PROPERTY INSPECTION REPORT

1234 Main St.
Bella Vista, AR 72714

Buyer Name
06/12/2019 9:00AM

Inspector
Levi Mittag
Arkansas Home Inspector License HI-2029, ICC Residential Building Inspector, ICC Structural Masonry Special Inspector, InterNACHI Certified Home Inspector
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Agent
Agent Name
555-555-5555
agent@spectora.com
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Information / Overview

Home Inspection Report:
The home inspection performed is a limited visual inspection to identify systems and components in need of immediate repair. The inspection will conform to the Standards of Practice of the American Society of Home Inspectors (ASHI) and will include the following systems: roof, structure, electrical, interior, plumbing, heating and cooling, exterior siding and trim, doors and windows, chimneys and fireplaces, driveways, walkways and site grading. The evaluation will be based on observations that are primarily visual and non-invasive. The inspection and report are not intended to be technically exhaustive. This written report is a summary of observations and unbiased opinions and is based on the experience of the inspector.

Inspection Categories:
1) Maintenance Item - These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed soon.
2) Repair Recommendation - The item, component or unit was inspected/tested, and is not functioning as intended. A qualified specialist needs to repair or replace.
3) Further Evaluation Recommended - The item, component or unit needed to be further evaluated by a professional and was not fully inspected or has concerns that need further review by a specialist.

Scope and Terms of Inspection:
This confidential report is furnished for the use of the client only. It is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement. This inspection was performed in accordance with and under the terms of a Home Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. JOMO Inspector PRO conducts all inspections according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics.

Limitations:
Limitations exist in any home inspection. The inspector cannot see behind walls or behind hidden areas in the home. The belongings of the current occupant of the home are not moved to view areas underneath or behind such belongings. Additionally, the inspection is not a test for hazardous materials, such as asbestos, lead paint, mold, or other environmental hazards. If the inspector observes materials which the inspector believes may contain hazardous materials, the Inspector will recommend further testing and evaluation. Any comments, notes or recommendations made by the inspector are informational only, and Client understands that only proper hazardous testing can determine whether any actual hazardous materials are present. Nothing herein shall be construed to require the inspector to observe or to warn Client as to potential hazardous materials. Any investigation concerning the existence or possible existence of potentially hazardous materials in any form is beyond the scope of the inspection services offered by JOMO Inspector PRO.

About Thermal Imaging:
Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present, but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision and cannot see through walls or detect mold.

In Attendance
N/A

Structures Inspected
House, Detached Garage, Shed

Building Faces
East

Weather Conditions
Sunny, Recent Rain

Start Time
1:00pm

Structure Type
Single Family

Ground Conditions
Wet

Occupancy
Vacant, Unfurnished

Finish Time
4:30pm

Utilities
All Utilities On

Temperature
70-80 F

2: MISC. CONCERNS / COMMENTS
**Observations**

2.1.1 Misc. Concerns / Comments

**MICROBIAL LIKE GROWTHS**
**SOUTH BASEMENT**

Microbial like growths were found at one or more locations. It is beyond the scope of this inspection to identify what substance or organism these stains are. However, such staining is normally caused by excessively moist conditions caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining.

For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

**Recommendation**
Contact a qualified mold inspection professional.

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**3: EXTERIOR - GROUNDS**

**Information**

**DESCRIPTIONS:**

The materials, styles and components present and observable are described as follows:

<table>
<thead>
<tr>
<th>Site Grading Profile</th>
<th>Building Construction Material Type</th>
<th>Soffit Type Enclosed</th>
<th>Exterior doors Fiberglass</th>
<th>Fence / Gate Type Chain link, Vinyl, Wood, Metal</th>
<th>Sidewalk &amp; Patios Concrete</th>
<th>Stair Material Wood</th>
<th>Wall Covering Material Type Vinyl Siding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level, Minor Slope</td>
<td>Wood Frame</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driveway</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gravel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deck Material</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wood</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**OBSERVATIONS AND RECOMMENDATIONS:**
The following items were Inspected and Observed, with any Recommended Actions noted:

Exterior Inspection Overview:
A visual inspection of the exterior surfaces was performed around the home to include the exterior surface material, soffit/fascia surfaces, doors and windows, and other exterior surface areas.

