



# SOUTHSIDE HOME INSPECTIONS

757-477-1712

greg@southsideinspects.com

<http://www.southsideinspects.com>



## RESIDENTIAL REPORT

1234 Main St.  
Virginia Beach Va 23455

Buyer Name

03/18/2018 9:00AM



Inspector

Greg Chapman

VA #3380001026, NRS

757-477-1712

[greg@southsideinspects.com](mailto:greg@southsideinspects.com)



Agent

Agent Name

555-555-5555

[agent@spectora.com](mailto:agent@spectora.com)

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Please review this report in its entirety.

# SUMMARY

125

ITEMS INSPECTED

9

MAINTENANCE ITEM

19

RECOMMENDATION

9

SAFETY HAZARD

-  2.2.1 Grounds - Driveway(s)/Parking: Driveway Cracking - Minor
-  2.3.1 Grounds - Porch: Mortar Deteriorated
-  2.7.1 Grounds - Vegetation, Grading, Drainage & Retaining Walls: Downspouts Drain Near House
-  3.1.1 Exterior - Visible Foundation: Foundation Cracks - Minor
-  3.3.1 Exterior - Trim: Evidence of Potential Water Intrusion
-  3.3.2 Exterior - Trim: Paint Needed/Rot Observed
-  3.4.1 Exterior - Soffits: Soffit- Paint Rcommended
-  3.6.1 Exterior - Fascia: Fascia - Loose
-  3.6.2 Exterior - Fascia: Fascia - Paint Needed/Rot Observed
-  3.7.1 Exterior - Exterior Electrical Receptacles: GFCI receptacles recommended/Open Neutral
-  3.9.1 Exterior - Caulking : Caulking Recommended-Windows/Doors/Utility Penetrations
-  4.1.1 Air Conditioning - Air Conditioner-Cooling Equipment: Insulation missing or damaged
-  5.1.1 Roofing - Coverings: Moss Build Up
-  5.3.1 Roofing - Gutters: Debris
-  6.2.1 Garage - Connected Devices and Fixtures: Open Junction Box
-  6.7.1 Garage - GFCI & AFCI: GFCI receptacles recommended in Garage
-  7.1.1 Kitchen Area(s) and Appliances - Connected Devices and Fixtures: Cover Plates Missing
-  7.5.1 Kitchen Area(s) and Appliances - GFCI & AFCI: GFCI receptacles recommended in Kitchen
-  9.2.1 Bathroom(s) - Fixtures / Faucets: Diverter Corroded-Inoperable
-  9.2.2 Bathroom(s) - Fixtures / Faucets: Toilet To Floor Connection Loose
-  9.3.1 Bathroom(s) - Countertops & Cabinets: Countertop Cracked/Chipped
-  9.7.1 Bathroom(s) - Walls: Mirror Damaged
-  9.13.1 Bathroom(s) - GFCI & AFCI: GFCI receptacles recommended in Bathrooms
-  10.2.1 Bedroom(s) - Polarity and Grounding of Receptacles: Open Junction Box
-  10.2.2 Bedroom(s) - Polarity and Grounding of Receptacles: Outlet(s) Not Grounded
-  10.2.3 Bedroom(s) - Polarity and Grounding of Receptacles: Reverse Polarity/Open Neutral
-  10.6.1 Bedroom(s) - Doors: Door Doesn't Latch
-  10.6.2 Bedroom(s) - Doors: Door(s) Sticks

- ⊖ 11.5.1 Living/Dining Area(s) - Windows: Adjustment Recommended (Would not open)
- ⚠ 12.4.1 Interiors/Common Area(s) - Steps, Stairways & Railings: Loose Railing
- ⊖ 12.9.1 Interiors/Common Area(s) - Doors-Access to Exterior: Sliding Glass Door - Hardware Damage
- 🔧 13.3.1 Plumbing - Water Heater: Annual Maintenance Flush Needed
- ⊖
- 14.2.1 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Breaker Knockout Missing
- ⊖
- 14.2.2 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Recommend Applying No-Oxidation Paste
- 🔧 15.1.1 Heating - Heating Equipment: HVAC Regular Servicing/Cleaning Recommended
- ⊖ 17.5.1 Structural Components - Roof Structure & Attic: Hole to exterior
- ⊖ 17.5.2 Structural Components - Roof Structure & Attic: Bathroom Exhaust Vent(s) Terminated Into Attic

# 1: INSPECTION DETAILS

## Information

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**Main Entrance Compass**

North, East

**Occupancy**

Vacant

**Directional Report Reference(s)**

Location(s)/Description(s) are described from a front of home facing point of view.

