



## RESIDENTIAL REPORT

1234 Main St.  
Fishers, IN 46037

Buyer Name  
07/17/2019 9:00AM



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# SUMMARY



ITEMS INSPECTED



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 2.1.1 Structural Components - Foundation, Basement & Crawlspace: Insulation-loose
- ⊖ 2.5.1 Structural Components - Roof Structure & Attic: Attic access- fire rating
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Damage
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- ⊖ 3.2.1 Exterior - Exterior Doors: Sliding door Operation
- ⊖ 3.3.1 Exterior - Decks, Balconies, Porches & Steps: Column-wood rot
- ⊖ 3.3.2 Exterior - Decks, Balconies, Porches & Steps: Baluster space too wide
- ⊖ 3.3.3 Exterior - Decks, Balconies, Porches & Steps: Brick-damaged
- ⊖ 3.3.4 Exterior - Decks, Balconies, Porches & Steps: Railing
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- ⊖ 3.3.6 Exterior - Decks, Balconies, Porches & Steps: Column footer-settlement
- ⊖ 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Major
- ⊖ 3.4.2 Exterior - Walkways, Patios & Driveways: Walkway trip hazard
- ⊖ 3.4.3 Exterior - Walkways, Patios & Driveways: Patio-loose concrete
- ⊖ 3.5.1 Exterior - Eaves, Soffits & Fascia: Eaves-wood rot
- ⊖ 3.5.2 Exterior - Eaves, Soffits & Fascia: Soffit-damage
- ⊖ 3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Debris on Roof
- ⊖ 3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation needs trimmed
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- ⊖ 3.6.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Retaining wall-wood rot
- ⊖ 3.6.5 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Soil loss/settling
- ⊖ 3.7.1 Exterior - Exterior electrical and faucets: Faucet not secure
- ⊖ 3.7.2 Exterior - Exterior electrical and faucets: Faucet-leaking
- ⊖ 3.7.3 Exterior - Exterior electrical and faucets: Ungrounded outlet
- ⊖ 3.7.4 Exterior - Exterior electrical and faucets: No GFCI protection
- ⊖ 4.4.1 Roofing - Skylights, Chimneys & Roof Penetrations: Vegetation growth
- ⊖ 5.1.1 Plumbing - Fixtures / Faucets: Sink drain stopper
- ⊖ 5.2.1 Plumbing - Drain, Waste, & Vent Systems: Negative slope

- ⊖ 5.3.1 Plumbing - Water Heater: Missing t&p extension pipe
- ⊖ 5.3.2 Plumbing - Water Heater: Grommet needed
- ⊖ 6.3.1 Electrical - Connected Devices and Fixtures: Cover Plates Missing
- ⊖ 6.3.2 Electrical - Connected Devices and Fixtures: Light Inoperable
- ⊖ 6.3.3 Electrical - Connected Devices and Fixtures: Outlet-melted
- ⊖ 6.5.1 Electrical - Polarity and Grounding of Receptacles: Outlet(s) Not Grounded
- ⊖ 6.6.1 Electrical - GFCI & AFCI: Kitchen GFCI
- ⊖ 6.6.2 Electrical - GFCI & AFCI: Bathroom GFCI
- ⊖ 6.6.3 Electrical - GFCI & AFCI: Garage GFCI
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- ⊖ 12.1.3 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Hearth-settlement
- ⊖ 13.1.1 Pests - Bees: Swarming
- ⊖ 13.2.1 Pests - Termite: Evidence of previous/current treatment

# 1: INSPECTION DETAILS

## Information

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**In Attendance**

Inspector

**Occupancy**

Occupied

**Style**

Ranch

**Temperature (approximate)**

77 Fahrenheit (F)

**Type of Building**

Detached

**House direction**

East

**Weather Conditions**

Cloudy

## 2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundation, Basement & Crawlspace	X			X
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			X

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

### Information

**Inspection Method**

Crawlspace Access, Visual, Attic Access

**Foundation, Basement & Crawlspace: Material**

Masonry Block

**Floor Structure:**

**Basement/Crawlspace Floor**

Stone, Dirt

**Floor Structure: Material**

Dimensional lumber

**Floor Structure: Sub-floor**

Plywood

**Wall Structure: Material**

Wood

**Ceiling Structure: Material**

Wood

**Roof Structure & Attic: Material**

Plywood

**Roof Structure & Attic: Type**

Gable

**Roof Structure & Attic: Framing**

Rafters

### Limitations

Roof Structure & Attic

**ATTIC ACCESS-INACCESSABLE**

The attic access was not accessible due to residents personal items.



### Observations

## 2.1.1 Foundation, Basement &amp; Crawlspaces



Recommendation

**INSULATION-LOOSE**

The flooring insulation is displaced in several locations. This leads to poor efficiency and allows moisture to the sub-floor. Recommend qualified professional to return insulation to proper uniformity.

Recommendation

Contact a qualified professional.



