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04/23/2019 9:00AM

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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 airborne 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 the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, 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

- 2.3.1 Roof - Flashings: Sealant
- 3.4.1 Exterior - Walkways, Patios & Driveways: Concrete/Asphalt Crack
- 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Handrails Not Installed - Steps
- 3.5.2 Exterior - Decks, Balconies, Porches & Steps: Base Degraded
- 3.5.3 Exterior - Decks, Balconies, Porches & Steps: Tention Cables
- 4.6.1 Foundation & Structure - Attic Structure & Sheathing: Rafter Wood Split
- 5.2.1 Heating & Cooling - HVAC Heat Pump Equipment: Condensate drain line
- 5.5.1 Heating & Cooling - Distribution System: Return Air Filter Dirty
- 6.3.1 Fireplace - Lintels: Firewall Cracked
- 6.4.1 Fireplace - Damper Doors: Damper Inoperable
- 7.6.1 Plumbing - Hot Water Systems: TPR Discharge Pipe Improperly Installed
- 9.4.1 Interior, Doors, Windows - Windows: Missing Screen
- 9.5.1 Interior, Doors, Windows - Countertops & Cabinets: Below Water Damage
- 11.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Breaker Loose/Damaged
- 11.4.1 Electrical - Lighting, Switches & Fans (All Accessible): Light Fixture Not Operable
- 11.5.1 Electrical - Receptacles (All Accessible): Receptacle Not Operable
- 12.3.1 Master Bedroom - Windows: Missing Screen
- 15.3.1 Bedroom 3 - Windows: Re-caulk
- 19.2.1 Kitchen - Dishwasher: Improperly Installed Drain Pipe

1: INSPECTION DETAILS

Information

In Attendance
Inspector

Occupancy
Vacant

Style
Ranch

Temperature (approximate)
50 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Recent Rain

Inspection Categories: Inspection Categories

Explanation of Ratings (How to Read Report)

I= Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

L = Limitations. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended. Observations are color-coded to indicate the importance of the observation.

MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

PRIORITIZED OBSERVATIONS

- A functional component that is not operating as intended or defective. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy.

IMMEDIATE CONCERN

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

Limitations

Furniture Limits

STORED OR FURNISHED ITEMS

Many wall, floor and/or ceiling surfaces were obscured by large amounts of furniture and/or stored items. Certain areas could not be evaluated.

2: ROOF

		IN	L	NP	O
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Vents	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method
Roof Walked

Roof Type/Style
Gable

Coverings: Estimated Age
First 1/3

Coverings: Material
Asphalt, Architectural

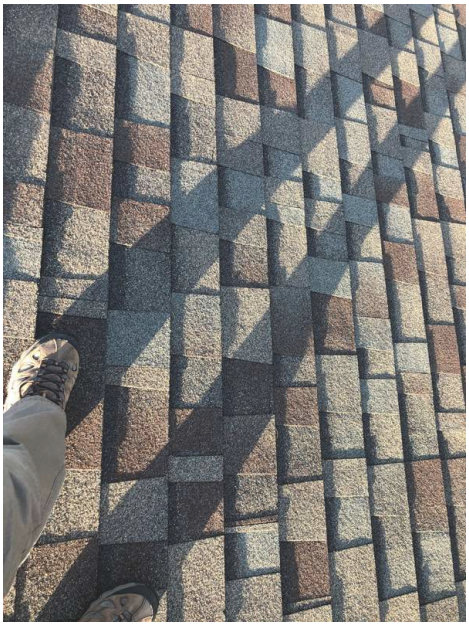
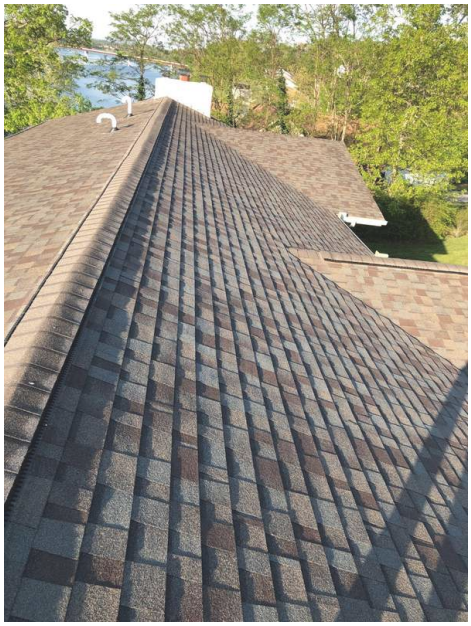
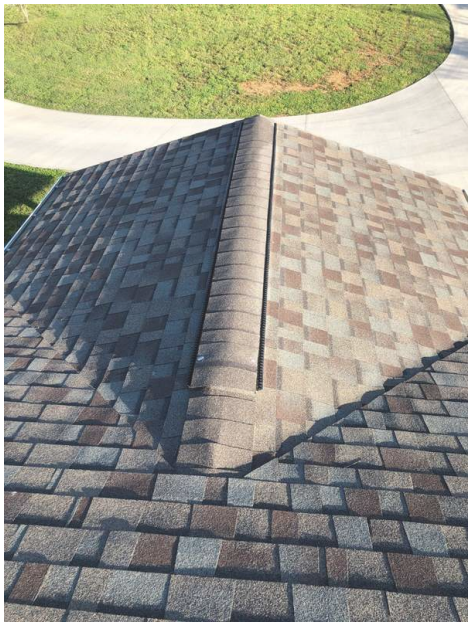
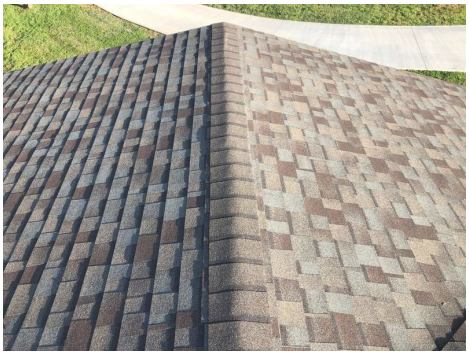
Coverings: Number of Layers
1 layer

