



SPRINGS TOP INSPECTOR LLC

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## RESIDENTIAL REPORT

1234 Main St.  
Colorado Springs CO 80916

Buyer Name

03/14/2018 9:00AM



Inspector

**Mark Jones**

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Agent

**Agent Name**

555-555-5555

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A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the signed agreements and Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in an evaluation of the overall condition of the dwelling only. A Home Inspection is not a code inspection. We recommend that you check with your local building department for any closed, voided, failed or unpermitted work prior to closing on the home. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

# SUMMARY



ITEMS INSPECTED






























MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.1.1 Roof - Coverings: Damaged (hail)
-  2.1.2 Roof - Coverings: Nail heads need caulking
-  2.2.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
-  3.1.1 Exterior - Siding, Flashing & Trim: Splitting
-  3.1.2 Exterior - Siding, Flashing & Trim: Caulking and sealing
-  3.1.3 Exterior - Siding, Flashing & Trim: Peeling/fadding exterior paint
-  3.1.4 Exterior - Siding, Flashing & Trim: Rotting trim
-  3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
-  3.3.2 Exterior - Walkways, Patios & Driveways: Patio Cracking - Minor
-  3.3.3 Exterior - Walkways, Patios & Driveways: Walkway Cracking - Minor
-  3.3.4 Exterior - Walkways, Patios & Driveways: Worn wood steps
-  3.5.1 Exterior - Eaves, Soffits & Fascia: Gap
-  3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
-  3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Exterior fencing worn, damaged
-  3.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Window well covers
-  4.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Minor Concrete Slab Shifting/Cracking
-  5.1.1 Heating - Equipment: Filter Dirty
-  5.1.2 Heating - Equipment: Needs Servicing/Cleaning
-  7.2.1 Plumbing - Drain, Waste, & Vent Systems: Sink - Poor Drainage
-  7.2.2 Plumbing - Drain, Waste, & Vent Systems: Tub drain stopper inoperable
-  7.3.1 Plumbing - Water Supply, Distribution Systems & Fixtures: Faucet/ valve is leaking
-  7.3.2 Plumbing - Water Supply, Distribution Systems & Fixtures: Toilet loose
-  7.3.3 Plumbing - Water Supply, Distribution Systems & Fixtures: valve is leaking
-  7.4.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: Corrosion
-  7.5.1 Plumbing - Fuel Storage & Distribution Systems: Corrosion
-  7.6.1 Plumbing - Sump Pump: Drain broken
-  8.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Light Inoperable

-  8.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged light fixture
-  8.6.1 Electrical - Smoke Detectors: Missing
-  9.1.1 Attic, Insulation & Ventilation - Attic Insulation: Dead bird
-  9.4.1 Attic, Insulation & Ventilation - Exhaust Systems: Lint around the vent
-  10.2.1 Doors, Windows & Interior - Windows: Torn screens
-  10.2.2 Doors, Windows & Interior - Windows: Moisture Damage on Sill
-  10.3.1 Doors, Windows & Interior - Floors: Carpet Stains
-  10.3.2 Doors, Windows & Interior - Floors: Moderate Wear
-  10.3.3 Doors, Windows & Interior - Floors: Grout needed
-  10.4.1 Doors, Windows & Interior - Walls: Moisture Damage
-  10.4.2 Doors, Windows & Interior - Walls: Poor Patching
-  10.4.3 Doors, Windows & Interior - Walls: Caulking Maintenance
-  10.4.4 Doors, Windows & Interior - Walls: Moisture Staining
-  10.6.1 Doors, Windows & Interior - Steps, Stairways & Railings: Support Strap loose
-  10.7.1 Doors, Windows & Interior - Countertops & Cabinets: Poor/Missing Caulk
-  11.1.1 Built-in Appliances - Dishwasher: Inoperable
-  11.4.1 Built-in Appliances - Garbage Disposal: Leaking
-  12.4.1 Garage - Garage Door: Auto Reverse Sensor Not Working
-  12.4.2 Garage - Garage Door: Loud Noises
-  12.4.3 Garage - Garage Door: Panel Damage