Crawlspace

## 2.5.1 Roof Structure &amp; Attic



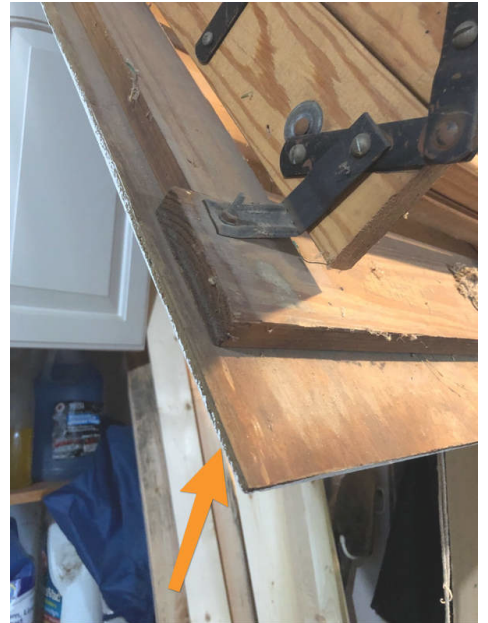
Recommendation

**ATTIC ACCESS- FIRE RATING**

The pull down attic access hatch cover, is made of flammable material. This does not meet the minimum approved fire rating necessary to maintain the integrity of the firewall separation between the garage and an open attic space. Recommend a qualified contractor replace or upgrade the access stairs as necessary.

Recommendation

Contact a qualified professional.



Garage

# 3: EXTERIOR

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

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## Information

### Inspection Method

Visual

### Siding, Flashing & Trim: Siding Material

Wood, Brick Veneer

### Exterior Doors: Exterior Entry Door

Steel

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

Covered Porch, Sidewalk, Screened porch

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

Wood

### Walkways, Patios & Driveways: Driveway Material

Concrete

### Walkways, Patios & Driveways:

#### Walkway material

Concrete

## Observations

3.1.1 Siding, Flashing & Trim

### DAMAGE

Damage to the siding was noted. This could lead to the siding falling off or allowing water to penetrate behind the material. Recommend qualified professional for repair.

Recommendation

Contact a qualified professional.







West



West

3.1.2 Siding, Flashing & Trim

**WOOD SIDING- DAMAGE/WOOD ROT**

The wood siding on the house showed signs of wood rot and damage. Recommend qualified siding professional to evaluate and repair or replace the siding where needed.

Recommendation

Contact a qualified siding specialist.

Recommendation



Bay window

3.2.1 Exterior Doors

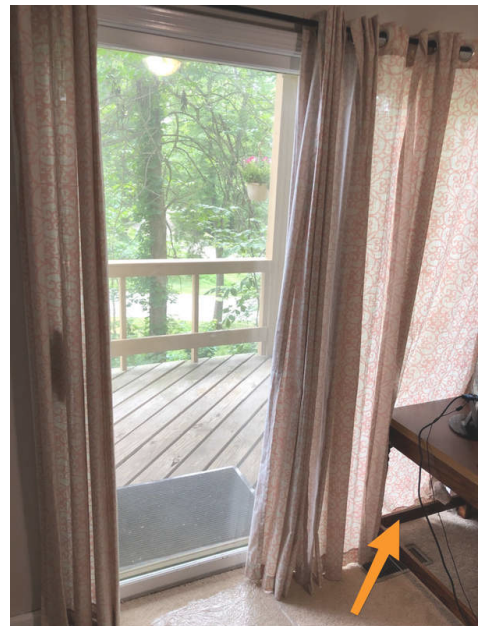
**SLIDING DOOR OPERATION**

The sliding door did not operate properly. Recommend qualified professional for service and repair or adjustments.

Recommendation

Contact a qualified professional.

Recommendation



Hard to fully open- East

3.3.1 Decks, Balconies, Porches & Steps

 Recommendation

**COLUMN-WOOD ROT**

One or more columns showed signs of wood rot. Recommend qualified professional to make necessary repairs.

Recommendation

Contact a qualified professional.



Southwest

3.3.2 Decks, Balconies, Porches & Steps

 Recommendation

**BALUSTER SPACE TOO WIDE**

The spacing between the balusters is too wide and does not meet current safety standards. Recommend qualified handyman for repair.

Recommendation

Contact a qualified handyman.



Porch



North

3.3.3 Decks, Balconies, Porches & Steps

 Recommendation

**BRICK-DAMAGED**

Some of the brick on the steps was damaged/deteriorated. This could lead to a trip or fall hazard. Recommend qualified masonry professional for repair.

Recommendation

Contact a qualified masonry professional.



North

3.3.4 Decks, Balconies, Porches & Steps

 Recommendation

**RAILING**

A railing and handrail is needed for the steps. The height can be a safety hazard. Recommend qualified professional to install railing and handrail.

Recommendation

Contact a qualified professional.



Main entry

3.3.5 Decks, Balconies, Porches & Steps

 Recommendation

**PORCH-SETTLING**

The porch has settled and is showing signs of deterioration. Recommend qualified professional for evaluation and repair.

Recommendation

Contact a qualified professional.



North

3.3.6 Decks, Balconies, Porches & Steps

**COLUMN FOOTER-SETTLEMENT**

The footer for the column has settled which could eventually effect the integrity of the column and the structure above. Recommend qualified professional for repair.

Recommendation

Contact a qualified professional.

 Recommendation



Southwest

3.4.1 Walkways, Patios & Driveways

**DRIVEWAY CRACKING - MAJOR**

Major cracks observed. Recommend driveway contractor evaluate and make necessary repairs.

 Recommendation



Driveway

3.4.2 Walkways, Patios & Driveways

**WALKWAY TRIP HAZARD**

The walkway has settled which has caused a trip hazard. Recommend qualified professional for repair.

Recommendation

Contact a qualified professional.

 Recommendation



East

3.4.3 Walkways, Patios & Driveways

**PATIO-LOOSE CONCRETE**

Concrete was observed to be loose at the time of inspection. This has the potential to be a trip and fall hazard. Recommend qualified professional for evaluation and possible repair.