**Type of Building**

Detached, Single Family

**Temperature (approximate)**

42 Fahrenheit (F)

**Weather Conditions**

Clear, Dry

**In Attendance**

Client, Client's Agent

**Visibility/Inspection Limited**

Roof

**Comments**

Multiple Electrical Receptacles throughout the home displayed an Open Ground, Reverse Polarity, Loose Connections and no GFCI protection in Kitchen, Bathrooms, Exterior and Garage locations. Recommend an overall evaluation by a Licensed Electrician of the entire home. Repairs, Replacements and Upgrades as needed for safe and proper functionality.

## 2: GROUNDS

		IN	LI	NP	O
2.1	Walkway(s)			X	
2.2	Driveway(s)/Parking	X			X
2.3	Porch	X			X
2.4	Stoops/Stairs			X	
2.5	Patio(s)	X			
2.6	Deck/Balcony			X	
2.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.8	Hose Bib(s)	X			
2.9	Fence	X			

IN = Inspected    LI = Limited Inspection    NP = Not Present    O = Observations

### Information

<p><b>Driveway(s)/Parking: Material (s)</b> Concrete</p>	<p><b>Driveway(s)/Parking: Condition (s)</b> Typical Cracks, Seal/Repair</p>	<p><b>Porch: Appurtenance(s)</b> Covered Porch</p>
<p><b>Porch: Material</b> Brick</p>	<p><b>Patio(s): Material (s)</b> Concrete</p>	<p><b>Patio(s): Condition (s)</b> Satisfactory</p>



<p><b>Vegetation, Grading, Drainage &amp; Retaining Walls: Downspout Condition</b> Extensions Needed, Satisfactory</p>	<p><b>Vegetation, Grading, Drainage &amp; Retaining Walls: Vegetation &amp; Drainage</b> Trim away from home, Maintain positive drainage away from home, Add or maintain downspout extensions 5'-6' from home</p>	<p><b>Hose Bib(s): Hose Bib(s)</b> Operable</p>
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**Fence: Presence/Condition**

Not Evaluated

**Observations**

2.2.1 Driveway(s)/Parking

 Maintenance Item

**DRIVEWAY CRACKING - MINOR**

FRONT

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.

Recommendation

Contact a qualified driveway contractor.



2.3.1 Porch

 Maintenance Item

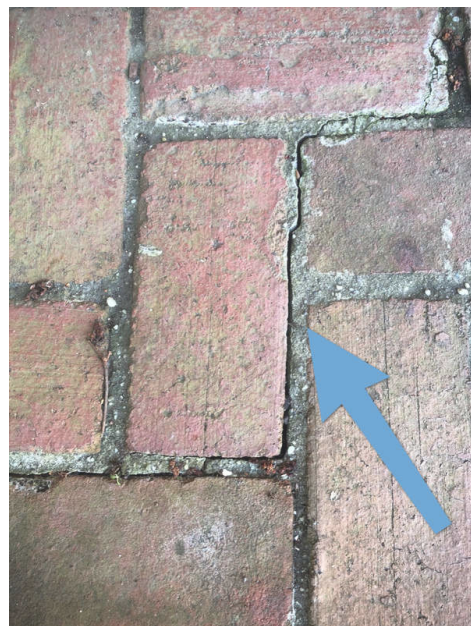
**MORTAR DETERIORATED**

FRONT

Mortar on front porch structure displays minor deterioration. Recommend repair

Recommendation

Contact a qualified concrete contractor.



2.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

**DOWNSPOUTS DRAIN NEAR HOUSE**

FRONT PORCH PHOTO- RECOMMEND EXTENSIONS AT ALL LOCATIONS



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

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



# 3: EXTERIOR

		IN	LI	NP	O
3.1	Visible Foundation	X			X
3.2	Siding	X			
3.3	Trim	X			X
3.4	Soffits	X			X
3.5	Eaves	X			
3.6	Fascia	X			X
3.7	Exterior Electrical Receptacles	X			X
3.8	Flashing	X			
3.9	Caulking	X			X
3.10	Windows- Exterior	X			