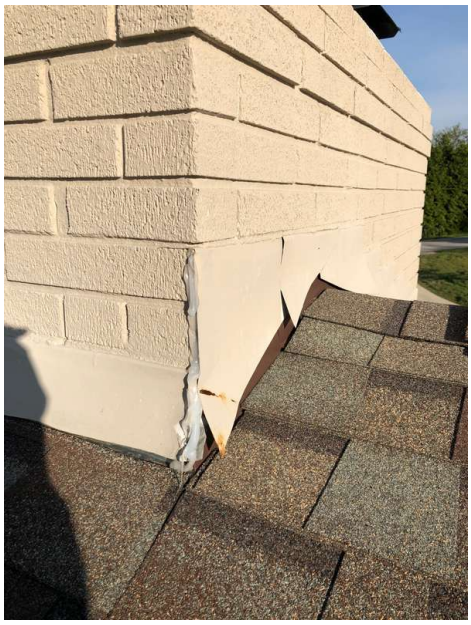
Roof Drainage Systems: Gutter Material
Aluminum

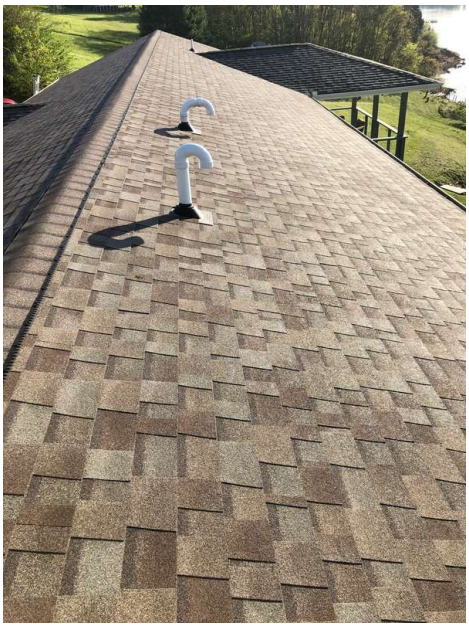
Roof Drainage Systems: Downspout Material
Aluminum

Vents: Number of Vents
Three

Roof Photos

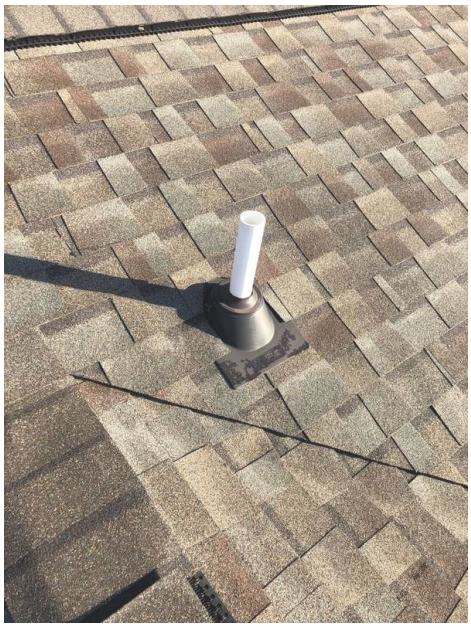


Coverings: **Satellite Dish Penetration**

Satellite dish mounts have penetrated roof coverings which could allow moisture intrusion if not kept sealed. Recommend periodic monitoring to ensure sealant used is in good condition and reapply as needed.

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. Any deficiences will be noted in the report.



Observation

2.3.1 Flashings

Maintenance Item

SEALANT

Sealant at a flashing around chimney will deteriorate faster than the flashing itself. Recommend checking annually and re-apply as needed.

Recommendation

Contact a handyman or DIY project

3: EXTERIOR

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

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Siding, Flashing & Trim: **Siding Material**

Brick

Walkways, Patios & Driveways: **Cracks in Concrete/Asphalt**

Cracks in concrete and/or asphalt are a very common occurrence and are seen in just about all installed concrete and/or asphalt surfaces. Inspector will only make elaborating comments about cracks if more nefarious items are noted like heaving, trip hazards, heavy settling, poor drainage and so on.

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

Deck, Front Porch

Decks, Balconies, Porches & Steps: **Tention cables**

Railing was equip with cables instead of traditional balusters. Steel cables can stretch over time and the wood can shift. These cables can be spread apart if they become loose which is a safety hazard for small children. Check the cables periodically and re-tension if needed. Cables should separate no more than 4 to 6 inches.

Observation

3.4.1 Walkways, Patios & Driveways

Maintenance Item

CONCRETE/ASPHALT CRACK

Concrete and/or asphalt areas had visible cracks in noted locations likely due to long term settlement and is commensurate with age of surface. It appears to have been addressed. Check with the current owner. Recommend fill and/or seal and monitors as needed.

Recommendation

Recommend monitoring.

3.5.1 Decks, Balconies, Porches & Steps

Prioritized Observation

HANDRAILS NOT INSTALLED - STEPS

Safety No handrails installed on in places with three or more steps. Recommend correction by installing a graspable handrail system. Similar to what you would see on interior stairs.

Recommendation

Contact a qualified carpenter.

3.5.2 Decks, Balconies, Porches & Steps

Prioritized Observation

BASE DEGRADED

Railing post degraded at the base. Appears to be a crack due to a knot in the wood. The railing post may snap when force is applied. Recommend further evaluation.

Recommendation

Contact a handyman or DIY project

3.5.3 Decks, Balconies, Porches & Steps

Maintenance Item

TENTION CABLES

Railing was equip with cables instead of traditional balusters. Steel cables can stretch over time and the wood that supports them can shrink & shift. These cables can be spread apart if they become loose which is a safety hazard for small children. Check the cables periodically and re-tension if needed. Cables should separate no more than 4 to 6 inches.

Recommendation

Recommend monitoring.

