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## RESIDENTIAL REPORT

1234 Main St.  
Star ID 83669

Buyer Name

04/21/2019 9:00AM



Inspector

**Michael Petras**

Certified Master Inspector/Kaplan ITA

Certified Home Inspector

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Agent

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# SUMMARY



PRODUCT OR CONDITION  
INFORMATION



CORRECTABLE CONDITIONS



ITEMS OF IMPORTANCE

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- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Gaps - Serviceable
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- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway - Cracking, minor
- ⊖ 3.4.1 Exterior - Decks, Balconies, Porches & Steps: Column - Damage
- ⊖ 3.7.1 Exterior - Wood Composition: Damage
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- ⊖ 7.5.2 Plumbing - Fuel Storage & Distribution Systems: Gas Piping - No bonding
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- ⊖ 7.7.1 Plumbing - Shower Enclosures: Shower Riser - Loose

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- ⊖ 8.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Disconnect Box - Disconnect unable to be removed and inspected
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- ⊖ 11.5.1 Built-in Appliances - Microwave: Microwave (OTR) - Not vented to exterior

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Client, Client's Agent

**Occupancy**Furnished, Occupied, Occupant  
Not Present**Utilities**

All utilities on

**Temperature (approximate)**

63 Fahrenheit (F)

**Type of Building**

Single Family

**Weather Conditions**

Cloudy

Marine Environment (If selected only)

The home was located within 5 mile(s) of the coast. High-salt content coastal environments can shorten the lifespans of many types of metal components.

## 2: ROOF

		IN	NI	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems			X	
2.3	Flashings	X			
2.4	Asphalt Shingles	X			
2.5	Skylights, Chimney and Other Roof Penetrations	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

#### Inspection Method

Binoculars, Roof

#### Roof Type/Style

Gable, Hip

#### Coverings: Roof Cladding

Asphalt Shingle

#### Flashings: Material

Aluminum

#### Roof Information

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. 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, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence 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 home insurance policy, or that you obtain a roof certification from an established local roofing company.

#### Asphalt Shingles: Shingle Installation Disclaimer

Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer's installation requirements that may or may not apply to similar-looking shingles. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed. For this reason, the Inspector disclaims all responsibility for accurate confirmation of proper shingle roof installation. The Inspector's comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, but accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

### Limitations

Asphalt Shingles

#### INSPECTOR SAFETY - NO EXTENSION LADDER

2ND FLOOR ROOF (SECOND STORY) - INSPECTED VIA BINOCULARS

The noted portion of the roof was not physically walked by Absolute Inspection Services, at the initial time of the inspection, due to inspector safety; no extension ladder. This is for the buyers information. Recommend further evaluations/inspection be performed by a qualified licensed roofing contractor, and any corrections needed be performed, as needed, if needed (further inspection to be performed before the end of the contingency period).

## Observations

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### 2.2.1 Roof Drainage Systems



#### **GUTTERS - MISSING**

##### THROUGHOUT

The home had no roof drainage system installed to channel roof drainage away from the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessively high moisture levels in soil near the foundation can reduce the ability of the soil to support the weight of the home structure. The Inspector recommends installation of a roof drainage system to discharge roof drainage away from soil near the foundation.

Upgrades to be performed at the buyers discretion.

##### Recommendation

Contact a qualified roofing professional.

### 3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			
3.7	Wood Composition	X			X
3.8	Brick Veneer	X			X
3.9	Fencing & Gates	X			
3.10	Garage Vehicle Door	X			X
3.11	Retaining Wall			X	
3.12	Patio Cover, Trellis, Pergola, Etc..			X	

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#### Information

##### Inspection Method

Attic Access, Attic Access - Limited Access

##### Siding, Flashing & Trim: Siding Material

Wood, Wood Composition

##### Exterior Doors: Exterior Entry Door

Wood, Sliding Glass

##### Walkways, Patios & Driveways: Driveway Material

Concrete

##### Walkways, Patios & Driveways: Walkway Material

Concrete, Earth

##### Decks, Balconies, Porches & Steps: Appurtenance

Front Porch, Patio

##### Fencing & Gates: Fence Material

Wood, Metal

##### Exterior Information

With the exception of townhomes, condominiums, and residences that are part of a planned urbandevelopment, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates,handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds andstables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotelycontrolled components, such as driveway gates. Also, we do not evaluate landscape components, such astrees, shrubs, irrigation, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

#### Observations

3.1.1 Siding, Flashing & Trim

##### GAPS - SERVICEABLE

VARIOUS THROUGHOUT EXTERIOR WALL

 Correctable Conditions

Recommend applying silicone, or properly patching all exterior gaps noted; around pipe entrances into the interior of the home, etc.. Perform work to prevent against possible water intrusion into/onto the interior walls of the home.

Recommendation

Contact a handyman or DIY project



3.1.2 Siding, Flashing & Trim

**SATELLITE DISH INSTALLATION TO EXTERIOR WALL**

SOUTHWEST EXTERIOR WALL

A satellite dish appears to be mounted directly to the exterior wall the noted location. Ensure all fasteners are properly sealed to prevent against any potential water intrusion due to the condition.

