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RESIDENTIAL INSPECTION REPORT

1234 Main St.
Mountain Home AR 72653

Buyer Name
01/14/2018 9:00AM

Inspector
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The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed, but must be confirmed by qualified contractor estimates.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of air borne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminates, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on ‘opinion only’ basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

SUMMARY

- ☐ Kitchen - Sink & Sink Base: Sink Base Moisture Damage
- ☐ Kitchen - Sink & Sink Base: Sink Leaking
- ☐ Insulation & Ventilation - Exhaust Systems: Dryer Exhaust Clogged
- ☐ Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
- ☐ Built-in Appliances - Dishwasher: Not Secured
- ☐ Electrical - Smoke Detectors: Not Enough Smoke Detectors
- ☐ Electrical - GFCI & AFCI: No GFCI Protection Installed - Interior
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles (All Accessible): Receptacle Loose
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles (All Accessible): Receptacle Damaged
- ☐ Electrical - Lighting Fixtures, Switches & Receptacles (All Accessible): Cover Plate Gap
- ☐ Electrical - Main Service Panel, Service & Grounding, Main Overcurrent Device: Burnt Wires
- ☐ Electrical - Main Service Panel, Service & Grounding, Main Overcurrent Device: Breaker Double Tapped
- ☐ Heating & Cooling (Heat Pump) - Normal Operating Controls: Thermostat Degraded
- ☐ Heating & Cooling (Heat Pump) - HVAC Heat Pump Equipment: Aging Unit
- ☐ Exterior - Decks, Balconies, Porches & Steps: Railings Loose
- ☐ Exterior - Siding, Flashing & Trim: Vinyl Siding Damaged
- ☐ Exterior - Siding, Flashing & Trim: Vinyl Siding Seperated
- ☐ Roof - Chimney (above roof): Chimney Crown Cracking - Minor
- ☐ Roof - Low-Sloped / Flat Roof: Ponding
- ☐ Roof - Roof Drainage Systems: Debris - Gutter Guards
- ☐ Garage - Garage Door Opener: Photo Sensor Not Installed
- ☐ Garage - Occupant Door (From garage to inside of home): Hard to Close
- ☐ Garage - Ceilings: Ceiling discoloration - Not Active
- ☐ Interior - Windows: Painted Shut
- ☐ Interior - Doors: Door Stop Damaged
- ☐ Interior - Floors: Floor Uneven
- ☐ Interior - Walls: Microbial Growth - Isolated
- ☐ Bathrooms - Toilet: Toilet Loose
- ☐ Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR Discharge Pipe Improperly Installed
- ☐ Plumbing - Washer Connections / Drain Pipe: Rusty/Degraded Box
- ☐ Plumbing - Washer Connections / Drain Pipe: Leaking Nozzle
- ☐ Plumbing - Washer Connections / Drain Pipe: Valve Corrosion
- ☐ Plumbing - Water Supply, Distribution Systems & Fixtures: Fixture Leaking - Above Sink
- ☐ Plumbing - Drain, Waste, & Vent Systems: Improper Connection - Conditioner Discharge
- ☐ Basement & Crawlspace - Crawlspaces: Crawlspace Door - Deteriorated

1: INSPECTION DETAILS

Information

In Attendance
Inspector, Client's Agent, Client

Occupancy
Vacant

Style
Ranch

Weather Conditions
Cloudy

Temperature (approximate)
48 Fahrenheit (F)

Type of Building
Single Family

The images here are the directional locations of the home used throughout the report. Ensure you get yourself orientated to what direction the house is situated in order to better follow along.


West


South


North

2: ROOF

		IN	NI	NP	P
2.1	Roof Structure Exterior Condition	X			
2.2	Coverings	X			
2.3	Roof Drainage Systems	X			X
2.4	Flashings	X			
2.5	Chimney (above roof)	X			X
2.6	Vents	X			
2.7	Low-Sloped / Flat Roof	X			X

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Roof Type/Style
Hip and Valley

Roof Pitch
4:12

Coverings: Number of Layers
1 layer

Looking North

Coverings: Material
Metal

Roof Drainage Systems: Gutter Material
Aluminum

Roof Drainage Systems: Downspout Material
Aluminum

Flashings: Material
Metal

Vents: Number of Vents
Three

Inspection Method
Roof

Looking South

Looking East

Roof Walked

Inspector walked the entirety of the roof and found the decking and structure to be stable.

Roof Structure Exterior Condition: Satisfactory

The Inspector noted no or minimal deficiencies in the condition of the roof at the time of the inspection.

Roof Drainage Systems: Gutter System Satisfactory

The Inspector observed no or minor deficiencies in the condition of the roof drainage system. Any discrepancies will be noted in report.

Chimney (above roof): Satisfactory

The Inspector observed no or minor deficiencies in the condition of the portion of the chimney that extended above the roof. Any discrepancies will be noted in report.

Flashing

South

Vents: Boots - Satisfactory

Vents had proper flashing and the gaskets were in good condition. Only a few up close pictures for perspective on flashing/gaskets condition.

Low-Sloped / Flat Roof: Low-Sloped / Flat Roof - Satisfactory

No or minimal deficiencies were noted with the low sloped or flat roof. Roof had rolled and overlapping roof coverings; material unknown. No current leaking points noted.Any discrepancies will be noted.

North

Low-Sloped / Flat Roof: Sealant

Low sloped roof had sealant applied in areas which degraded over time. Recommend monitor and reapply as necessary.