4: FOUNDATION & STRUCTURE

		IN	L	NP	O
4.1	Foundation	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Crawlspaces			X	
4.6	Attic Structure & Sheathing	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Inspection Method
Visual

Foundation: Material
Masonry Block

Floor Structure: Material
Wood joist

Floor Structure: Sub-floor
Plywood

Floor Structure: Basement/Crawlspace Floor
Concrete

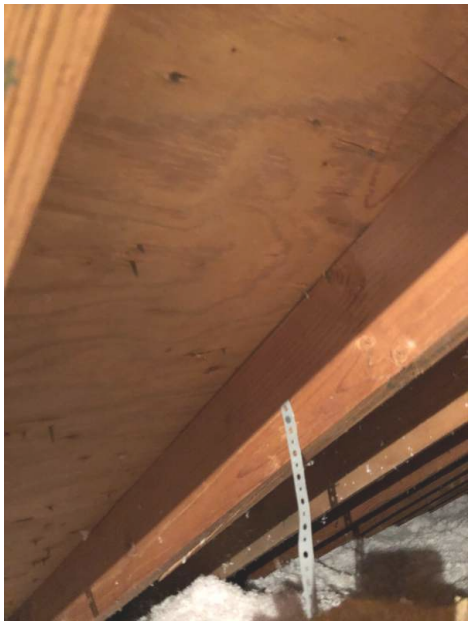
Crawlspaces: Crawlspace Access
Door Basement

Attic Structure & Sheathing: Access Type
Ceiling hatch

Attic Structure & Sheathing: Attic Inspection
Inspection from hatch

Attic Structure & Sheathing: Structure Type
Rafters

Attic Structure & Sheathing: Sheathing Material
Plywood, OSB



Attic Structure & Sheathing: Attic Photos



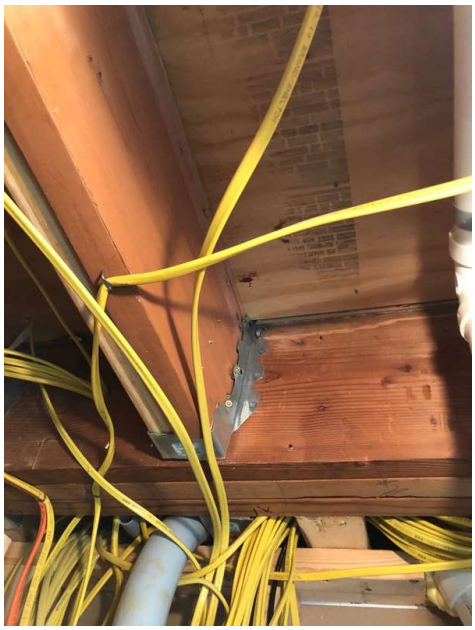


Limitations

Floor Structure

VISUAL LIMITATIONS - FLOORING

Due to joist installed batt insulation, the inspector had limited visibility of subflooring which limits the ability to detect moisture damage on subflooring.



Observation

4.6.1 Attic Structure & Sheathing

Prioritized Observation

RAFTER WOOD SPLIT

Rafter wood has split in multiple locations due to high heat and drying. The inspector walked the roof. There did not appear to be any "soft spots". Recommend sistering effected rafters.

Recommendation

Contact a qualified carpenter.

5: HEATING & COOLING

		IN	L	NP	O
5.1	General	X			
5.2	HVAC Heat Pump Equipment	X			
5.3	HVAC Heat Pump Equipment 2	X			
5.4	Normal Operating Controls	X			
5.5	Distribution System	X			
5.6	Heating & Cooling Source	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

HVAC Heat Pump Equipment: Air Handler / Evaporator Brand
Maytag

HVAC Heat Pump Equipment: Condenser Unit Brand
Maytag

HVAC Heat Pump Equipment: Energy Source/Type
Electric

HVAC Heat Pump Equipment 2: Air Handler / Evaporator Brand
Daikin

HVAC Heat Pump Equipment 2: Energy Source/Type
Electric

Normal Operating Controls: Thermostat Brand
Honeywell

Distribution System:
Configuration
Split

Heating & Cooling Source:
Heating/Cooling Source
Ceiling Vent

General: **HVAC Split System - A/C & Furnace**

This home employs an air conditioner unit to cool the home and a furnace (electric of gas fired) to heat the home. It's a split system that utilizes an outdoor condenser unit and inside furnace/air handler/evaporator unit.

General: **Split System - Mini Split Ducted Heat Pump**

Home was equipped with a mini-split ducted system. The system still operates as a heat pump with an exterior compressor and a small interior evaporator coil with air handler.

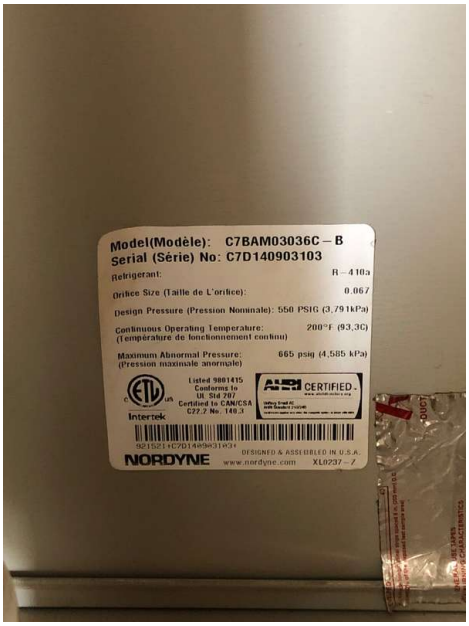
A heat pump as a heat transporter constantly moving warm air from one place to another, to where its needed or not needed, depending on the season. Even in air that seems too cold, heat energy is present. When it's cold outside a heat pump extracts this outside heat and transfers it inside. When its warm outside, it reverses directions and acts like an air conditioner, removing heat from your home.

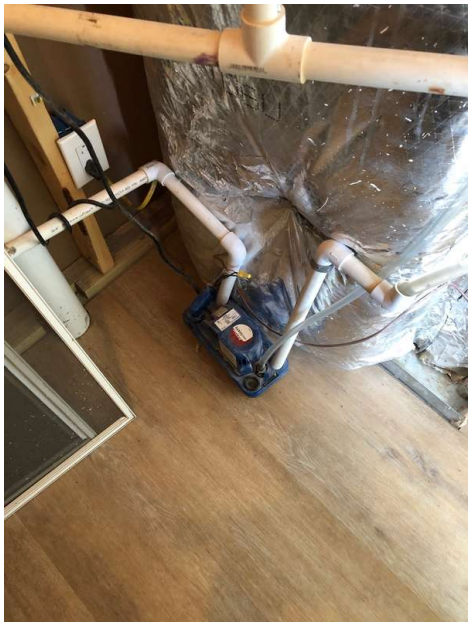
HVAC Heat Pump Equipment: **Estimated Air Handler / Evaporator Age**

5 - 6 years

Unit is late service life of a standard industry recognized 12-15 years lifespan.