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## Information

### Inspection Method

Visual

### Visible Foundation: Foundation Material

Concrete, Brick

### Visible Foundation: Exterior Vent Coverings

Satisfactory

### Siding: Siding Material

Vinyl, Brick Veneer

### Siding: Siding Style

Panels, Mortar

### Trim: Condition

Satisfactory, Re-Paint, Damaged

### Soffits: General

Satisfactory

### Eaves: General

Satisfactory

### Fascia: General

Satisfactory

### Flashing: Flashing

Satisfactory

### Caulking : Condition

Present, Recommend Caulking Around Windows, Doors and Utility Penetrations, Marginal

### Windows- Exterior: Condition

Satisfactory



## Observations

3.1.1 Visible Foundation

### FOUNDATION CRACKS - MINOR

REAR NEXT TO SLIDER

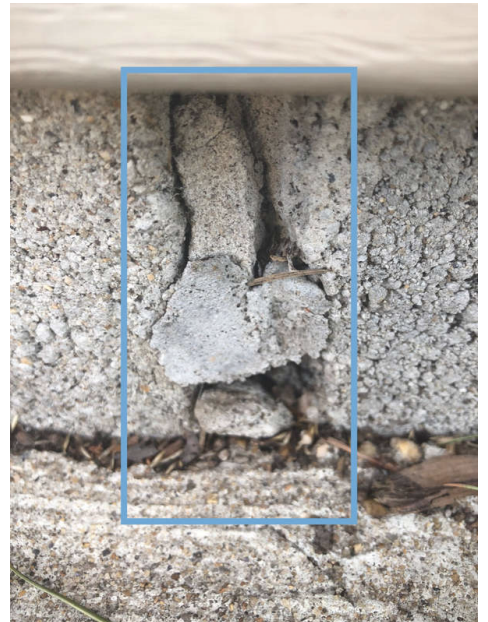


Minor cracking was noted at the foundation. This is common as concrete ages.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified professional.



3.3.1 Trim

**EVIDENCE OF POTENTIAL WATER INTRUSION**

REAR

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



3.3.2 Trim

**PAINT NEEDED/ROT OBSERVED**

WINDOWS SURROUND, SLIDER SURROUNDS, CHIMNEY TOP TRIM

Area(s) of Trim were in need of paint maintenance or displayed rotted area(s) at the time of inspection. Recommend a qualified painter or siding specialist correct.





Recommendation

Contact a qualified siding specialist.



3.4.1 Soffits

**SOFFIT- PAINT RCOMMENDED**

VARIOUS

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.





3.6.1 Fascia

**FASCIA - LOOSE**

VARIOUS

One or more sections of the fascia are loose. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



Right side



Left side



Left Side

3.6.2 Fascia

**FASCIA - PAINT NEEDED/ROT OBSERVED**

VARIOUS LOCATIONS SURROUNDING HOME

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.





Recommendation

Contact a qualified roofing professional.



3.7.1 Exterior Electrical Receptacles

**GFCI RECEPTACLES RECOMMENDED/OPEN NEUTRAL**



REAR

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.





### 3.9.1 Caulking

## CAULKING RECOMMENDED-WINDOWS/DOORS/UTILITY PENETRATIONS

VARIOUS-EXAMPLE ABOVE

Caulking on a regular basis around windows, doors and utility penetrations can aid in moisture intrusion prevention and prolong the life of various areas around your home.



Here is an online resource, should you choose to view as research for a DIY project.

<https://www.familyhandyman.com/masonry/concrete-repair/make-exterior-caulk-last-longer/view-all/>

Recommendation

Contact a qualified professional.



# 4: AIR CONDITIONING

		IN	LI	NP	O
4.1	Air Conditioner-Cooling Equipment	X			
4.2	Air Conditioner- Distribution System	X			

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## Information

### Type(s)

Air Conditioner, Unit Not Tested Due To Exterior Temperature, Marginal condition do to age of unit

### Model/Serial/Build Year(s)

2005



### Air Conditioner-Cooling Equipment: Brand(s)

Goodman

### Air Conditioner-Cooling Equipment: Energy Source/Type

Electric

### Air Conditioner-Cooling Equipment: Location

Rear exterior

### Air Conditioner-Cooling Equipment: Condensor Fins

Needs Cleaning



**Air Conditioner-Cooling  
Equipment: Insulation**  
Present, Repair/Replace

**Air Conditioner- Distribution  
System: Configuration**  
Central

## Observations

4.1.1 Air Conditioner-Cooling Equipment

### **INSULATION MISSING OR DAMAGED**

REAR AT AC UNIT

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

Recommendation

Contact a qualified HVAC professional.