Prioritized observation

2.3.1 Roof Drainage Systems

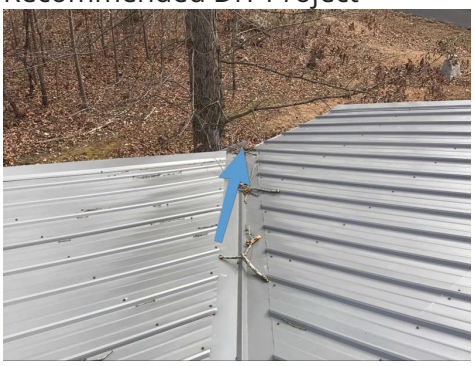
Maintenance Item

DEBRIS - GUTTER GUARDS

Debris has accumulated on the gutter guards which can limit the effectiveness of moving water area from home. Recommend cleaning to facilitate water flow into the gutters.

Recommendation

Recommended DIY Project



Southeast

South

South

2.5.1 Chimney (above roof)

Prioritized Observation

CHIMNEY CROWN CRACKING - MINOR

Minor cracking noted in the chimney crown which could allow water/moisture intrusion down chimney. Recommend reseal cracks and monitor.

Recommendation

Contact a qualified professional.

2.7.1 Low-Sloped / Flat Roof

Prioritized Observation

PONDING

Observed indications of ponding in one or more areas of roof. Ponding can lead to accelerated erosion and deterioration. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.

North

North

3: EXTERIOR

		IN	NI	NP	P
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Eaves, Soffits & Fascia	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls (With respect to their effect on the condition of the building)	X			

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Inspection Method
Attic Access, Crawlspace Access, Visual

Siding, Flashing & Trim: Siding Material
Vinyl, Stone Veneer

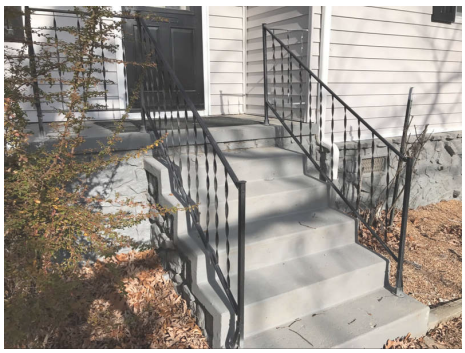
Siding, Flashing & Trim: Siding Style
Horizontal Panels

Exterior Doors: Exterior Entry Door
Wood, Steel, Glass, Sliding Glass

Walkways, Patios & Driveways: Driveway Material
Concrete

South

Walkways, Patios & Driveways: Patio Material
Concrete



South

Decks, Balconies, Porches & Steps: Appurtenance
Enclosed Porch

Decks, Balconies, Porches & Steps: Material
Concrete

North

Walkways, Patios & Driveways: Walkway Material

Concrete

South

West

Prioritized observation

3.1.1 Siding, Flashing & Trim

Maintenance Item

VINYL SIDING DAMAGED

The vinyl siding was damaged in noted locations. Moisture intrusion can damage materials siding was protecting. Recommend monitor.

Recommendation

Contact a qualified handyman.

Northwest

3.1.2 Siding, Flashing & Trim

Maintenance Item

VINYL SIDING SEPERATED

One or more areas of the vinyl siding shows signs of a gap where panels have separated which will allow water to penetrate to supportive wall material. Recommend panels slid back together or replace if the gap cannot be closed.

Recommendation

Contact a qualified professional.

North

3.4.1 Decks, Balconies, Porches & Steps

Maintenance Item

RAILINGS LOOSE

Railings fasteners were loose in noted areas. Recommend tightening current fasteners or replace, tighten and monitor.

Recommendation

Contact a qualified handyman.

South

4: FOUNDATION & STRUCTURE

		IN	NI	NP	P
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Roof Structure & Attic	X			

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Information

Inspection Method
Attic Access, Crawlspace Access, Visual

Foundation: Material
Masonry Block

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood

Floor Structure: Basement/Crawlspace Floor
Dirt

Wall Structure: Material
Inaccessible

Roof Structure & Attic: Material
Wood, Plywood

Roof Structure & Attic: Type
Hip and Valley

5: BASEMENT & CRAWLSPACE

		IN	NI	NP	P
5.1	Crawlspaces	X			X

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Information

Crawlspace

Home had a crawlspace and was inspected.

Crawlspaces: Crawlspace Access

Hatch Foundation

Southeast

Crawlspaces: Crawlspace Inspection

Inspection by direct entry

Crawlspaces: Crawlspace - Satisfactory

At the time of the inspection, the Inspector observed no or minor deficiencies in the condition of the crawlspace. Notable exceptions will be listed in this report. Inspection typically includes evaluation of: crawlspace floor; framed floor structure; foundation walls; plumbing (water, sewer, gas and any sump pumps); electrical; and HVAC (ducts and any equipment)

Prioritized observation

5.1.1 Crawlspaces

Maintenance Item

CRAWLSPACE DOOR - DETERIORATED

The crawlspace door is deteriorated which could allow pests access to the crawlspace. Recommend door is repaired or replaced.

Recommendation

Contact a qualified handyman.

Southeast

6: ATTIC

		IN	NI	NP	P
6.1	Attic - Unfinished	X			

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Attic Inspection

Inspection by direct entry

Access Location

Wall hatch

Garage

Garage

Attic - Unfinished: Attic - Satisfactory

At the time of the inspection, the Inspector observed no deficiencies or minor deficiencies in the condition of the attic.

