DIAMOND WILLOW HOME INSPECTIONS
aaron@diamondwillow.net
https://www.homeinspectorinrichland.com

DIAMOND WILLOW RESIDENTIAL REPORT

1234 Main St.
Richland Wa 99352

Buyer Name

08/11/2017 9:00AM

Inspector
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Agent
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67
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14
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1: INSPECTION DETAILS

Information

Age of Building
67 YRS

In Attendance
Client, Client's Agent

Occupancy
Vacant

Style
Rambler

Temperature (approximate)
100 Fahrenheit (F)

Additions/ Modifications
Room Addition

Sewage Disposal
City Sewer

Type of Building
Single Family

Water Source
City

Weather Conditions
Clear, Dry, Hot

2: 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.

Information

Inspection Method
Roof

Roof Type/Style
Hip

Roof Drainage Systems: Gutter Material
Aluminum

Coverings: Material
Asphalt

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

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

Limitations

Flashings not present.

Skylights, Chimneys & Other Roof Penetrations not present.

Recommendations

2.2.1 Roof Drainage Systems

DEBRIS

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

Here is a DIY resource for cleaning your gutters.

Recommendation

Recommended DIY Project

Dirty Gutters

2.2.2 Roof Drainage Systems

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation

Contact a qualified professional.

3: 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.

Information

Attic Insulation: R-value
30

Attic Insulation: Insulation Depth
6 - 8

Attic Insulation: Insulation Type
Loose-fill

Ventilation: Ventilation Type
Metal Vents

Exhaust Systems: Exhaust Fans

Bathroom

Fan Only

		IN	NI	NP	R
3.1	Attic Insulation	X			
3.2	Ventilation	X			
3.3	Exhaust Systems	X			X

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Recommendations

3.3.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.

4: LOTS & GROUNDS

		IN	NI	NP	R

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5: 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.

Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Wood

Siding, Flashing & Trim: Skirting
None

Siding, Flashing & Trim: Trim
Wood

Walkways, Patios & Driveways: Driveway Material
Concrete

Walkways, Patios & Driveways: Patio
None

Decks, Balconies, Porches & Steps: Appurtenance
Deck, Front Porch

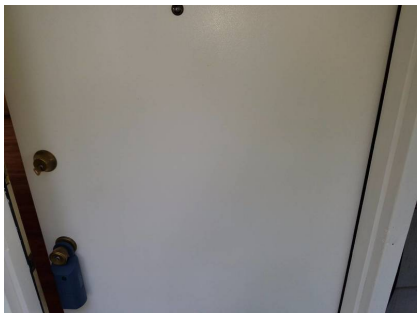
Eaves, Soffits & Fascia: Fascia
Wood

Vegetation, Grading, Drainage & Retaining Walls: Vegetation
None

Siding, Flashing & Trim: Siding Style
Panels

Exterior Doors: Exterior Entry Door

Fiberglass, Steel



Walkways, Patios & Driveways: Walkway Material

Concrete

Decks, Balconies, Porches & Steps: Material

Concrete, Wood

Eaves, Soffits & Fascia: Soffit

Wood

Vegetation, Grading, Drainage & Retaining Walls: Grading

Positive Slope

		IN	NI	NP	R
5.1	Siding, Flashing & Trim	X			X
5.2	Exterior Doors	X			
5.3	Walkways, Patios & Driveways	X			X
5.4	Decks, Balconies, Porches & Steps	X			X
5.5	Eaves, Soffits & Fascia	X			
5.6	Vegetation, Grading, Drainage & Retaining Walls	X			

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Recommendations

5.1.1 Siding, Flashing & Trim

CALKING

There are a few areas around the home where caulking needs to be applied to keep moisture from penetrating.

Recommendation

Recommended DIY Project

5.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR

Major cracks observed. Recommend concrete contractor evaluate and replace.

Recommendation

Contact a qualified concrete contractor.

5.4.1 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

SOUTH

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

Recommendation

Contact a qualified deck contractor.

6: 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.

Information

Approx. Age
1 - 2

Capacity/ Tons
2

Visible Coil
Aluminum core & Fins

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior West

Cooling Equipment: Coil / Filter
Aluminum Core and Fins

Distribution System: Configuration
Central

Blower Fan Filters
Direct Drive with disposable filter

Dirty Filter

Disconnect

Fused

Refrigerant LInes

Low pressure/ High pressure lines, Suction lines & Liquid lines

Cooling Equipment: Brand

Lennox

Cooling Equipment: SEER Rating

15 SEER

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

Read more on energy efficient air conditioning at Energy.gov.