Recommendation

Contact a qualified professional.

 Recommendation



South-patio

3.5.1 Eaves, Soffits & Fascia

 Recommendation

**EAVES-WOOD ROT**

The eave was showing signs of wood rot. Recommend qualified professional for repair.

Recommendation

Contact a qualified professional.



Northwest

3.5.2 Eaves, Soffits & Fascia

 Recommendation

**SOFFIT-DAMAGE**

The soffit was damaged. This will allow pests to enter. Recommend qualified professional for repair.

Recommendation

Contact a qualified professional.



Southwest

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**TREE DEBRIS ON ROOF**

Tree debris observed on roof. This can cause improper drainage to gutters and downspouts. Recommend clearing debris.



Southeast

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**VEGETATION NEEDS TRIMMED**

Vegetation should be trimmed back approximately 12 inches from the house to allow proper drying and air flow.

Recommendation

Contact a qualified professional.



West

3.6.3 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**RETAINING WALL-LEANING**

The retaining wall is leaning and May be in need of repair. Recommend qualified professional for further evaluation and possible repair.

Recommendation

Contact a qualified professional.



East

3.6.4 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**RETAINING WALL-WOOD ROT**

Wood rot was present on the retaining wall. Recommend qualified professional to replace affected pieces.

Recommendation

Contact a qualified professional.





South

3.6.5 Vegetation, Grading, Drainage & Retaining Walls

**SOIL LOSS/SETTLING**

Significant settlement/movement was noted. This can lead to further damage and movement in this area. Recommend qualified professional for evaluation and repair.

Recommendation

Contact a qualified professional.

 Recommendation



East

3.7.1 Exterior electrical and faucets

**FAUCET NOT SECURE**

The exterior faucet is not secure on the wall. This can cause damage to the supply pipe. Recommend handyman to make the faucet secure.

Recommendation

Contact a qualified professional.

 Recommendation



East

3.7.2 Exterior electrical and faucets

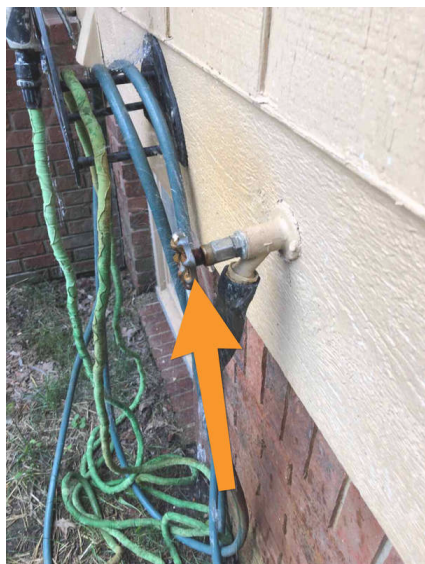
**FAUCET-LEAKING**

 Recommendation

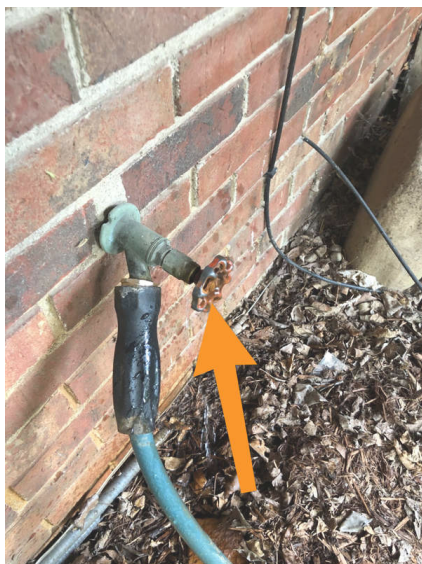
Exterior faucet was leaking. Recommend qualified plumber for evaluation and repair.

Recommendation

Contact a qualified plumbing contractor.



North



East

3.7.3 Exterior electrical and faucets

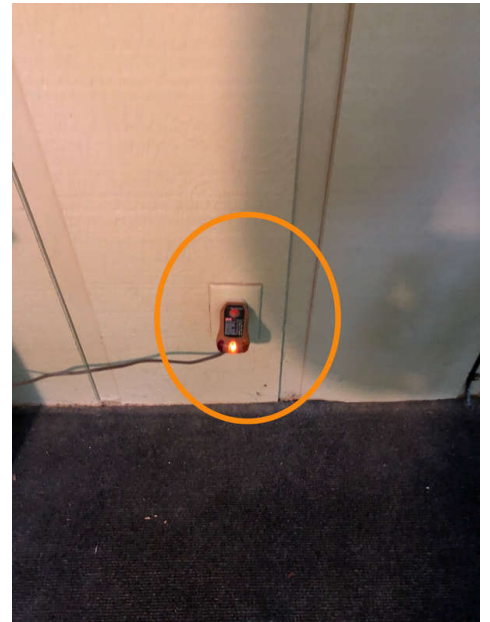
**UNGROUNDING OUTLET**

 Recommendation

Exterior outlet is ungrounded. Depending on the age of the house, grounding the outlet may not be a required upgrade. Grounding and GFCI protecting the outlet is an upgrade that should be considered.

Recommendation

Contact a qualified professional.



South porch

3.7.4 Exterior electrical and faucets

**NO GFCI PROTECTION**



Exterior outlet(s) were not GFCI protected. All exterior outlets should be GFCI protected for safety. Recommend qualified electrician for repair.