Recommend relocation.

An unused mount and cable is also still present to the second story roof line. Monitor, correct and protect as needed.

Recommendation

Contact a handyman or DIY project

Correctable Conditions



3.2.1 Exterior Doors

**WEATHERSTRIPPING - UPGRADEABLE**

FRONT DOOR

Correctable Conditions

The weather stripping present to the noted exterior doors appear upgradeable/serviceable. Correct as needed to ensure against increased heating and cooling costs to the home.

Replace door sweep.

Recommendation

Contact a handyman or DIY project



### 3.3.1 Walkways, Patios & Driveways

#### **DRIVEWAY - CRACKING, MINOR**

NORTH EXTERIOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



### 3.4.1 Decks, Balconies, Porches & Steps

#### **COLUMN - DAMAGE**

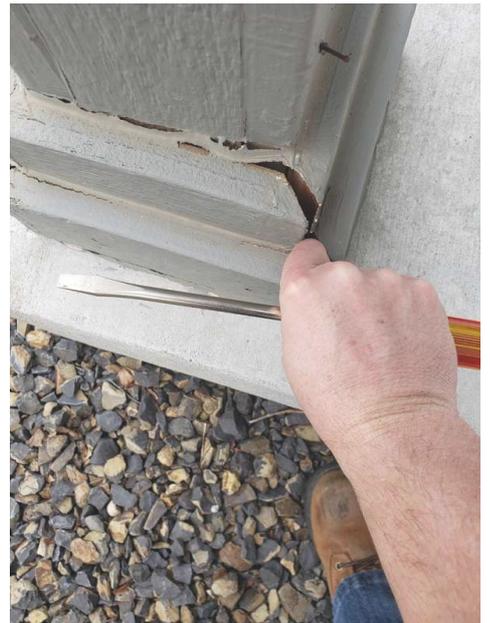
NORTH EXTERIOR

Some damage appears present to the noted column. Repair as needed to correct.

some of the base trim appears to have come loose. Potentially from moisture swelling of the materials. Evaluate and correct as needed.

Recommendation

Contact a handyman or DIY project



### 3.7.1 Wood Composition

#### **DAMAGE**

SOUTH EXTERIOR WALL, NORTHWEST EXTERIOR WALL

Some damage/rot appears present to the noted cladding at the noted location of the home. Recommend further evaluations and proper repairs be performed as needed to correct.

Recommendation

Contact a qualified siding specialist.





Serviceable joint

3.7.2 Wood Composition

**WARPING/BUCKLING**

NORTHWEST EXTERIOR WALL

Wood composition siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified professional.

 Correctable Conditions



3.8.1 Brick Veneer

**DAMAGE**

Some damage appears present to the brick veneer at the noted location of the home. Recommend further evaluations and proper repairs be performed as needed to correct.

Recommendation

Contact a qualified siding specialist.

 Correctable Conditions



Cracking believed to be due to settlement. Correct to protect against moisture intrusion.

### 3.10.1 Garage Vehicle Door

#### **GAPS IN WEATHER-STRIPPING**

GARAGE

A gap in the garage vehicle door weather-stripping appears present. Recommend further evaluations and proper repairs be performed by a qualified handyman, or DIY to correct and protect against any unwanted pest entry into the garage area and/or home.

Recommendation

Contact a handyman or DIY project

 Correctable Conditions

### 3.10.2 Garage Vehicle Door

#### **DIFFICULT TO OPERATE**

GARAGE, SINGE CAR GARAGE

The garage door appeared difficult to open and/or close. Recommend further evaluations and all proper repairs be performed as needed to ensure proper functionality of the door.

The tensioner bar appear to be in need of service. Correct as needed.

Recommendation

Contact a qualified garage door contractor.

 Correctable Conditions



# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Basements & Crawlspaces	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			
4.6	Outbuildings			X	

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## Information

### Inspection Method

Attic Access, Crawlspace Access, Attic Access - Limited Access

### Foundation: Material

Concrete

### Floor Structure: Material

Wood I-joists

### Floor Structure: Sub-floor

OSB

### Floor Structure: Basement/Crawlspace Floor

Dirt

### Ceiling Structure: Material

OSB, Wood

### Ceiling Structure: Type

Gable, Hip

### Ceiling Structure: Truss

## Structure Information

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Observations

### 4.2.1 Basements & Crawlspaces

#### EFFLORESCENCE

VARIOUS CRAWLSPACE (MINIMAL)

Efflorescence noted on some of the foundation wall surface. Very minimal. This a white, powdery deposit that is consistent with moisture intrusion. This is for the buyers information.



Correctable Conditions

Recommendation

Contact a qualified professional.