Recommendation



# 5: ROOFING

		IN	LI	NP	O
5.1	Coverings	X			X
5.2	Ventilation System(s)	X			
5.3	Gutters	X			X
5.4	Flashings	X			
5.5	Valleys	X			
5.6	Chimney(s)	X			
5.7	Plumbing Vent(s)	X			
5.8	Skylight(s)			X	

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## Information

### Inspection Method

Roof, Ladder, Limited visibility

### Roof Type/Style

Gable

### Inspection Restrictions

Safety Concern

### Coverings: Material

Asphalt

### Coverings: Condition

Missing Granules, Moss Build Up, Observed Covering in overall satisfactory condition however will require minor maintenance

### Coverings: Layer(s)

1+

### Coverings: Age (approximate)

5-10+

### Ventilation System(s):

#### Ventilation Type

Soffit Vents, Roof Vents

### Gutters: Gutter Material

Aluminum, Recommend periodic cleaning

### Flashings: Material

Not Visible

### Valleys: Material/Condition

Not applicable

### Chimney(s): Condition

Limited Visibility, Satisfactory

### Plumbing Vent(s): Plumbing Vents

Visibility limited

### Skylight(s): Skylight(s)

Not Present

## Observations

5.1.1 Coverings



Recommendation

### MOSS BUILD UP

VARIOUS

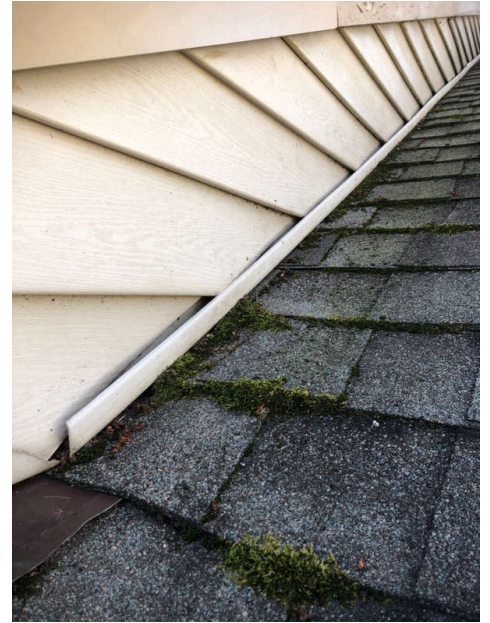
Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation

Contact a qualified roofing professional.





5.3.1 Gutters

**DEBRIS**

ALL VISIBLE

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

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



# 6: GARAGE

		IN	LI	NP	O
6.1	Garage Door	X			
6.2	Connected Devices and Fixtures	X			X
6.3	Walls	X			
6.4	Ceilings	X			
6.5	Floors	X			
6.6	Polarity and Grounding of Receptacles	X			
6.7	GFCI & AFCI			X	X
6.8	Exterior Service Door(s)			X	
6.9	Windows			X	

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## Information

<p><b>Type</b> Attached, 1-Car</p>	<p><b>Garage Door: Material</b> Metal, Non-insulated</p>	<p><b>Garage Door: Type</b> Up-and-Over, Automatic, Electric Eyes Operable, Pressure Tested, Sectional</p>
<p><b>Walls: Unfinished</b></p>	<p><b>Ceilings: Unfinished</b></p>	

## Observations

6.2.1 Connected Devices and Fixtures

### OPEN JUNCTION BOX

CEILING CENTER

Open junction box observed. Recommend concealing or replacing.

Recommendation

Contact a qualified professional.





6.7.1 GFCI & AFCI

**GFCI RECEPTACLES RECOMMENDED IN GARAGE**



GARAGE

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



## 7: KITCHEN AREA(S) AND APPLIANCES

		IN	LI	NP	O
7.1	Connected Devices and Fixtures	X			X
7.2	Fixtures / Faucets	X			
7.3	Garbage Disposal	X			
7.4	Polarity and Grounding of Receptacles	X			
7.5	GFCI & AFCI			X	X
7.6	Countertops & Cabinets	X			
7.7	Dishwasher	X			
7.8	Refrigerator	X			
7.9	Range/Oven/Cooktop	X			
7.10	Microwave			X	
7.11	Walls	X			
7.12	Floors	X			
7.13	Ceilings	X			

