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RESIDENTIAL REPORT

1234 Main St.
Kimball Michigan 48074

Buyer Name
05/07/2018 9:00AM

Inspector
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Agent
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81 ITEMS INSPECTED

63 RECOMMENDATIONS

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1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Occupancy
Furnished, Occupied

Style
Contemporary

Temperature (approximate)
35 Fahrenheit (F)

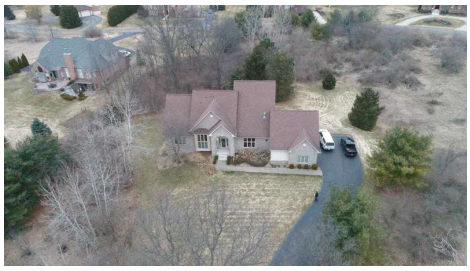
Type of Building
Single Family

Weather Conditions
Cloudy

Aerial Photos













2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X
2.3	Flashings	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Drone

Roof Type/Style
Combination

Roof Drainage Systems: Gutter Material
Aluminum

Flashings: Material
Aluminum

Coverings: Material
Asphalt











































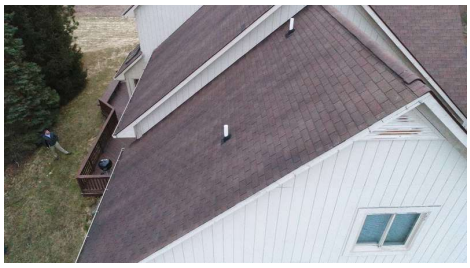






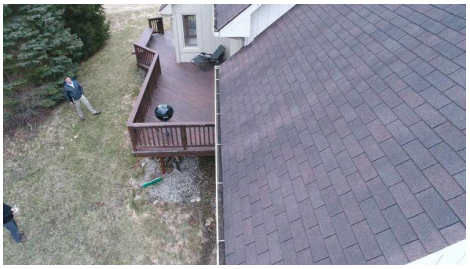


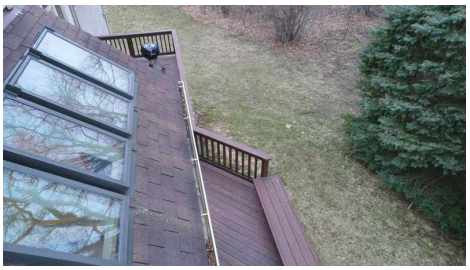


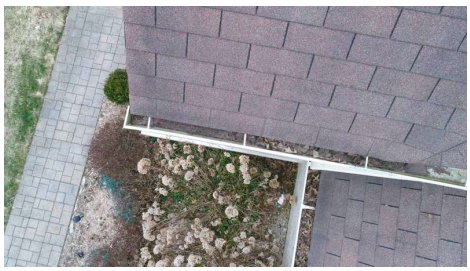






Recommendations

2.1.1 Coverings

ROOF IS NEAR OR AT END OF LIFE

The roof appears to be original and is at or near the end of its useful life. Recommend evaluation and repair or replace by a roofing contractor.

Recommendation

Contact a qualified roofing professional.

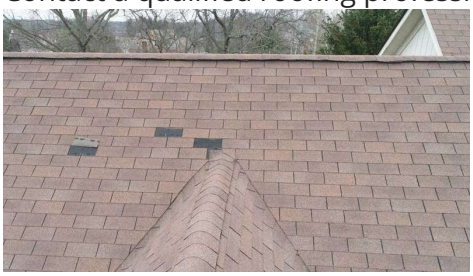
2.1.2 Coverings

SHINGLES MISSING

Shingles have blown off. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.




2.1.3 Coverings

SHINGLES WORN

Shingles have granular loss and worn appearance as the roof is at or near the end of serviceable life.

Recommendation

Contact a qualified roofing professional.





2.2.1 Roof Drainage Systems

DEBRIS

Debris have accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project




2.2.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

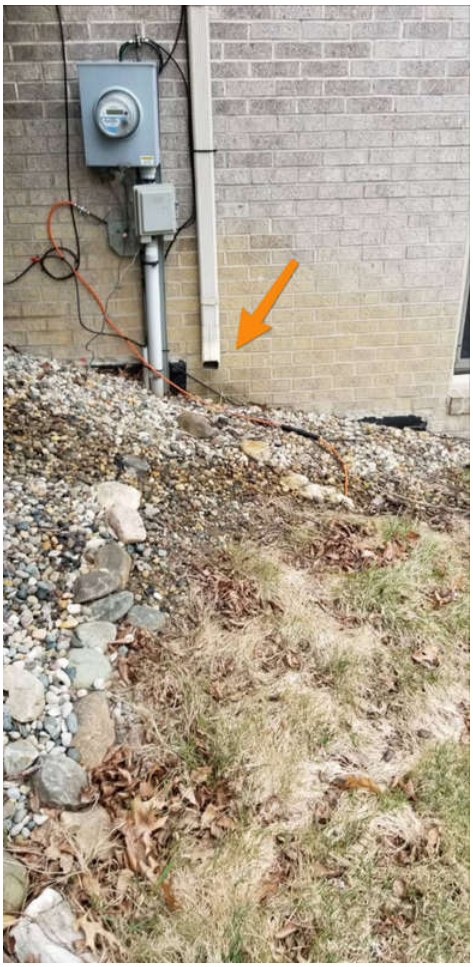
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

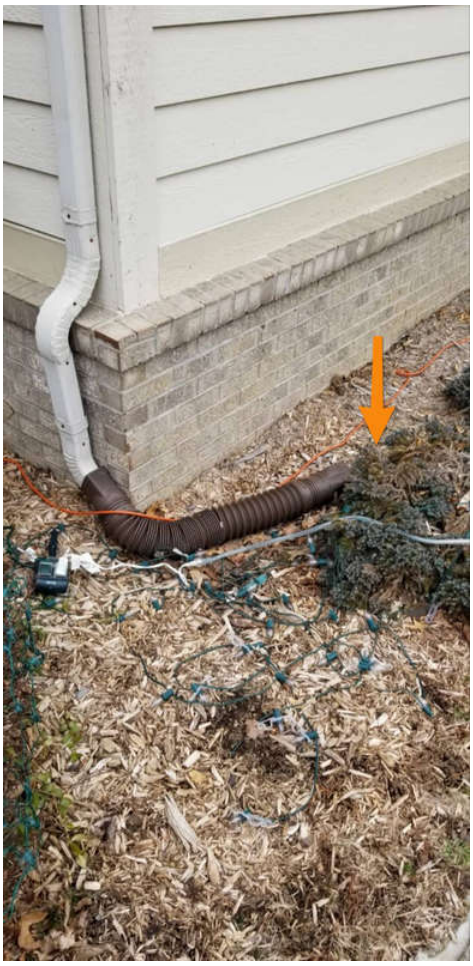
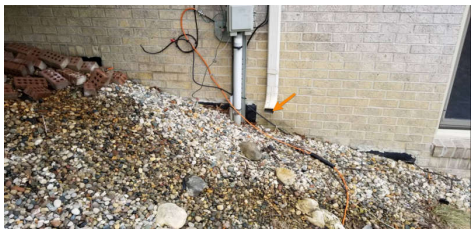
Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



2.2.3 Roof Drainage Systems

DOWNSPOUT DRAINS ON ROOF

Downspouts drain large amounts of water concentrated on one area and can cause shingles to wear prematurely. Recommend adding an extension to the lower gutter.

Recommendation

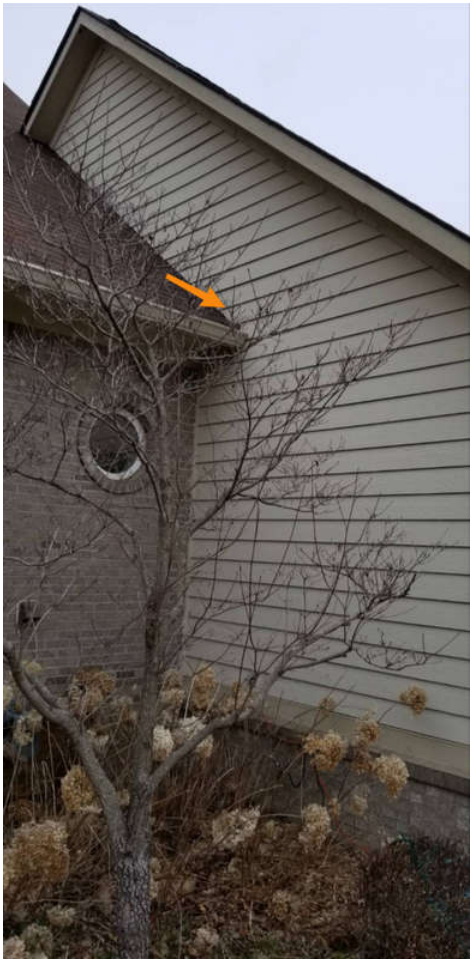
Contact a qualified gutter contractor

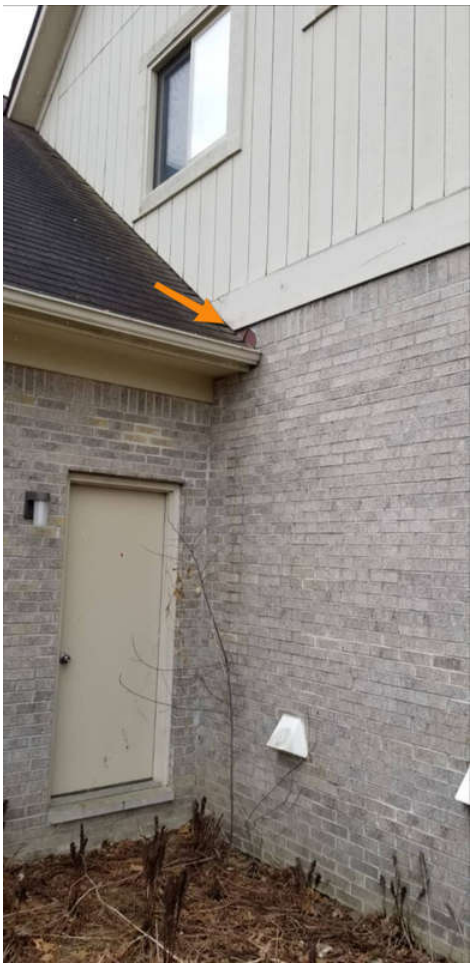
2.3.1 Flashings

NO KICK-OUT FLASHING

Recommendation

Contact a qualified professional.





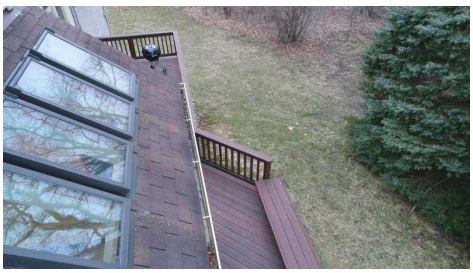
2.4.1 Skylights, Chimneys & Other Roof Penetrations

SKYLIGHTS PRESENT

Annually inspect for the development of caulking breakdown and watch for signs of water penetration.

Recommendation

Recommend monitoring.

3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Attic Access

Siding, Flashing & Trim: Siding Style
NA

Decks, Balconies, Porches & Steps: Material
Concrete, Wood

Siding, Flashing & Trim: Siding Material
Brick Veneer, Wood

Exterior Doors: Exterior Entry Door
Steel, Glass

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

Asphalt, Pavers

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Deck with Steps

Recommendations

3.1.1 Siding, Flashing & Trim

DIRTY OR STAINED SIDING

One or more areas of the siding were dirty or stained and require cleaning or replacement.

Recommendation

Contact a qualified siding specialist.

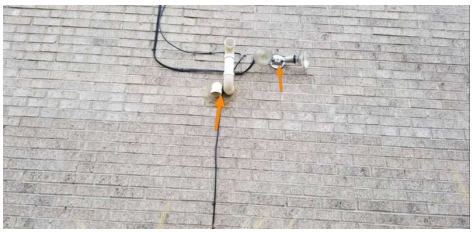
3.1.2 Siding, Flashing & Trim

FAILING PENETRATION SEALANT

Foam sealant should not be left exposed to the sun and elements as UV rays break it down. Recommend replacing the foam with UV resistant sealant.

Recommendation

Contact a qualified siding specialist.



3.1.3 Siding, Flashing & Trim

SPLITTING

Siding shingles was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend monitoring for excessive splitting, in which case a qualified siding contractor should evaluate and repair/replace.

Recommendation

Contact a qualified professional.

3.1.4 Siding, Flashing & Trim

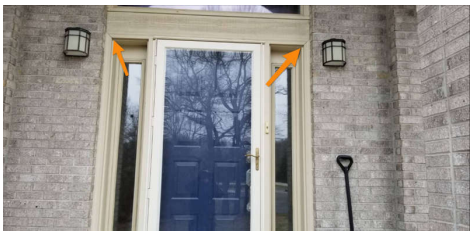
CAULKING REQUIRED

Unsealed penetrations in the siding can allow moisture intrusion which can lead to structural damage and potentially mold.

Recommendation

Contact a qualified professional.







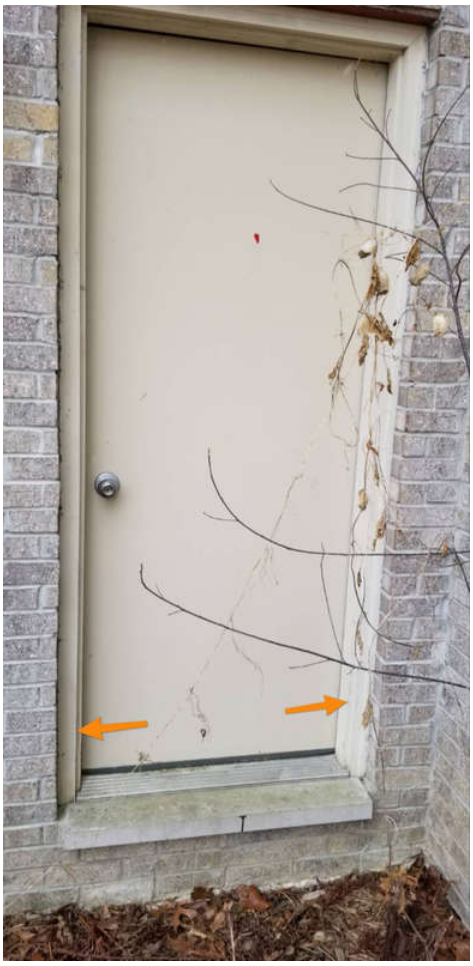

3.1.5 Siding, Flashing & Trim

PAINT PEELING

Peeling paint on the trim requires repainting to protect wood and keep moisture from entering. Water entry can lead to structural damage and mold.

Recommendation

Contact a qualified professional.



3.1.6 Siding, Flashing & Trim

WINDOW & DOOR CAULKING

Window and door caulking needs repair. All windows should be checked for continuous seal in caulking, any holes or cracks should be caulked.

Recommendation

Contact a qualified professional.

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR TO MODERATE

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.

3.3.2 Walkways, Patios & Driveways

CAULK GAP

The gap between the foundation and other structures such as sidewalks, patios and driveways should be caulked to prevent water standing against the foundation and causing damage. Recommend foundation contractor.

Recommendation

Contact a foundation contractor.

3.4.1 Decks, Balconies, Porches & Steps

ALL BRACKET HOLES ARE NOT PROPERLY USED

All bracket holes are to be filled with fasteners to provide proper support as designed.

Recommendation

Contact a qualified deck contractor.



