

15. Bath Tubs

Good	Fair	Poor	N/A	None
			X	

16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

17. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Toilet seat cover loose; recommend tightening.
- Toilets are of good quality.
- Operated when tested. No deficiencies noted at time of inspection.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed crank out style window noted

Observations:

- Vinyl crank out style windows with locks.
- Window operated as designed at time of inspection

# Bedroom 2

## 1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

## 2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

## 3. Doors

Good	Fair	Poor	N/A	None
X				

## 4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

## 5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

## 6. Security Bars

Good	Fair	Poor	N/A	None
			X	

## 7. Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

## 8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

## 9. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

## 10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

Observations:

- Windows with locks operated as designed at time of inspection

## 11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- No deficiencies noted at time of inspection

**12. Patio Doors**

Good	Fair	Poor	N/A	None
			X	

**13. Screen Doors**

Good	Fair	Poor	N/A	None
			X	

### Heat/AC

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

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

#### 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



#### 2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

#### 3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Concealed due to high efficiency furnace design.

#### 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic - PVC vent noted.



5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				



7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior east.

Observations:

- Appeared functional at the time of inspection.
- Annual HVAC service contract is recommended.
- NOTE: Unit(s) not tested in the cooling mode. See Limitations.
- The data plate on the exterior cooling unit was not visible/legible at the time of the inspection.



### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

### 10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Functional at the time of inspection.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Forced fan vent noted



5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas  
 Location: The heater is located in the basement.  
 Observations:  
 • Tank appears to be in satisfactory condition -- no concerns.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appears to be in satisfactory condition -- no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

### 10. Overflow Condition

Good	Fair	Poor	N/A	None
			X	

### 11. Strapping

Good	Fair	Poor	N/A	None
		X		

Observations:

- The water heater is not strapped.



Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Basement - utility closet

Observations:

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



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Attic

- I. The inspector should inspect:  
 A. The insulation in unfinished spaces.  
 B. The ventilation of attic spaces.  
 C. Mechanical ventilation systems.  
 D. And report on the general absence or lack of insulation.

1. Access

Good	Fair	Poor	N/A	None
	X			

Observations:

- Access located inside Master Bedroom Closet
- Attic light located just inside closet door
- **The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access cover with a batt of fiberglass insulation to reduce energy expenses.**

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- No visible deficiencies noted at time of inspection

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- most not accessible due to insulation
- Recessed lighting present in the attic may be a safety concern if insulation is too close or on top of these lights and/or if the lights are improperly installed. Please refer to the manufacturer's recommendations for each light for proper installation instructions or have these lights reviewed by a licensed electrician for proper and safe installation to ensure safety.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- Insulation appears adequate.

**9. Chimney**

Good	Fair	Poor	N/A	None
			X	

**10. Exhaust Vent**

Good	Fair	Poor	N/A	None
			X	

# Basement

I. The inspector should inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. And report on the location of under-floor access openings.
- F. And report any present conditions or clear indications of active water penetration observed by the inspector.
- G. For wood in contact or near soil.
- H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
- I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

## 1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Fully finished basement

Observations:

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

## 2. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:

- Full view of foundation insulation was not available due to lack of access.

## 3. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Glass blocks noted in window openings.

Observations:

- Glass block windows with vents in basement.
- Operated windows appeared functional, at time of inspection
- **Egress window screen damaged**



## 4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional • Inspection of all areas of the drain pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage.



5. Basement Electric

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- It is HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits, in the near future it will be a requirement and is a very safe and sound update.
- The majority of grounded receptacles , were tested and found to be wired correctly.
- Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Test GFCIs monthly to ensure proper operation.

7. Access

Good	Fair	Poor	N/A	None
	X			

Materials: Interior stairway noted

Observations:

- Handrails missing on interior stairs.

8. Stairs

Good	Fair	Poor	N/A	None
	X			



9. Railings

Good	Fair	Poor	N/A	None
				X

10. Slab Floor

Good	Fair	Poor	N/A	None
X				

11. Finished Floor

Good	Fair	Poor	N/A	None
			X	

12. Drainage

Good	Fair	Poor	N/A	None
			X	

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Framing

Good	Fair	Poor	N/A	None
			X	

15. Subfloor

Good	Fair	Poor	N/A	None
			X	

16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Columns and beams are partially finished, unable to fully inspect.



17. Piers

Good	Fair	Poor	N/A	None
			X	

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Observations:

- No cold air return observed in finished basement, which may result in inadequate heating in this area.

# Basement Bathroom

## 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.

## 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- No deficiencies noted at time of inspection

## 3. Counters

Good	Fair	Poor	N/A	None
X				

## 4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

## 5. Electrical

Good	Fair	Poor	N/A	None
X				

## 6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational
- GFCI in this bathroom resets other bathroom receptacles

## 7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

## 8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

- Minor damage noted.

## 9. Heating

Good	Fair	Poor	N/A	None
			X	

## 10. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted at time of inspection

## 11. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies noted at time of inspection

12. Showers

Good	Fair	Poor	N/A	None
X				

Observations:  
 • functional  
 • Drain cover is missing

13. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Fiberglass surround noted.

14. Bath Tubs

Good	Fair	Poor	N/A	None
X				

15. Enclosure

Good	Fair	Poor	N/A	None
			X	

16. Sinks

Good	Fair	Poor	N/A	None
X				

17. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated when tested. No deficiencies noted at time of inspection.

18. Window Condition

Good	Fair	Poor	N/A	None
			X	