- The exterior wall covering, trim, and flashing were visually inspected for concerns related to installation, paint/stain condition, damage and general maintenance issues.
- The entry doors to the home were tested and inspected by operating the doors, checking the lock and latch, inspecting the weather-stripping, inspecting any screens present and checking for any physical damage.
- The exterior of the windows were visually inspected for signs of cracked glass, damaged screens, caulking around edges and seams, paint or finish deterioration, and general concerns.
- The driveway and exterior concrete surfaces around the home were walked and inspected for surface deterioration, trip hazards, poor slope or drainage and any general areas of concern.
- The surface grading and drainage was inspected to determine if areas exist that will adversely affect the home.

General Maintenance Recommendations:
The outside of the home should be routinely checked. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Heavy vegetation should be kept trimmed since it can cause or hide damage.

Exterior Photos
**Observations**

### 3.8.1 Grading

**REVERSE PERIMETER SLOPE - REPAIR**

**SOUTHEAST EXTERIOR**

The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It can be a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

**Recommendation**

Contact a qualified landscaping contractor

### 3.8.2 Grading

**SOIL IN CONTACT WITH WOOD**

**SOUTHEAST EXTERIOR**

Soil was in contact with or less than 6 inches from siding, trim, or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

**Recommendation**

Contact a handyman or DIY project
3.18.1 Vegetation

**TREE NEAR / CONTACTING BUILDING**
**SOUTH EXTERIOR**

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Recommendation
Contact a qualified tree service company.

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3.18.2 Vegetation

**TREE NEAR FOUNDATION**
**SOUTH EXTERIOR**

One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.

Recommendation
Contact a qualified tree service company.

---

4: FOUNDATION - BASEMENT - CRAWLSPACE

**Information**

**DESCRIPTIONS:**

The materials, styles and components present and observable are described as follows:

<table>
<thead>
<tr>
<th>Foundation - Stem Wall Material</th>
<th>Foundation Type</th>
<th>Footing Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete, Masonry</td>
<td>Partial Basement</td>
<td>Not Visible</td>
</tr>
</tbody>
</table>

**Anchor Bolts / Hold Downs**

Not visible
OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

Foundation Systems Inspection Overview:
The foundation, basement, and crawlspace components were inspected where present and accessible, including the following items:

- The visible portions of the foundation wall of the home where not covered by insulation or finishing.
- The insulation type and levels present where visible.
- The floor structure, wall structure, beams and posts where visible.

Limitations can exist on any foundation inspection since much of the structural components can be hidden or buried, or covered with insulation or a finished area. We do our best to observe all visible areas and look for any sign of structural concerns. We are not structural engineers, and therefore, if we do see areas of concern we may recommend further evaluation by an engineer to assess the area of concern.

5: ROOFING - ATTIC - VENTILATION

General: DESCRIPTIONS:
The materials, styles and components present and observable are described as follows:

<table>
<thead>
<tr>
<th>General: Roof covering</th>
<th>General: Roof Inspection Method</th>
<th>General: Gutter and Downspout Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt/Fiberglass Shingles</td>
<td>Traversed</td>
<td>Aluminum</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General: Attic Ventilation Type</th>
<th>General: Attic Access Location and Type</th>
<th>General: Method Used To Observe Attic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Box Vents, Soffit Vents</td>
<td>Master Bedroom Closet, Hatch</td>
<td>Partially Traversed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General: Roof Structure &amp; Sheathing Types</th>
<th>General: Attic Insulation Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rafters, Ceiling joists, Plywood Sheathing, Oriented Strand Board (OSB) Sheathing</td>
<td>Fiberglass Loose Fill</td>
</tr>
</tbody>
</table>

General: OBSERVATIONS AND RECOMMENDATIONS:
The following items were Inspected and Observed, with any Recommended Actions noted:

General: Roofing - Attic - Ventilation Inspection Overview
The roof system, gutters-downspouts, attic, and attic ventilation were inspected where components were fully accessible.

- The roofing material was inspected for concerns with wear and age, potential hail damage or other damage, and any flashing or roof penetration concerns.
- Gutters and downspouts were inspected to ensure proper drainage away from the home and foundation.
- Metal flue pipes and chimneys were visually inspected for physical condition and flashing concerns.
- The attic was inspected to determine if moisture concerns are present, assess insulation concerns, ventilation adequacy, and review any visible structural issues.

The roof inspection is not intended to predict how long the roof will last or if it will leak, and is not a warranty. All roofs should be inspected annually in order to detect and address concerns to ensure the roof will perform for
the typical life span. Expect to make minor repairs to any roof.