3.4.2 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

One or more deck boards are showing signs of rot. Recommend a qualified deck contractor replace.

Recommendation

Contact a qualified deck contractor.

3.4.3 Decks, Balconies, Porches & Steps

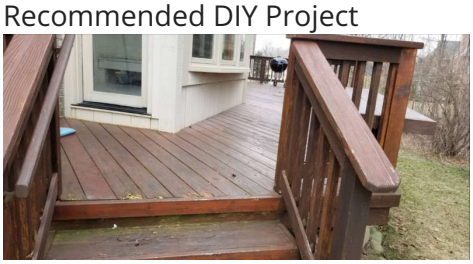
DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

Here is a helpful article on staining & sealing your deck.

Recommendation

Recommended DIY Project




3.4.4 Decks, Balconies, Porches & Steps

NO RAILINGS PRESENT

Steps are required to have railings and these should be added immediately. Recommend Carpenter Render safe.

Recommendation

Contact a qualified carpenter.

3.4.5 Decks, Balconies, Porches & Steps

POSTS AND RAILING TOPS NOT PROPERLY ANGLED

Current post and/or railing construction does not provide proper water shedding. Posts and railing tops should be cut at angles to shed water. Holding water can cause water damage and premature rotting of critical deck components. Recommend adding water-shedding post caps or cut angle into top. Railings can be capped, cut or replaced to properly shed water.

Recommendation

Contact a handyman or DIY project

3.4.6 Decks, Balconies, Porches & Steps

NO BACK REST

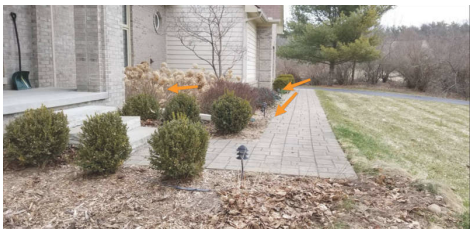
Fall hazard exists with no back rest or railing sytstem.

Recommendation

Contact a qualified deck contractor.

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING OR FLAT



Grading is sloping towards the home or flat (no grading) in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaping contractor

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION TOO CLOSE TO HOME

Vegetation that is close to the siding can hold moisture against the home and encourage moss and algae growth as well as structural damage. Recommend moving shrubbery and plants 18" from home.

Recommendation

Contact a qualified professional.

3.6.3 Vegetation, Grading, Drainage & Retaining Walls

SUMP DRAINS TOO CLOSE TO THE FOUNDATION

The sump drains too close to the foundation. All water should be directed 6-8 feet from the foundation to prevent water entry and structural damage.

Recommendation

Contact a qualified plumbing contractor.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
4.1	Foundation	X			
4.2	Basements & Crawlspaces	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			X
4.5	Ceiling Structure	X			X
4.6	Pillars & Supports	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Attic Access

Floor Structure: Material
Wood I-Joists

Floor Structure: Sub-floor
Particle Board

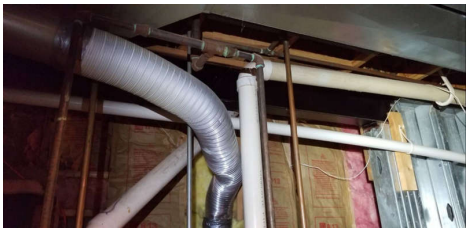
Floor Structure: Basement/Crawlspace Floor
Concrete

Ceiling Structure: Drop Ceiling

Ceiling Structure: Drywall

Foundation: Material
Metal Framing and Insulation Board

Pillars & Supports: Pictures

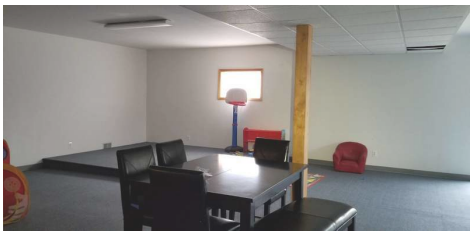


Limitations

Foundation

FOUNDATION COVERED

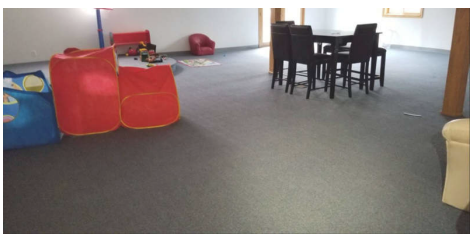
Over 90% of the foundation is covered with drywall and insulation covering limiting the ability to evaluate the foundation completely. Only able to verify a small amount of the foundation.



Floor Structure

FLOOR IS FINISHED

A finished floor limits visualization of the basement flooring so that the inspections limited to readily observable areas.



Pillars & Supports

FINISHED

Many pillars and supports were not visible and could not be assessed.

Recommendations

4.4.1 Wall Structure

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation

Recommended DIY Project

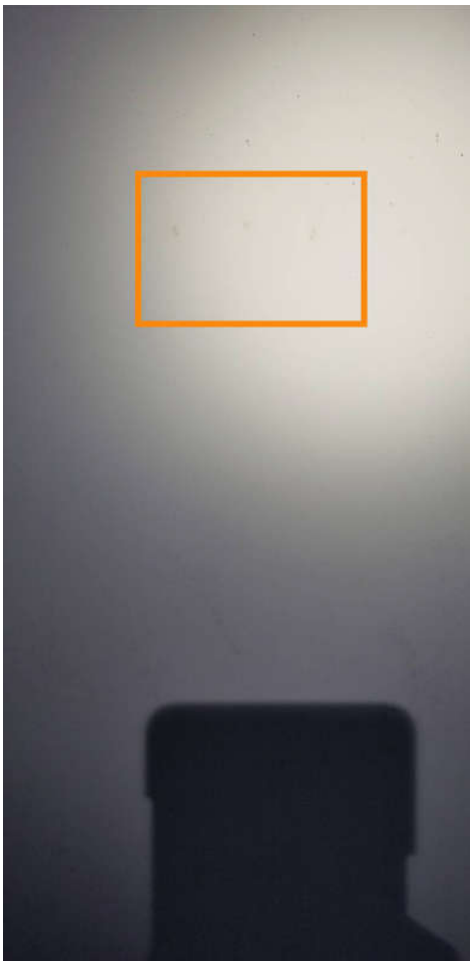
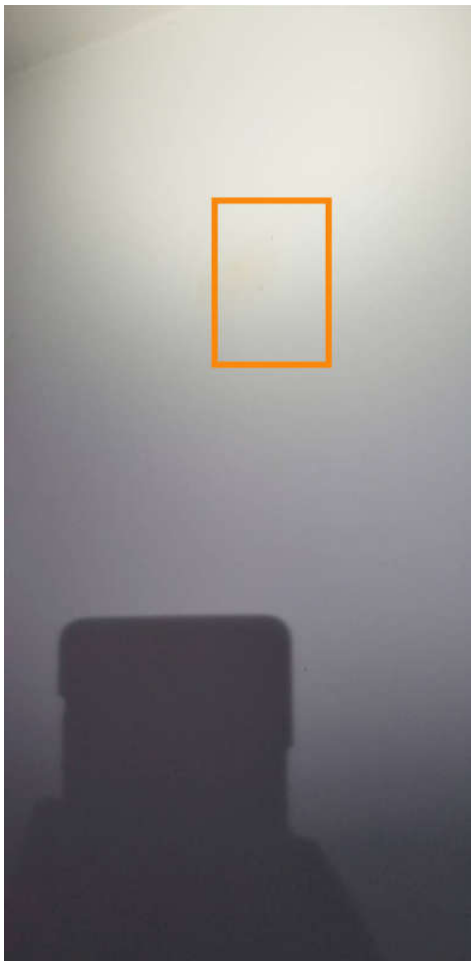
4.4.2 Wall Structure

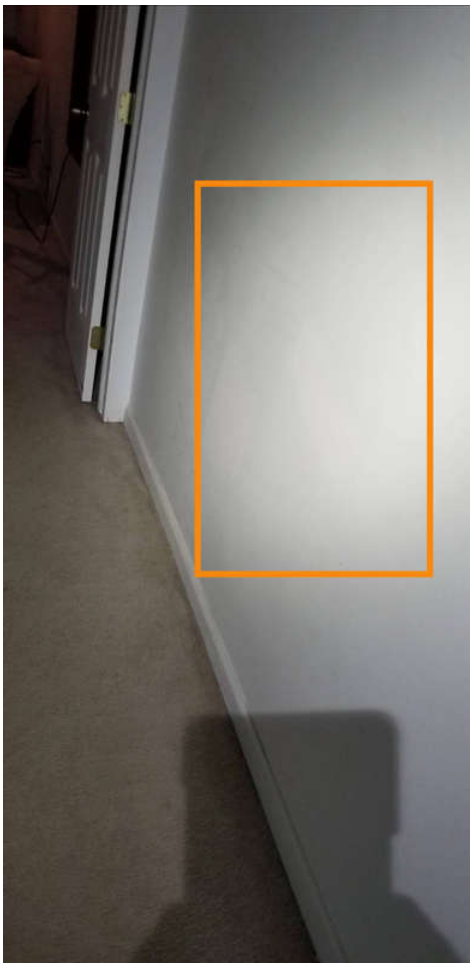
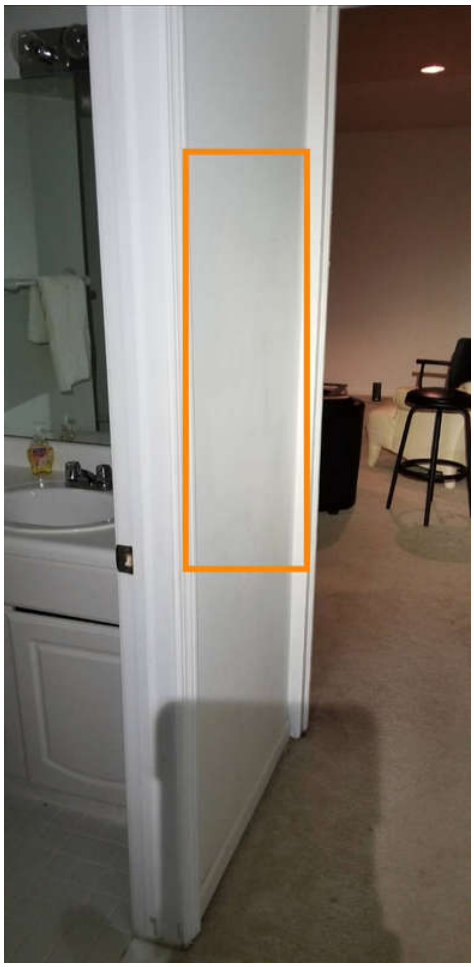
WALL PATCHING NEEDS PAINT

The were several areas throughout the basement with patches that require additional work and or paint and some areas that were not covered adequately when painted. Recommend finishing any patches and repainting the basement.

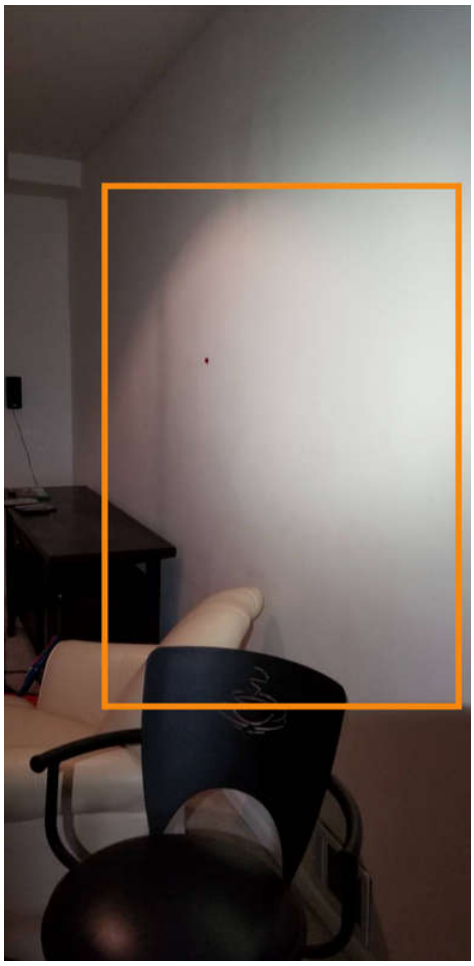
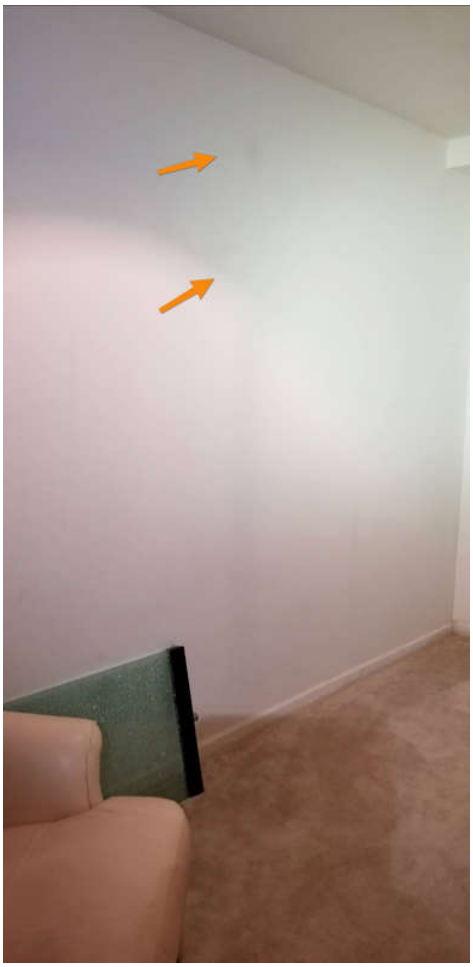
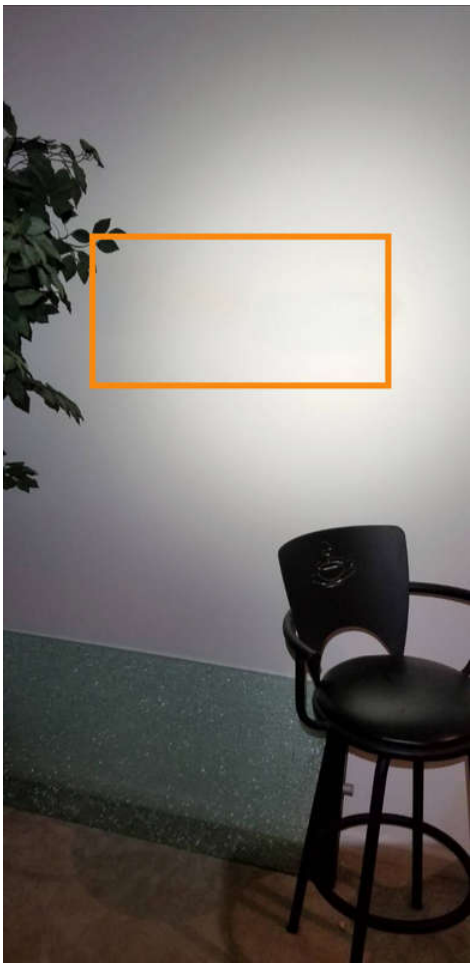
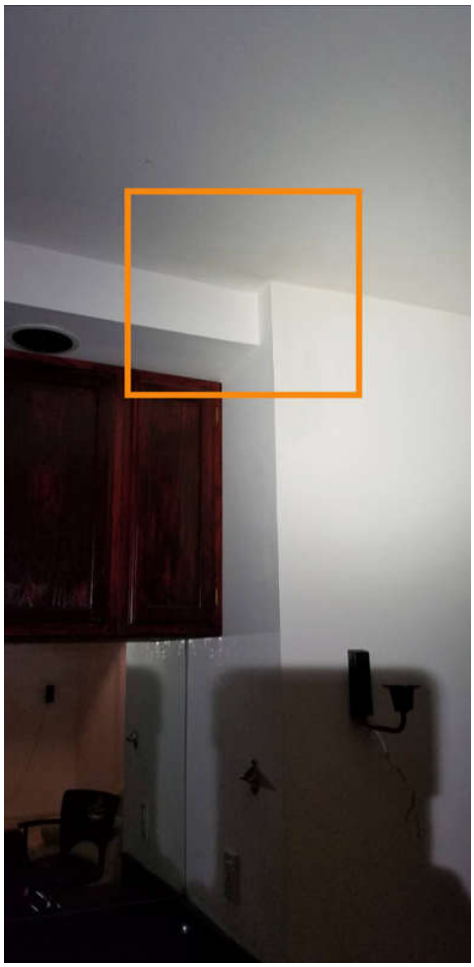
Recommendation