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### Information

**Fixtures / Faucets: Condition**

Satisfactory, No Visible Leaks, P-Trap

**GFCI & AFCI: GFCI Receptacle(s)**

Not Present, Additional Recommended

**Countertops & Cabinets: Cabinet Condition**

Satisfactory

**Countertops & Cabinets: Countertop Condition**

Satisfactory

**Dishwasher: Brand**

Whirlpool

**Dishwasher: Condition**

Operable, Basic operation(s) tested



**Refrigerator: Brand**

Frigidaire

**Refrigerator: Condition**

Operable, Needs Repair, Present

**Range/Oven/Cooktop:**

**Range/Oven Energy Source**

Electric



**Range/Oven/Cooktop:**

**Range/Oven Brand**

Whirlpool

**Range/Oven/Cooktop: Exhaust Hood Type**

Vented

**Range/Oven/Cooktop: Condition**

Operable, Present



**Observations**

7.1.1 Connected Devices and Fixtures

**COVER PLATES MISSING**

UNDER SINK

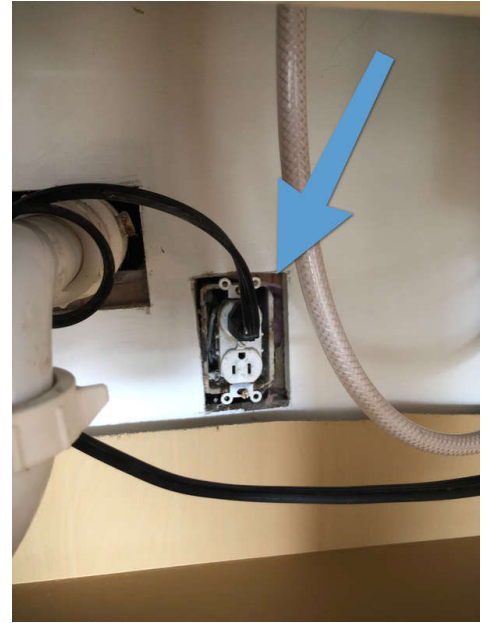
One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



7.5.1 GFCI & AFCI

**GFCI RECEPTACLES RECOMMENDED IN KITCHEN**

KITCHEN

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



# 8: LAUNDRY AREA

		IN	LI	NP	O
8.1	Walls	X			
8.2	Ceilings	X			
8.3	GFCI & AFCI			X	
8.4	Appliances	X			
8.5	Washer Hook Up Lines	X			

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## Information

### Dryer Power Source

Electric

### Dryer Vent

Metal (Flex)

### Appliances : Present

Washer, Dryer, Not Tested



### Washer Hook Up Lines:

#### Condition

Present, Satisfactory

# 9: BATHROOM(S)

		IN	LI	NP	O
9.1	General	X			
9.2	Fixtures / Faucets	X			X
9.3	Countertops & Cabinets	X			
9.4	Caulk/Grout Needed	X			
9.5	Connected Devices and Fixtures	X			
9.6	Doors	X			
9.7	Walls	X			X
9.8	Floors	X			
9.9	Ceilings	X			
9.10	Windows	X			
9.11	Exhaust Fans	X			
9.12	Polarity and Grounding of Receptacles	X			
9.13	GFCI & AFCI			X	X

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## Information

**Fixtures / Faucets: Condition**

Satisfactory, No Visible Leaks, P-Trap

**Countertops & Cabinets: Cabinet Condition**

Satisfactory

**Countertops & Cabinets: Countertop Condition**

Repair(s) needed, Satisfactory

**Doors: Condition**

Operable

**Windows: Condition**

Operable

**Exhaust Fans: Exhaust Fans**

Fan Only



**GFCI & AFCI: GFCI Receptacle(s)**

Not Present, Additional Recommended



## Observations

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### 9.2.1 Fixtures / Faucets

 Recommendation

#### **DIVERTER CORRODED-INOPERABLE**

##### UPSTAIRS BATHROOMS

Shower/Bath diverters were corroded into one position only at the time of inspection. Recommend replacing to allow full functionality

##### Recommendation

Contact a qualified plumbing contractor.



### 9.2.2 Fixtures / Faucets

 Recommendation

#### **TOILET TO FLOOR CONNECTION LOOSE**

##### SECOND LEVEL BATHROOMS

The connection of the toilet to the floor was noticeably loose at the time of inspection. This may lead to leaking. Recommend an evaluation of a licensed plumbing contractor. Repair as needed.