Normal Operating Controls: Thermostat

Living Room

		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			

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Recommendations

6.1.1 Cooling Equipment

DIRTY FILTER

Filter is Dirty. Recommend Changing.

Click here to see a link on Recommended Filter Changes

Recommendation

Recommended DIY Project

7: BATHROOMS

Information

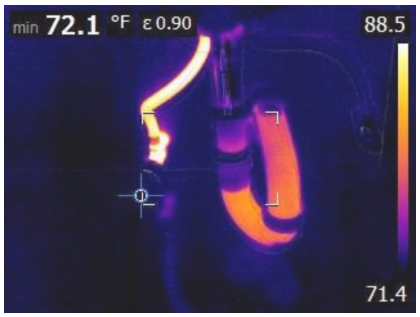
Counter / Cabinet: Materials

Bathroom

Marble/Wood

Faucets/Traps: Materials

Chrome Fixture/PVC Trap



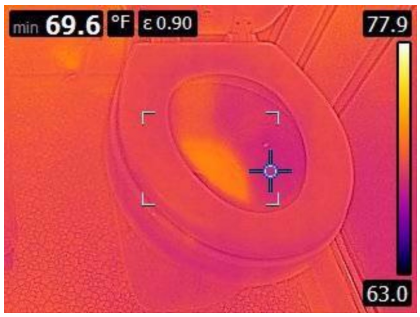
NO Leaks

Shower Surround: Materials

Fiberglass Pan / Marble Surround

Toilets: Style

Bowl and Tank Style



No Leaks

		IN	NI	NP	R
7.1	Counter / Cabinet	X			
7.2	Faucets/Traps	X			X
7.3	Shower Surround	X			X
7.4	Toilets	X			

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

Recommendations

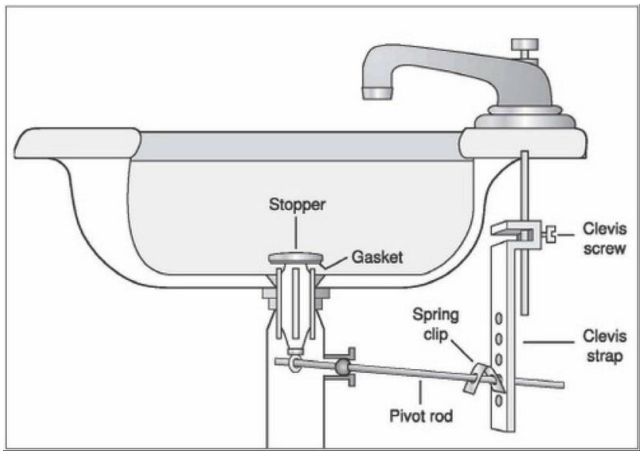
7.2.1 Faucets/Traps

MISSING / DEFECTIVE STOPPER

Missing or defective stopper in the bathroom sink. Recommend repair or replacement

Recommendation

Contact a qualified plumber.



7.3.1 Shower Surround

MISSING/DEFECTIVE SHOWER HEAD

BATHROOM

The Shower head is Missing or Defective. Recommend replacment

Recommendation

Recommended DIY Project

Missing Shower Head

8: 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.

Information

Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

Equipment: Brand
Lennox

Equipment: Condensate Removal
PVC PIpe, Electric Pump

Distribution Systems: Ductwork

Crawlspace

Insulated

Solid Fuel Heating Device (Fireplace, Woodstove): Type

Family Room

Pellet

Pellet and Wood Burning Stoves are not operated as part of the home inspection.

Solid Fuel Heating Device (Fireplace, Woodstove): Exhaust Flue

Double Wall

Solid Fuel Heating Device (Fireplace, Woodstove): Fireplace/Stove Hearth

Raised

		IN	NI	NP	R
8.1	Equipment	X			
8.2	Normal Operating Controls	X			
8.3	Distribution Systems	X			
8.4	Vents, Flues & Chimneys			X	
8.5	Presence of Installed Heat Source in Each Room	X			
8.6	Solid Fuel Heating Device (Fireplace, Woodstove)	X			

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Limitations

Vents, Flues & Chimneys not present.