Looking North

Looking East

7: HEATING & COOLING (HEAT PUMP)

		IN	NI	NP	P
7.1	General	X			
7.2	HVAC Heat Pump Equipment	X			X
7.3	Normal Operating Controls	X			X
7.4	Distribution System	X			

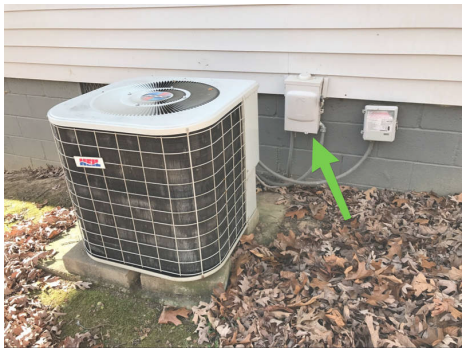
IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

HVAC Heat Pump Equipment: Air Handler / Evaporator Brand
Heil

Central Crawlspace

HVAC Heat Pump Equipment: Condenser Unit Brand
East
Heil



Condenser w/ cut off

HVAC Heat Pump Equipment: Energy Source/Type
Electric, Central Air Conditioner, Heat Pump

Normal Operating Controls: Thermostat Brand
White-Rodgers

Hallway

Distribution System: Configuration
Central, Insulated

General: Cooling Function Not Tested - Low Temperature

Due to temperature below 65 degrees, cooling function was not tested. Recommend full test by qualified HVAC technician before summer.

General: Heating - Satisfactory

Heating function was tested during the inspection and found to be functional. *Heat pump did take longer than usual to get to warmer temps, but the house did warm.

HVAC Heat Pump Equipment: Air Handler / Evaporator Serial Number

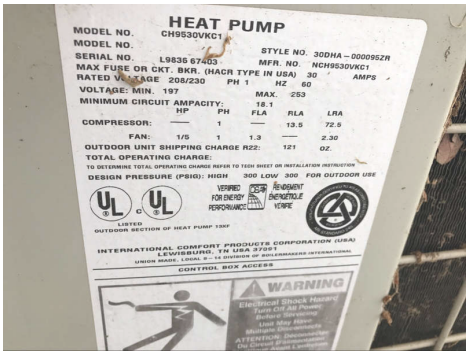
L9826 12756

Air Handler/ Evaporator built in 1998 (19 years old). Unit is late service life of a standard industry recognized 12-15 years lifespan.

HVAC Heat Pump Equipment: Condenser Serial Number

L983667403

Condenser unit was built in 1998 (19 years old). Unit is late service life of a standard industry recognized 12-15 years lifespan.



HVAC Heat Pump Equipment: Condensation Line Satisfactory - Not Active

Condensation line was inspected and found to be properly installed with trap and fall. However, A/C was not active and proper drainage could not be ascertained. Recommend before A/C is used clean condensation line and clean line at least once a year to minimize chances of buildup or blockage.

Here is a link with guidance on how to clean line.

Central Crawlspace

Normal Operating Controls: Temperature - Satisfactory

@ register. Temps are within norms. Temps from register should be within 10-20 degrees or more from ambient room temps.

Prioritized observation

7.2.1 HVAC Heat Pump Equipment

Maintenance Item

AGING UNIT

Though fully functional at the time of the inspection the unit is aging (19 years). Recommend qualified HVAC tech fully test system, monitor for proper function and replace as needed.

Recommendation

Contact a qualified HVAC professional.

7.3.1 Normal Operating Controls

Maintenance Item

THERMOSTAT DEGRADED

Thermostat was not working optimally at time of inspection. The increase heat button was difficult to increase when pushed. Eventually, after multiple tries the heat temp was raised on the thermostat. Recommend repair or replace.

Recommendation

Contact a qualified HVAC professional.

Hallway

8: PLUMBING

		IN	NI	NP	P
8.1	Main Water Shut-off Device	X			X
8.2	Drain, Waste, & Vent Systems	X			X
8.3	Water Supply, Distribution Systems & Fixtures	X			X
8.4	Hot Water Systems, Controls, Flues & Vents	X			X
8.5	Washer Connections / Drain Pipe	X			X

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Water Source
Public

Main Water Shut-off Device: Location
@ Home, @ Meter Box

East Crawlspace

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

Drain, Waste, & Vent Systems: Material
ABS, PVC

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

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

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

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

Filters
None, Whole house conditioner

Filter and filtration systems are not tested during the inspection. Recommend qualified plumber further evaluate proper function if needed.

Southeast Crawlspace

Whole House Conditioner - Not Inspected

Whole house water conditioner testing is beyond the scope of a general home inspection. Recommend having specific equipment manufacture technician fully service system to ensure proper function.

Hot Water Systems, Controls, Flues & Vents: Water Heater Serial Number

Q121416981

Water heater built in 2014 (3 years old). Unit is early service life of a standard industry recognized 8-12 years lifespan.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Richmond

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.

East Crawlspace

Hot Water Systems, Controls, Flues & Vents: Water Temp

120

Inspection only verifies water heater is able to heat water above ambient temps. Water temperature can vary depending on settings.

Kitchen

Washer Connections / Drain Pipe: Water Connections Marginal

Issues were noted with the washer connection and drain pipe. Items will be listed under observations.

Laundry Room

Prioritized observation

8.2.1 Drain, Waste, & Vent Systems

Prioritized Observation

IMPROPER CONNECTION - CONDITIONER DISCHARGE

An improper connection from a whole house conditioner line was observed at a drain pipe. Indications of overflow were noted which will cause moisture problems in crawlspace. Recommend further evaluation and repair by installing a proper dischage connection fitting.

Recommendation

Contact a qualified plumbing contractor.

East Crawlspace

8.3.1 Water Supply, Distribution Systems & Fixtures

Maintenance Item

FIXTURE LEAKING - ABOVE SINK

A fixture is leaking on top of sink which is causing water to pool around fixture. Recommend fixture is repaired or replaced.

Recommendation

Contact a qualified professional.

Laundry Room

8.4.1 Hot Water Systems, Controls, Flues & Vents

Prioritized Observation

TPR DISCHARGE PIPE IMPROPERLY INSTALLED

The temperature/pressure relief (TPR) valve had a discharge pipe that was not properly installed in a crawlspace area. Discharge pipe should be facing down towards the ground preferably over a drip pan and approx. 6 inches off of the ground. Recommend TPR discharge pipe is installed correctly.