##### Recommendation

Contact a qualified plumbing contractor.



### 9.3.1 Countertops & Cabinets

 Recommendation

#### **COUNTERTOP CRACKED/CHIPPED**

##### DOWNSTAIRS HALF BATH

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.

##### Recommendation

Contact a qualified countertop contractor.



### 9.7.1 Walls

 Recommendation

#### **MIRROR DAMAGED**

##### UPSTAIRS HALL BATH

Damage was observed on the wall mirror at the time of inspection. Recommend repair/replace as needed.

##### Recommendation

Contact a qualified professional.



Upstairs Hall Bath

9.13.1 GFCI & AFCI

**GFCI RECEPTACLES RECOMMENDED IN BATHROOMS**



ALL BATHROOMS

No GFCI protection present in all locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



# 10: BEDROOM(S)

		IN	LI	NP	O
10.1	Connected Devices and Fixtures	X			
10.2	Polarity and Grounding of Receptacles	X			X
10.3	Ceilings	X			
10.4	Floors	X			
10.5	Walls	X			
10.6	Doors	X			X
10.7	Windows	X			
10.8	Egress Restricted	X			

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## Information

**Connected Devices and Fixtures: Doors: Condition**

**Ceiling Fan**  
Not Operable

Operable, Adjustment(s)  
recommended

**Windows: Condition**

Operable

**Egress Restricted: None**

## Observations

10.2.1 Polarity and Grounding of Receptacles



**OPEN JUNCTION BOX**

MASTER CLOSET LEFT

Open junction box at closet light to ceiling. Recommend qualified professional repair as needed

Recommendation

Contact a qualified electrical contractor.



10.2.2 Polarity and Grounding of Receptacles



**OUTLET(S) NOT GROUNDED**

ALL BEDROOMS

One or more outlets are not grounded. Recommend a qualified electrician replace non-grounded outlets with grounded ones.

Recommendation

Contact a qualified electrical contractor.



10.2.3 Polarity and Grounding of Receptacles

 Recommendation

**REVERSE POLARITY/OPEN NEUTRAL**

ALL BEDROOMS

One or more receptacles have been wired with reverse polarity. This can create a shock hazard. Recommend licensed electrician evaluate & repair.

Recommendation

Contact a qualified electrical contractor.



10.6.1 Doors

 Maintenance Item

**DOOR DOESN'T LATCH**

ACROSS FROM STAIRS

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

Recommendation

Contact a qualified handyman.



10.6.2 Doors

 Maintenance Item

**DOOR(S) STICKS**

MASTER BATH, ATTIC ACCESS BEDROOM, MASTER DOOR

Door(s) sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project







# 11: LIVING/DINING AREA(S)

		IN	LI	NP	O
11.1	Walls	X			
11.2	Ceilings	X			
11.3	Floors	X			
11.4	Doors			X	
11.5	Windows	X			X
11.6	Connected Devices and Fixtures	X			
11.7	Polarity and Grounding of Receptacles	X			

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## Information

### Windows: Condition

Operable, Broken or Missing Hardware

### Connected Devices and Fixtures:

**Ceiling Fan**  
Not Operable

## Observations

11.5.1 Windows

### ADJUSTMENT RECOMMENDED (WOULD NOT OPEN)

FRONT LEFT LIVING SPACE

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



## 12: INTERIORS/COMMON AREA(S)

		IN	LI	NP	O
12.1	Fireplace(s)	X			
12.2	Smoke/Carbon Monoxide Detectors	X			
12.3	Connected Devices and Fixtures	X			
12.4	Steps, Stairways & Railings	X			X
12.5	Walls	X			
12.6	Ceilings	X			
12.7	Floors	X			
12.8	Doors	X			
12.9	Doors-Access to Exterior	X			X