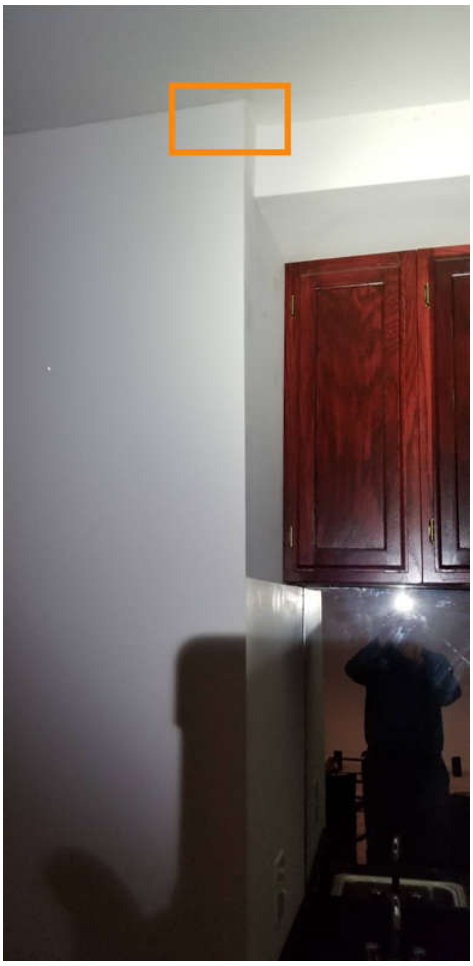
Contact a qualified painter.

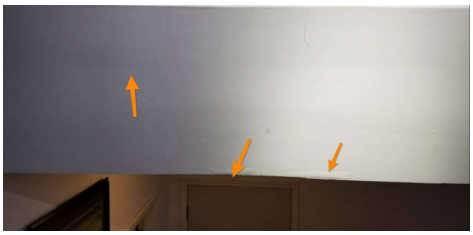










4.5.1 Ceiling Structure

EVIDENCE OF PREVIOUS WATER LEAK

The plumbing has leaked in this location but does not appear to be doing so now. Recommend replacing the ceiling tiles and monitoring the area.

Recommendation

Recommend monitoring.

4.5.2 Ceiling Structure

PAINT AND PATCH

As with the walls there were patched areas that were not properly finished and areas that were not adequately covered when painted. Recommend finishing properly and repainting the entire ceiling.

Recommendation

Contact a qualified professional.

5: HEATING

		IN	NI	NP	R
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	Gas/LP Firelogs & Fireplaces		X		
5.6	Presence of Installed Heat Source in Each Room	X			

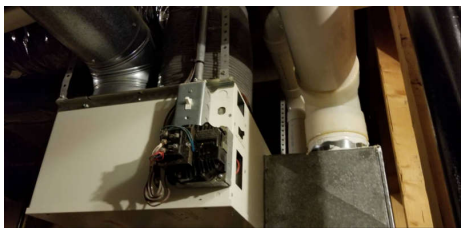
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Equipment: Heat Type
Forced Air

Vents, Flues & Chimneys: Pictures

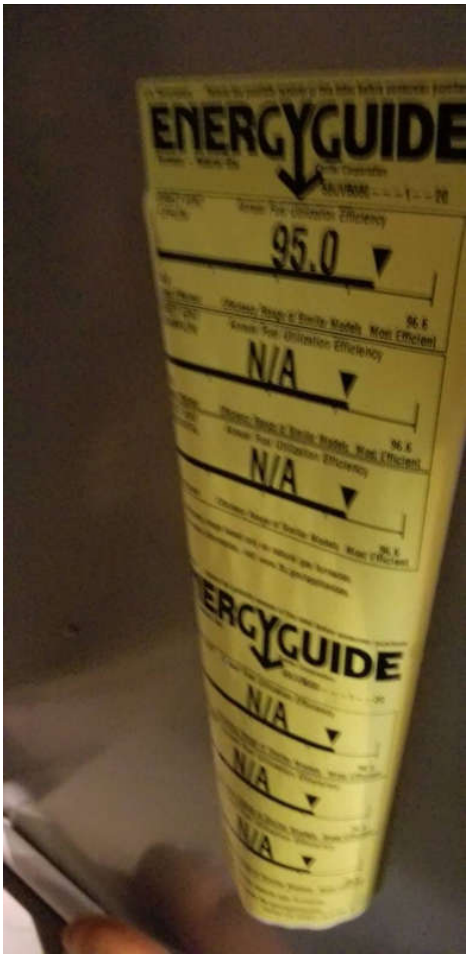
Vents, Flues & Chimneys: Energy Recovery Ventilation System Present



AFUE Rating

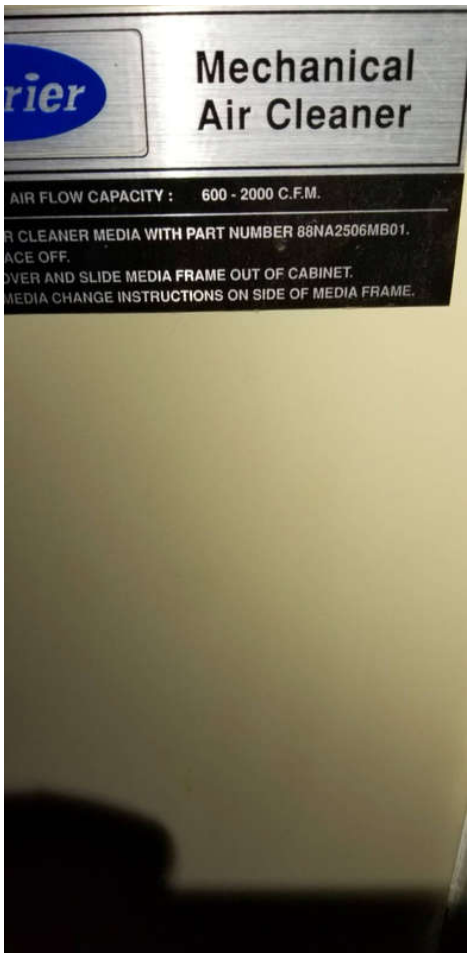
95

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

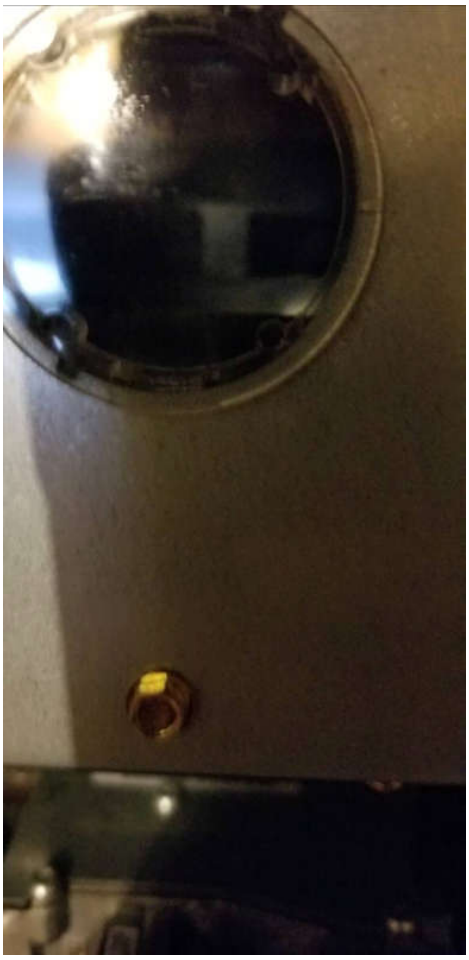


Equipment: **Brand**

Carrier, International Comfort, Interthermal

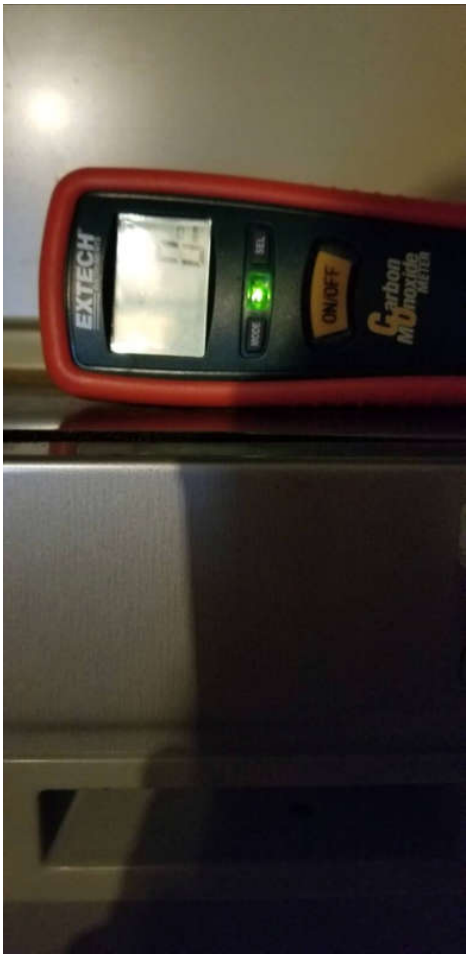

Mechanical
Air Cleaner
AIR FLOW CAPACITY : 600 - 2000 C.F.M.
R CLEANER MEDIA WITH PART NUMBER 88NA2506MB01.
ACE OFF.
OVER AND SLIDE MEDIA FRAME OUT OF CABINET.
MEDIA CHANGE INSTRUCTIONS ON SIDE OF MEDIA FRAME.

Equipment: **Energy Source**
Natural Gas



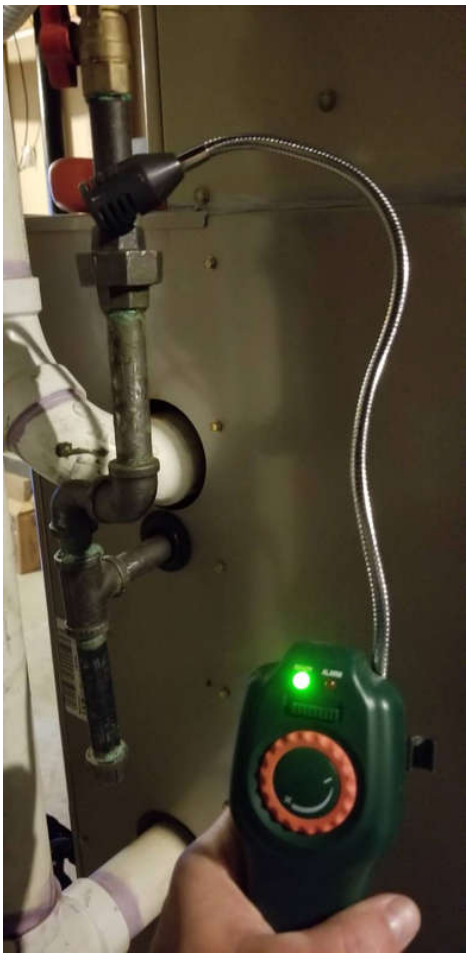
Equipment: Carbon Monoxide Test

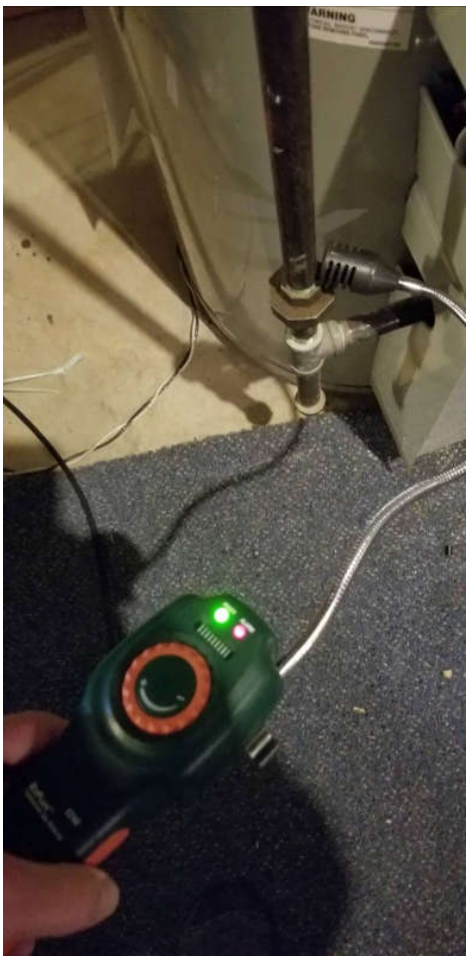
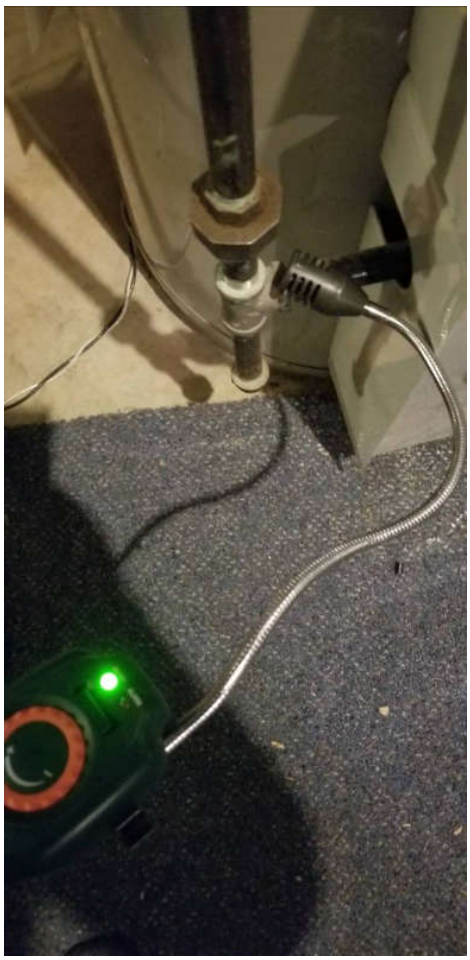
Negative at time of inspection.