Recommendation

Contact a qualified professional.

East Crawlspace

8.5.1 Washer Connections / Drain Pipe

Immediate/Safety Item

LEAKING NOZZLE

One or more of the washer nozzles were leaking at the time of the inspection. Recommend further evaluation and repair/replacement.

Recommendation

Contact a qualified plumbing contractor.

Laundry Room

8.5.2 Washer Connections / Drain Pipe

Prioritized Observation

RUSTY/DEGRADED BOX

Laundry box was noted as degraded with visible rust which could lead to leaking into wall. Recommend laundry box is replaced.

Recommendation

Contact a handyman or DIY project

Laundry Room

8.5.3 Washer Connections / Drain Pipe

Maintenance Item

VALVE CORROSION

Corrosion noted on washer supply valves; not actively leaking. Recommend monitoring the valve and replacing as needed.

Recommendation

Contact a qualified plumbing contractor.

Laundry Room

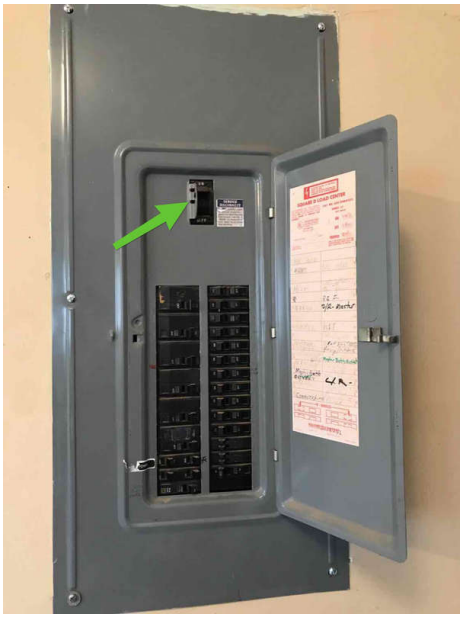
9: ELECTRICAL

		IN	NI	NP	P
9.1	Service Entrance Conductors	X			
9.2	Main Service Panel, Service & Grounding, Main Overcurrent Device	X			X
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles (All Accessible)	X			X
9.5	GFCI & AFCI	X			X
9.6	Smoke Detectors	X			X
9.7	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Main Disconnect



Garage Utility Room

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 240 volts, Aluminum

North

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

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

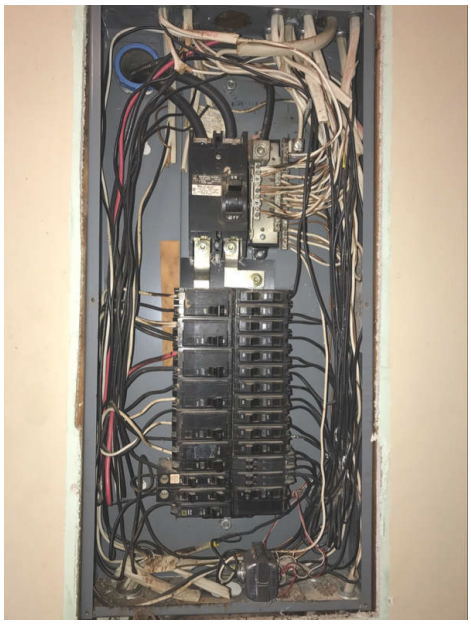
Main Service Panel, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

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

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Main Service Panel, Service & Grounding, Main Overcurrent Device: Main Service Panel Satisfactory
North Garage Utility Room
At the time of the inspection, the Inspector observed no deficiencies or minor deficiencies in the condition of the main service panel.


External


Internal

Prioritized observation

9.2.1 Main Service Panel, Service & Grounding, Main Overcurrent Device

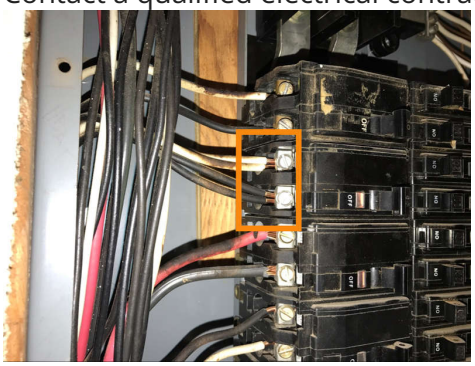
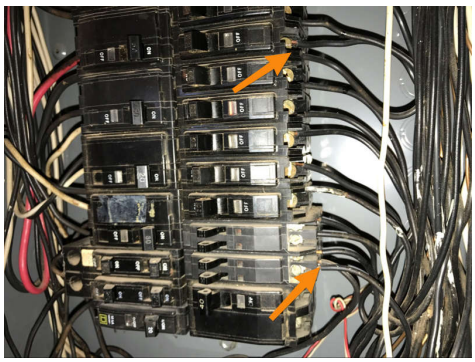
Prioritized Observation

BREAKER DOUBLE TAPPED

Breaker was double tapped which means two different circuits are connected to one breaker. Recommend electrician further inspect and repair.

Recommendation

Contact a qualified electrical contractor.

9.2.2 Main Service Panel, Service & Grounding, Main Overcurrent Device

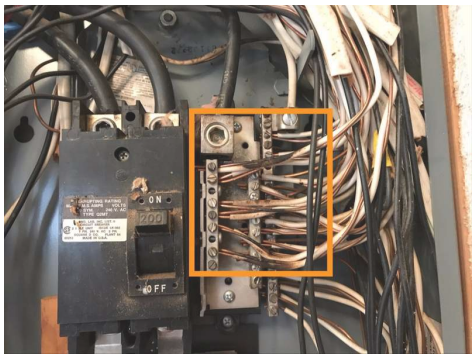
Immediate/Safety Item

BURNT WIRES

Burnt wires were noted inside and connected to the main service panel. A dead rodent was noted at bottom of panel and may have been the cause of the damage. Recommend further evaluation and repair if needed.