# 5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			X
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			X
5.4	Vents, Flues & Chimneys	X			
5.5	Electrical	X			
5.6	Presence of Installed Heat Source in Each Room	X			

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## Information

**Equipment: BTU/Hr. Output**  
~63,000

**Equipment: Energy Source**  
Natural Gas

**Equipment: Heat Type**  
Forced Air

**Equipment: Age**  
12

**Normal Operating Controls:**  
**Location**  
Living Room

**Distribution Systems: Ductwork**  
Insulated, Vapor Barrier Present

### Heating Information

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Observations

5.3.1 Distribution Systems

### REGISTER - FLOOR REPAIR

VARIOUS THROUGHOUT 1ST FLOOR



Some registers appear serviceable in their connections to their respective floors. Recommend further evaluations and proper repairs be performed by a qualified licensed contractor, or handyman to correct and protect against potential injury to occupants due to the condition.

Recommendation

Contact a handyman or DIY project

## 5.4.1 Vents, Flues &amp; Chimneys

**CHIMNEY FLUE - STREAKING**

Correctable Conditions

## GARAGE

Streaking is noted to the chimney flue at the noted location of the home. This may be indicating water intrusion from the metal cap/chimney flue cap from the exterior of the home, or condensation build up over time. Recommend monitoring the condition during rain for any presence of water intrusion. If present, recommend further evaluations and proper repairs be performed by a qualified licensed contractor to correct and protect, as needed.

Believed from condensation build-up over time. Vent flue.

Recommendation

Recommend monitoring.



## 6: COOLING

		IN	NI	NP	O
6.1	Cooling Equipment	X			X
6.2	Distribution System	X			
6.3	Presence of Installed Cooling Source in Each Room	X			

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### Information

**Cooling Equipment: Energy Source/Type**

Electric, Central Air Conditioner

**Cooling Equipment: Location**

Exterior - Southeast

**Cooling Equipment: Age**

12

**Distribution System: Configuration**

Split

**Cooling Information**

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

**Cooling Equipment: Ton**

3 Ton

Modern standards call for at least 13 SEER rating for new installs (as of 2006). Your State, County, or City requirements may differ. This is for the buyers information.

Read more on energy efficient air conditioning [at Energy.gov](http://Energy.gov).

### Observations

6.1.1 Cooling Equipment

**CONDENSATION DRAIN LINE - POOR SET-UP**

SOUTHEAST EXTERIOR



Correctable Conditions

The condensation line set up for cooling, and/or high efficiency heating appears to be unnecessary as set-up, or in need of repairs. Recommend further evaluations and proper repairs be performed as needed to correct.

Its appear too close to the ground. This may result in clogging. It is believed that the secondary condensation line has been active due to stains present to the garage slab near the evaporator coil. Evaluate and correct as needed/possible.

Recommendation

Contact a qualified HVAC professional.



### 6.1.2 Cooling Equipment

## IMPROPER DEGREE SEPARATION

SOUTHEAST EXTERIOR

The A/C system(s) did not appear to meet a proper degree separation between supply and return air at the initial time of the inspection. This may simply indicate that the A/C Condenser/Compressor unit is in need of a proper service, or it could potentially indicate a possible leak in the line set, condenser tubing, evaporator coil, etc.. Absolute Inspection Services does not possess HVAC diagnostic equipment. This is for the buyer information. Further evaluations/inspection by a qualified licensed HVAC contractor can determine causality and is recommended to be performed before the end of the contingency period, and at the buyers discretion. Any and all corrections noted by a qualified licensed HVAC contractor should be performed, as needed/advised, to correct.

Recommendation

Contact a qualified HVAC professional.

Correctable Conditions

### 6.1.3 Cooling Equipment

## LINE SET - INSULATION

SOUTHEAST EXTERIOR

The insulation coverage for the A/C system's return gas line appears serviceable. Coverage/full coverage is missing, insulation is weathered and replaceable, etc.. Recommend further evaluations and proper repairs/replacement be performed by a qualified licensed contractor, handyman, or DIY to correct; as needed.

If the condition is noted within the attic area, this condition can result in condensation build-up on the line, which can eventually, or has currently resulted in water staining/damage to the home (water staining/damage present "only if noted" by the inspector within this report - if noted).

If the condition is noted within the crawlspace area, this can result in moisture availability to the area. This condition could potentially attract termites, etc.. Repair as needed to correct.

Recommendation

Contact a handyman or DIY project

Correctable Conditions



## 6.1.4 Cooling Equipment

**LINE SET - POOR SEAL AT BUILDING**

## SOUTHEAST EXTERIOR

A proper seal surrounding the line-set entrance(s) into the home appears serviceable/upgradeable. Recommend sealing all/any gaps in coverage; to prevent against unwanted pest entry into the interior of the home.