HVAC Heat Pump Equipment: Air Handler / Evaporator Coil Photos



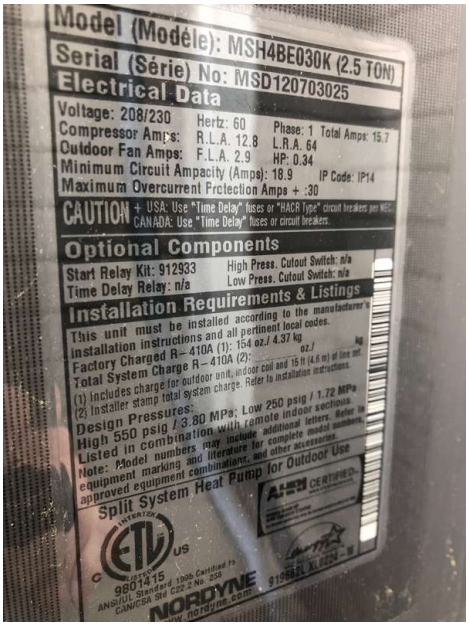



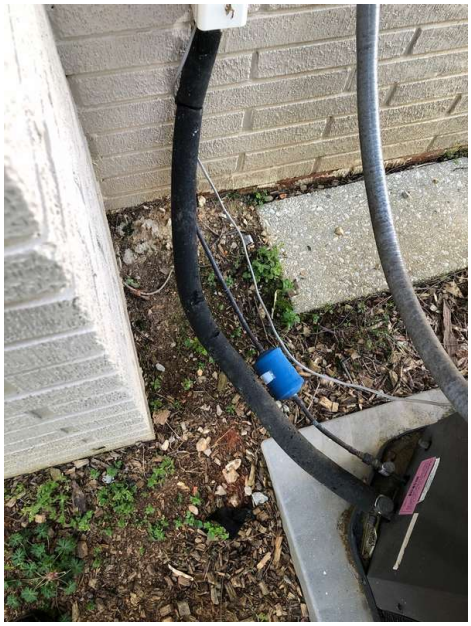

HVAC Heat Pump Equipment: Estimated Condenser Age

5 years

Unit is early service life of a standard industry recognized 12-15 years lifespan.

HVAC Heat Pump Equipment: Condenser Photos





HVAC Heat Pump Equipment: Condensation Line Pump

Condensation line pump was noted during inspection of air handler/evaporator unit. If pump fails, condensation/moisture will build up in unit and dump into basement. Recommend cleaning pump/line and monitoring for proper function.

HVAC Heat Pump Equipment 2: Estimated Air Handler / Evaporator Age

4 years

Unit is late service life of a standard industry recognized 12-15 years lifespan.

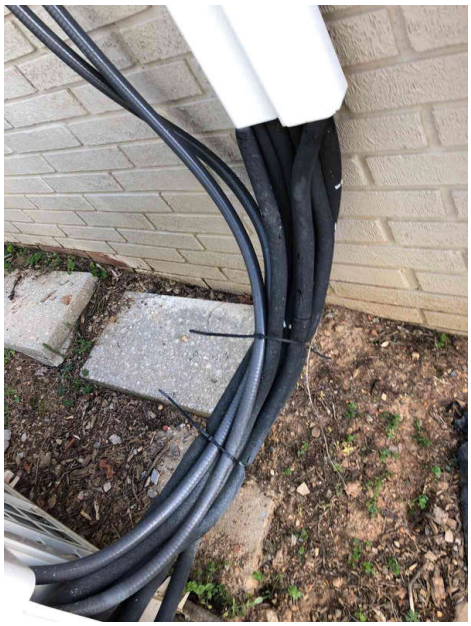
HVAC Heat Pump Equipment 2: Estimated Condenser Age

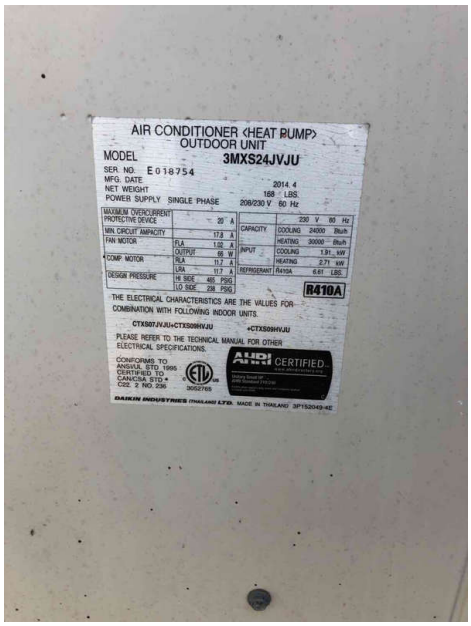
4 years

Unit is early service life of a standard industry recognized 12-15 years lifespan.

HVAC Heat Pump Equipment 2: **Condenser Unit Brand**

Daikin





Normal Operating Controls: **Cooling Temperature - Satisfactory**

The temperature was taken from noted source using an IR thermometer; both register and ambient temps are measured. Temps differentials are within norms. Temps from register should be within at least 15 degrees or lower from ambient room temps. Also measured is the condensation on the refrigerant line, heat transfer emitting from the condenser, and condensation moisture from the line. All factors are used to determine operating efficiency.

Distribution System: Flex Duct

Flex ducting was installed which degrade at a faster rate than rigid ducting. Additionally, strapping used to support flex duct can restrict air flow producing uneven heating and cooling results. Recommend monitoring for proper operation.

Observation

5.2.1 HVAC Heat Pump Equipment

Prioritized Observation

CONDENSATE DRAIN LINE

Condensate drain line ties directly into the waste line. There is a trap on the condensate line. However, a direct connection could allow sewage water to back up into the furnace. Recommend an air gap (post p-trap) between these two lines.

Recommendation

Contact a qualified HVAC professional.

5.5.1 Distribution System

Prioritized Observation

RETURN AIR FILTER DIRTY

Return air filter was heavily dirty which will restrict the flow of air in the home reducing lifespan of HVAC unit. Recommend changing filters on a regular 1-3 month basis (depending on filter) and doing so on a regular basis.

View video on how to change air filter.

6: FIREPLACE

		IN	L	NP	O
6.1	General	X			
6.2	Vents, Flues & Chimneys	X			
6.3	Lintels	X			
6.4	Damper Doors	X			
6.5	Cleanout Doors & Frames	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

General: Type

Wood

General: Wood Burning fireplaces

Wood Burning fireplaces should be inspected and cleaned annually. Creosote buildup is the leading cause of chimney fires.