Recommendation

Contact a qualified electrical contractor.



MSP

9.4.1 Lighting Fixtures, Switches & Receptacles (All Accessible)

Maintenance Item

COVER PLATE GAP

A receptacle or switch box had a cover that did not fully cover box which could allow objects to be inserted likely causing a shock. Recommend installation of a larger cover plate to full cover any access points.

Recommendation

Recommended DIY Project


Living Room

9.4.2 Lighting Fixtures, Switches & Receptacles (All Accessible)

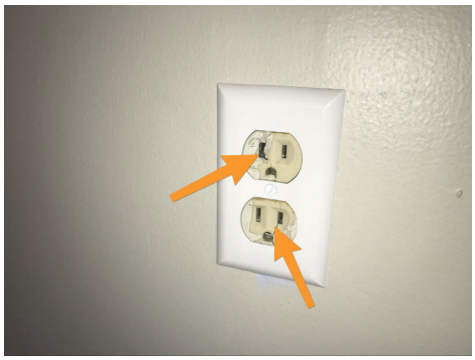
Prioritized Observation

RECEPTACLE DAMAGED

One or more of the receptacles was damaged at the time of inspection. Recommend further evaluation and replace.

Recommendation

Contact a qualified electrical contractor.


Master Bedroom

9.4.3 Lighting Fixtures, Switches & Receptacles (All Accessible)

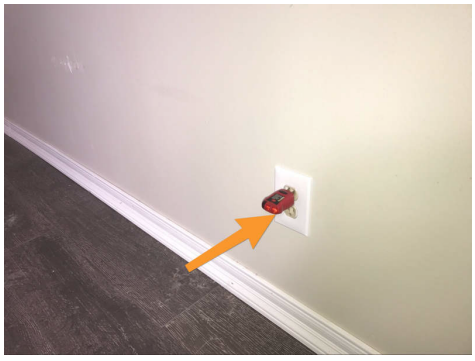
Prioritized Observation

RECEPTACLE LOOSE

One or more receptacle was loose which could become a shock hazard. Recommend properly securing receptacle.

Recommendation

Contact a qualified electrical contractor.


Master Bedroom

9.5.1 GFCI & AFCI

Immediate/Safety Item

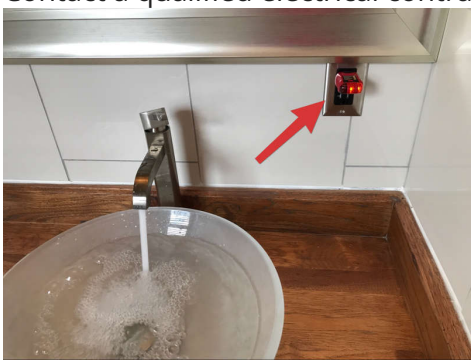
NO GFCI PROTECTION INSTALLED - INTERIOR

One or more area inside home did not have ground fault circuit interrupter (GFCI) for electrical receptacles located within 6 feet of a plumbing fixture; potential shock or electrocution hazard. Recommend installation by qualified professional.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



Master Bathroom

Central Bathroom

9.6.1 Smoke Detectors

Prioritized Observation

NOT ENOUGH SMOKE DETECTORS

Inspector recommends installing additional smoke detectors to provide improved fire protection for home. Generally-accepted current safety standards recommend smoke detectors be installed at the following locations:

- In the immediate vicinity of the bedrooms
- In all bedrooms
- In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
- In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof.
- Any smoke detector located within 20 feet of a kitchen or bedroom containing a tub or shower must be a photoelectric type.

Recommendation

Recommended DIY Project

10: INSULATION & VENTILATION

		IN	NI	NP	P
10.1	Exhaust Systems	X			X
10.2	Insulation	X			
10.3	Ventilation	X			
10.4	Vapor Retarders (Crawlspace or Basement)	X			

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Exhaust Systems: Exhaust Fan/Flue
Bathroom Fan, Dryer Vent, Kitchen Vent

Exhaust Systems: Dryer Exhaust
To Wall

Insulation: Attic Insulation Type
Batt, Fiberglass

Insulation: R-value
21

Insulation: Flooring Insulation
None

Ventilation: Ventilation Type
Passive, Gable Vents, Soffit Vents, Ridge Vents

Vapor Retarders (Crawlspace or Basement): Vapor Barrier - Plastic
A plastic vapor barrier was installed in crawlspace.

Prioritized observation

10.1.1 Exhaust Systems

Maintenance Item

BATHROOM VENTS INTO ATTIC

Bathroom fan vents directly into the attic, which can cause excess moisture. Recommend terminate exhaust to the exterior. At a minimum exhaust lines should run to a vented area (i.e. turbine or vented ridge cap, etc.).

Recommendation

Contact a qualified handyman.

10.1.2 Exhaust Systems

Prioritized Observation

DRYER EXHAUST CLOGGED

Dryer exhaust had a generic catcher installed which will not allow the vent to discharge properly. Recommend further evaluation and change in discharge location if possible. Recommend removal of catcher, cleaning of the entire exhaust line and monitor for proper function.

Recommendation

Recommended DIY Project

North

11: INTERIOR

		IN	NI	NP	P
11.1	Walls	X			X
11.2	Ceilings	X			
11.3	Floors	X			X
11.4	Doors	X			X
11.5	Windows	X			X
11.6	Fireplace	X			
11.7	Heating & Cooling Source	X			
11.8	Ceiling Fan	X			

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Walls: Wall Material
Painted, Drywall

Ceilings: Ceiling Material
Drywall, Textured, Paint

Floors: Floor Coverings
Laminate, Tile

Doors: Type of Door
Flush

Windows: Window Type
Single-hung, Casement, Double Pane

Fireplace: Fuel Type
Pellet

Heating & Cooling Source: Heating/Cooling Source
Floor Register

Rooms
Images are of all interior rooms located in the home.