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### Information

**Fireplace(s): Type**

Wood

**Fireplace(s): Condition**

Fireplace Specialist Evaluation for safe and proper functionality

**Smoke/Carbon Monoxide**

**Detectors: Smoke Detector(s)**  
Present, Not Tested, Recommend Additional

**Doors: Condition**

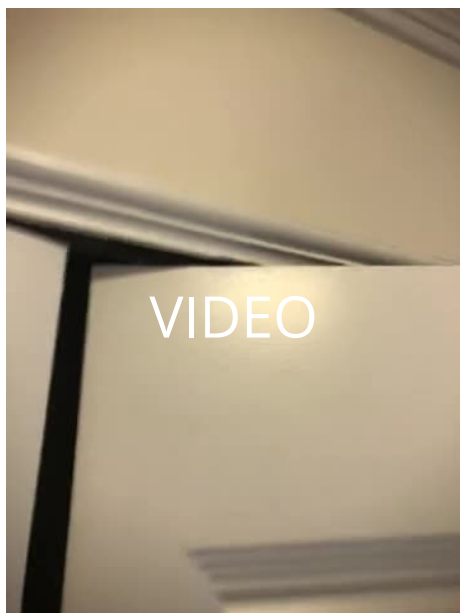
Operable, Broken or Missing Hardware

**Doors-Access to Exterior: Locking Hardware/Hinges**

Satisfactory, Adjustment Recommended, Repair/Replace

**Doors-Access to Exterior: Weather Stripping**

Present



**Steps, Stairways & Railings: Condition**

Baluster Spacing Improper



**Observations**

12.4.1 Steps, Stairways & Railings

**LOOSE RAILING**

STAIR TOP

Handrail was loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

Recommendation

Contact a qualified professional.

 Safety Hazard



12.9.1 Doors-Access to Exterior

**SLIDING GLASS DOOR - HARDWARE DAMAGE**

 Recommendation

REAR RIGHT (NOT CLIMATE CONTROLLED) SITTING AREA

Sliding glass door was showing its age and displayed poor functionality on its tracks, but was somewhat operable. Recommend repair or replace as needed.

Recommendation

Contact a qualified door repair/installation contractor.



# 13: PLUMBING

		IN	LI	NP	O
13.1	Water Service	X			
13.2	Drain, Waste, & Vent Systems	X			
13.3	Water Heater	X			
13.4	Sump Pumps / Sewage Ejectors			X	
13.5	Fuel Storage & Distribution Systems			X	

IN = Inspected    LI = Limited Inspection    NP = Not Present    O = Observations

## Information

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

Street side, Main Level

**Water Service: Material - Water Supply**

Unknown

**Water Service: Material - Distribution**

Pex



**Water Service: Condition**

Satisfactory, No Visible Leaks

**Water Service: Main Fuel Fuel Shut-Off (Location)**

N/A

**Water Service: Well Pump**

Not Operable

**Water Service: Source**

Public

**Water Service: Filters**

None

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

**Drain Size**

1 1/2"

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

PVC

**Water Heater: Power Source**

Electric

**Water Heater: Capacity**

50 Gallons

**Water Heater: Location**

Garage

**Water Heater: Condition**

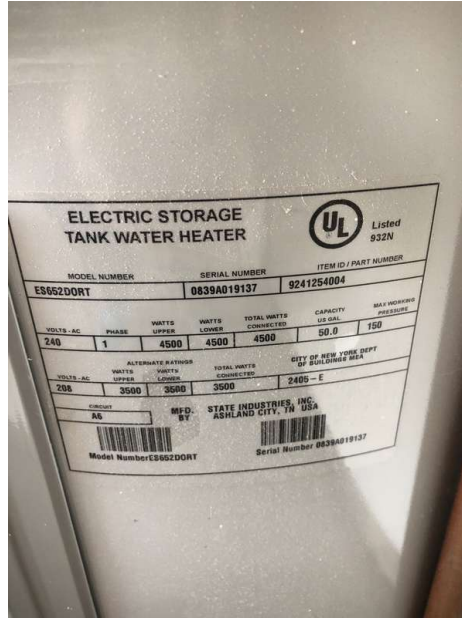
Marginal Due To Age Of Unit

**Water Heater: Flue Condition-If Applicable**

N/A



## Water Heater: Manufacturer State



## Observations

### 13.3.1 Water Heater



Maintenance Item

## ANNUAL MAINTENANCE FLUSH NEEDED

GARAGE

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help .](#)

Recommendation

Contact a qualified plumbing contractor.



# 14: ELECTRICAL

		IN	LI	NP	O
14.1	Service Entrance Conductors	X			
14.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			X
14.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage			X	

IN = Inspected    LI = Limited Inspection    NP = Not Present    O = Observations

## Information

### Main Wire

Aluminum

### Wiring Method

Conduit

### Branch Wire

Copper

### Service Entrance Conductors: Electrical Service Conductors

Below Ground

### 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

General Electric

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

Circuit Breaker

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

150 AMP



Recommend concealing wires for safety purposes

## Observations

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

 Recommendation

### PANEL BREAKER KNOCKOUT MISSING

19

Recommend a qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



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

 Recommendation

### RECOMMEND APPLYING NO-OXIDATION PASTE

Helps prevent corrosion at the main service wire entry point

Recommendation

Contact a qualified electrical contractor.