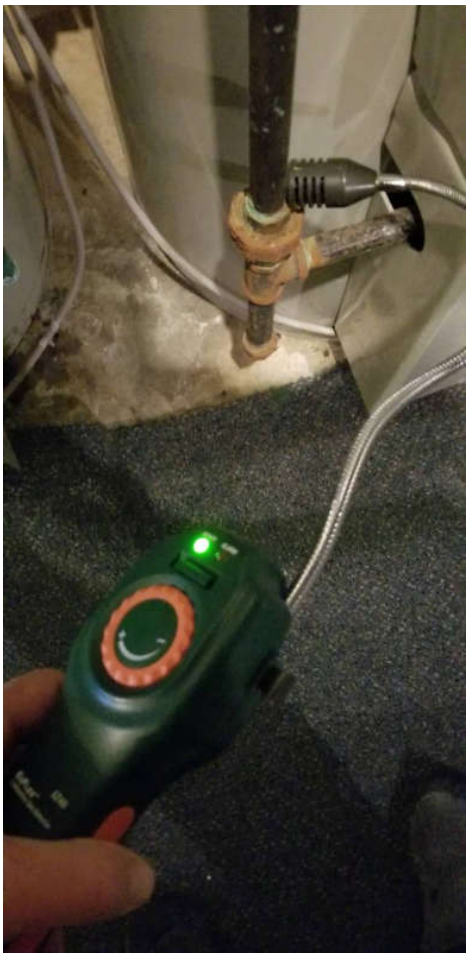


Equipment: Gas Leak Test

Negative at time of inspection

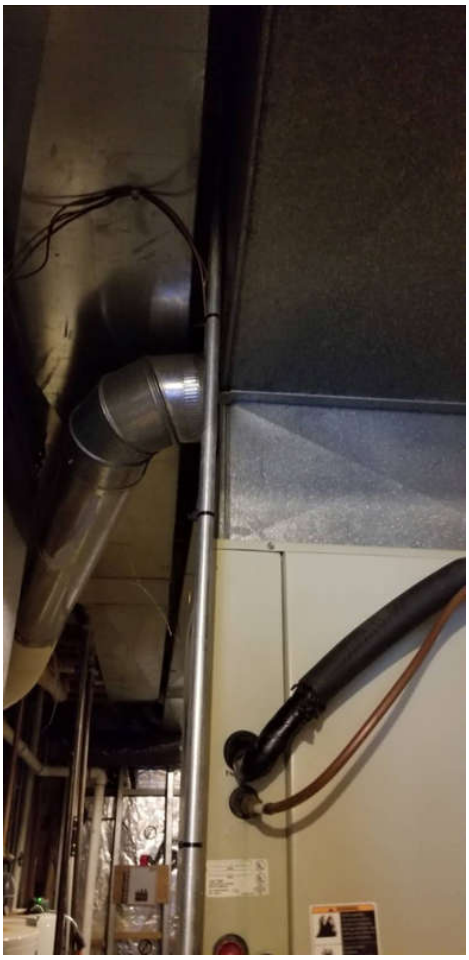


Distribution Systems: Ductwork

Non-insulated



Gas/LP Firelogs & Fireplaces: Picture

There was a gas shut off valve located in the floor and the unit was not lit so it was not assessed the day of the inspection.

Recommendations

5.1.1 Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

Here is a resource on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

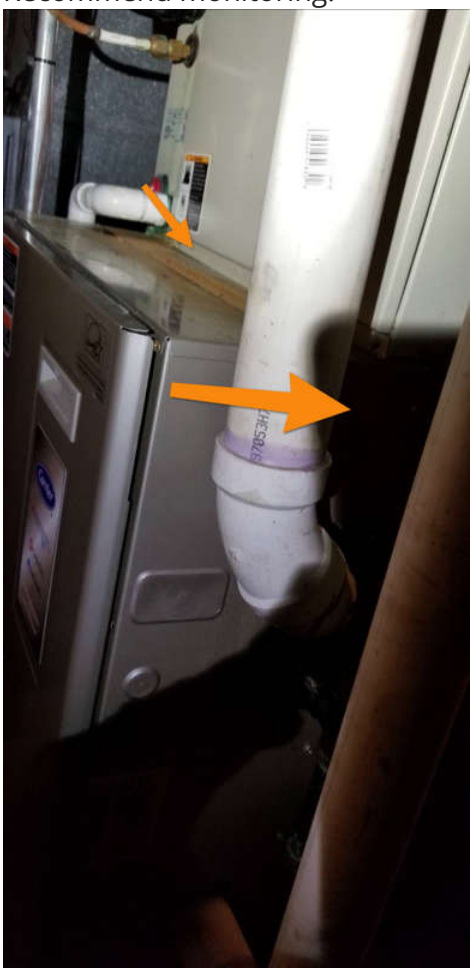
5.1.2 Equipment

EVIDENCE OF PREVIOUS WATER LEAK

Possibly A coil or drain line. Monitor and have it assessed when you have the furnace serviced the first time. Recommend service before running AC.

Recommendation

Recommend monitoring.



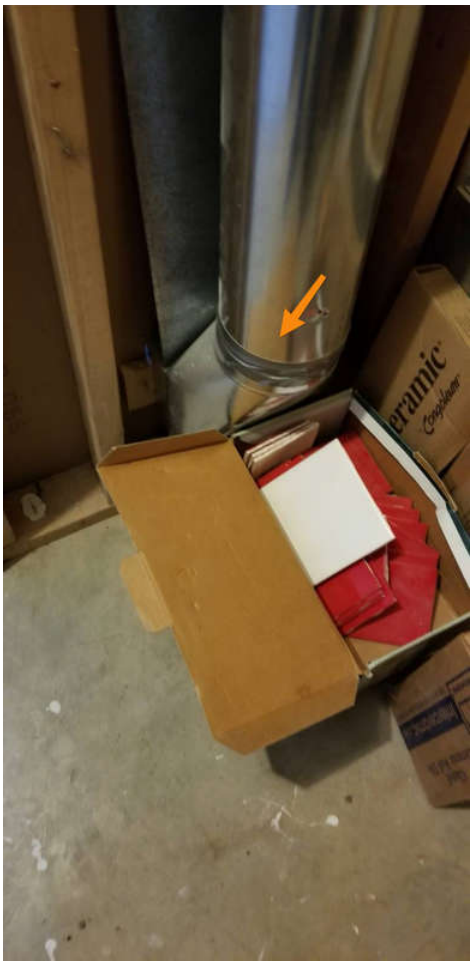
5.3.1 Distribution Systems

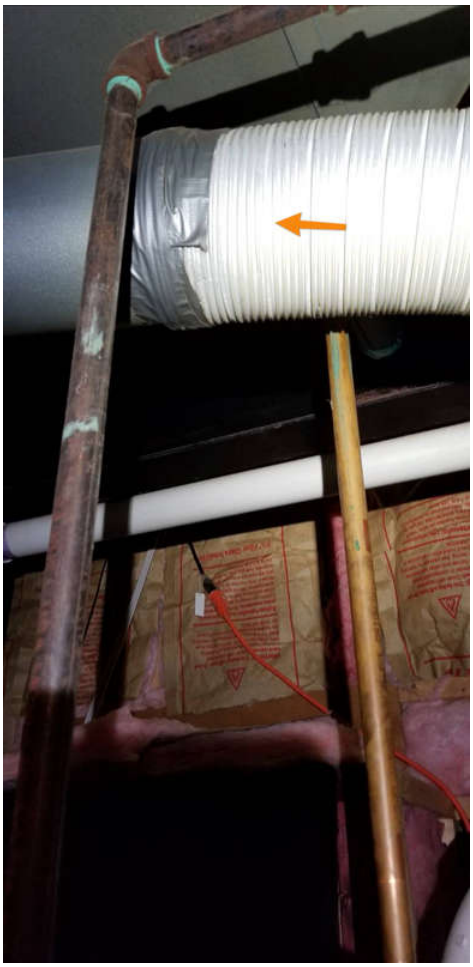
DUCTS SEALED WITH DUCT TAPE

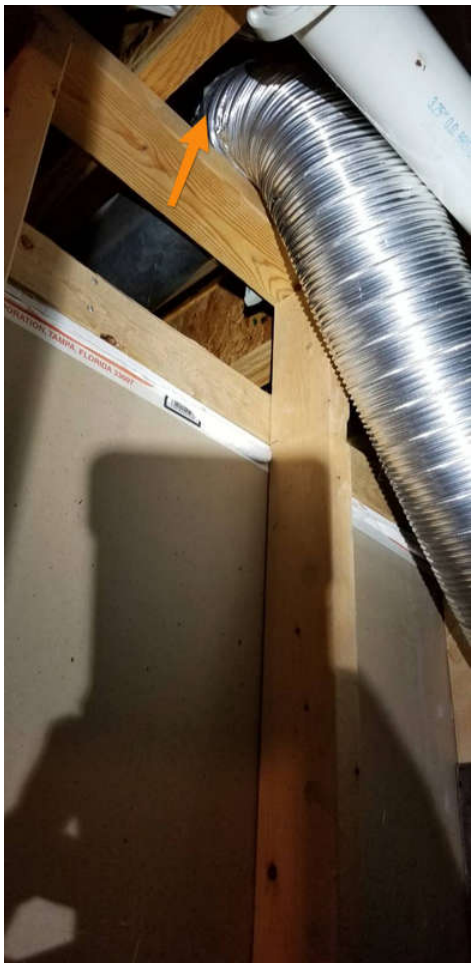
HVAC ducts should not be sealed with duct tape. Recommend having these joints sealed with the proper HVAC tape by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.





6: COOLING

		IN	NI	NP	R
6.1	Cooling Equipment	X			X
6.2	Normal Operating Controls		X		
6.3	Distribution System	X			
6.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Shut off

Cooling Equipment: Energy Source/Type
Central Air Conditioner

Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Central

Cooling Equipment: **Brand**

Carrier

Cooling Equipment: **SEER Rating**

9 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Limitations

Normal Operating Controls

TOO COLD OUTSIDE TO OPERATE THE UNIT SAFELY.

Recommendations

6.1.1 Cooling Equipment

AIR CONDITIONING UNIT APPEARS TO BE OLDER

Unit appears to possibly be original when home was built. Older units of this nature are near the end of their serviceable life.

Recommendation

Recommend monitoring.

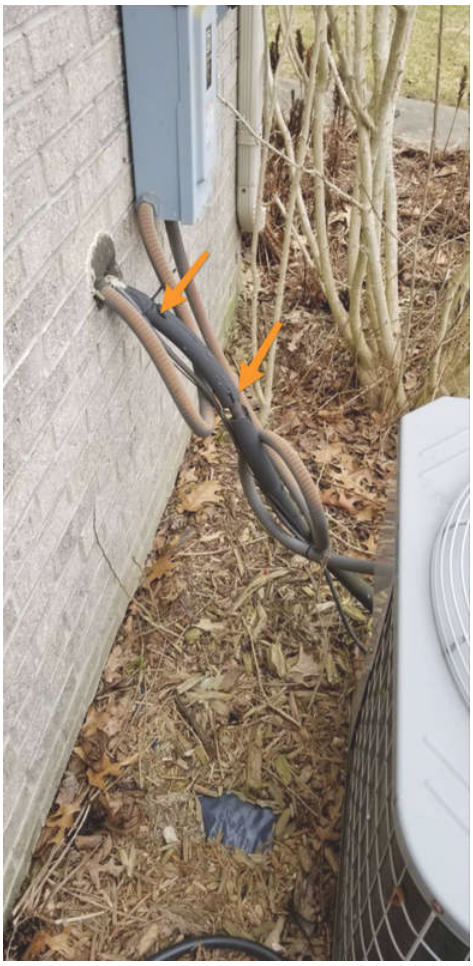
6.1.2 Cooling Equipment

INSULATION MISSING OR DAMAGED

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



7: PLUMBING

		IN	NI	NP	R
7.1	Main Water Shut-off Device	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			
7.6	Sump Pump	X			
7.7	Blackwater Grinder/Pump	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Source
Well

Main Water Shut-off Device: Location
Basement

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 2"

Drain, Waste, & Vent Systems: Material
PVC

Water Supply, Distribution Systems & Fixtures: Distribution Material
Galvanized, Poly

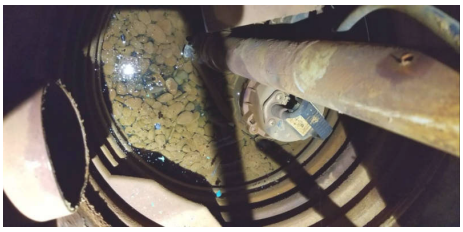
Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

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

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

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

Sump Pump: Location
Basement



Blackwater Grinder/Pump: Picture

Filters

Sediment Filter, Water Softner

Change all filters and add salt

Recommend changing out filters and topping off salt when you take posession.

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

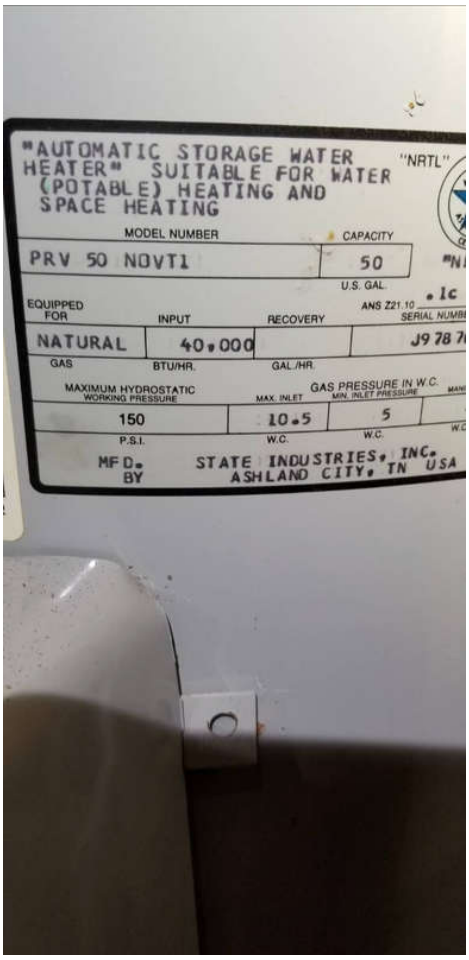
State

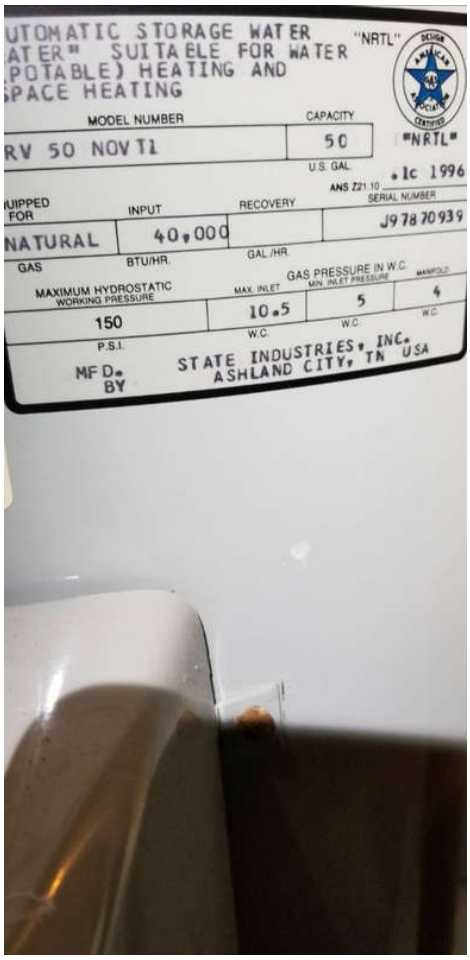
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons





Recommendations

7.3.1 Water Supply, Distribution Systems & Fixtures

GALVANIZED WATER SUPPLY

These pipes build up with sediment on the inside, making the inside diameter of the pipe smaller and smaller. These pipes also corrode at the joints, which can lead to leaks.

When faucets are unused for a period of time, you will need to run the water and let the sediment run out.

For clothes washing you may consider adding a water softener with a sediment filter before.