Hallway


Living Room


Southeast Bedroom


Laundry Room


Dining Room


Master Bedroom

Interior - Satisfactory

At the time of the inspection, the Inspector observed no or minor deficiencies in the condition of the interior of this home.

Fireplace: Pellet Stove Satisfactory

At the time of the inspection, the Inspector observed no or minimal deficiencies in the condition of the pellet burning stove. It was not operated.

Inspection of pellet burning stove/fireplaces typically includes visual examination of the following: adequate hearth; firebox condition; visible flue condition; spark barrier; exterior condition.

*Full inspection of pellet burning stove/fireplace lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at http://www.csia.org/search

Go here for more information on pellet stoves.

Recommend full chimney sweep to ensure fireplace is in good working order.

Living Room

Firebox

Fireplace: Wood-burning Fireplace Satisfactory

At the time of the inspection, the Inspector observed no or minimal deficiencies in the condition of the wood-burning fireplace. It was not operated.

Inspection of wood-burning fireplaces typically includes visual examination of the following: adequate hearth; firebox condition; operable damper; visible flue condition; spark barrier; exterior condition.

*Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).

Find a CSIA-certified inspector near you at http://www.csia.org/search

Recommend full chimney sweep to ensure fireplace is in good working order.

Fireplace: Fireplace Not Tested

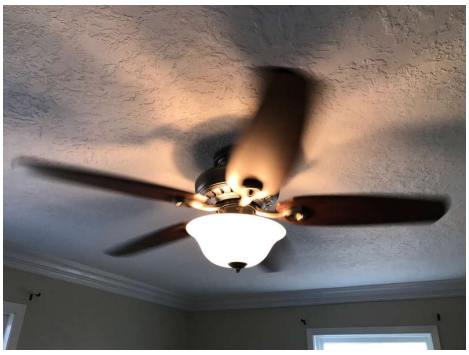
The fireplace was not tested as part of the inspection. Recommend fireplace specialist fully test unit prior to closing.

Fireplace: Chimney Sweep

Flue cleanliness status is not a part of a standard home inspection, however, recommend flue is swept by a professional chimney contractor to ensure clean operation.

Ceiling Fan: Ceiling Fans Tested - Satisfactory

All ceiling fans were tested for normal operation and stability. No or minor deficiencies were noted at the time of the inspection.



Master Bedroom

Prioritized observation

11.1.1 Walls

Prioritized Observation

MICROBIAL GROWTH - ISOLATED

One or more areas of the home had visual microbial growth noted; isolated. Recommend cleaning using a microbial killing/inhibiting product and monitoring.

Recommendation

Contact a qualified mold inspection professional.

Kitchen

11.3.1 Floors

Maintenance Item

FLOOR UNEVEN

Floor was uneven in certain areas within the home likely caused by settling over time which can happen in older homes. Recommend monitoring.

Recommendation

Contact a qualified general contractor.

Living Room

11.4.1 Doors

Maintenance Item

DOOR STOP DAMAGED

Doorstop was damaged in noted locations which could allow door hardware to hit the wall and cause damage. Recommend replacement.

Recommendation

Recommended DIY Project

Master Bedroom

11.5.1 Windows

Maintenance Item

PAINTED SHUT

One or more windows are painted shut or were very difficult to open close; not all windows shown. Recommend further evaluation and repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.

Living Room

12: KITCHEN

		IN	NI	NP	P
12.1	Countertops & Cabinets	X			
12.2	Sink & Sink Base	X			X

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Countertops & Cabinets:
Cabinetry
Wood

Kitchen - Satisfactory

At the time of the inspection, the Inspector observed either no or minimal deficiencies in the condition of the kitchen.

Kitchen

Countertops & Cabinets: Countertop Material

Tile

Each type of countertop material has pro and cons as well as unique was to care for the material. Good information as to the care of your countertop will be located at the link below. Click on your specific type of material and scroll down to view care guides.

Click here to view countertops.

Sink & Sink Base: Sink - Marginal

At the time of the inspection, the Inspector observed moderate deficiencies in the condition and operation of the kitchen sink. Inspection includes faucet check for flow/function, filling sinks (if possible) and drainage, faucet check for flow/function; seals around sink on countertop; under-sink plumbing; sink base.

Kitchen

Sink & Sink Base: Functional flow/drainage

The kitchen sink had functional flow and functional drainage at the time of the inspection.

Prioritized observation

12.2.1 Sink & Sink Base

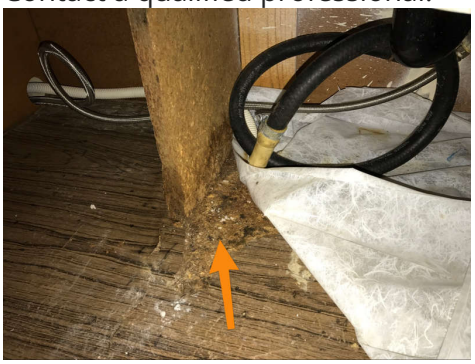
Prioritized Observation

SINK BASE MOISTURE DAMAGE

Moisture damage to sink base cabinet noted; active leak at countertop is causing left side damage; cause of right side damage unknown. Recommend surface is kept dry from further deterioration.

Recommendation

Contact a qualified professional.



Kitchen

Kitchen

12.2.2 Sink & Sink Base

Immediate/Safety Item

SINK LEAKING

Sink at countertop was noted leaking into the sink base. Recommend sealing sink at countertop to stop leaking into base.