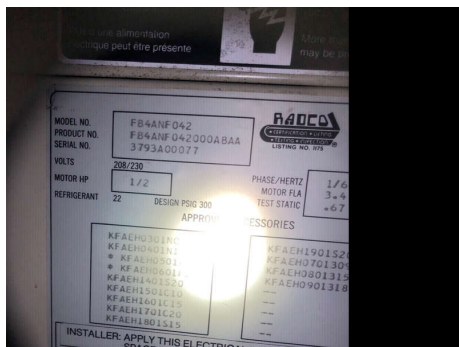
# 15: HEATING

		IN	LI	NP	O
15.1	Heating Equipment	X			X
15.2	Distribution Systems	X			
15.3	Vents, Flues & Chimneys	X			

IN = Inspected    LI = Limited Inspection    NP = Not Present    O = Observations

## Information

**Model/Serial/Build Year(s)**  
1993



**Heating Equipment: Brand(s)**  
Carrier, Unit Marginal Due To Age

**Heating Equipment: Energy Source**  
Electric

**Heating Equipment: Filter Type**  
Disposable, Recommend cleaning/replacing

**Heating Equipment: Heat Type**  
Forced Air

**Distribution Systems: Ductwork**  
Insulated

**Vents, Flues & Chimneys: Condition**  
N/A

## Observations

15.1.1 Heating Equipment

 Maintenance Item

**HVAC REGULAR SERVICING/CLEANING RECOMMENDED**

ATTIC

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

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



# 16: INSULATION

		IN	LI	NP	O
16.1	Attic Insulation	X			

IN = Inspected    LI = Limited Inspection    NP = Not Present    O = Observations

## Information

### Attic Insulation: Material

Loose fill, Sufficient, Upgrading suggested

-Wildlife remnants were observed. Recommend evaluation for presence of rodent "like" wildlife.





# 17: STRUCTURAL COMPONENTS

		IN	LI	NP	O
17.1	Foundation, Basement & Crawlspaces	X			
17.2	Floor Structure				
17.3	Wall Structure	X			
17.4	Ceiling Structure	X			
17.5	Roof Structure & Attic	X			X

IN = Inspected    LI = Limited Inspection    NP = Not Present    O = Observations

## Information

### Crawlspace Access

None

### Crawlspace Ventilation

Not applicable

### Inspection Method

Attic Access, Limited Physical Access, Visual

### Foundation, Basement & Crawlspaces: Foundation Material

Slab on Grade

### Foundation, Basement & Crawlspaces: Debris/Abandoned Material(s)

N/A

### Foundation, Basement & Crawlspaces: Exterior Vent Coverings

Satisfactory

### Foundation, Basement & Crawlspaces: Type

None

### Floor Structure: Material

Wood planks/joists

### Floor Structure: Sub-floor

Not Visible

### Floor Structure: Basement/Crawlspace Floor

Not Applicable

### Wall Structure: Material

Wood

### Ceiling Structure: Material

Not Visible

### Ceiling Structure: Structure

Trusses, Rafters

### Roof Structure & Attic: Material

Limited physical access, Plywood

### Roof Structure & Attic: Type

Gable

### Roof Structure & Attic: Attic Access

Hallway, Partial Flooring-Limited Inspection, Scuttle Hatch

### Roof Structure & Attic: Attic Ventilation

Satisfactory

### Roof Structure & Attic: Structure

Trusses, Rafters

### Roof Structure & Attic: Ventilation

Sufficient

## Observations

17.5.1 Roof Structure & Attic

### HOLE TO EXTERIOR

ATTIC ABOVE GARAGE LEFT

Hole to exterior was observed at the time of inspection. This can allow access for the elements and for wildlife. Recommend repair



Recommendation

Recommendation

Contact a qualified professional.



17.5.2 Roof Structure & Attic

**BATHROOM EXHAUST VENT(S)  
TERMINATED INTO ATTIC**

ATTIC

Recommend that all Bathroom Exhaust Lines be properly terminated outside of the home.

Recommendation

Contact a qualified professional.

 Recommendation