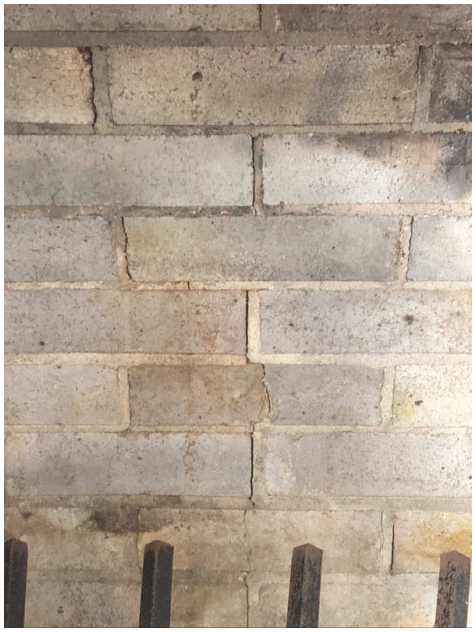
Observation

6.3.1 Lintels

Prioritized Observation

FIREWALL CRACKED

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.



6.4.1 Damper Doors

Prioritized Observation

DAMPER INOPERABLE

Damper was inoperable. Recommend a qualified fireplace contractor repair.

7: PLUMBING

		IN	L	NP	O
7.1	Water Supply, Distribution Systems	X			
7.2	Washer Connections / Drain Pipe	X			
7.3	Drain, Waste, & Vent Systems	X			
7.4	Fixtures & Faucets	X			
7.5	Shower, Tubs & Sinks	X			
7.6	Hot Water Systems	X			
7.7	Fuel Storage & Distribution Systems	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems: Water Source
Public

Water Supply, Distribution Systems: Main Shut Off Valve
Meter, Home

Water Supply, Distribution Systems: Water Supply Material
Copper

Water Supply, Distribution Systems: Water System Photos

Water Supply, Distribution Systems: Distribution Material
Copper, Pex

Drain, Waste, & Vent Systems: Sewage Cleanout
Sewage clean outs are access points used to clear clogged drain lines.

Hot Water Systems: Power Source/Type

Gas

Fuel Storage & Distribution Systems: Natural gas, public utility

The building was fueled by natural gas supplied by a public utility.

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

At Tank

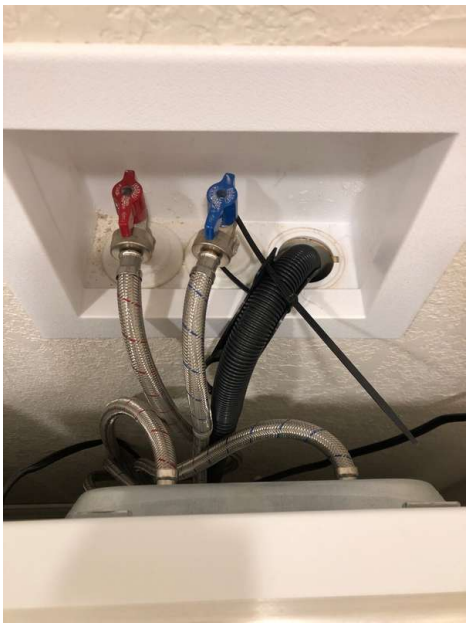
Water Supply, Distribution Systems: Filters

Whole house conditioner, Sediment Filter

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

Washer Connections / Drain Pipe: **Washer Connections - Satisfactory**

Water input nozzles and drain pipe appeared functional at time of inspection. This does**not guarantee future use** as neither was tested. Recommend using hoses with seals and properly looped drain line from washer. **Always monitor both items for both leaks and proper draining when using a washer.**



Shower, Tubs & Sinks: **Functional flow/drainage**

The tub/shower had functional flow and functional drainage at the time of the inspection.

Hot Water Systems: **Estimated Water Heater Age**

4 years

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

Hot Water Systems: Manufacturer

Rinnai

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 maintenance guide.

Hot Water Systems: Water Heater Tested

Water heater was tested during inspection and found to be functional. Inspection only verifies water heater is able to heat water above ambient temps. Water temperature can vary depending on settings.

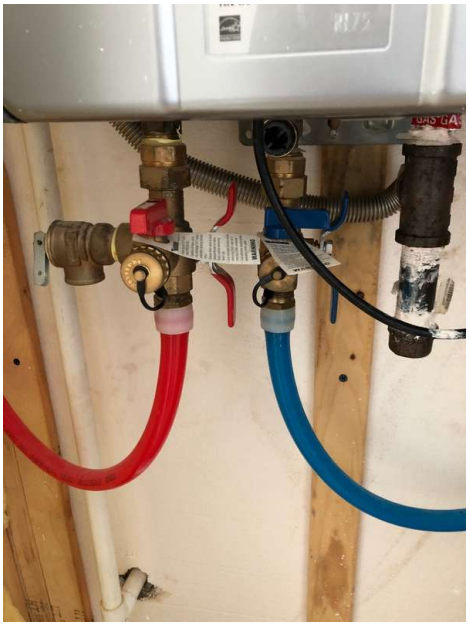
Hot Water Systems: Tankless Water Heater

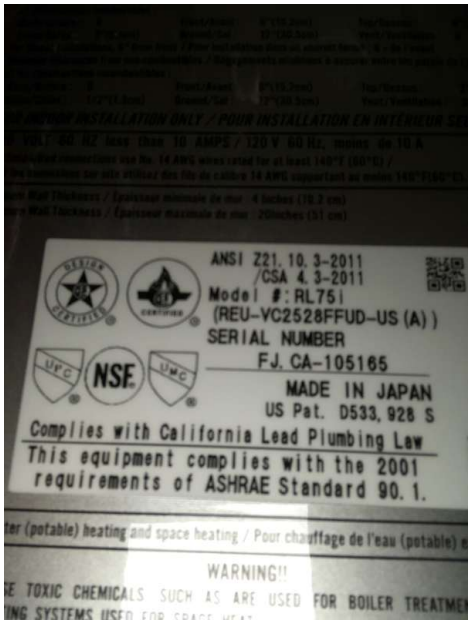
Tankless water heaters heat water directly without the use of a storage tank. When a hot water tap is turned on, cold water travels through a pipe into the unit. Either a gas burner or an electric element heats the water. *Note: tankless water heater's output limits the flow rate.