## Recommendation

Contact a handyman or DIY project

# 7: PLUMBING

		IN	NI	NP	O
7.1	Main Water Shut-off Device		X		X
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			X
7.4	Hot Water Systems, Controls, Flues & Vents	X			X
7.5	Fuel Storage & Distribution Systems	X			X
7.6	Sump Pump			X	
7.7	Shower Enclosures	X			

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## Information

**Filters**

None

**Water Source**

Public

**Water Pressure - PSI**

51

**Main Water Shut-off Device: Location**

Not Seen

**Drain, Waste, & Vent Systems: Material**

ABS

**Water Supply, Distribution Systems & Fixtures: Distribution Material**

Pex

**Hot Water Systems, Controls, Flues & Vents: Power Source/Type**

Gas

**Hot Water Systems, Controls, Flues & Vents: Capacity**

50 gallons

**Hot Water Systems, Controls, Flues & Vents: Location**

Garage

**Hot Water Systems, Controls, Flues & Vents: Age**

12

**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**

Northwest exterior

### Plumbing Information

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste and drain pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drain pipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drain pipes, and particularly in main drain pipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Hot Water Systems, Controls, Flues & Vents: Manufacturer

State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

## Observations

### 7.1.1 Main Water Shut-off Device

Correctable Conditions

#### SHUT-OFF VALVE - NOT SEEN, OR PRESNET

An accessible shut-off valve from the supply line into the home was either not seen, or missing at the initial time of the inspection. Recommend disclosure from the seller regarding the location of the shut-off valve. If one is not present, recommend further evaluations and proper installation be performed by a qualified plumbing contractor to correct as needed.

Recommendation

Contact a qualified plumbing contractor.

### 7.3.1 Water Supply, Distribution Systems & Fixtures

Correctable Conditions

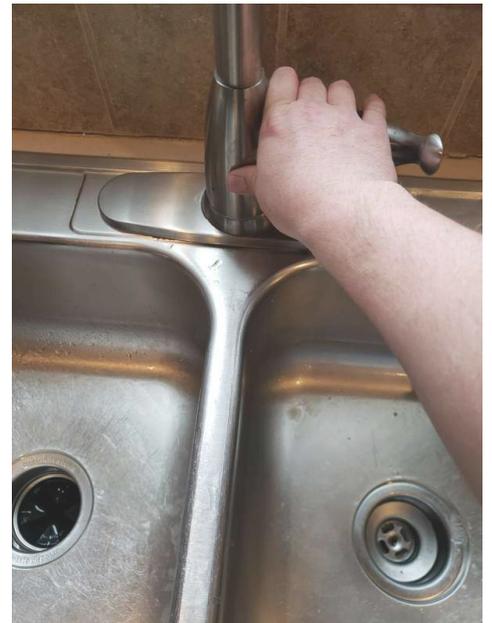
#### FAUCET - LOOSE

KITCHEN

The faucet(s) handles at the noted location(s) appears to be loose. Recommend further evaluations and proper repairs be performed by a licensed qualified contractor, handyman, or DIY to correct as needed. Serviceable - loose.

Recommendation

Contact a handyman or DIY project



### 7.3.2 Water Supply, Distribution Systems & Fixtures

Correctable Conditions

#### SILICONE AND GROUT SERVICEABLE

VARIOUS THROUGHOUT 1ST FLOOR 2ND FLOOR BATHROOM

Silicone lines, tile grout lines, etc., escutcheons, enclosures and panels, shower pans, tubs, floors to tubs/shower pans, weather-stripping, sink perimeters to counter-tops, counter-tops, joint lines, faucet to sink, etc., appear serviceable/needed/repairable. Recommend further evaluations and proper repairs be performed as needed to prevent against the listed implications. Correct and protect as needed. Work to be performed as a part of homeowner maintenance. Ensure to not silicone shut weep holes present (shower pan); if present.

- Correct all as needed.

## Recommendation

Contact a handyman or DIY project

## 7.3.3 Water Supply, Distribution Systems &amp; Fixtures



Correctable Conditions

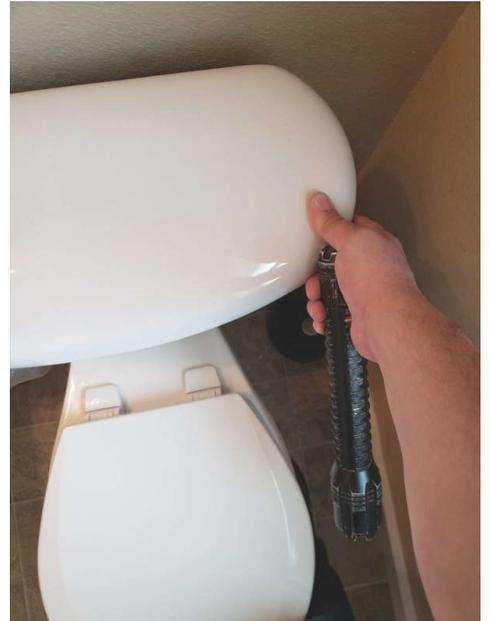
**TOILET - TANK LOOSE**

1ST FLOOR BATHROOM

The toilet tank(s) at the noted location(s) of the home is loose to its base. Recommend properly re-tightening the tank(s) to its base to protect against excessive movement to the connective seal which can lead to its failure. Recommend work to be performed DIY, or by a qualified plumbing contractor to correct to prevent against the listed implications.