9: 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.

Information

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

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

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
ITE

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: Wiring Method
Romex

Lighting Fixtures, Switches & Receptacles: Switches & Receptacles
Plastic Covers

Service Entrance Conductors: Electrical Service Conductors

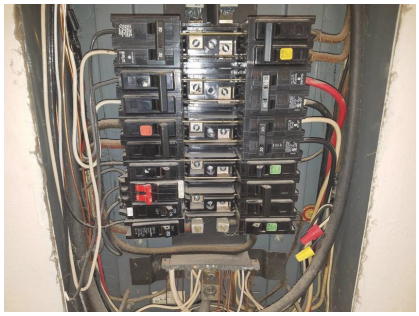
Overhead, 220 Volts

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

Copper

Branch Wiring Circuits, Breakers & Fuses: Breakers

Functional



Lighting Fixtures, Switches & Receptacles: Exterior Lighting

Surface Mounted Lamps

GFCI & AFCI: Bathroom(s)

Bathroom

Non GFCI

GFCI & AFCI: Exterior

Non GFCI

GFCI & AFCI: Kitchen

Non GFCI

Smoke Detectors: Smoke Detectors Present

Carbon Monoxide Detectors: Carbon Monoxide Detector Present

Hallway

Doorbell: Doorbell Type

Battery

		IN	NI	NP	R
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles	X			X
9.5	GFCI & AFCI	X			
9.6	Smoke Detectors	X			
9.7	Carbon Monoxide Detectors	X			
9.8	Doorbell	X			X

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Recommendations

9.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

BEDROOM

Safety Hazard and/or Requires Immediate Attention

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

Contact a qualified electrician.

9.8.1 Doorbell

DEFECTIVE DOORBELL

Doorbell was inoperative at the time of inspection. Recommend having the doorbell replaced or repaired by a qualifed contractor.

Recommendation

Contact a qualified electrician.

Defective Doorbell

10: 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.

Information

Filters
None

Water Source
Public

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

Drain, Waste, & Vent Systems: Material
Galvanized

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

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

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Flue Pipe
Not Applicable

Main Water Shut-off Device: Location

By the Street

Main Water Shutoff Valve

Drain, Waste, & Vent Systems: Vent Material

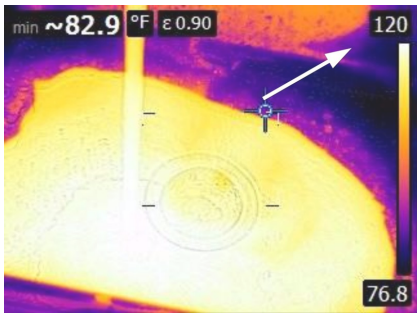
Galvanized

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Reliance

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 Temp

Hot Water Systems, Controls, Flues & Vents: Seismic Restraint

Metal Strap

Hot Water Systems, Controls, Flues & Vents: T&PR Valve

Brass Valve

T&PR Valve Not leaking

		IN	NI	NP	R
10.1	Main Water Shut-off Device	X			
10.2	Drain, Waste, & Vent Systems	X			
10.3	Water Supply, Distribution Systems & Fixtures	X			
10.4	Hot Water Systems, Controls, Flues & Vents	X			
10.5	Fuel Storage & Distribution Systems			X	
10.6	Sump Pump			X	

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Limitations

Fuel Storage & Distribution Systems not present.

Sump Pump not present.

11: 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.

Information

Inspection Method
West
Crawlspace Access

Floor Structure: Sub-floor
Inaccessible

Floor Structure: Basement/Crawlspace Floor
Dirt

Foundation: Material
Concrete

Basements & Crawlspaces: Flooring Insulation
Fiberglass

Basements & Crawlspaces: Access

West

Wood Hatch Outside

Basements & Crawlspaces: Ventilation

Crawlspace Vents

Floor Structure: Material

Wood I-Joists

Vapor Retarders: Material

Plastic

		IN	NI	NP	R
11.1	Foundation	X			
11.2	Basements & Crawlspaces	X			
11.3	Floor Structure	X			
11.4	Wall Structure		X		
11.5	Ceiling Structure			X	
11.6	Vapor Retarders	X			

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Limitations

Ceiling Structure not present.