**General: Roof Pictures**

**General: Attic Views**

**Shingles: Layers Visible**
One Layer

**Shingles: Representative Shingle condition**

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**Observations**
5.1.1 General

**TREE AGAINST ROOF WITH DAMAGE**
**SOUTH ROOF SURFACE**

Trees and/or shrubs are in contact with the roof edge(s) in one or more areas. Some damage has occurred. A qualified contractor should evaluate and make repairs as necessary. Vegetation should be pruned back and/or removed as necessary to prevent damage and infestation by wood destroying insects.

Recommendation

Contact a qualified professional.

---

5.4.1 Attic Insulation

**ACCESS HATCH NO / BAD INSULATION**
**MASTER BEDROOM CLOSET**

One or more attic access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency.

Recommendation

Contact a handyman or DIY project

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5.5.1 Flashing/Vents

**RUBBER BOOT LOOSE**
**NORTH ROOF SURFACE**

One or more rubber or neoprene pipe flashings were loose or lifting. Leaks can result from windblown rain. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary to prevent leaks. For example, by nailing flashings down and sealing as necessary.

Recommendation

Contact a qualified roofing professional.
6: ELECTRICAL SYSTEM

Information

DESCRIPTIONS:
The materials, styles and components present and observable are described as follows:

<table>
<thead>
<tr>
<th>Electrical Service Conductors</th>
<th>Electrical Service Voltage Rating</th>
<th>Electrical Service Grounding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overhead Service</td>
<td>240 Volts</td>
<td>System Ground Unknown</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Service Amperage and Panel</th>
<th>Main Disconnect Location</th>
<th>Main Panel Location</th>
</tr>
</thead>
</table>

5.6.1 Gutters/drains
CLOGGED GUTTERS/DOWNSPOUTS
SOUTH EXTERIOR

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation
Recommended DIY Project

5.8.1 Shingles
SHINGLES DAMAGED
SOUTHWEST ROOF SURFACE

One or more composition shingles were damaged. Recommend that a qualified contractor repair. For example, by repairing or replacing shingles.

Recommendation
Contact a qualified roofing professional.
<table>
<thead>
<tr>
<th>Capacity</th>
<th>Below the Meter</th>
<th>South Exterior</th>
</tr>
</thead>
<tbody>
<tr>
<td>200 AMP</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sub Panel Location(s)</th>
<th>Panel Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement, Living Room</td>
<td>Breakers</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Electric Panel Manufacturer</th>
<th>Branch Wire 15 and 20 AMP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaton</td>
<td>Non Metallic Sheathed, Copper</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ground Fault Circuit Interruptor (GFCI) Protection</th>
<th>Smoke Detectors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Installed</td>
</tr>
</tbody>
</table>

**OBSERVATIONS AND RECOMMENDATIONS:**

*The following items were Inspected and Observed, with any Recommended Actions noted:*

**Electrical System Inspection Overview:**

The electrical system and components in the home were inspected to include the following:

- The services entrance wiring and main electrical disconnect, including noting the location of the main shut off.
- Inspection of the main electrical panel and wiring.
- Testing a representative number of switches and outlets throughout the home.
- Review of GFCI outlets and if present in proper locations for safety.
- Inspection of smoke detectors in the home to ensure enough are present and in the proper recommended locations.

We do our best to test items that operate via a remote control, when the remote is readily accessible. Low voltage wiring systems, built-in audio systems, and any alarm systems present are outside the scope of a home inspection and are not tested.

**Equipment Photos**

![Equipment Photos](image1.png) ![Equipment Photos](image2.png) ![Equipment Photos](image3.png)
Main Disconnect Device: Located and Inspected
South Exterior

The main electrical service disconnect can be used to shut off all power to the home in the event of an electrical emergency or when electrical repairs are needed.

GFCI & AFCI Protection: GFCI
Reset Locations
Bathrooms, Exterior, Kitchen

Observations
6.1.1 Excluded Items

CABLE / SATELLITE / TELEPHONE / INTER COMMUNICATION / ALARM SYSTEMS

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

Recommendation
Contact a qualified professional.