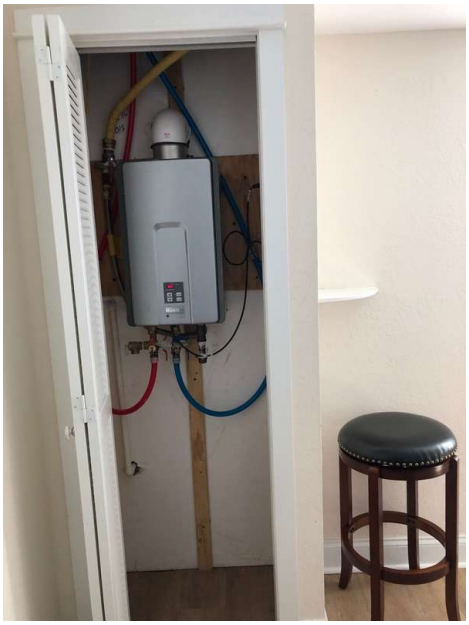
Limescale build-up causes a tankless water heater's heat exchanger to work harder than it should in order to bring the cool water entering the unit to the desired hot temperature. Eventually, the heat exchanger will overheat due to the increased workload. In many cases, an error code is triggered and the unit will be automatically shut down.

Tankless water heaters should be serviced regularly to ensure proper function.

Hot Water Systems: Water Heater Photos







Observation

7.6.1 Hot Water Systems

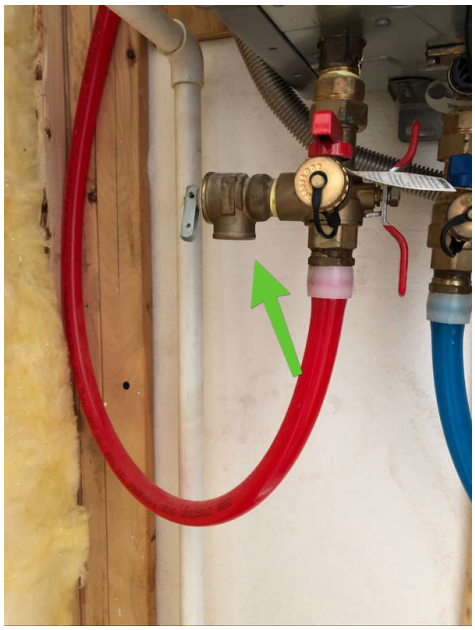
Immediate Concern

TPR DISCHARGE PIPE IMPROPERLY INSTALLED

The temperature/pressure relief (TPR) valve had a discharge pipe that was not properly installed. If the valve were to activate while a person was nearby, that person could be badly burned. Recommend correction by properly installing he discharge valance to point directly at ground and terminate no more than 6 inches from floor; preferably at a drip pan.

Recommendation

Contact a qualified plumbing contractor.



8: INSULATION, VENTILATION & EXHAUST

		IN	L	NP	O
8.1	Exhaust Systems	X			
8.2	Insulation	X			
8.3	Ventilation	X			
8.4	Vapor Retarders (Crawlspace or Basement)		X		

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

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

Exhaust Systems: **Dryer Exhaust**
To Wall

Insulation: **Attic Insulation Type**
Blown

Insulation: **Flooring Insulation**
Unknown

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

9: INTERIOR, DOORS, WINDOWS

		IN	L	NP	O
9.1	Walls / Ceilings	X			
9.2	Floors	X			
9.3	Doors	X			
9.4	Windows	X			
9.5	Countertops & Cabinets	X			
9.6	Ceiling Fan	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: **Window Type**

Double-hung

Walls / Ceilings: **Cracks in Walls & Ceilings**

Minor cracks in the walls and ceilings are very common and are normally the result of long-term settling. Some settling is not uncommon especially in homes over 5 years old. Generally minor cracks are not a structural concern, though can be corrected for aesthetic purposes. More serious cracks or large amounts of cracks will be called out in the report.

Floors: **Lamanite Flooring**

Lamanite flooring was noted installed in home. This type of flooring is normally very durable yet cosmetic bubbling or raising can occur over time as the flooring expands and contracts due to moisture in homes. Small areas will not be identified as small cosmetic areas are common in the laminate. However, if defective or serious problems are noted in areas inspector will identify in the report.

Ceiling Fan: **Ceiling Fans Tested**

All ceiling fans were tested for normal operation and stability. Any discrepancies will be noted.

Observation

9.4.1 Windows

Maintenance Item

MISSING SCREEN

Window missing screens were missing in a few locations; not all windows may be pictured. Recommend correction by installation. Speak with owner/seller as usually screens are on property.

Recommendation

Recommended DIY Project


9.5.1 Countertops & Cabinets

Prioritized Observation

BELOW WATER DAMAGE

Water damage was found in shelving or cabinets below the sink. Recommend source of water damage is stopped (if active) and damaged area is corrected as necessary. Could not determine conduction of underlying material.


10: LIVING ROOM

		IN	L	NP	O
10.1	General	X			
10.2	Doors	X			
10.3	Windows	X			
10.4	Floors	X			
10.5	Walls	X			
10.6	Ceilings	X			
10.7	Thermostat Controls	X			
10.8	Lighting Fixtures, Switches & Receptacles	X			
10.9	GFCI & AFCI	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type
Sliders

Windows: Window Manufacturer
Madaris siding & windows

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

11: ELECTRICAL

		IN	L	NP	O
11.1	Service Entrance Conductors	X			
11.2	Main Service Panel	X			
11.3	Branch Wiring Circuits, Breakers & Fuses	X			
11.4	Lighting, Switches & Fans (All Accessible)	X			
11.5	Receptacles (All Accessible)	X			
11.6	Smoke Detectors	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Service Entrance Conductors: Electrical Service Conductors
Underground