## Recommendation

Contact a handyman or DIY project



## 7.3.4 Water Supply, Distribution Systems &amp; Fixtures



Correctable Conditions

**WATER HAMMER PRESENT**

1ST FLOOR 2ND FLOOR BATHROOM

Water distribution pipes made noise when flowing water was shut off using a quick-closing valve. To prevent eventual pipe damage, the Inspector recommends installation of water hammer arrestors as necessary by a qualified plumbing contractor.

Water hammering is a term used to describe noise produced by a destructive force known as hydraulic shock. Water hammering develops in a piping system when an instantaneous change in the velocity of flowing water occurs, or when water flowing at a given velocity is stopped abruptly. Water hammering can occur without audible sounds. A quick closure of a valve, for example, creates some form of shock, with or without noise. The shock wave is accompanied by a pressure surge that can expand the wall of the pipe.

The velocity of the flowing water, the rate at which the water flow is stopped, and the diameter and material of the pipe affect the intensity of water hammer. To prevent adverse effects from water hammering, the standard requires that the intensity of the water hammer be controlled with water-hammer arrestors, installed according to the manufacturers recommendations. Many water-hammer arrestors are now permanently charged and factory-sealed, and require no maintenance and, therefore, need no access.

## Recommendation

Contact a qualified plumbing contractor.

## 7.3.5 Water Supply, Distribution Systems &amp; Fixtures



Product or Condition Information

**YELLOW BRASS FITTINGS**

THROUGHOUT

The brass fittings present to the PEX supply lines present to the home appeared to be yellow brass fittings that have been involved in a class-action lawsuit (F1807, F878, QPex, MBPex, etc.). No de-zinc/oxidation was present to the visible brass fittings at the initial time of the inspection, nor were any leaks. It is recommended to advise with a qualified licensed plumbing contractor on the yellow brass fittings (this condition) present within the home before the end of contingency period.

Recommendation

Contact a qualified plumbing contractor.

#### 7.5.1 Fuel Storage & Distribution Systems

Correctable Conditions

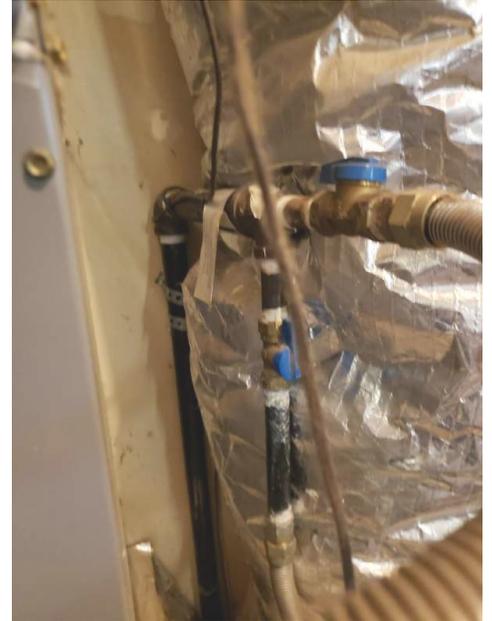
### DRIP LEG - MISSING

GARAGE

No dirt dump appears present to the gas supply piping (hot water heater, furnace, or both) at the noted locations of the home. Recommend the installation/upgrade of a dirt dump to prevent against the listed implications. Recommend work to be performed by a qualified licensed plumbing contractor ONLY for safety.

Recommendation

Contact a qualified HVAC professional.



#### 7.5.2 Fuel Storage & Distribution Systems

Correctable Conditions

### GAS PIPING - NO BONDING

NORTHWEST EXTERIOR

The gas lines present to the home did not appear to be properly bonded to the electrical system (GEC) of the home. Recommend further evaluations and proper upgrades be performed as needed.

Requirements for gas pipe bonding may have not been required when the home was initially built. Any upgrades are suggested to be performed for to bring additional safety to the home.

Recommendation

Contact a qualified electrical contractor.



No visible bonding to the gas lines was noted to the home. This was not a requirement when the home was initial built. Any upgrades are to be performed at the buyers discretion.

7.5.3 Fuel Storage & Distribution Systems

 Product or Condition Information

**TRACPIPE, GASTITE, OR WARDFLEX CSST**

CRAWLSPACE

TracPipe, Gastite, or Wardflex branded CSST gas distribution product is present within the home. A class action lawsuit (issued only in Maryland, and claims have since past their deadline) has been issued over the products inability to properly test its resistance to lightning strikes. The thin wall design of these can be susceptible to perforation by an electrical arc generated by a lightning strike. This is for the buyers information only, and its being provided to the client as a notification of class action lawsuit only. As a pre-cautionary, the buyer may wish to advise with a qualified licensed plumbing contractor on the presence of this gas distribution material. If so, it is recommended to be performed before the end of the contingency period.