Recommendation

Contact a qualified electrical contractor.



South porch



East porch



North

# 4: ROOFING

		IN	NI	NP	O
4.1	Coverings	X			
4.2	Flashings	X			
4.3	Roof Drainage Systems	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			X

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## Information

### Inspection Method

Roof

### Roof Type/Style

Gable

### Coverings: Material

Asphalt

### Coverings: Age

1 - 5

### Flashings: Material

Aluminum

### Roof Drainage Systems: Gutter Material

Seamless Aluminum

## Observations

4.4.1 Skylights, Chimneys & Roof Penetrations

 Recommendation

### VEGETATION GROWTH

Vegetation growth was noted on the chimney. This growth can lead to deterioration of the mortar. Recommend qualified handyman to clean the chimney.

Recommendation

Contact a qualified professional.



# 5: PLUMBING

		IN	NI	NP	O
5.1	Fixtures / Faucets	X			X
5.2	Drain, Waste, & Vent Systems	X			X
5.3	Water Heater	X			X
5.4	Vents, Flues, & Chimneys	X			
5.5	Sump Pumps / Sewage Ejectors			X	
5.6	Fuel Storage & Distribution Systems			X	

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## Information

**Filters**

Whole house conditioner

**Main Fuel Shut-Off (Location)**

N/A

**Main Water Shut-Off Device (Location)**

Garage

**Material - Distribution**

PVC

**Material - Water Supply**

Copper

**Source**

Well

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

**Drain Size**

3", 1 1/2"

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

**Material**

PVC

**Water Heater: Capacity**

50 50Gallons

**Water Heater: Location**

Basement

**Water Heater: Manufacturer**

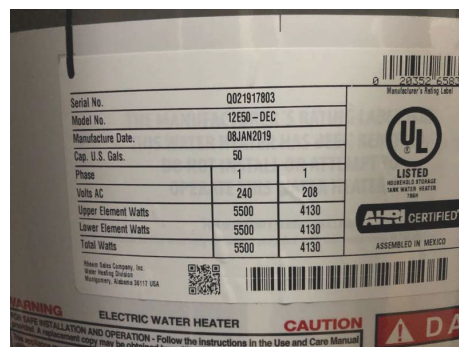
Richmond

**Water Heater: Power Source**

Electric

Model #

Serial #



**Water Heater: Age**

1 years old

**Vents, Flues, & Chimneys:**

**Material**

PVC

## Observations

5.1.1 Fixtures / Faucets

**SINK DRAIN STOPPER**



The sink drain stopper does not properly operate. Recommend qualified handyman for adjustments.

Recommendation

Contact a qualified handyman.



Master Bathroom

5.2.1 Drain, Waste, & Vent Systems

 Recommendation

**NEGATIVE SLOPE**

A negative slope was noted on a drain pipe. This will cause slow drainage and a higher chance of a clog. Recommend qualified plumber to create the proper slope.

Recommendation

Contact a qualified professional.



Hall Bathroom sink

5.3.1 Water Heater

 Recommendation

**MISSING T&P EXTENSION PIPE**

The t&p extension pipe has not been installed. Recommend qualified plumber for installation.

Recommendation

Contact a qualified professional.



## 5.3.2 Water Heater

**GROMMET NEEDED**

A grommet is needed at the electrical entrance to protect the wire. Recommend qualified professional for installation.

Recommendation

Contact a qualified professional.



## 6: ELECTRICAL

		IN	NI	NP	O
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Connected Devices and Fixtures	X			X
6.4	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.5	Polarity and Grounding of Receptacles	X			X
6.6	GFCI & AFCI	X			X
6.7	Smoke Detectors	X			
6.8	Carbon Monoxide Detectors			X	

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### Information

**Branch Wire 15 and 20 AMP**

Copper

**Wiring Method**

Romex

**Service Entrance Conductors:  
Electrical Service Conductors**

Below Ground, Copper, 120 Volts

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity**

200 AMP

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations**

Garage

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer**

Bryant

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type**

Circuit Breaker

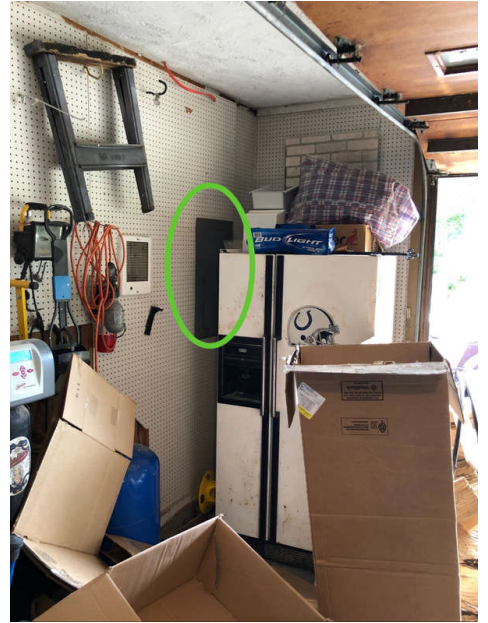
### Limitations

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

**DIFFICULT TO ACCESS**

The panel wasn't fully inspected because it was difficult to access.