For drinking water, consider adding an inline quality filter such as reverse osmosis or carbon filter.

Recommendation

Contact a qualified plumbing contractor.

7.3.2 Water Supply, Distribution Systems & Fixtures

WATER PRESSURE LOW AT SOME FIXTURES AND UPSTAIRS

Replace or clean with mineral remover all fixtures where water pressure is low as they likely have filled with minerals or sediments (galvanized pipes at bladder tank). This can contribute to hygiene issues. Recommend evaluation and repair by a plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

7.4.1 Hot Water Systems, Controls, Flues & Vents

BONDING

Water heater is not properly bonded. Recommend adding bonding by electrical contractor.

Electrical bonding ensures that all conductive surfaces have the same electrical potential as the Earth. This eliminates the risk of an electrical shock, if you should come in contact with a device with an insulation fault.

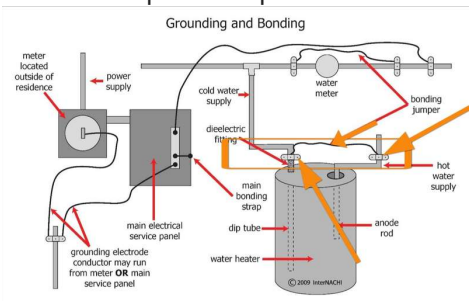
Bonding is when all metallic objects in a building or a particular room are joined together electrically to protect against electric shock.

In the case of a failure in the electrical insulation, all the metal objects would have an equal electrical potential. So, even if the earth ground connection is lost, you will still be protected from dangerous differences in potential. It is the differences in potential that cause an electrical shock.

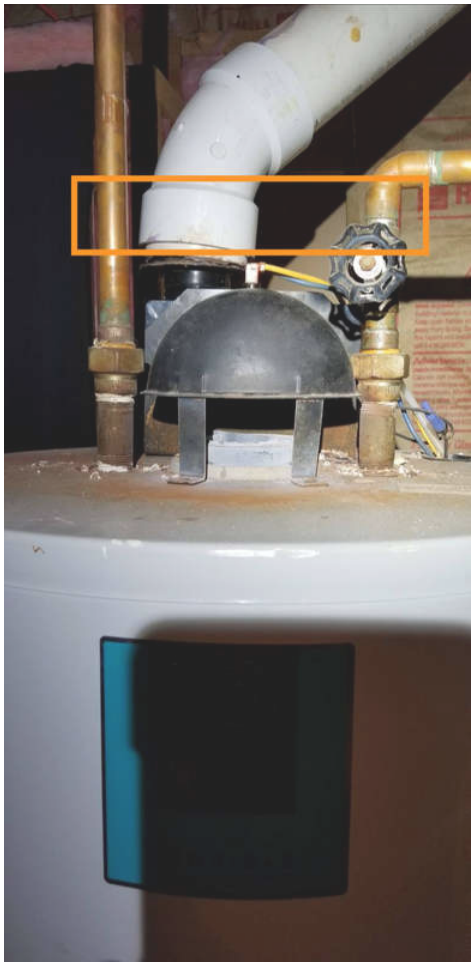
Examples of objects that could be bonded include heating and cooling ducts, gas piping and water pipes, as well as metal parts of a building that are exposed such as metal stairs, rails and platforms.

Recommendation

Contact a qualified professional.



ORANGE ARROWS AND BOX



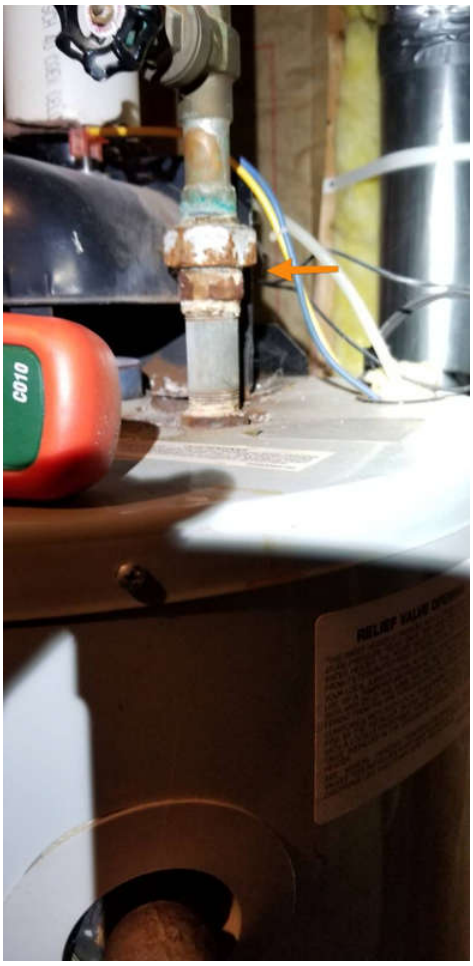
7.4.2 Hot Water Systems, Controls, Flues & Vents

DIELECTRIC UNION MODERATE COROSSION

Dielectric union corrosion can lead to leaks that can do structural damage and mold. Recommend plumbing contractor replace dielectric unions.

Recommendation

Contact a qualified plumbing contractor.



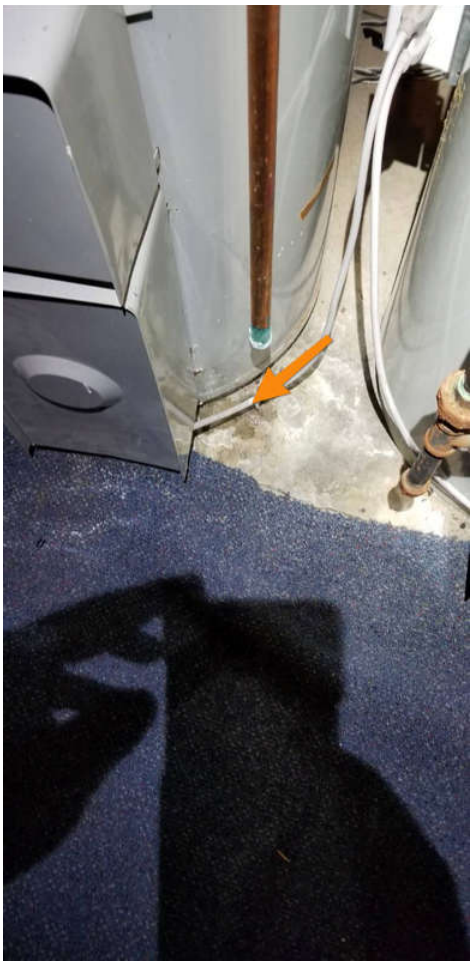

7.4.3 Hot Water Systems, Controls, Flues & Vents

TPR VALVE

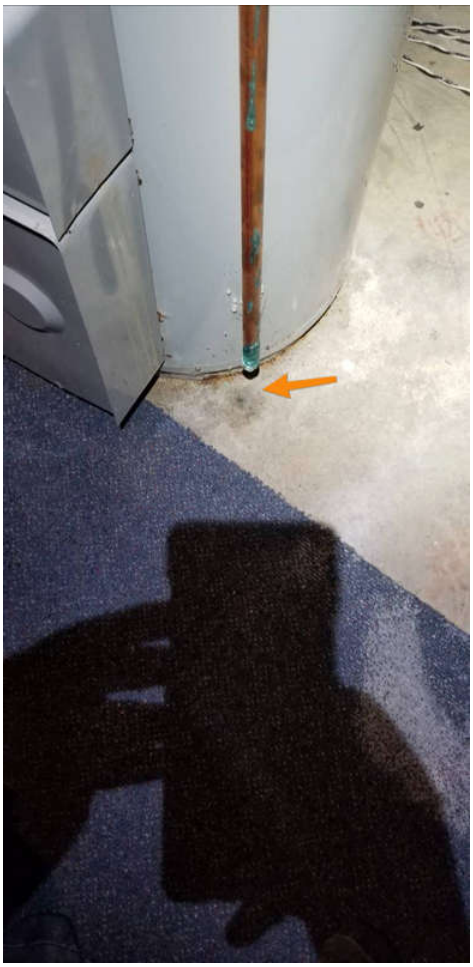
Temperature Pressure Relief valve protects the tank from getting over-hot or over-pressurized by automatically opening when it exceeds safe temperature or pressure. It is imperative these are operating properly. Recommend the TPR valve be replaced immediately.

Recommendation

Contact a qualified plumbing contractor.

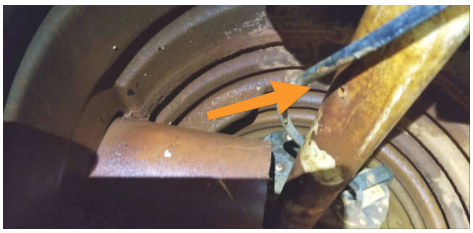



RELIEF VALVE OPENING



7.6.1 Sump Pump

WEEP HOLE IS SET HIGH



Sprayed water on inspector when testing with lid off

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

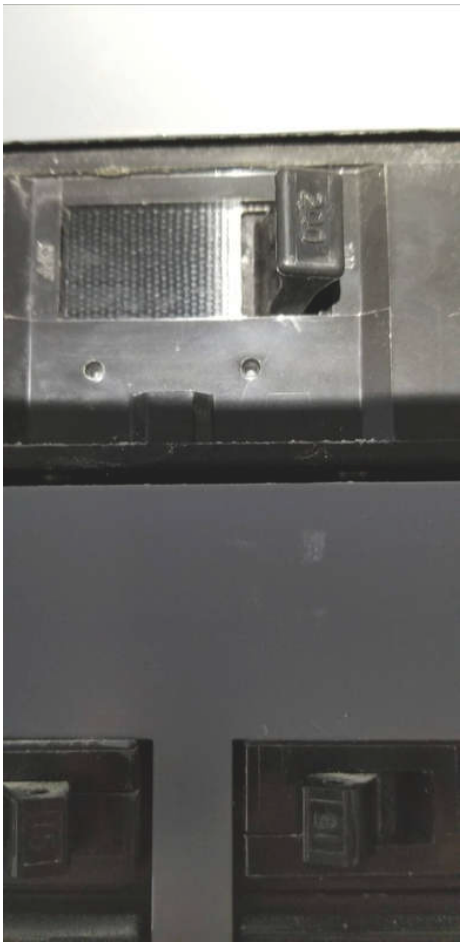
		IN	NI	NP	R
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			X
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

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

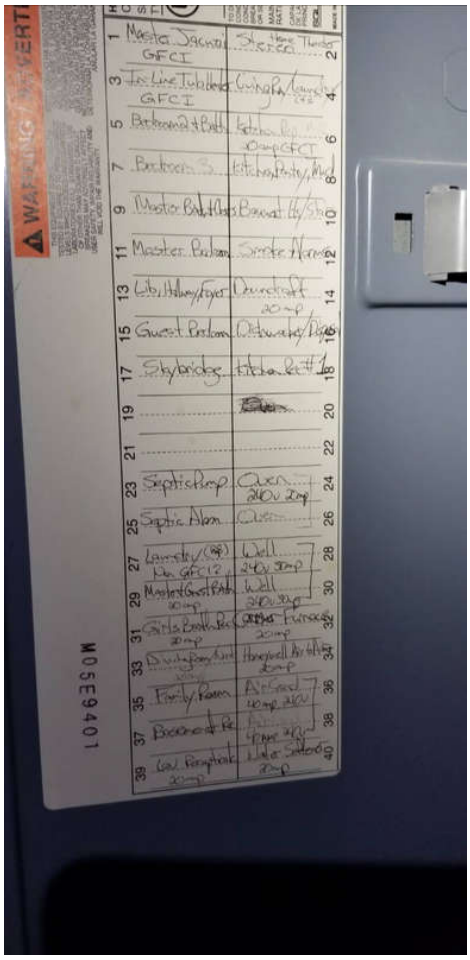
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
No Sub-panel

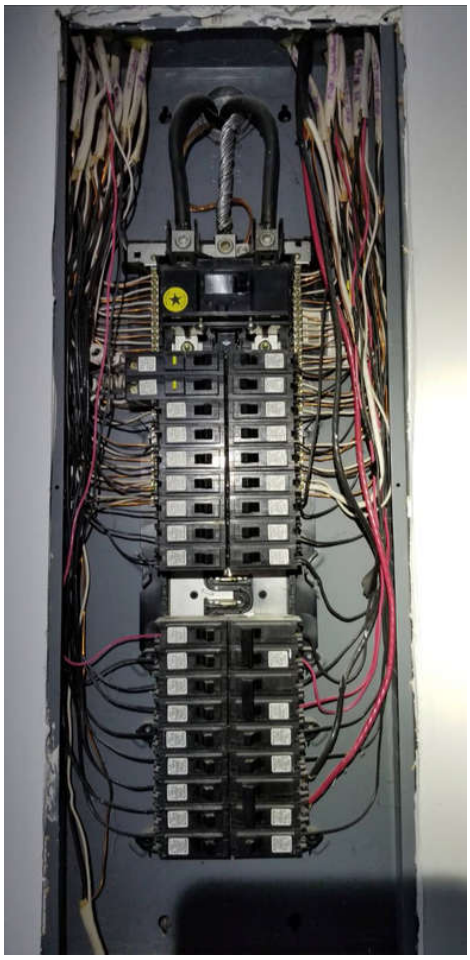
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Basement





Recommendations

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

KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

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

NO IDENTIFIABLE BONDING SCREW

The panel should be bonded to the grounding and no GREEN bonding screw was identifiable. Recommend evaluation and repair by an electrical contractor.

Bonding is when all metallic objects in a building or a particular room are joined together electrically to protect against electric shock.

In the case of a failure in the electrical insulation, all the metal objects would have an equal electrical potential. So, even if the earth ground connection is lost, you will still be protected from dangerous differences in potential. It is the differences in potential that cause an electrical shock.

Examples of objects that could be bonded include heating and cooling ducts, gas piping and water pipes, as well as metal parts of a building that are exposed such as metal stairs, rails and platforms.

If you are in contact with a metal object that is connected to remote earth, and then touch a non-earthed metal casing of an electrical device, you are at risk of electric shock if that device happens to have a fault.

When all metal objects are electrically connected, they are all at an equal potential. So, it is then impossible to get a shock when touching two earthed objects at the same time.

Bonding is especially important in areas where electricity and water have to work together such as decorative fountains, swimming pools and bathrooms. In fountains and pools, metallic objects (except for power circuit conductors) over a certain size have to be bonded to make sure all conductors have equal potential, and do not provide a conductive path that can become hazardous.

Recommendation

Contact a qualified professional.

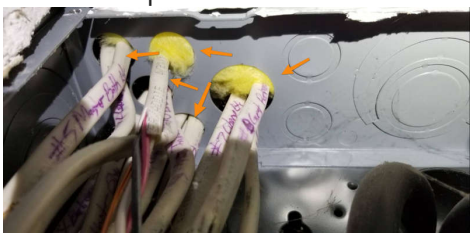
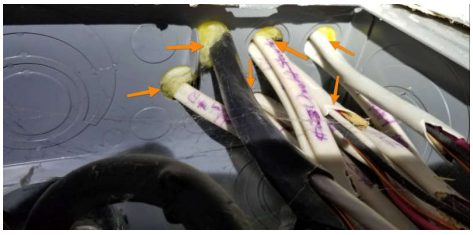
8.2.3 Main & Subpanels, Service & Grounding, Main Overcurrent Device

NO GROMETS AROUND WIRE ENTRY

The grommets at wire entry protect wires from the metal edge cutting into them and should have been installed when the panel was placed. Recommend electrical contractor adding grommets to prevent wire damage and shock hazard.