Wall Structure

COVERED WITH WALL COVERING AND SIDING

12: 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.

Information

Windows: Window Manufacturer
Unknown

Ceilings: Ceiling Material
Gypsum Board

Doors: Doors
Hollow Wood

Windows: Window Type

Single-hung

Floors: Floor Coverings

Hardwood

Walls: Wall Material

Drywall

Countertops & Cabinets: Countertop Material

Kitchen

Laminate

Countertops & Cabinets: Cabinetry

Kitchen

Wood

		IN	NI	NP	R
12.1	Doors	X			X
12.2	Windows	X			X
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X			
12.6	Steps, Stairways & Railings			X	
12.7	Countertops & Cabinets	X			

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

Limitations

Steps, Stairways & Railings not present.

Recommendations

12.1.1 Doors

DOOR LATCH ALIGNMENT

Door latch and/or strike plate is out of alignment. Recommend a handyman repair.

Recommendation

Contact a qualified door repair/installation contractor.

12.2.1 Windows

DAMAGED SCREEN

SOUTH

Damaged window screens. Recommend having them repaired or replaced.

Recommendation

Contact a qualified window repair/installation contractor.

13: KITCHEN

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.

Information

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Range/Oven/Cooktop: Exhaust Hood Type

Kitchen

None

Refrigerator: Brand

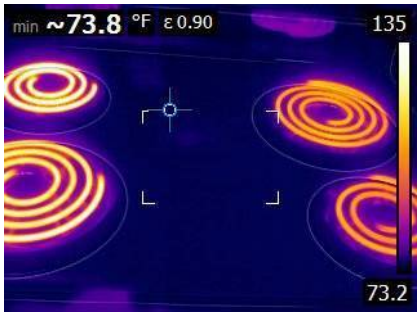
Kitchen

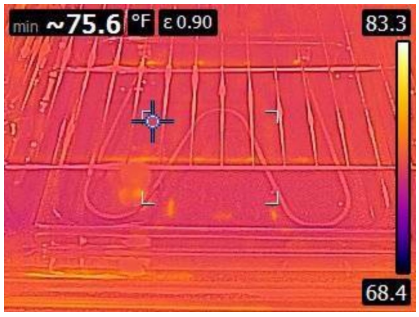
Kelvinator

Range/Oven/Cooktop: Range/Oven Brand

Kitchen

Kenmore





Bake Setting

Broil setting

Faucets / Traps: Materials

Chrome Faucet/ Chrome Trap

Sink: Sink Type

Stainless

		IN	NI	NP	R
13.1	Dishwasher			X	
13.2	Refrigerator	X			
13.3	Range/Oven/Cooktop	X			X
13.4	Garbage Disposal			X	
13.5	Built-in Microwave			X	
13.6	Faucets / Traps	X			X
13.7	Sink	X			

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

Limitations

Dishwasher not present.

Garbage Disposal not present.

Built-in Microwave not present.

Recommendations

13.3.1 Range/Oven/Cooktop

EXHAUST SYSTEM MISSING

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

Here is a resource on choosing a range hood.

Recommendation

Contact a qualified professional.

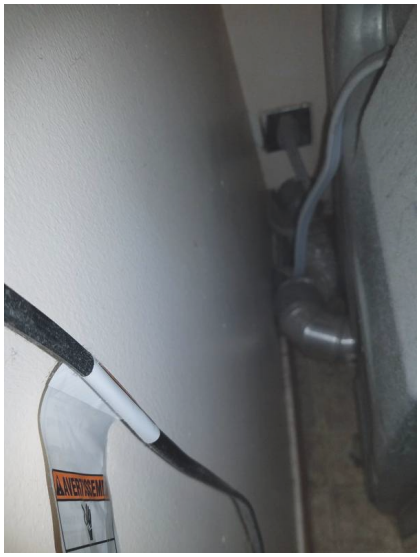
14: LAUNDRY ROOM

Information

Dryer Vent: Dryer Power Source
220 Electric

Dryer Vent: Material
Ridgid Metal

Dryer Vent: Dryer Vent
Metal



Laundry Drain: Location
Free Standing Drain Pipe

Washer Hose Bib: Type

Laundry room

Gate Valves

		IN	NI	NP	R
14.1	Dryer Vent	X			
14.2	Laundry Drain	X			
14.3	Washer Hose Bib	X			

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