Recommendation

Contact a handyman or DIY project

Kitchen

Kitchen

13: BATHROOMS

		IN	NI	NP	P
13.1	General	X			
13.2	Shower / Tub	X			X
13.3	Toilet	X			X
13.4	Sink & Vanity Countertops	X			

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

General: Number of Bathrooms

2

Master Bathroom

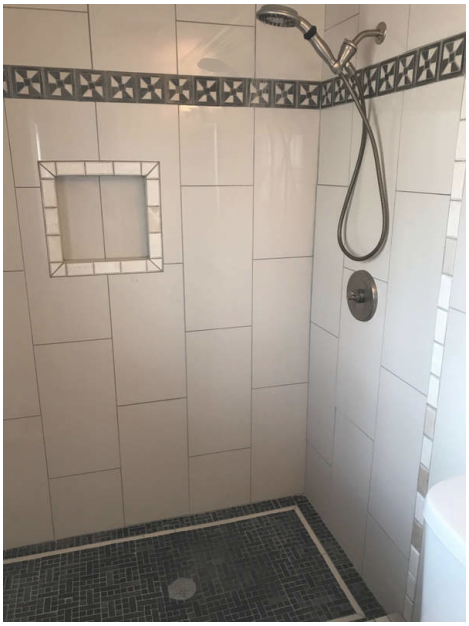
Central Bathroom

General: Bathroom - Satisfactory

At the time of the inspection, the Inspector observed no or minor deficiencies in the condition of this bathroom.

Shower / Tub: Shower - Satisfactory

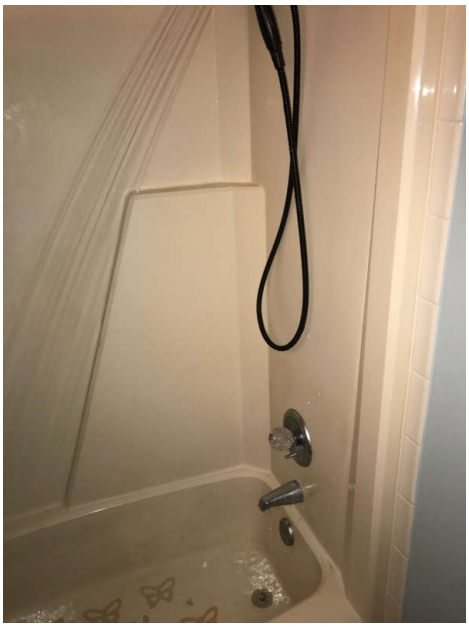
The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes: functional flow; functional drainage; proper operation of shut-off and diverter valves, and faucet; and moisture intrusion of walls and pan.



Master Bathroom

Shower / Tub: Shower/Tub Combo - Satisfactory

The tub/shower components in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the tub/shower typically includes: functional flow; functional drainage; proper operation of shut-off and diverter valves, and faucet; and moisture intrusion of walls and tub base. Any notable exceptions will be listed in this report.



Central Bathroom

Sink & Vanity Countertops: Sink / Vanity Satisfactory

At the time of the inspection, the Inspector observed minimal to moderate deficiencies in the condition and operation of the bathroom sink and vanity. Inspection includes faucet check for flow/function, filling sinks (if possible) and drainage, faucet check for flow/function; seals around sink on countertop; counter-top condition; under-sink plumbing; sink base.

Master Bathroom

Bathroom

Prioritized observation

13.3.1 Toilet

Maintenance Item

TOILET LOOSE

Either connections that secure the toilet base to the flange or the flange itself are loose which could allow wax seal to be broken and water to leak. Recommend tightening bolts at base of toilets to secure to floor; if this does not work then there is a problem with the flange and must be repaired.

Recommendation

Contact a qualified handyman.

Master Bathroom

14: BUILT-IN APPLIANCES

		IN	NI	NP	P
14.1	Dishwasher	X			X
14.2	Refrigerator			X	
14.3	Range/Oven/Cooktop	X			
14.4	Garbage Disposal	X			
14.5	Built-in Microwave	X			

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Range/Oven/Cooktop: Exhaust Hood Type

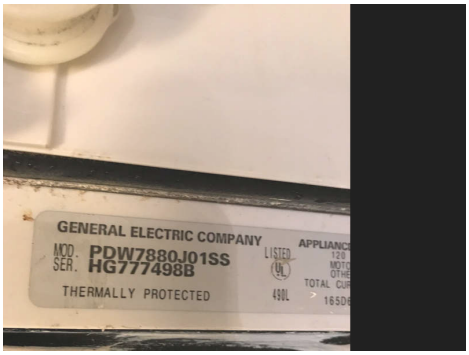
Vented

Built-in Microwave: Microwave Satisfactory

A quick cycle was conducted on microwave and unit appeared operational.

Dishwasher: Brand

GE



Kitchen

Kitchen

Dishwasher: Dishwasher Satisfactory

A quick wash cycle was conducted and dishwasher appeared to be operational. There's no guarantee dishwasher is completely functional through all cycles.

Range/Oven/Cooktop: Range/Oven Brand

Kenmore

Range was operated to ensure burners on cooktop and oven activated.

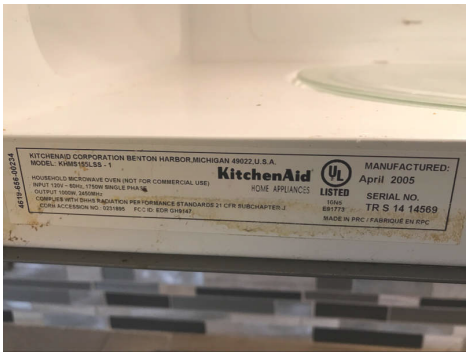
Garbage Disposal: Disposal - Satisfactory

Disposal was tested during inspection and functioned properly.

Kitchen

Built-in Microwave: Microwave Brand

Kitchenaid



Prioritized observation

14.1.1 Dishwasher

NOT SECURED

Prioritized Observation

Dishwasher was not properly secured to countertops/cabinets. Recommend properly fastening unit.