Recommendation

Contact a qualified electrical contractor.


8.4.1 Lighting Fixtures, Switches & Receptacles

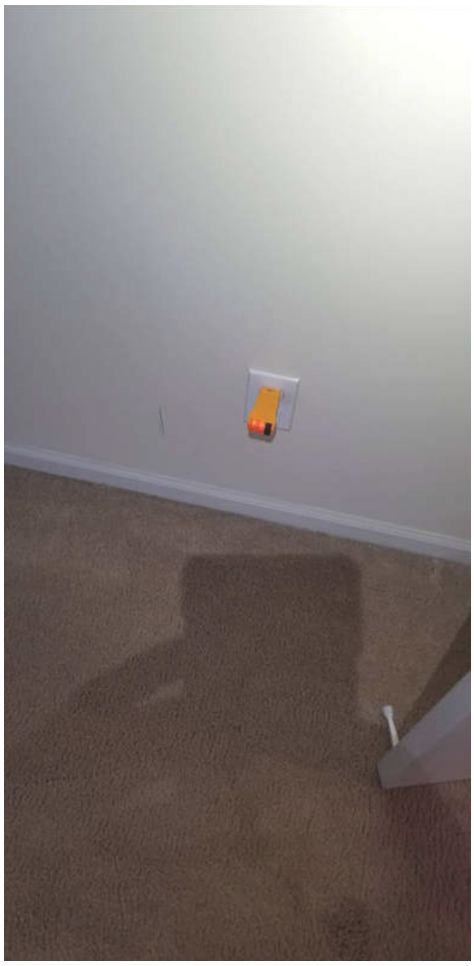
LOOSE OUTLET

Loose outlets can be pulled out and present a shock hazard. Recommend properly securing of electrical outlets by an electrical contractor.

Recommendation

Contact a qualified electrical contractor.

Southwest Corner in Living Room



Master Bedroom Northeast

8.7.1 Carbon Monoxide Detectors

NOT PRESENT IN ALL RECOMMENDED AREAS

Carbon monoxide is an odorless and deadly gas and every home should have CO detectors to protect the lives of the occupants. Recommend on every floor and per code.

Recommendation

Contact a qualified electrical contractor.

8.7.2 Carbon Monoxide Detectors

RECOMMEND ADDING AN EXPLOSIVE GAS DETECTOR

An explosive gas detector is recommended near the furnace room.

Recommendation

Contact a qualified electrical contractor.

9: ATTIC, INSULATION & VENTILATION

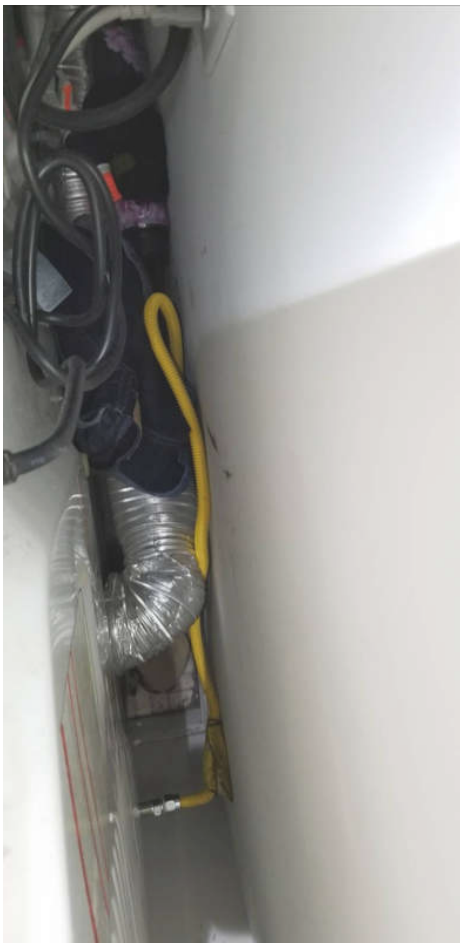
		IN	NI	NP	R
9.1	Attic Insulation	X			X
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			X
9.5	Interior Decking and Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dryer Power Source
Gas

Dryer Vent
Metal (Flex)



Flooring Insulation
None

Attic Insulation: R-value
30

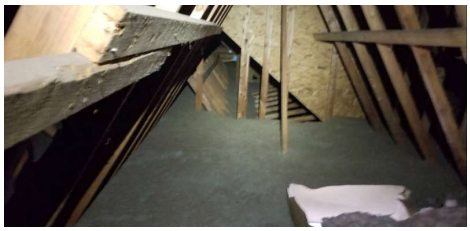
Attic Insulation: Insulation Type
Cellulose, Blown

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Exhaust Systems: Exhaust Fans
Fan Only

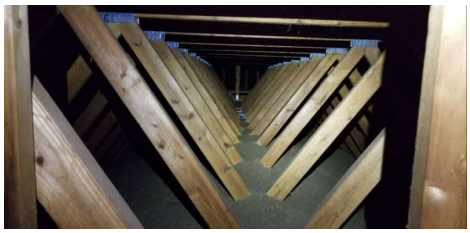
Interior Decking and Structure : Pictures

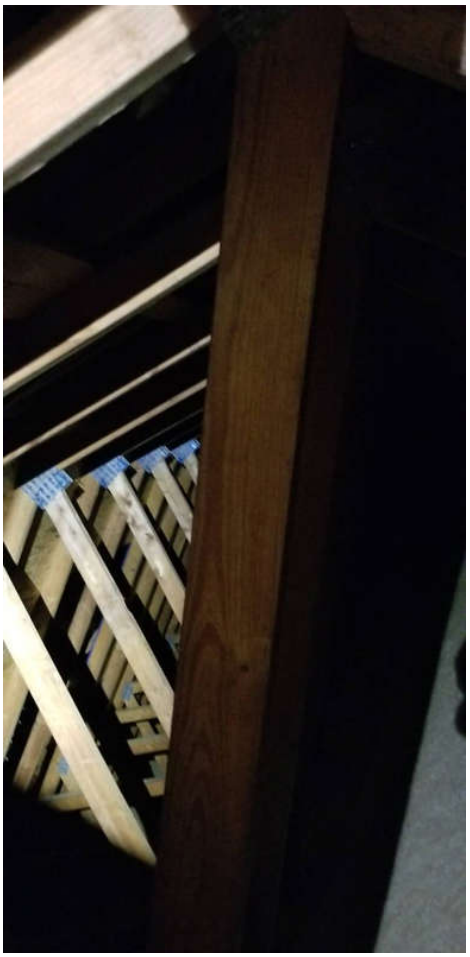
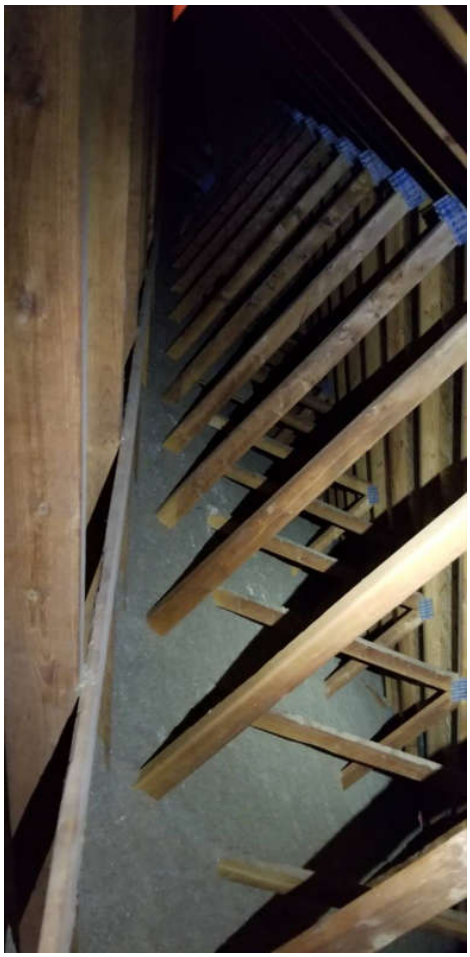


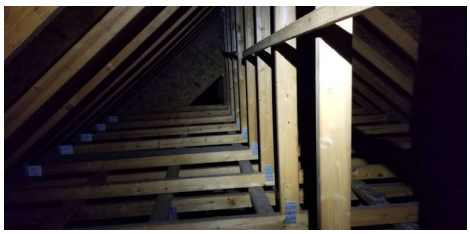
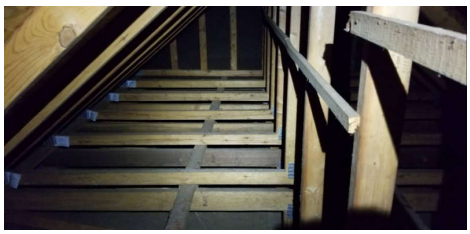
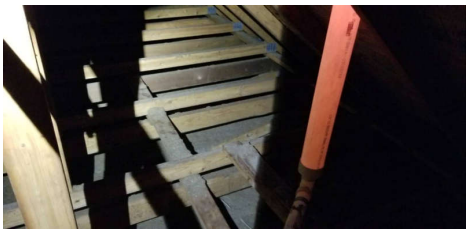








Recommendations

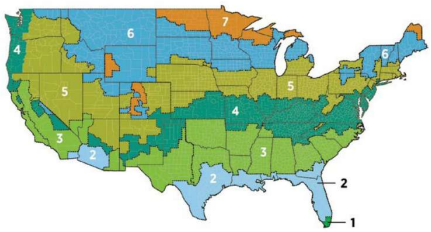
9.1.1 Attic Insulation

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



	ADD INSULATION TO ATTIC		
Zone	Uninsulated Attic	Existing 3-4 Inches of Insulation	Floor
1	R30 to R49	R25 to R30	R13
2	R30 to R60	R25 to R38	R13 to R19
3	R30 to R60	R25 to R38	R19 to R25
4	R38 to R60	R38	R25 to R30
5	R49 to R60	R38 to R49	R25 to R30

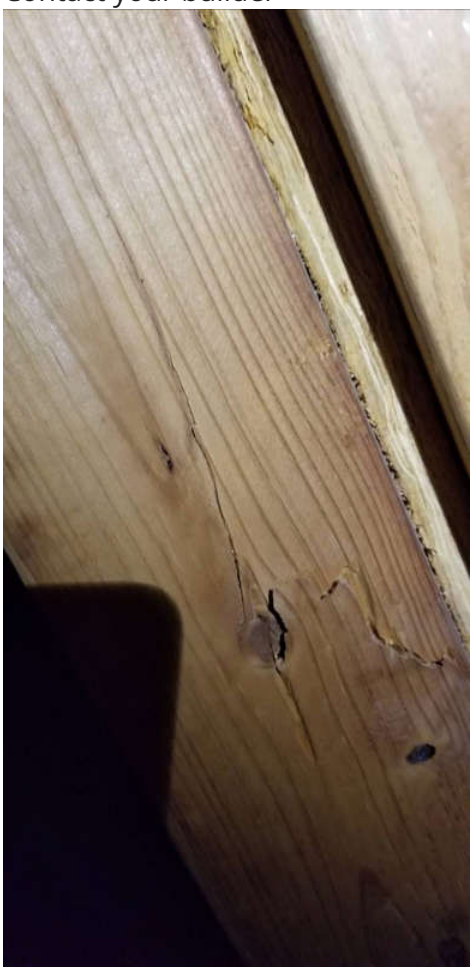
9.5.1 Interior Decking and Structure

BROKEN SUPPORT MEMBER

There is a broken support member on the North side of the highest peak. Recommend evaluation and repair by a licensed builder.

Recommendation

Contact your builder



East Attic Upper Peak Highest on North side

Other side of broken member

10: DOORS, WINDOWS & INTERIOR

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Windows: Window Type
Casement

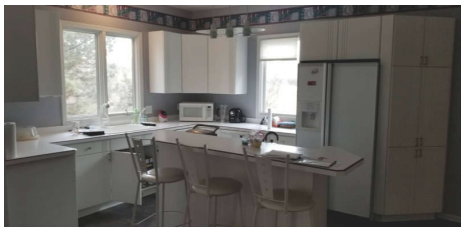
Windows: Window Manufacturer
Hurd

Floors: Floor Coverings
Hardwood, Carpet, Tile, Vinyl

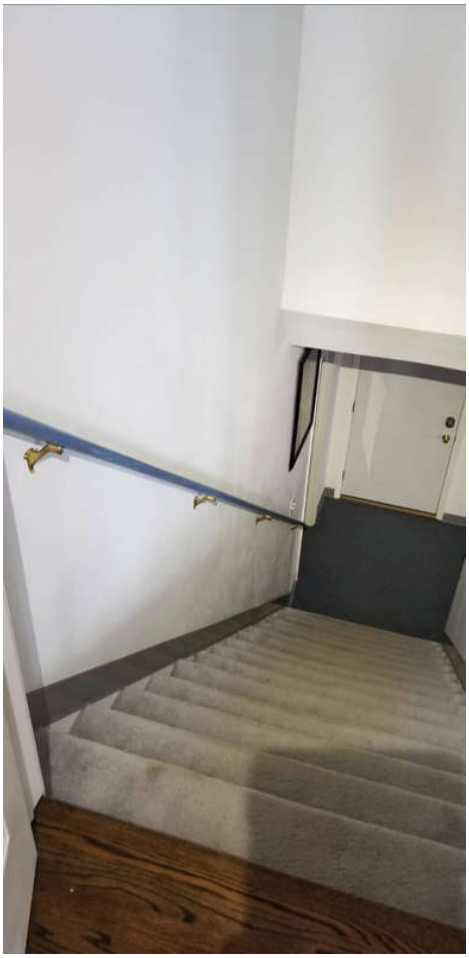
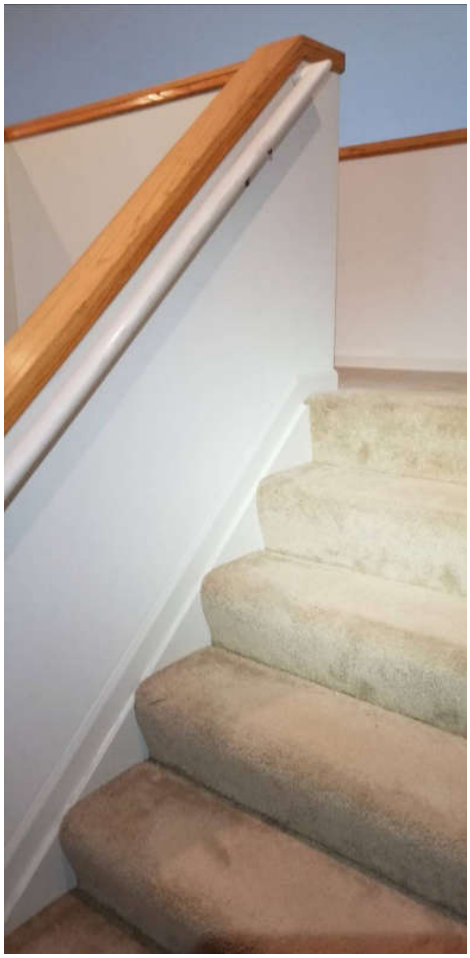
Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood



Steps, Stairways & Railings: Pictures


Countertops & Cabinets: Countertop Material

Laminate, Marble


Recommendations

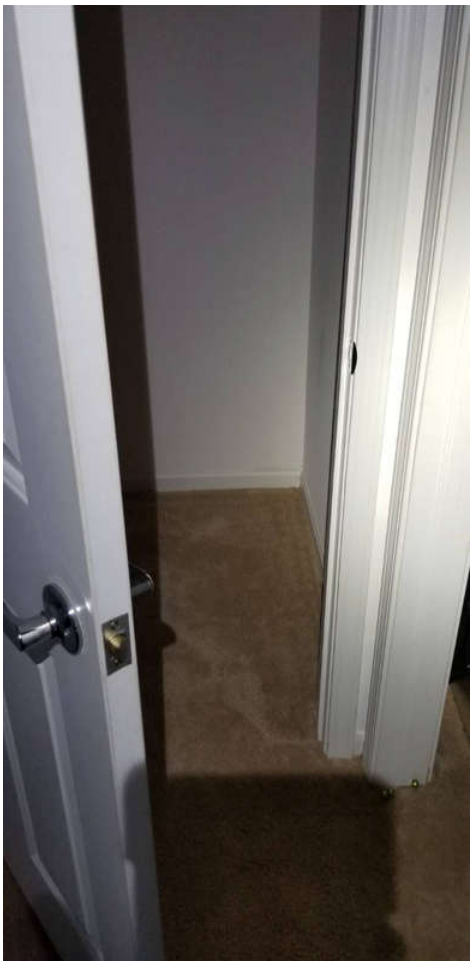
10.1.1 Doors

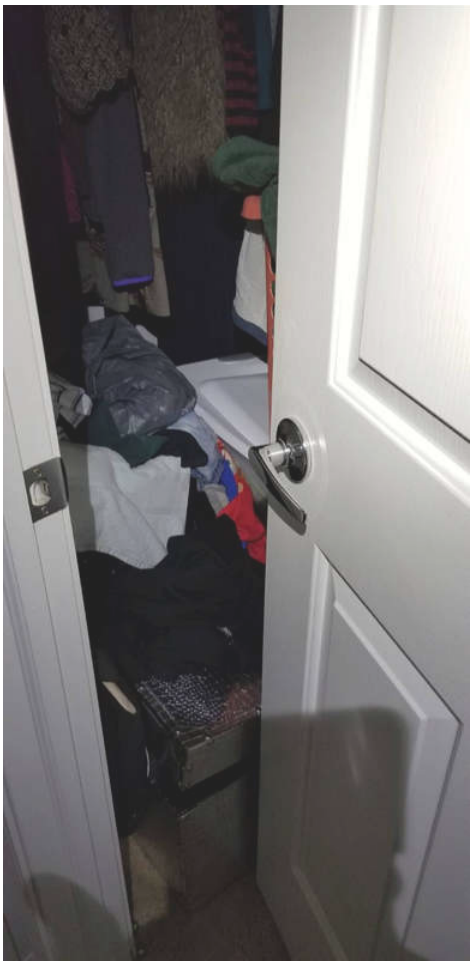
DOOR DOESN'T LATCH

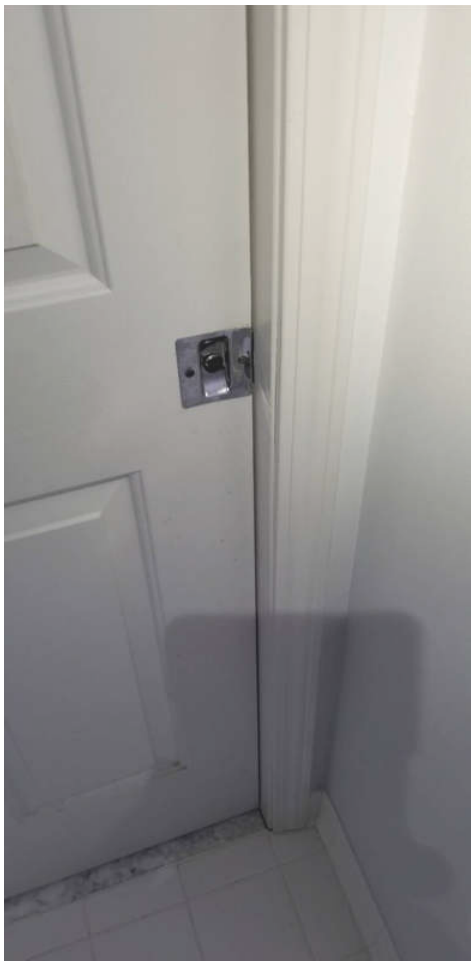
Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

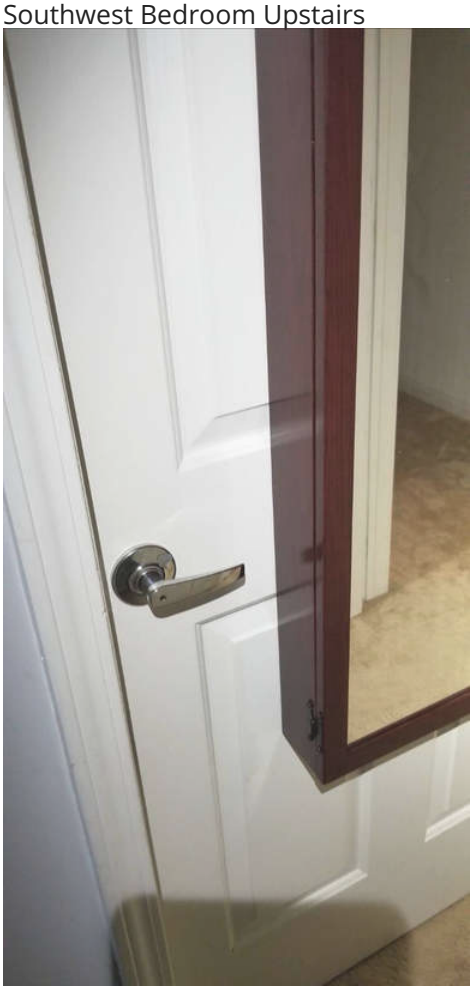
Recommendation

Contact a qualified handyman.


Southwest Bedroom Upstairs


Southwest Bedroom Closet


Southwest Bedroom Bathroom


Southeast Bedroom Closet

10.1.2 Doors

SCRATCH

Scratched door surface. Recommend fixing the door mechanical part that is causing the scratch and repairing the door by a door repair and installation contractor.

Recommendation

Contact a qualified door repair/installation contractor.

Master Bedroom Closet

10.1.3 Doors

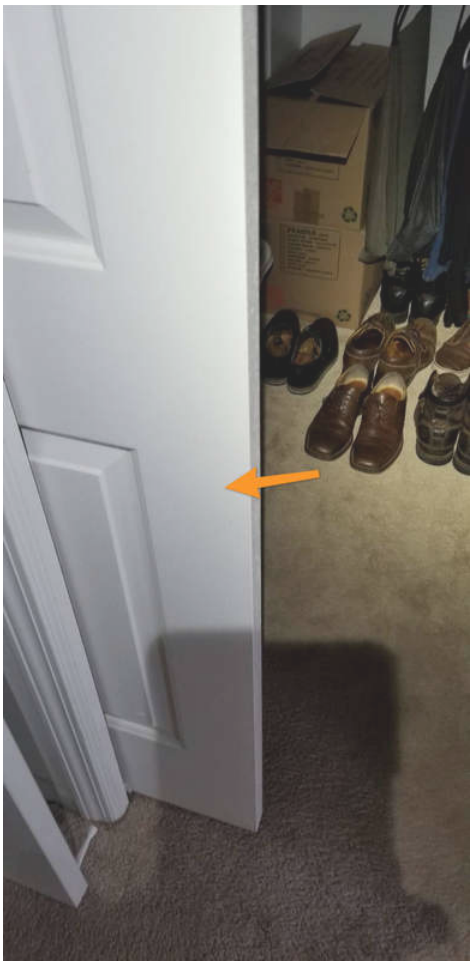
NO HANDLE

Doors are not very easy to open and close. Recommend adding a inset door handle for easy operation.

Recommendation

Contact a qualified door repair/installation contractor.


Master Bedroom Closet


Master Bedroom

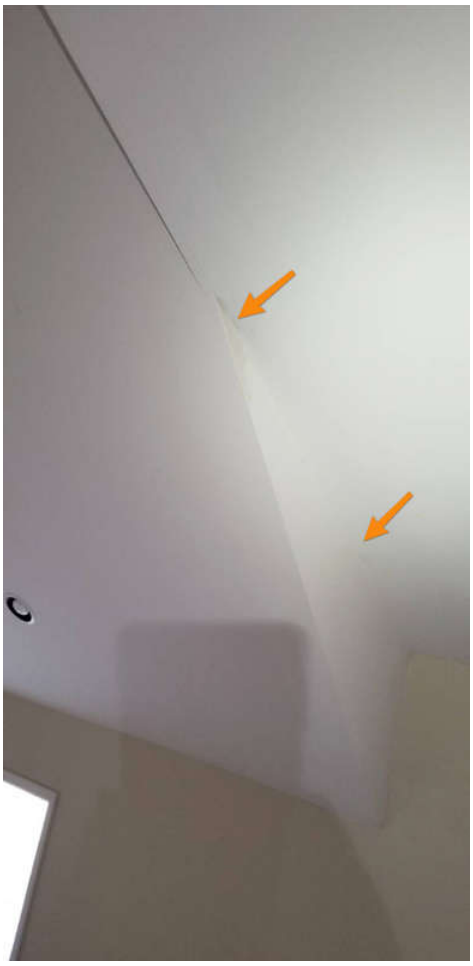
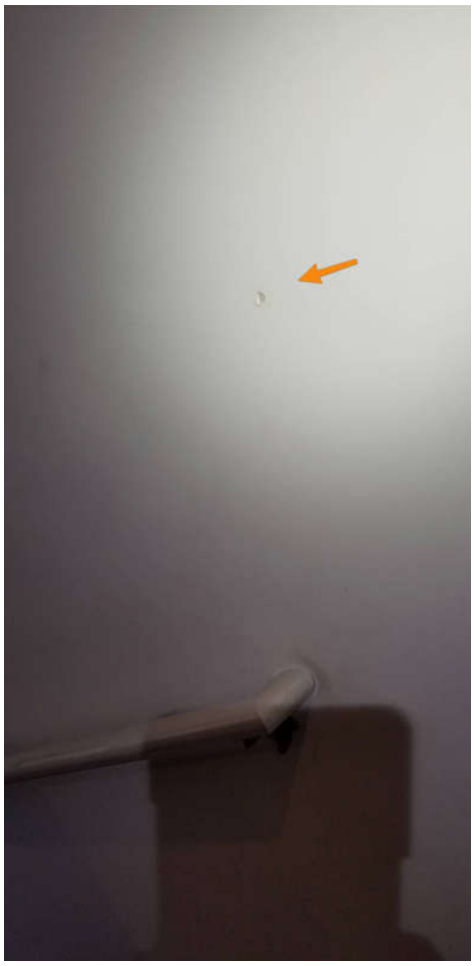
10.5.1 Ceilings

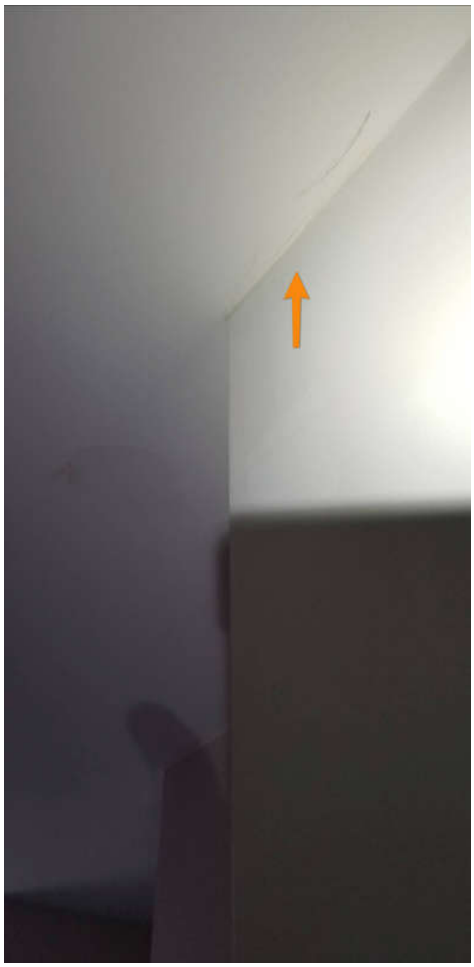
IN NEED OF PAINT AND OR REPAIR

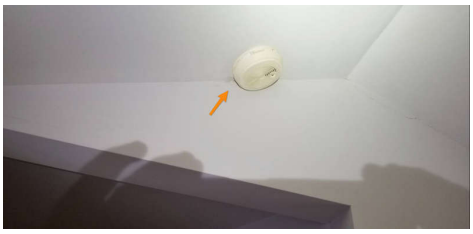
Several areas throughout the interior had repaired or areas in need of repair of the ceiling and wall surface. Recommend painting contractor repair all areas of ceiling and wall and repaint the home.

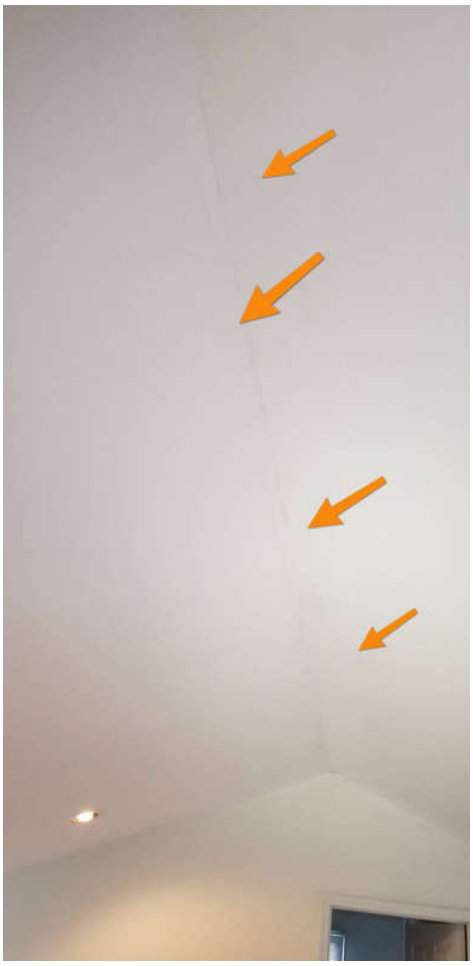
Recommendation

Contact a qualified professional.





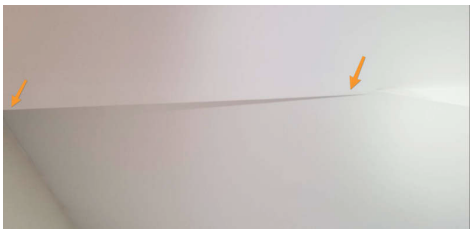
10.5.2 Ceilings

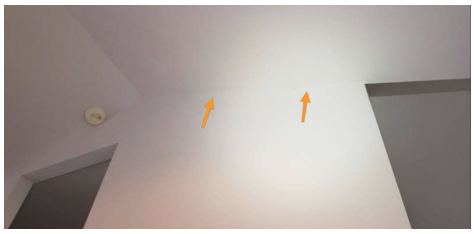
MINOR CRACKING

Minor cracking observed likely due to settling. Monitor and or patch. These cracks can return and can also result from temperature fluctuation when the home is not occupied.

Recommendation

Recommend monitoring.