Garage

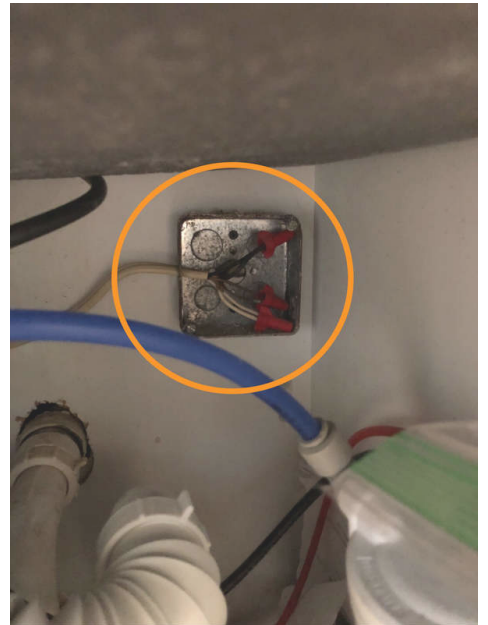
## Observations

### 6.3.1 Connected Devices and Fixtures

 Recommendation

#### **COVER PLATES MISSING**

One or more missing cover plates. This causes short and shock risk. Recommend installation of plates.



Under Kitchen sink

### 6.3.2 Connected Devices and Fixtures

 Recommendation

#### **LIGHT INOPERABLE**

One or more lights are not operating. New light bulb possibly needed.



Hall Bathroom

## 6.3.3 Connected Devices and Fixtures

**OUTLET-MELTED**

The outlet was melted. This is an indication that overheating occurred and could have caused damage to the outlet. Recommend qualified electrician for replacement.

Recommendation

Contact a qualified electrical contractor.



Master Bathroom

## 6.5.1 Polarity and Grounding of Receptacles

**OUTLET(S) NOT GROUNDED**

One or more outlets are not grounded. Grounding of outlets may not be a requirement depending on the age of the house. For the well being of electronics and people, grounding the outlets is an upgrade to consider.





Southwest Dining Room



West Dining Room



Living Room

6.6.1 GFCI & AFCI

**KITCHEN GFCI**

Outlets within 6 feet of a water source need to be GFCI protected. Recommend qualified electrician for repair.

Recommendation

Contact a qualified professional.



Kitchen

6.6.2 GFCI & AFCI

**BATHROOM GFCI**

Outlet(s) were not GFCI protected. Recommend qualified electrician for repair.

Recommendation

Contact a qualified professional.

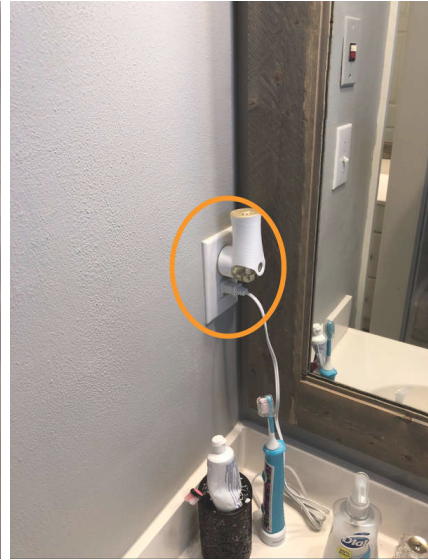




Hall Bathroom



Basement hall Bathroom



Basement hall Bathroom

6.6.3 GFCI & AFCI

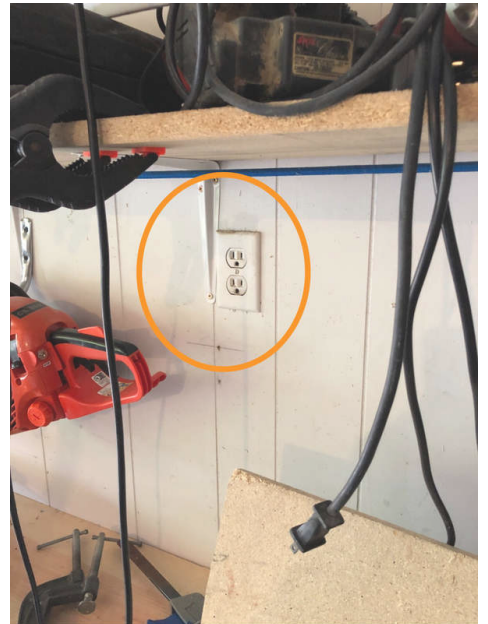
**GARAGE GFCI**

The outlets in the garage did not trip when tested. Recommend qualified electrician for adding a GFCI receptacle to properly protect the garage.

Recommendation

Contact a qualified electrical contractor.

 Recommendation



Garage

# 7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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## Information

### Heating Equipment: Brand

Armstrong Air

Model #

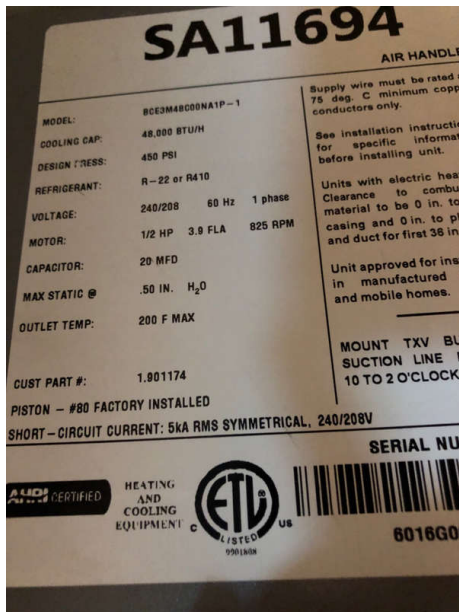
Serial #

### Heating Equipment: Energy Source

Electric

### Heating Equipment: Filter Size

20x25x1



### Heating Equipment: Filter Type

Disposable

### Heating Equipment: Heat Type

Heat Pump

### Heating Equipment: Age

3 years old

### Distribution Systems: Ductwork

Insulated

### Vents, Flues & Chimneys: Material

N/A

### AFUE Rating

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.