7: PLUMBING SYSTEM

Information

DESCRIPTIONS:
The materials, styles and components present and observable are described as follows:

<table>
<thead>
<tr>
<th>Water Service Type</th>
<th>Water Supply Lines Observed</th>
<th>Drain, Waste and Vent Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td>PEX</td>
<td>PVC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sewer Type</th>
<th>Water Heater Location</th>
<th>Water Heater Energy Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td>Basement, Utility Room</td>
<td>Electric</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Water Heater Capacity</th>
<th>Water Heater Manufacturer</th>
<th>Approximate Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 Gallon</td>
<td>Bradford White</td>
<td>4 Years Old</td>
</tr>
</tbody>
</table>

Sump Pump Installed
None

OBSERVATIONS AND RECOMMENDATIONS:
The following items were Inspected and Observed, with any Recommended Actions noted:

Plumbing System Inspection Overview
The plumbing system and components in the home were tested and inspected, including the following items:

- Determining the location of the main water and gas shut off valves if visible, and inspecting for any visual concerns.
- General visual inspection of exposed supply and drain piping material.
- Testing of all fixtures at sinks, showers and tubs, and visually inspecting for leaks and condition.
- Testing of toilets for proper operation, general condition and properly secured.
- Inspection of the hot water system, age, and general condition.

Water Pressure Measurement: No Concerns Noted
The water pressure was measured at an outside hose-bib and was in the normal expected range of 35-80 psi. This static measurement is what was measured on the day of the inspection, but this water pressure can vary at different times of the day depending on the pressure that is being delivered by the municipal water supplier.
Water Heater: Electric Water Heater - No Concerns Noted

The water heater was inspected, with no concerns noted and no significant rusting at this time. No action is needed.

Temperature of Hot Water (Nominal Setting = 120°F): Temperature Acceptable

A thermal imaging camera was used to check the temperature of the hot water at a faucet in the home. This temperature was within the normally acceptable range. Be advised that temperatures over 130 F can present a scalding hazard.
Running Water and Below Sinks: Kitchen Sink

Running Water and Below Sinks: Master Bathroom
Running Water and Below Sinks: Bathroom
1st Floor Half Bathroom
Running Water and Below Sinks: Bathroom
Basement Bathroom

Observations

7.6.1 Bathtub / Shower

LEAKS AT HANDLE

1ST FLOOR HALL BATHROOM

Shower head were leaking at fittings and connections. Recommend repairs be made by a qualified person.

Recommendation

Contact a qualified handyman.
7.9.1 Sinks / Fixtures

**SINK DRAINED SLOWLY**

**BASEMENT BATHROOM**

One or more sinks drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.

**Recommendation**

Contact a qualified plumbing contractor.

---

## 8: HEATING SYSTEM

### Information

**DESCRIPTIONS:**

*The materials, styles and components present and observable are described as follows:*

<table>
<thead>
<tr>
<th>Primary Heating System</th>
<th>Heat System Manufacturer</th>
<th>Energy Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forced Air</td>
<td>Armstrong Air</td>
<td>Electric</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Approximate Age</th>
<th>Location</th>
<th>Number of Heating Systems (Excluding Wood)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Years Old</td>
<td>Attic</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Filter Type</th>
<th>Distribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disposable</td>
<td>Ducts and Registers, Flex / insulated</td>
</tr>
</tbody>
</table>

**OBSERVATIONS AND RECOMMENDATIONS:**

*The following items were inspected and observed, with any recommended actions noted:*

**Heating System Inspection Overview:**

The heating system for the home was visually inspected and tested including the following:

- Turning on the system at the operating control and ensuring the system operated and heat was delivered from the system.
- Opening readily accessible panels to visually inspect the system.
- Inspecting the venting system, flues and chimneys, where present.

Regular service of the HVAC system is important for efficient operation and to achieve maximum life from equipment; equipment can fail at any time without warning; most manufacturers recommend annual service.

**Equipment Photos**
Distribution System (Including Fans, Ducts, Air Filters, Registers):: Filter Location and Condition
20X25X1
1st Floor Hallway, Filter is Dirty
The filters for the HVAC system are clean. Regular replacement of the disposable filter is recommended every 3 months during the heating and cooling season.

Distribution System (Including Fans, Ducts, Air Filters, Registers):: T-stat Location(s)
1st Floor Hallway
Distribution System (Including Fans, Ducts, Air Filters, Registers):: Temperature Measured at Registers

Temperature was measured at supply registers throughout the home while the heating system was operating.
Observations

8.2.1 Filter & Thermostat

FILTER DIRTY
Air filters for the heating and/or cooling system were dirty at one or more locations. Indoor air quality will be reduced as a result. Recommend installing good quality filters at intended locations (e.g. in or at the air handler, behind return air grills). Filters should be sized correctly to minimize air gaps. Many types of filters are available. Recommend installing pleated filters or better rather than the cheapest disposable kind.