The gas lines present to the home could not be verified to be bonded at the meter.

Lightning storms can generally considered to be infrequent to the inspected area. This is for the buyers information.

Recommendation

Contact a qualified plumbing contractor.

7.7.1 Shower Enclosures

 Correctable Conditions

**SHOWER RISER - LOOSE**

1ST FLOOR MASTER BATHROOM

The supply piping for the shower shower riser appears to be noticeably loose. Recommend further evaluations and proper repairs be performed by a qualified plumbing contractor, handyman or DIY to correct as needed. Movement in the riser could eventually arise stress leaks at fittings.

Recommendation

Contact a qualified handyman.



# 8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			X
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			X
8.7	Carbon Monoxide Detectors	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Service Entrance Conductors:  
Electrical Service Conductors**  
Below Ground, Copper

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location**  
Exterior - Northwest

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
Cutler Hammer

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
Garage

**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**  
Copper

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

### Electrical Information

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets where water is located in the home to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**

100 AMP, Manufacturers Label - Found inside

**Text applicable if box is checked, only (manufactures label):**

Illegible label

The manufacturer's label for the noted panel was illegible. The manufacturer's label typically provides information such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel cabinet was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this illegible label.

Portions missing

Portions of the manufacturer's label of the noted panel cabinet were missing. The manufacturer's label typically provides information such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel cabinet was designed to be installed and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from the illegible portions of this label.

Found inside

The manufacturer's label was not attached to the noted panel cabinet, but was found folded up inside the panel. The Inspector recommends that some method be used to ensure that this label will not be lost and will be readily available anyone needing the information it contains.

## Observations

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Correctable Conditions

**MISSING BUSHINGS, CLAMPS, GROMMETS - CONCENTRIC KNOCKOUT**

GARAGE SUBPANEL

Conductors passed through knock-outs in the noted panel that had no protective device installed. Connectors designed to protect conductors where they pass through sheet metal include bushings, cable clamps, grommet, or other connectors. Without some protective device, the sharp edges of sheet metal may damage the conductors. This condition is a potential a shock/electrocution or fire hazard. The Inspector recommends that protective devices approved for this purpose be installed by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Correctable Conditions

**DISCONNECT BOX - DISCONNECT UNABLE TO BE REMOVED AND INSPECTED**

SOUTHEAST EXTERIOR

The disconnect box, at the noted location of the home, possessed a disconnect that could not be easily removed. It was not removed or inspected at the initial time of the inspection as to ensure against damage to the disconnect. Further evaluate and correct the condition to ensure proper functionality.

## Recommendation

Contact a handyman or DIY project



### 8.3.1 Branch Wiring Circuits, Breakers & Fuses

 Correctable Conditions

## CONDUCTORS - EXTENSION CORD USED AS PERMANENT WIRING

GARAGE ATTIC

Extension cords appears to pose as permanent wiring; at the noted location of the home. This is considered improper. Recommend further evaluations and proper repairs/upgrades be performed by qualified licensed electrical contractor to correct as needed.

## Recommendation

Contact a qualified electrical contractor.



### 8.3.2 Branch Wiring Circuits, Breakers & Fuses

 Items of Importance

## OPEN SPLICING

GARAGE ATTIC

Open conductor splices are present at the noted location(s) of the home. Recommend further evaluations and proper repairs be performed by qualified licensed electrical contractor to correct and protect, as needed. The installation of a junction box(es) is recommended to correct.

## Recommendation

Contact a qualified electrical contractor.



#### 8.4.1 Lighting Fixtures, Switches & Receptacles

 Correctable Conditions

### LIGHTING - COVER MISSING, OR DAMAGED

#### MASTER BATHROOM

A cover appears to be missing, or damage from, or at the noted exterior/interior light. Recommended replacement to protect from moisture contact.

#### Recommendation

Contact a handyman or DIY project



At shower enclosure.

#### 8.4.2 Lighting Fixtures, Switches & Receptacles

 Correctable Conditions

### LIGHTING - EXTERIOR, APPLY SILICONE

Recommend applying silicone around all exterior light fixtures to their respective wall surfaces. Correct to ensure against potential water entry into the adjacent junction box and/or onto internal conductors.

**\*\*The above is a general statement. Due to the style of the flagstone veneer and the light fixture, modification appear to be needed in order to allow for flush contact. Evaluate and correct as needed to prevent against water contact with internal conductors during rain.\*\***

## Recommendation

Contact a handyman or DIY project



## 8.4.3 Lighting Fixtures, Switches &amp; Receptacles

Correctable Conditions

**RECEPTACLES - DAMAGED**

## MASTER BEDROOM

The noted area(s) of the home had a damaged electrical receptacle that should be replaced by a qualified electrical contractor, or handyman.

## Recommendation

Contact a handyman or DIY project



## 8.4.4 Lighting Fixtures, Switches &amp; Receptacles

Correctable Conditions

**SWITCHES - DISCLAIMER**

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Switches sometimes are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceeds the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

## Recommendation

Contact a qualified professional.