Service Entrance Conductors: Service Conductor Photos

Main Service Panel: Main Disconnect
Main Service Panel

Main Service Panel: Panel Capacity
200 AMP

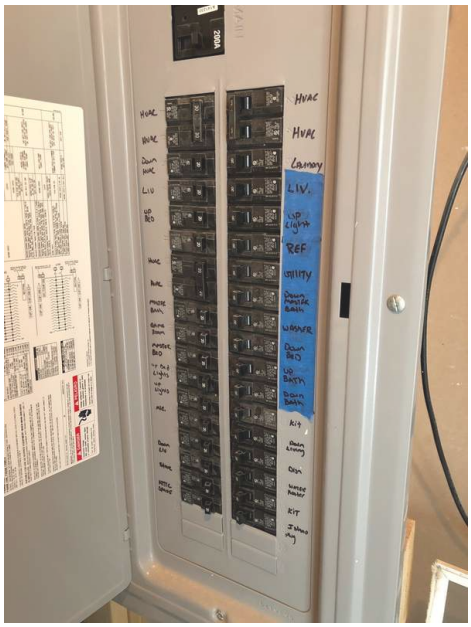
Main Service Panel: Panel Type
Circuit Breaker

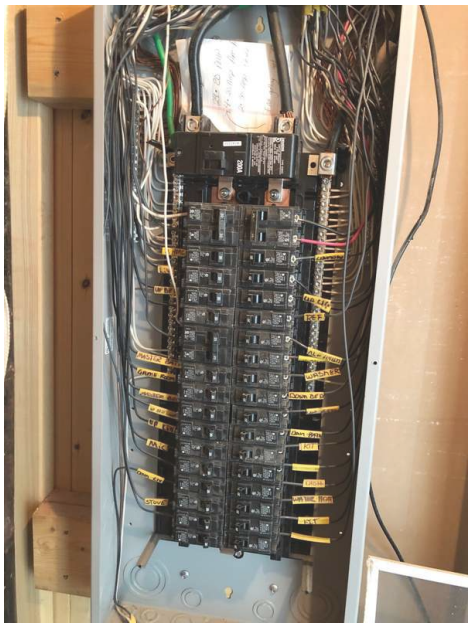
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15/20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Non-metallic Sheathed Cable

Main Service Panel: Panel Equipment Photos





Receptacles (All Accessible): GFCI Tested

Installed GFCIs were tested and functional unless otherwise noted in this report.

Smoke Detectors: Smoke Detectors

Smoke detectors are visually identified as installed, yet not tested**Recommend changing the batteries when you take possession of the property and every 6 months afterwards.** You will want to test them monthly. Detectors older than 10 years should be replaced.

Observation

11.3.1 Branch Wiring Circuits, Breakers & Fuses

Prioritized Observation

BREAKER LOOSE/DAMAGED

Breaker was noted as loose and/or damaged which allows excess movement possibly leading to arcing and degraded operation. Recommend correction by replacing breaker. Ensure proper brand (for panel type) and amp size for new breaker.

11.4.1 Lighting, Switches & Fans (All Accessible)

Maintenance Item

LIGHT FIXTURE NOT OPERABLE

One or more lights are not operating. Recommend lightbulbs installed. *Possible electrical issues, recommend seller disclose if fixtures are known not to operate.

Recommendation

Recommended DIY Project

11.5.1 Receptacles (All Accessible)

Prioritized Observation

RECEPTACLE NOT OPERABLE

Receptacles in noted locations did not operate when tested. Recommend qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.

12: MASTER BEDROOM

		IN	L	NP	O
12.1	General	X			
12.2	Doors	X			
12.3	Windows	X			
12.4	Floors	X			
12.5	Walls	X			
12.6	Ceilings	X			
12.7	Lighting Fixtures, Switches & Receptacles	X			
12.8	GFCI & AFCI	X			
12.9	Smoke Detectors	X			
12.10	Carbon Monoxide Detectors			X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type
Double-hung, Sliders

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Observation

12.3.1 Windows

Prioritized Observation

MISSING SCREEN

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

13: MASTER BATHROOM

		IN	L	NP	O
13.1	General	X			
13.2	Toilet	X			
13.3	Shower	X			
13.4	GFCI & AFCI	X			
13.5	Water Supply, Distribution Systems & Fixtures	X			
13.6	Lighting Fixtures, Switches & Receptacles	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

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

14: BEDROOM 2

		IN	L	NP	O
14.1	General	X			
14.2	Doors	X			
14.3	Windows	X			
14.4	Floors	X			
14.5	Walls	X			
14.6	Ceilings	X			
14.7	Lighting Fixtures, Switches & Receptacles	X			
14.8	GFCI & AFCI	X			
14.9	Smoke Detectors	X			
14.10	Carbon Monoxide Detectors			X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type
Double-hung

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Laminate

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

15: BEDROOM 3

		IN	L	NP	O
15.1	General	X			
15.2	Doors	X			
15.3	Windows	X			
15.4	Floors	X			
15.5	Walls	X			
15.6	Ceilings	X			
15.7	Lighting Fixtures, Switches & Receptacles	X			
15.8	GFCI & AFCI	X			
15.9	Smoke Detectors	X			
15.10	Carbon Monoxide Detectors			X	

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Windows: Window Type
Double-hung, Sliders

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Observation

15.3.1 Windows

Maintenance Item

RE-CAULK

Paintable caulk has cracked. Re-caulk with flexible caulk

Recommendation

Recommended DIY Project

16: BATHROOM 2

		IN	L	NP	O
16.1	General	X			
16.2	Water Supply, Distribution Systems & Fixtures	X			
16.3	Lighting Fixtures, Switches & Receptacles	X			
16.4	GFCI & AFCI	X			
16.5	Shower	X			
16.6	Toilet	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

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

17: BATHROOM 3

		IN	L	NP	O
17.1	General	X			
17.2	Water Supply, Distribution Systems & Fixtures	X			
17.3	Lighting Fixtures, Switches & Receptacles	X			
17.4	GFCI & AFCI	X			
17.5	Shower	X			
17.6	Toilet	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

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

18: 1/2 BATH

		IN	L	NP	O
18.1	General	X			
18.2	Toilet	X			
18.3	GFCI & AFCI	X			
18.4	Water Supply, Distribution Systems & Fixtures	X			
18.5	Lighting Fixtures, Switches & Receptacles	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Water Supply, Distribution Systems & Fixtures: Distribution Material
Pex

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

19: KITCHEN

		IN	L	NP	O
19.1	General	X			
19.2	Dishwasher	X			
19.3	Refrigerator	X			
19.4	Range/Oven/Cooktop	X			
19.5	Garbage Disposal	X			