Recommendation
Recommended DIY Project

9: COOLING SYSTEM

Information

DESCRIPTIONS:
The materials, styles and components present and observable are described as follows:

<table>
<thead>
<tr>
<th>Central Air Manufacturer</th>
<th>Approximate Age</th>
<th>Number of A/C Only Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Armstrong Air</td>
<td>5 Years Old</td>
<td>1</td>
</tr>
</tbody>
</table>

Equipment Type
Split system

OBSERVATIONS AND RECOMMENDATIONS:
The following items were Inspected and Observed, with any Recommended Actions noted:

Cooling System Inspection Overview:
The cooling system for the home was visually inspected and tested, with testing including the following:

- Turning on the system at the operating control and ensuring the system operated and cool air was delivered from the system.
- Opening readily accessible panels to visually inspect the system.
- Inspecting the exterior compressor and coil, where present.

Regular service of the HVAC system is important for efficient operation and to achieve maximum life from equipment; equipment can fail at any time without warning; most manufacturers recommend annual service.

Cooling and Air Handler Equipment: Appears Functional
The temperature split differential between the return and registers was within the 13-20 degree (F) range at time of inspection.
The photo(s) below is/are a thermal image of the supply air temperature at supply and return air register(s) at the time of this inspection.

Cooling and Air Handler Equipment: Temperature split
17 F°

Cooling and Air Handler Equipment: Equipment Photos

**Observations**

9.1.1 Cooling and Air Handler Equipment

**REFRIGERANT LINE INSULATION DETERIORATED / MISSING**

Insulation on the air conditioning refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. In attics it can cause sweating. Recommend that a qualified person replace or install insulation as necessary.

**Recommendation**

Contact a handyman or DIY project
General: DESCRIPTIONS:

The materials, styles and components present and observable are described as follows:

**General: Ceiling Materials**
Drywall

**General: Wall Material**
Drywall

**General: Major Floor Covering(s)**
Laminate, Tile, Carpet

**General: Interior Doors**
Hollow Core

**General: Window Types**
Vinyl

**General: Exhaust Fan - Ventilation Type**
Exhaust Fan

**General: Cabinetry**
Wood

**General: Dryer Vent**
Metal

**General: Laundry Information**
Washer Water Supply Hook-ups, No Appliances Present, 240v - 4 Prong Plug

General: OBSERVATIONS AND RECOMMENDATIONS:

The following items were Inspected and Observed, with any Recommended Actions noted:

**General: Interior Inspection Overview**

An inspection of the interior surfaces was performed throughout the home to include visually inspecting the ceilings, walls, floors, doors and windows of each room. Every effort is made to inspect all interior areas but we can’t move occupant furniture or belongings.

- Doors were operated and tested for proper operation including whether the door rubs, latches engage, and the general condition of doors.
- Windows were tested and operated on a representative number, including looking for cracked glass, broken thermal seals, and latch/lock operation. While we operate window blinds in order to access the windows to operate and inspect them, the overall condition of window coverings and treatments is outside the scope of a home inspection.
- Countertops and a representative number of cabinets were inspected and tested.
- Steps and stair railings were inspected for any safety concerns.
- Exhaust fans were turned on to verify they operate with normal switch control.

**General: Overview photos**

1st Floor Northwest Bedroom 1st Floor Northwest Bedroom 1st Floor Northeast Bedroom
Stairway

Observations

10.4.1 Floors

**TRANSITION STRIP DAMAGED / MISSING**

1ST FLOOR LIVING ROOM TO MASTER BEDROOM

Transition strips were missing. Recommend repair by a qualified person.

**Recommendation**

Contact a qualified flooring contractor

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10.8.1 Walls

**MOISTURE INTRUSION**

SOUTH BASEMENT

There is evidence of moisture entering the structure with microbial growth. Possible causes are from roof runoff, exterior siding to close to grade, and reverse perimeter slope. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options. Areas behind wall surfaces may have further damage that cannot be determined from a limited visual inspection.