# 8: INTERIORS

		IN	NI	NP	O
8.1	Walls	X			
8.2	Ceilings	X			
8.3	Floors	X			X
8.4	Steps, Stairways & Railings	X			
8.5	Countertops & Cabinets	X			
8.6	Doors	X			X
8.7	Windows	X			X
8.8	Garage Door	X			

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## Information

**Walls: Wall Material**

Drywall

**Ceilings: Ceiling Material**

Gypsum Board, Wood

**Floors: Floor Coverings**

Carpet, Tile

**Countertops & Cabinets: Cabinetry**

Wood

**Countertops & Cabinets: Countertop Material**

Solid surface

**Windows: Window Manufacturer**

Unknown

**Windows: Window Type**

Casement

**Garage Door: Material**

Wood Composite

**Garage Door: Type**

Up-and-Over

**Garage Door: Pedestrian door**

Metal

## Observations

8.3.1 Floors

 Recommendation

**SLOPED-SETTLEMENT**

The floor was sloped and some settling has occurred. This can be an indication of foundation settling or other issues. Recommend qualified foundation professional for further evaluation.

Recommendation

Contact a foundation contractor.



8.6.1 Doors

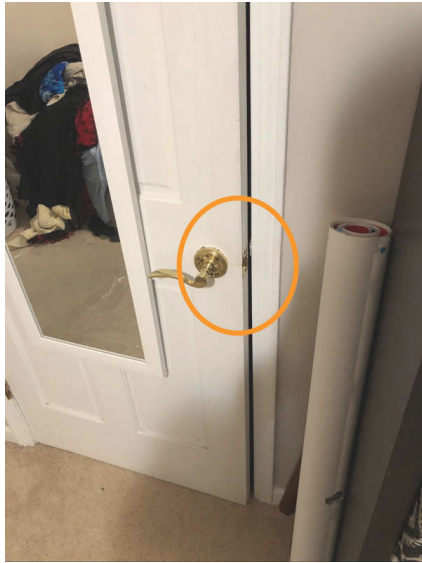
 Recommendation

**DOOR DOESN'T LATCH**

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



East Bedroom



East Bedroom closet



Northeast Bedroom



Southeast Bedroom

8.6.2 Doors

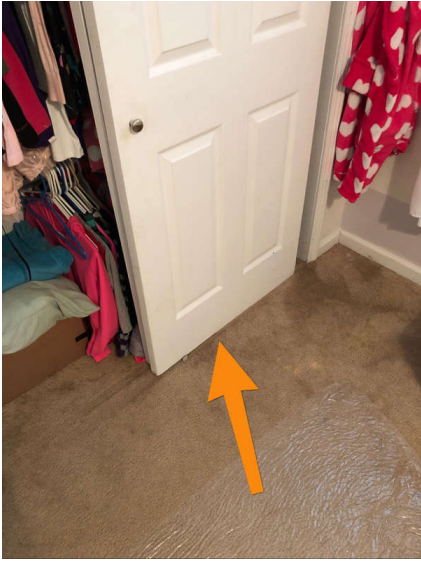
 Recommendation

**DOOR DRAGS ON CARPET**

The door drags on the carpet. Possibly need trimmed at the bottom. Recommend qualified professional for repair.

Recommendation

Contact a qualified professional.



Northeast Bedroom



Southeast Bedroom

8.6.3 Doors

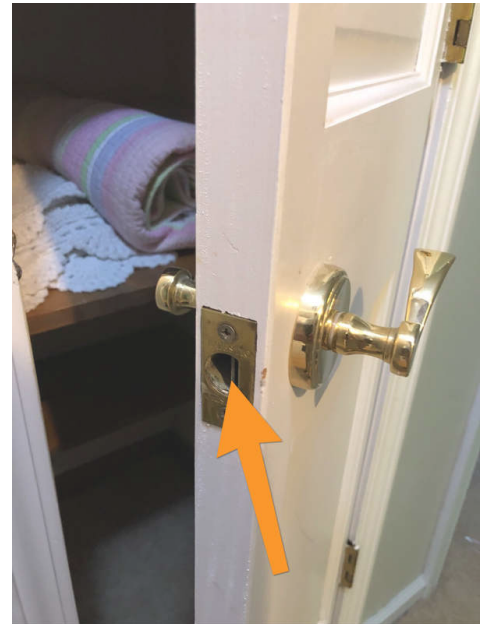
 Recommendation

**MISSING HARDWARE**

Hardware is missing for the door which makes operation difficult. Recommend handyman for repair.

Recommendation

Contact a qualified handyman.



Basement linen closet

8.7.1 Windows

 Recommendation

**FAILED SEAL**

Observed condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.





Bay window- Dining Room

8.7.2 Windows

**MISSING SCREEN**

Window missing screen. Recommend replacement.