IN = Inspected L = Limitations NP = Not Present O = Observation

Information

Range/Oven/Cooktop: Range/Oven Energy Source
Gas

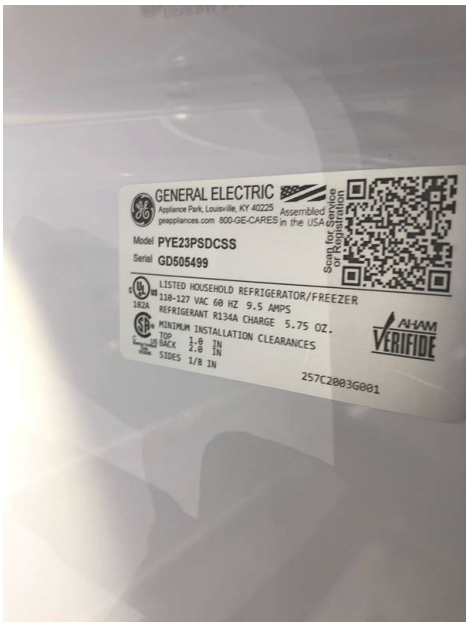
Range/Oven/Cooktop: Exhaust Hood Type
None

Dishwasher: Brand

GE

Refrigerator: Brand

GE



Range/Oven/Cooktop: **Range/Oven Brand**
Jenn-air

Observation

19.2.1 Dishwasher

Prioritized Observation

IMPROPERLY INSTALLED DRAIN PIPE

Dishwasher drain pipe was installed improperly. manufactures recommend a high loop to promote proper drainage.

Recommendation

Contact a qualified plumbing contractor.

20: MISC PHOTOS

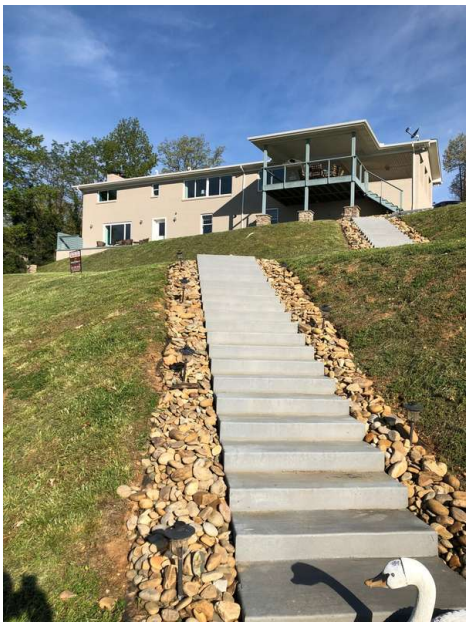
		IN	L	NP	O

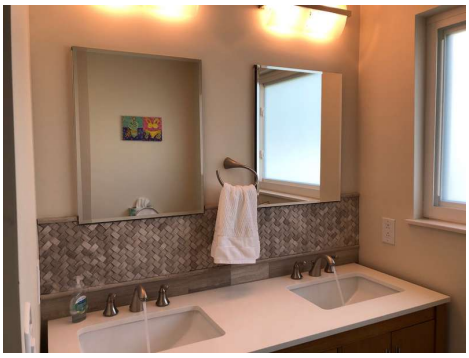
IN = Inspected L = Limitations NP = Not Present O = Observation

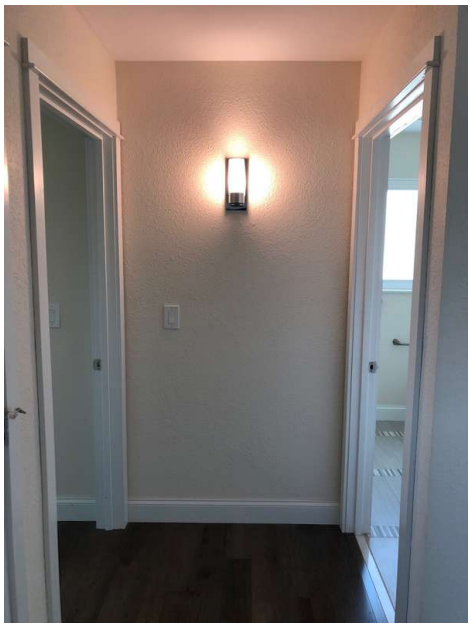
Information

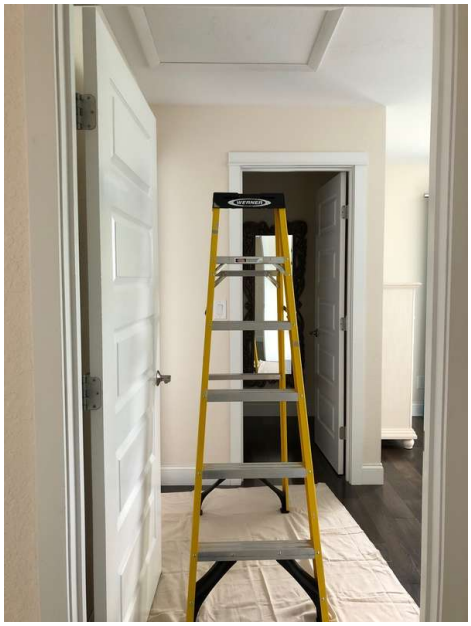
Photos of Checked Issues

Images were taken to verify other repairs to be carried out.










VIDEO

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.

Heating & Cooling
What's inspected? Open readily openable access panels for both heating and cooling systems; installed heating equipment, vent systems, flues, and chimneys; central and through-wall cooling equipment; distribution systems.

The heating & cooling system, using normal operating controls; depending on outside temperature. Under 65 degrees, cooling function is not tested; over 65 degrees, heat pump heating function is not tested. Furnace heating will be tested as long as outside temp is not higher than 80 degrees.

What's described? energy source(s); heating and cooling systems.

What's not required? Inspecting interiors of flues or chimneys that are not readily accessible; heat exchangers; humidfiers or dehumidifier; electronic air filters; solar space heating systems; window air conditioning units. 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.

Fireplace
I. The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

damper doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

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.

Insulation, Ventilation & Exhaust

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, Doors, Windows

What is inspected? A representative number of doors and windows by opening and closing them; floors, walls and ceilings; stairs, steps, landings, stairways and ramps; railings, guards and handrails; garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.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.

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.

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.