Foyer Livingroom

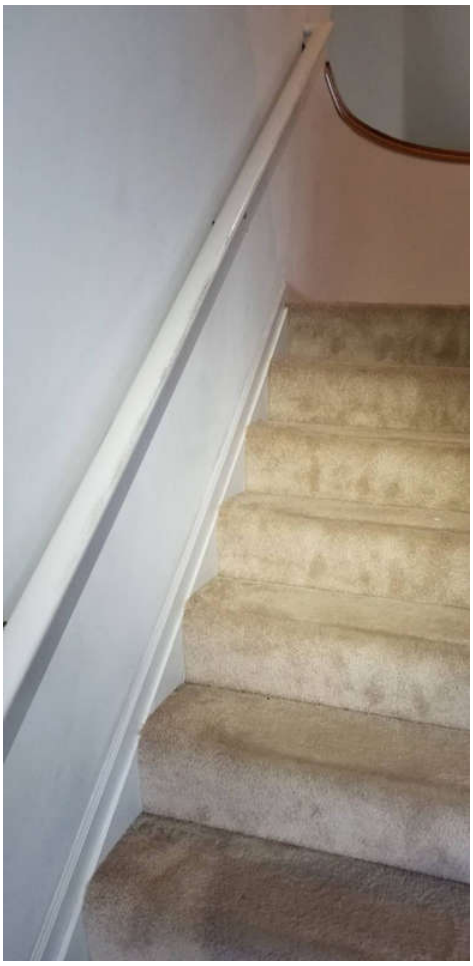
10.6.1 Steps, Stairways & Railings

HANDRAIL NEEDS TO BE REPAINTED

Handrail finish is failing or stained and requires re-finishing.
Recommend painter repaint.

Recommendation

Contact a qualified painter.



11: BUILT-IN APPLIANCES

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

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

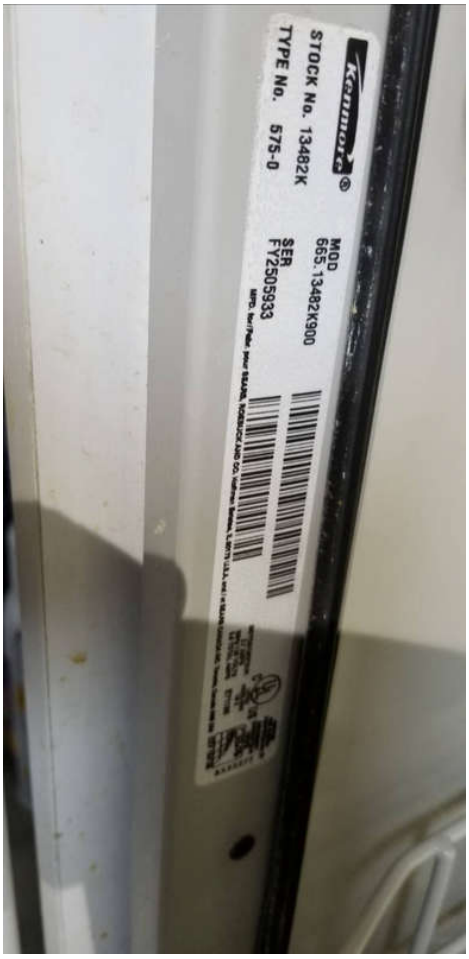
Information

Range/Oven/Cooktop: Range/Oven Brand
Jenn-Air

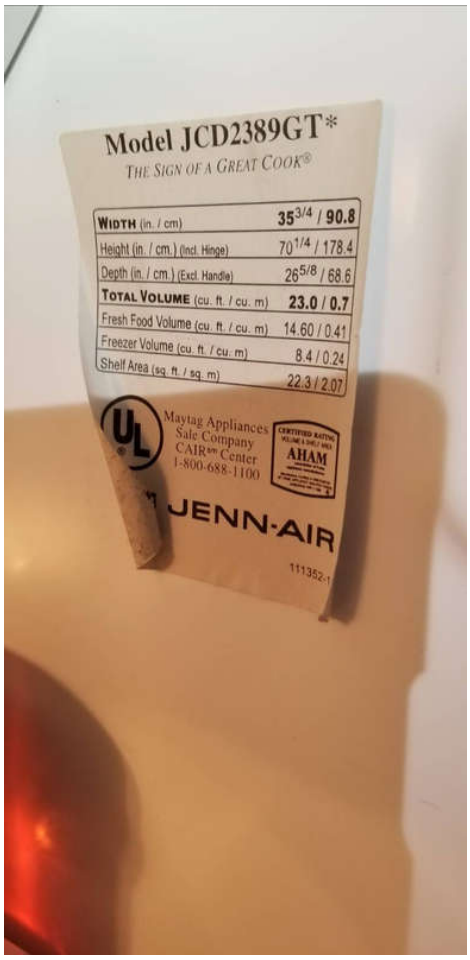
Range/Oven/Cooktop: Exhaust Hood Type
Vents underneath

Garbage Disposal: Model

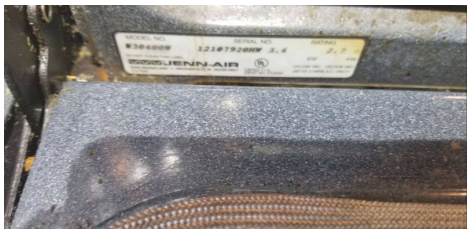
Dishwasher: Brand
Kenmore



Refrigerator: **Brand**
Jenn-Air



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



Recommendations

11.2.1 Refrigerator

ICE WATER DISPENSER

Not working at the time of inspection.

Recommendation

Contact a qualified professional.


JENN-AIR

12: GARAGE

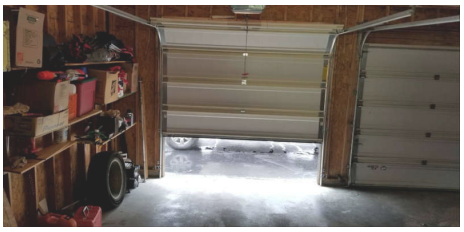
		IN	NI	NP	R
12.1	Ceiling	X			X
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			X
12.5	Garage Door Opener	X			X
12.6	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

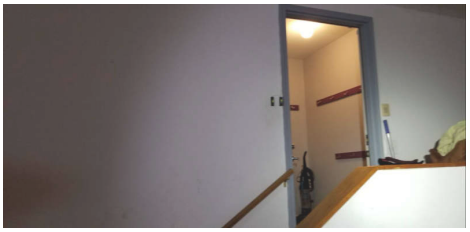
Floor: Floor Condition
Excellent

Garage Door: Material
Fiberglass



Garage Door: Type
Automatic, Up-and-Over

Walls & Firewalls: Pictures



Fire Retardant Spray Foam

Recommendations

12.1.1 Ceiling

MINOR TO MODERATE CRACKS

Ceiling has cracks along large part of some seams. Likely due to large temperature fluctuations.

12.4.1 Garage Door

Safety Hazard

BROKEN SPRINGS

Garage door springs were broken and in need of replacement. Recommend a qualified garage contractor replace.

Recommendation

Contact a qualified garage door contractor.

12.4.2 Garage Door

PANEL DAMAGE

Garage door panel is damaged and requires replacement.
Recommend a qualified garage door contractor replace the door.

Recommendation

Contact a qualified garage door contractor.

12.5.1 Garage Door Opener

Safety Hazard

PRESSURE AUTO REVERSE

Auto-reverse is set too heavy before reverses to protect children and property. Recommend

Recommendation

Contact a qualified garage door contractor.

13: WATER TESTING

		IN	NI	NP	R
13.1	Water Test Results	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Test Results: Test Results
Pending

14: BATHROOM

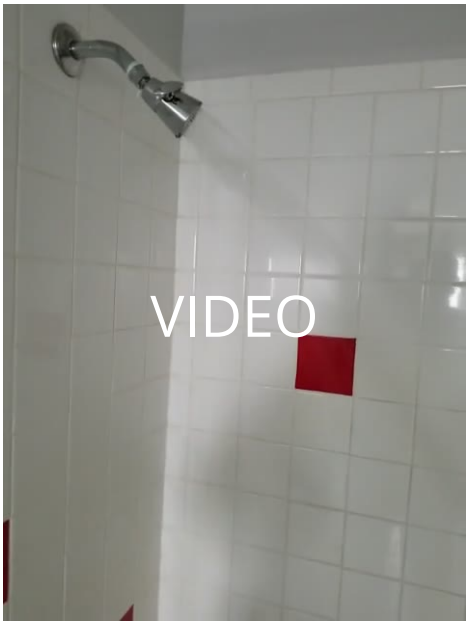
		IN	NI	NP	R
14.1	Exhaust Fans	X			X
14.2	Jet Tub	X			
14.3	Shower	X			
14.4	Sink	X			
14.5	Toilet	X			

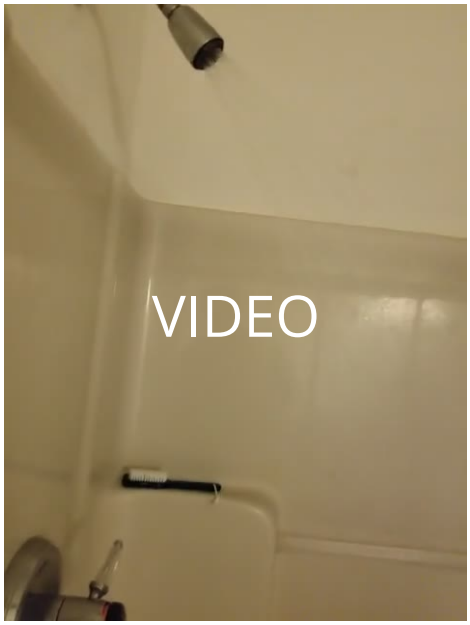
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

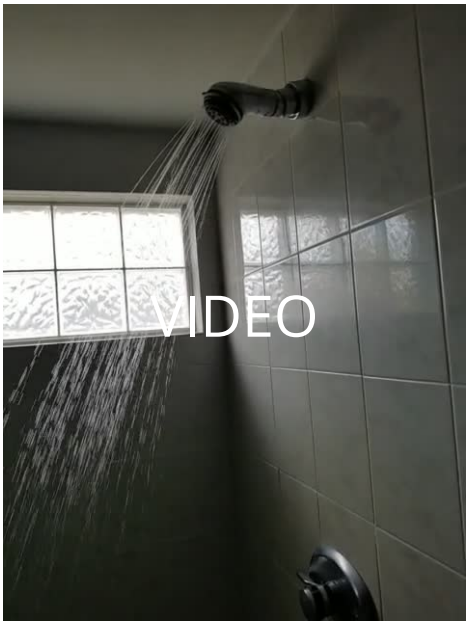
Information

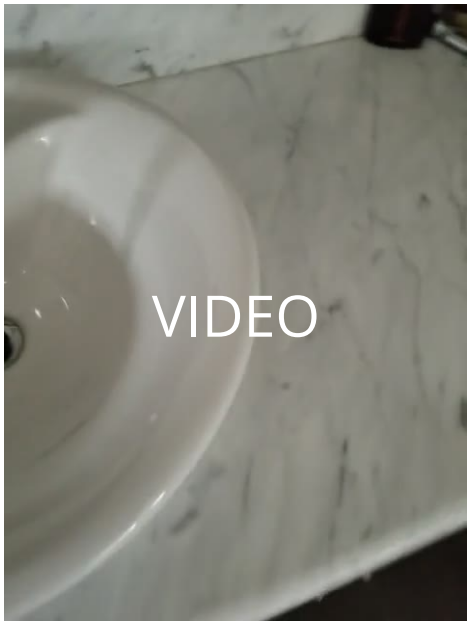
Jet Tub: Picture

Shower: Pictures









Recommendations

14.1.1 Exhaust Fans

RECOMMEND ADDING ANOTHER EXHAUST FAN

Bathroom use releases large amounts of water vapor laden air into the home that requires removing to an outside space to prevent mold and water damage to the interior. Not enough exhaust add additional fan near shower tub.

Recommendation

Contact a qualified electrical contractor.

14.3.1 Shower

CAULK SHOWER

Recommendation

Contact a handyman or DIY project

14.3.2 Shower

GROUT AND SEAL TILE

Recommendation

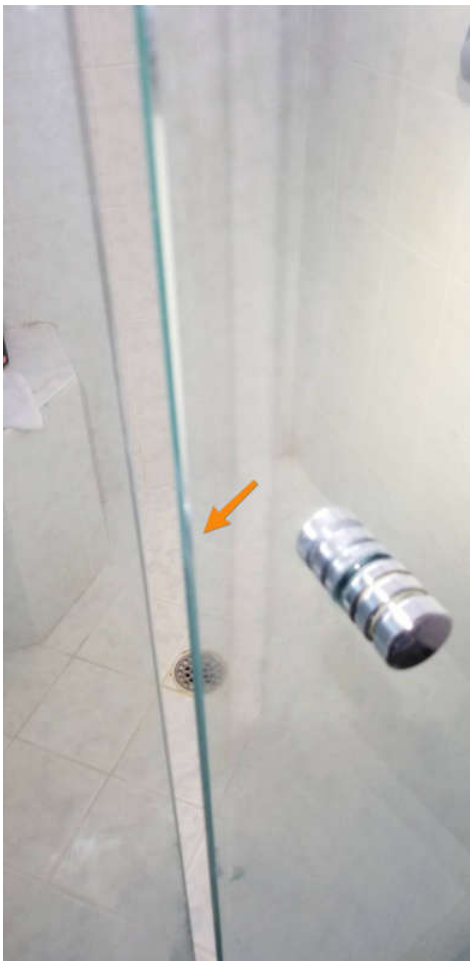
Contact a handyman or DIY project

14.3.3 Shower

NO DOOR STOP

Recommendation

Contact a qualified professional.



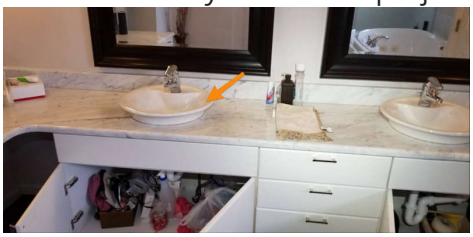
14.4.1 Sink

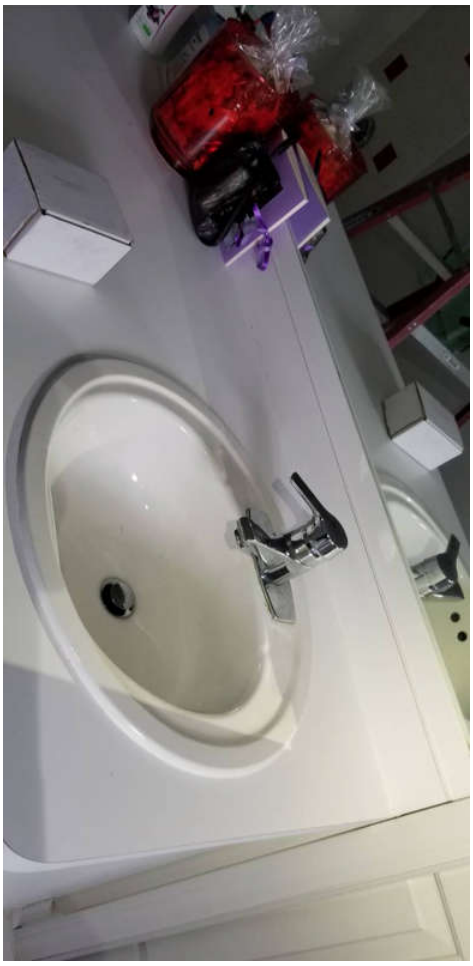
DRAINS SLOW

Sink stopper needs adjustment.

Recommendation

Contact a handyman or DIY project





Southwest Bathroom Upstairs

14.4.2 Sink

STOPPER REQUIRES REPAIR

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.