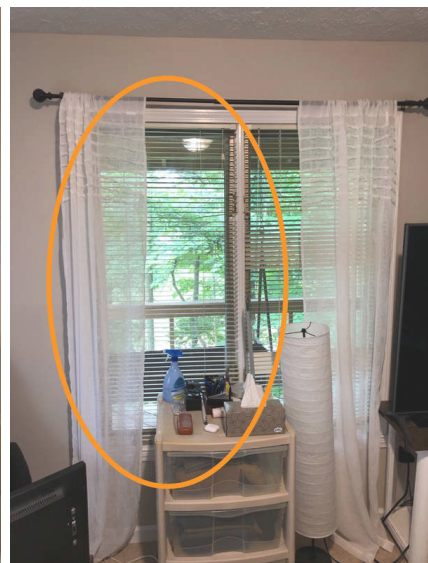
8.7.3 Windows

**DIFFICULT TO OPERATE**

Some windows were difficult to operate. This could be because of their age and/or swelling. Recommend working them loose and maintaining workability or calling a window professional for further evaluation and make all necessary repairs.

Recommendation

Contact a qualified window repair/installation contractor.



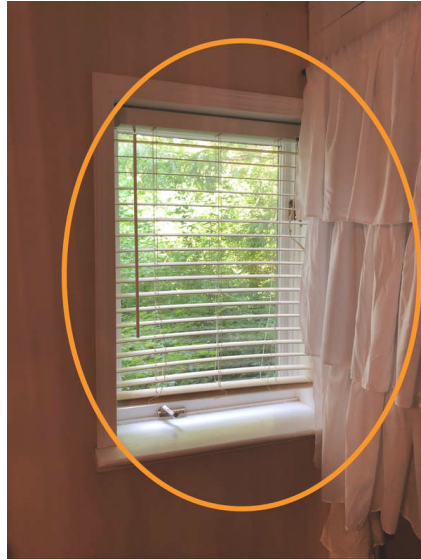
Wouldn't completely close- Dining Room

Hall Bathroom

East Bedroom-closing difficulty



West Living Room-won't close



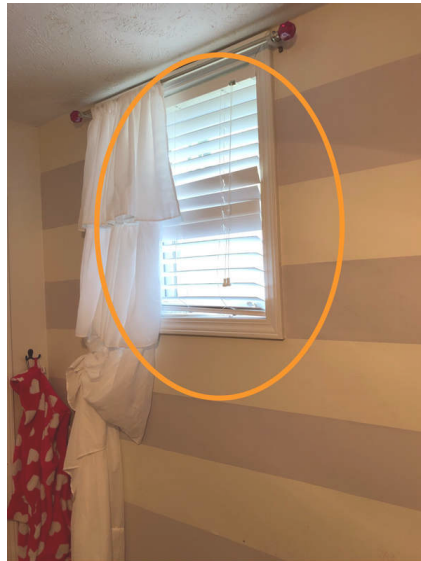
Southwest Basement Bedroom



Master Bathroom



Basement hall Bathroom



Northeast Bedroom



Northeast Bedroom

8.7.4 Windows

**WOOD ROT**

Wood rot was noted on the exterior trim. Recommend contacting window professional for repairing and replacing all affected materials.

Recommendation

Contact a qualified professional.





North



West Living Room

# 9: AIR CONDITIONING

		IN	NI	NP	O
9.1	Cooling Equipment	X			X
9.2	Distribution System	X			

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

## Information

**Type**

Heat Pump

**Cooling Equipment: Brand**

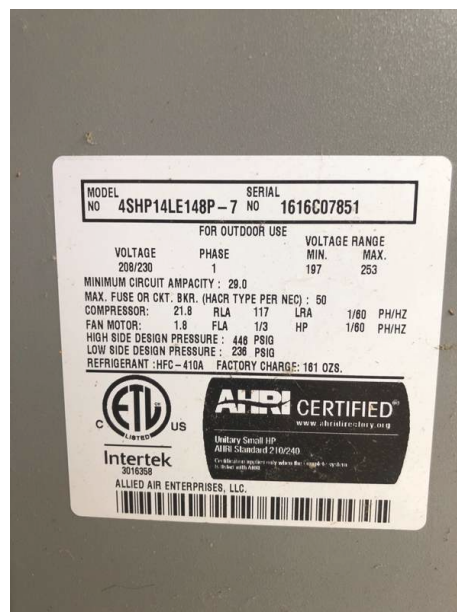
Armstrong Air

Model #

Serial #

**Cooling Equipment: Energy Source/Type**

Electric



**Cooling Equipment: Location**

Exterior East

**Cooling Equipment: Age**

3 years old

**Cooling Equipment: Size**

4.0 Ton

**Distribution System:**

**Configuration**

Split

**Temperature difference**

19 degree temperature drop (2nd floor unit). This is within the acceptable range for optimal performance.

**Cooling Equipment: SEER Rating**

14

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

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

## Observations

## 9.1.1 Cooling Equipment

**CONDENSATE-LEAK**

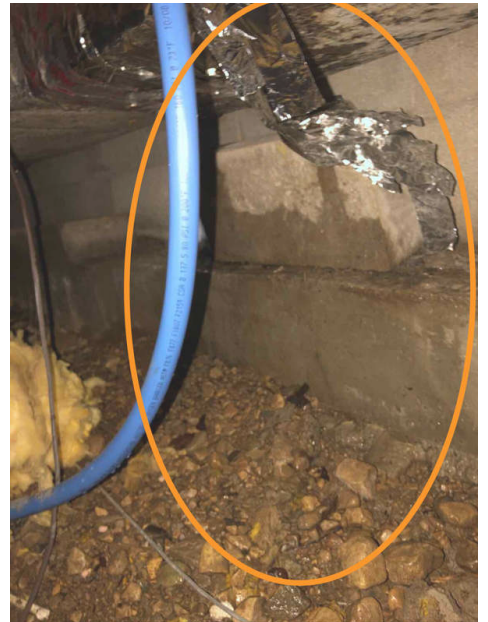
There appears to be a condensation leak. Recommend qualified professional to evaluate and properly drain condensate water.