8.6.1 Smoke Detectors

 Correctable Conditions

**SMOKE DETECTORS - UPGRADE**

THROUGHOUT 1ST FLOOR 2ND FLOOR

According to the US fire administration, smoke detectors should be replaced every 10 years. Given the age of the home, the smoke detectors can be upgraded to meet modern-day requirements. The smoke detectors present appeared functional as stands at the initial time of the inspection.

Recommendation

Contact a handyman or DIY project

8.7.1 Carbon Monoxide Detectors

 Correctable Conditions

**CARBON MONOXIDE - MISSING**

1ST FLOOR 2ND FLOOR BEDROOM HALLWAYS

A carbon monoxide detector is missing from the noted required location. Recommend placement of a carbon monoxide detector to correct and protect as needed.

Recommendation

Contact a handyman or DIY project

# 9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
9.1	Attic Insulation	X			X
9.2	Vapor Retarders (Crawlspace or Basement)	X			
9.3	Ventilation	X			
9.4	Exhaust Systems	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Dryer Power Source

220 Electric, 220V electric receptacle could not be seen

### Dryer Vent

Metal

### Flooring Insulation

Batt, Fiberglass

### Attic Insulation: R-value

38

### Attic Insulation: Insulation Type

Mineral Wool

### Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Roof Vents

### Exhaust Systems: Exhaust Fans

Fan Only

## Observations

9.1.1 Attic Insulation

### CRAWLSPACE INSULATION - LOOSE

EAST CRAWLSPACE

Noted batts of insulation appear loose. Recommend evaluations and proper reset be performed to correct.

Recommendation

Contact a handyman or DIY project

 Correctable Conditions



9.4.1 Exhaust Systems

### DRYER VENT - NO FLAP

SOUTHEAST EXTERIOR

 Correctable Conditions

The dryer vent at the know the location of the home, termination point, appears to be missing a closable flap. This may allow for unwanted pests entry into the dryer vent. Recommend further evaluations and proper repairs be performed as needed.

Recommendation

Contact a qualified professional.



# 10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
10.1	Doors	X			
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Walls	X			X
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings				
10.7	Countertops & Cabinets	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

### Windows: Window Type

Single-hung

### Windows: Window glazing

Double

### Floors: Floor Coverings

Carpet, Vinyl

### Walls: Wall Material

Drywall

### Ceilings: Ceiling Material

Gypsum Board

### Countertops & Cabinets:

#### Countertop Material

Formica

### Countertops & Cabinets:

#### Cabinetry

Wood

## Interior Information

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

## Observations

10.2.1 Windows

### DIFFICULT TO OPERATE

VARIOUS 1ST FLOOR 2ND FLOOR



Various windows/sliding glass doors at the noted location(s) of the home proved difficult to operate at the initial time of the inspection. Recommend further evaluations and proper repairs be performed by a qualified handyman, or DIY to correct. This is a general statement. Repair/improve as necessary.

Recommend silica spray (lubricant).

Recommendation

Contact a handyman or DIY project

#### 10.2.2 Windows



Items of Importance

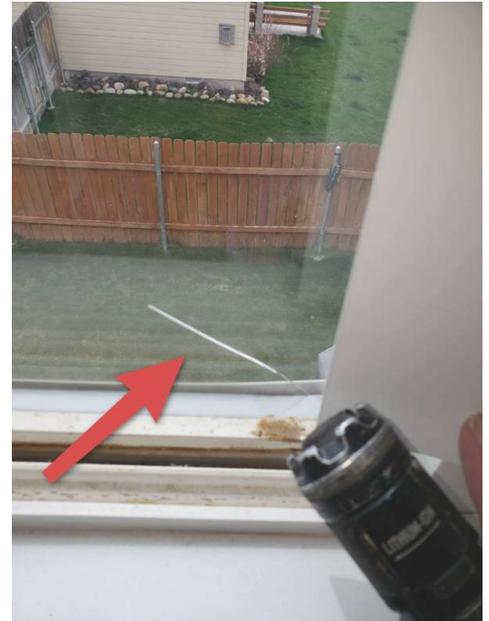
### GLAZING DAMAGED

2ND FLOOR SOUTH

Some damage appears present to the window glazing at the noted location of the home. Recommend further evaluations and proper repairs/replacement be performed by qualified licensed glazing contractor to correct as needed.

Recommendation

Contact a qualified window repair/installation contractor.



#### 10.2.3 Windows



Correctable Conditions

### SCREENS - REPAIR, OR REPLACE

VARIOUS THROUGHOUT 1ST FLOOR 2ND FLOOR

Screen material is torn, has holes present, is missing, or the frame is bent; at various noted locations in the home. Recommend replacement of material and/or repair/replacement to screen frames. This is a general statement. Repair or replace as needed. Window and screen doors, as needed.