Recommendation

Contact a qualified handyman.

Kitchen

15: GARAGE

		IN	NI	NP	P
15.1	General	X			
15.2	Walls	X			
15.3	Ceilings	X			X
15.4	Floors	X			
15.5	Doors	X			
15.6	Windows	X			
15.7	Occupant Door (From garage to inside of home)	X			X
15.8	Garage Door	X			
15.9	Garage Door Opener	X			X

IN = Inspected NI = Not Inspected NP = Not Present P = Prioritized observation

Information

Walls: Wall Material
Drywall, Paint

Ceilings: Ceiling Material
Drywall, Paint

Floors: Floor Coverings
Concrete

Windows: Window Type
Single-hung, Double Pane

Garage Door: Material
Metal, Non-insulated

Garage Door: Type
Sliding

Garage Door Opener: Number of Openers
One

General: Number of Car Capacity
2

Garage Utility Room

Garage Utility Room

General: Garage - Satisfactory

At the time of the inspection, the Inspector observed no or minor deficiencies in the condition of the garage.

Occupant Door (From garage to inside of home): Door - Satisfactory

Door was a proper solid door and has seals on bottom which delays spread of fire and limits CO to interior of home.

Garage Door: Overhead Garage Door

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: door condition; mounting brackets; automatic opener; automatic reverse; photo sensor; switch placement; track & rollers; manual disconnect.

Garage

Garage Door Opener: Opener Brand

Sears

Prioritized observation

15.3.1 Ceilings

Maintenance Item

CEILING DISCOLORATION - NOT ACTIVE

Ceiling showed signs of previous water damage; not active at time of inspection. Likely from older water leak from roof (replaced). Recommend monitor.

Garage

15.7.1 Occupant Door (From garage to inside of home)

Maintenance Item

HARD TO CLOSE

Door was difficult to open and close likely due to bottom jam gasket. Recommend further evaluation and repair.

Recommendation

Contact a qualified handyman.

Garage

15.9.1 Garage Door Opener

Immediate/Safety Item

PHOTO SENSOR NOT INSTALLED

The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. The Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.

Recommendation

Contact a qualified professional.

Garage

STANDARDS OF PRACTICE

Roof
What's inspected? Roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations.

What's not inspected? Antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories.

This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection.

Exterior
What's inspected? Exterior wall-covering materials, flashing and trim; all exterior doors; adjacent walkways and driveways; stairs, steps, stoops, stairways and ramps; porches, patios, decks, balconies and carports; railings, guards and handrails; the eaves, soffits and fascia; vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

What's not inspected? Operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; items that are not visible or readily accessible from the ground, including window and door flashing; geological, geotechnical, hydrological or soil conditions; recreational facilities or playground equipment; seawalls, breakwalls or docks; erosion-control or earth-stabilization measures; safety-type glass; underground utilities; underground items; wells or springs; solar, wind or geothermal systems; swimming pools or spas; wastewater treatment systems, septic systems or cesspools; irrigation or sprinkler systems; drainfields or dry wells; determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation & 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.

Attic
What's Inspected? Roof structure (framing and sheathing); attic space ventilation; thermal insulation; electrical components (outlets, switches and lighting); plumbing components (supply and vent pipes, bathroom vent terminations); and HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

Heating & Cooling (Heat Pump)
This home employs a HVAC Heat Pump to both cool and heat the home. It's a split system that utilizes an outdoor condenser (or heat pump) unit and inside air handler/evaporator unit. This system normally uses the same thermostat to control both heating and cooling functions.

What's inspected? The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heating function is not tested.

What's described? the location of the thermostat for the HVAC heat pump system; the heating & cooling method.

What's not required? Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the system; 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

What's Inspected? Service drop; overhead service conductors and attachment point; service head, gooseneck and drip loops; service mast, service conduit and raceway; electric meter and base; service-entrance conductors; main service disconnect; panelboards and over-current protection devices (circuit breakers and fuses); service grounding and bonding; 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; all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; smoke and carbon-monoxide detectors.

What's Not Inspected or Required? Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures; operate electrical systems that are shut down; remove panelboard cabinet covers or dead frontsope; rate or re-set over-current protection devices or overload devices; operate or test smoke or carbon-monoxide detectors or alarms; inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems; measure or determine the amperage or voltage of the main service equipment, if not visibly labeled; inspect ancillary wiring or remote-control devices; activate any electrical systems or branch circuits that are not energized; inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices; verify the service ground; inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; inspect spark or lightning arrestors; inspect or test de-icing equipment; conduct voltage-drop calculations; determine the accuracy of labeling; inspect exterior lighting.

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.

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.

Kitchen
The following description applies to bedrooms, bathrooms, kitchen, laundry and all other interior rooms: The inspector shall: open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways and railings; and report as in need of repair any improper spacing between intermediate balusters, spindles and rails for steps, stairways and railings; and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals. Operate a representative number of switches, lighting fixtures and receptacles.

Bathrooms
The following description applies to bedrooms, bathrooms, kitchen, laundry and all other interior rooms: The inspector shall: open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways and railings; and report as in need of repair any improper spacing between intermediate balusters, spindles and rails for steps, stairways and railings; and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals. Operate a representative number of switches, lighting fixtures and receptacles.

Built-in Appliances
An appliance check is not part of the Standards of Practice and not required by the state of Arkansas. As a courtesy to **you** I have accomplished an appliance check to ensure you have as much information as possible.

Inspection includes: installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines (run quick cycle for function; does not determine cleaning ability), and food waste grinders by using normal operating controls to activate the primary function.

I do not inspect or run: laundry appliances, 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.

Garage
Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;
- stairs and stairways;
- proper firewall separation from living space;
- proper floor drainage