Recommendation

Contact a qualified professional.



Recommendation



Crawlspace-by access

# 10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			X
10.4	Garbage Disposal	X			X
10.5	Washer and Dryer		X		

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

## Information

**Dishwasher: Brand**

Whirlpool

**Refrigerator: Brand**

Samsung

**Range/Oven/Cooktop: Exhaust**

**Hood Type**

Vented

**Range/Oven/Cooktop:**

**Range/Oven Brand**

Samsung

**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Electric

## Observations

10.3.1 Range/Oven/Cooktop

 Recommendation

**RANGE NOT FASTENED**

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



10.4.1 Garbage Disposal

 Recommendation

**GROMMET NEEDED**

A grommet is needed where the electrical wire enters the disposal. Recommend qualified professional for installation.

Recommendation

Contact a qualified professional.



Disposal

10.4.2 Garbage Disposal

 Recommendation

**CONDUIT**

Current standards state that the exposed wiring should be in electrical conduit for safety. However, depending on when disposal was installed, it may not have been required at that time. Recommend qualified electrician for installing conduit.

Recommendation

Contact a qualified electrical contractor.



Disposal wire

# 11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			
11.2	Vapor Retarders	X			X
11.3	Ventilation	X			
11.4	Exhaust Systems	X			

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

## Information

### Dryer Power Source

220 Electric

### Dryer Vent

Unknown

### Flooring Insulation

Batt

### Attic Insulation: Insulation Type

Loose Fill

### Attic Insulation: Depth of insulation

6 Inches

### Ventilation: Ventilation Type

Soffit Vents, Passive

### Exhaust Systems: Exhaust Fans

Fan with Light

## Observations

11.2.1 Vapor Retarders

### NO VAPOR BARRIER



There is no vapor barrier beneath the flooring. This can result in unwanted moisture affecting the floor structure. Recommend qualified professional to install a vapor barrier.

Recommendation

Contact a qualified professional.



# 12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	Fireplaces, Stoves & Inserts	X			X
12.2	Fuel-buring Accessories			X	
12.3	Chimney & Vent Systems	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observation

## Information

### Type

Wood

## Observations

12.1.1 Fireplaces, Stoves &amp; Inserts



### RECOMMEND CLEANING

Recommend cleaning and complete inspection of liner prior to using fireplace.

Recommendation

Contact a qualified chimney sweep.

12.1.2 Fireplaces, Stoves &amp; Inserts



### DAMAGED FIREBRICK

The fire brick was damaged in places. Recommend qualified fire place professional for repair.

Recommendation

Contact a qualified professional.



Fire brick

12.1.3 Fireplaces, Stoves &amp; Inserts

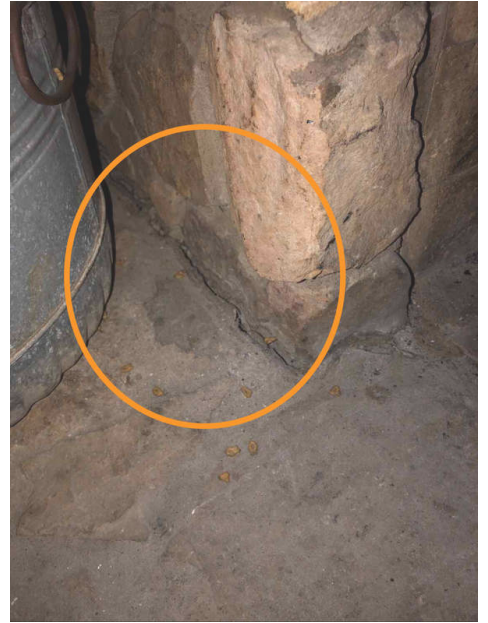


### HEARTH-SETTLEMENT

The hearth has settled which has caused a gap to form. This could indicate an underlying problem. Recommend qualified professional for evaluation and possible repair.

Recommendation

Contact a qualified professional.



Hearth

# 13: PESTS

		IN	NI	NP	O
13.1	Bees	X			X
13.2	Termite	X			X

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

## Observations

13.1.1 Bees

 Recommendation

### SWARMING

Bees were swarming at the time of inspection. Recommend qualified professional for treatment.

Recommendation

Contact a qualified professional.



West

13.2.1 Termite

 Recommendation

### EVIDENCE OF PREVIOUS/CURRENT TREATMENT

There was evidence of previous termite treatment. It is unknown if it is a recent treatment or not. Recommend asking current owner when treatment was done.

Recommendation

Contact a qualified professional.



Drill holes- South patio



Bait station-around entire house

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# STANDARDS OF PRACTICE

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## Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

## Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

## Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery

and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

### **Interiors**

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. 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: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. 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 confirm the operation of every control and feature of an inspected appliance.

### **Air Conditioning**

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

### **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 confirm the operation of every control and feature of an inspected appliance.

### **Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

### **Fireplaces and Fuel-Burning Appliances**

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.