Recommendation

Contact a handyman or DIY project



## 10.2.4 Windows

 Correctable Conditions

**WEATHER-STRIPPING AND/OR EXTERIOR TRIM - GAPS IN COVERAGE**

2ND FLOOR SOUTH EXTERIOR

The window glazing weatherstripping and/or exterior trim appears serviceable at the noted location's window (gaps in coverage present). Recommend further evaluations and proper repairs be performed by qualified licensed glazing contractor, or handyman to correct and protect as needed. Prevent against any potential of water intrusion due to the condition.

## Recommendation

Contact a handyman or DIY project



Track appear stained. monitor for moisture during rain. Weep holes may need to be cleaned to prevent against water build-up in the track.

## 10.2.5 Windows

 Correctable Conditions

**WINDOW BALLASTS - SERVICEABLE**

2ND FLOOR BEDROOM #3

The window ballast(s) at the noted location(s) of the home appears to be in need of reset or replacement to ensure the proper support and stability of the hung window during operation. Recommend further evaluations and proper repairs be performed by a qualified licensed contractor or DIY to correct

## Recommendation

Contact a handyman or DIY project



10.3.1 Floors

**DAMAGED (GENERAL)**

KITCHEN DINING ROOM

The home had visible water damage present to the flooring components at the initial time of the inspection. Recommend further evaluations and proper repairs be performed by qualified license contractor to correct and protect as needed.

Recommendation

Contact a qualified cleaning service.

 Correctable Conditions



10.3.2 Floors

**SQUEAKY**

VARIOUS 1ST FLOOR 2ND FLOOR

Flooring materials at noted location(s) are creaking (subfloor to joist). Recommend further evaluations for and proper repairs/re-sets of sheathing to joists/beams, etc., to be performed by a qualified flooring contractor to correct. Recommend making corrections as needed.

Recommendation

Contact a qualified flooring contractor

 Correctable Conditions



## 10.4.1 Walls

**MISSING**

## 2ND FLOOR BATHROOM

Some drywall appear to be missing from the noted area of the home. Repair to correct to correct.

## Recommendation

Contact a handyman or DIY project



Correctable Conditions



Seal gaps to prevent against unwanted air entrance from the interior into the attic.

## 10.4.2 Walls

**PATCHWORK**

## 2ND FLOOR LIVING ROOM, 1ST FLOOR LIVING ROOM CEILING (NEAR KITCHEN)

Patchwork has been performed to noted interior ceilings; at the noted location of the home. Patchwork may be present due to prior damage, or water damage; unknown to the inspector at the initial time of the inspection. Recommend monitoring the area for any conditions that may arise over time. Recommend disclosure of the repairs, by the seller, be obtained before the end of the contingency period for condition.



Correctable Conditions



1st Floor



2nd Floor

10.4.3 Walls

**SEAL GAPS, OR VOIDS - STAIRWELL CLOSET**

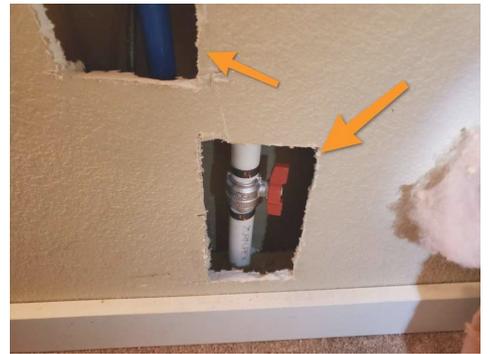
1ST FLOOR CLOSET STORAGE ROOM

Recommend sealing all gaps in the drywall coverage within the stairwell closet. Seal to protect against any ease of fire spread (as per requirements).

Recommendation

Contact a handyman or DIY project

 Correctable Conditions



# 11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			X
11.2	Refrigerator		X		
11.3	Range/Oven/Cooktop	X			X
11.4	Garbage Disposal	X			
11.5	Microwave	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**Range/Oven/Cooktop:**  
**Range/Oven Energy Source**  
 Gas

**Range/Oven/Cooktop: Exhaust Hood Type**  
 None, Over the Range Microwave

## Observations

11.1.1 Dishwasher

 Correctable Conditions

### DOOR - SERVICEABLE

KITCHEN

The door panel for the dishwasher appears to be in need of repairs. Recommend further evaluations and proper repairs performed as needed to correct.

If the door closes or falls open under its own weight, the door tension generally will need to be adjusted. This is for the buyers information, but may not be so in all cases.

Recommendation

Contact a qualified appliance repair professional.



11.3.1 Range/Oven/Cooktop

 Correctable Conditions

### RANGE NOT FASTENED

KITCHEN

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified professional.

11.5.1 Microwave

**MICROWAVE (OTR) - NOT VENTED TO EXTERIOR**

KITCHEN

The over-the-range microwave within the kitchen does not vent to the exterior. Recommend the kitchen exhaust system be upgraded to vent to the exterior of the home. Recommend all combustible clearances be met and the exit point be properly flashed. Recommend work to be performed by a qualified licensed contractor to upgrade and correct.

Recommendation

Contact a qualified professional.