**Recommendation**

Contact a qualified professional.
11: BUILT-IN APPLIANCES

Information

**General: DESCRIPTIONS:**

*The materials, styles and components present and observable are described as follows:*

<table>
<thead>
<tr>
<th>General: Refrigerator</th>
<th>Dishwasher Brand</th>
<th>Disposer Brand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whirlpool</td>
<td>Frigidaire</td>
<td>InSinkErator</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General: Exhaust / Range Hood</th>
<th>Range - Oven - Cooktop</th>
<th>Range - Oven - Cooktop</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built into Microwave, Recirculating</td>
<td>Frigidaire</td>
<td>Frigidaire</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>General: Built In Microwave</th>
<th>Range - Oven - Cooktop</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frigidaire</td>
<td>Electric (220v)</td>
</tr>
</tbody>
</table>

**General: OBSERVATIONS AND RECOMMENDATIONS:**

*The following items were Inspected and Observed, with any Recommended Actions noted:*

**General: General Appliance Inspection/Testing Note**

The appliances are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice-maker production, and other specialized features of the appliances. Note that if the occupant has dishes in the dishwasher or clothes in the washer or dryer, we do not operate them and will note the limitation in our ability to completely inspect and test these units.

**General: General Photos**

The following photos document the general condition of kitchen and appliances if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.

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10.9.1 Windows

**LOCKS LOOSE - INOPERABLE**

2ND FLOOR NORTHWEST BEDROOM

The lock mechanism on a window was inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

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Dishwasher: Tested - Appears Functional

The dishwasher was visually inspected and was tested by running it through a brief cycle, to verify that no leaks were present and that it was running and draining properly. No concerns were noted with this limited functional test.

Range - Oven - Cooktop: Tested - Appears Functional

A limited visual inspection was performed on the range and/or cook top and oven, to verify that the unit(s) is operating. The door seals are inspected, burners checked, and oven turned on to verify heat. No concerns were noted with this limited functional test.

Garbage / Food Disposal: Tested - Appears Functional
The food waste disposer was turned on and tested, and was inspected for leaks. No concerns were noted with this limited functional test.

Microwave: Tested - Appears Functional

A limited inspection was performed on the microwave, to verify that the unit is operating and that the built-in exhaust fan works if present. No concerns were noted. This is a limited inspection and is not a complete evaluation of this unit.

Refrigerator: Limited Test - No Concerns Noted

A limited visual inspection was performed on the refrigerator(s), to verify operating condition and that the inside temperatures are cool/cold, indicating operation. The door seals are inspected, and the ice maker and/or water dispenser checked, when present, for any leaks or concerns. This is a limited inspection and is not a complete evaluation of the refrigerator(s).
12: GARAGE / CARPORT

Information

DESCRIPTIONS:
The materials, styles and components present and observable are described as follows:

<table>
<thead>
<tr>
<th>Structure Type</th>
<th>Garage Door Type</th>
<th>Occupant Door Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Garage</td>
<td>Sectional, Metal, Uninsulated</td>
<td>Metal</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Automatic Opener</th>
<th>Garage Door Safety Devices</th>
<th>Wall Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lift Master</td>
<td>Pressure sensitive, Electronic eye, Reversed when tested</td>
<td>Finished</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Ceiling Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finished</td>
</tr>
</tbody>
</table>

OBSERVATIONS AND RECOMMENDATIONS:
The following items were Inspected and Observed, with any Recommended Actions noted:

Garage Inspection Overview:
The garage was inspected to include the interior surfaces, garage doors, electrical systems present, and overall general condition including:

- Garage ceiling, walls, floors, doors, and windows including the door to the house for fire safety.
- The main garage doors were tested and operated, including testing any automatic openers.
- Electrical outlets and components are inspected and tested.

The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions, and should be checked monthly. As a part of our inspection process, we will test the auto-reverse sensors for the garage door opener and the down pressure setting on the door to determine if the door will reverse when met with resistance. These safety features should be checked periodically.

General Garage Photos
The following photos document the general condition of the garage if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing
the specific issue and area of concern.

Automatic Opener: Auto-Reverse Test Acceptable - Down Force
The garage door(s) reversed when the garage door exerted pressure on an object when closing. This is a safety check performed, to test the safety feature of a garage door opener.

Automatic Opener: Auto-Reverse Test Acceptable - Photo Eye
The garage door(s) reverse(s) when the photo-sensor beam is broken. This is a safety check performed, to test the safety feature of the door opener(s).

Observations

12.5.1 Floors
FLOORS / WALLS OBSCURED
Floor and/or wall areas were obscured by stored items and couldn't be fully evaluated.

13: PEST INSPECTION

Observations

13.1.1 Wood Destroying Organisms
TERMITE DAMAGE NOTED
BASEMENT STORAGE ROOM
Visible evidence of wood destroying insects was observed. Visible damage to wood components which appears to be termite or wood destroying insect-related was noted. Based upon these observations, it is recommended that a state licensed pesticide applicator provide further evaluation.

Recommendation
Contact a qualified pest control specialist.