# 1: INSPECTION DETAILS

## Information

---

**In Attendance**

None

**Occupancy**

Vacant

**Style**

Ranch

**Type of Building**

Detached, Single Family

**Weather**

40 Fahrenheit (F)

**Weather Conditions**

Clear

# 2: ROOF

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

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

## Information

### Inspection Method

Roof

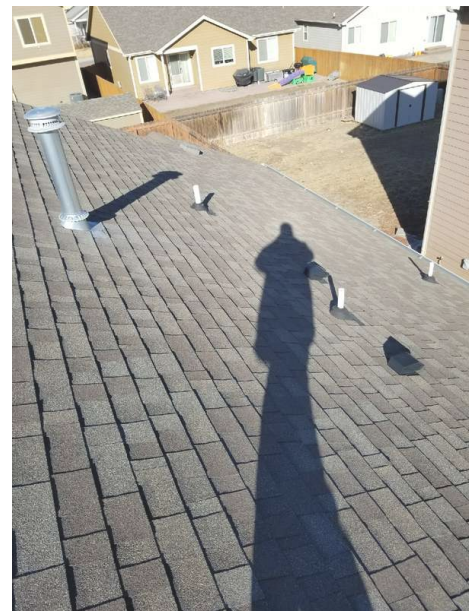


### Roof Type/Style

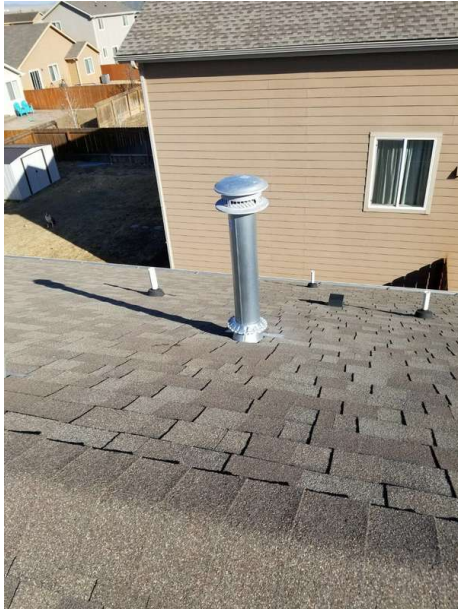
Gable



### Skylights, Chimneys & Other Roof Penetrations: Plumbing vents



**Skylights, Chimneys & Other  
Roof Penetrations: Hvac flue**

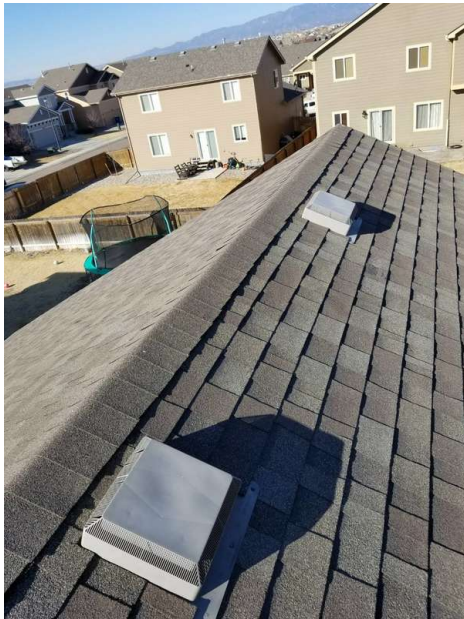


**Skylights, Chimneys & Other  
Roof Penetrations: Roof vents**





**Coverings: Material**  
Asphalt



**Roof Drainage Systems: Gutter Material**

Seamless Aluminum



**Flashings: Material**

Aluminum, Rubber



**Observations**

2.1.1 Coverings

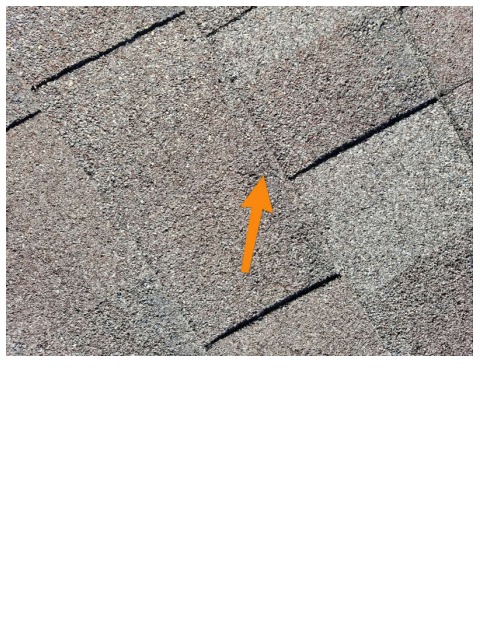
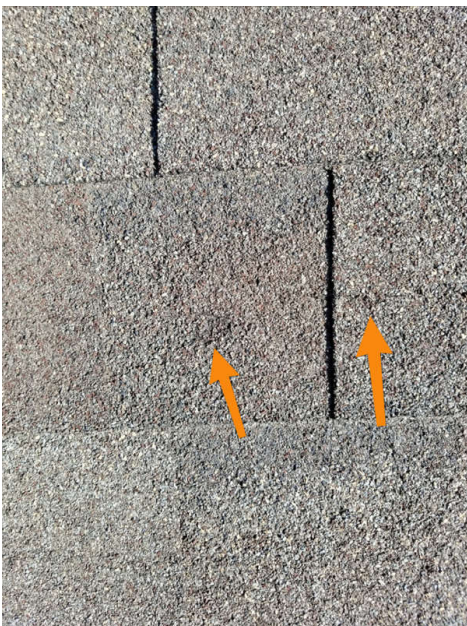
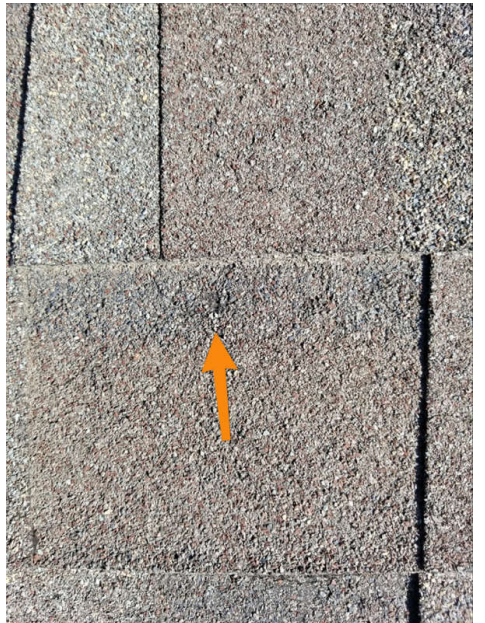
**DAMAGED (HAIL)**

Roof coverings showed moderate damage. Consistent with hailstorm damage Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.

 Recommendation





### 2.1.2 Coverings

## NAIL HEADS NEED CAULKING

There are some exposed nailheads on the roof Recommend sealing.

Recommendation

Contact a qualified roofing professional.



### 2.2.1 Roof Drainage Systems

## DOWNSPOUTS DRAIN NEAR HOUSE

NORTH SOUTH WEST EAST

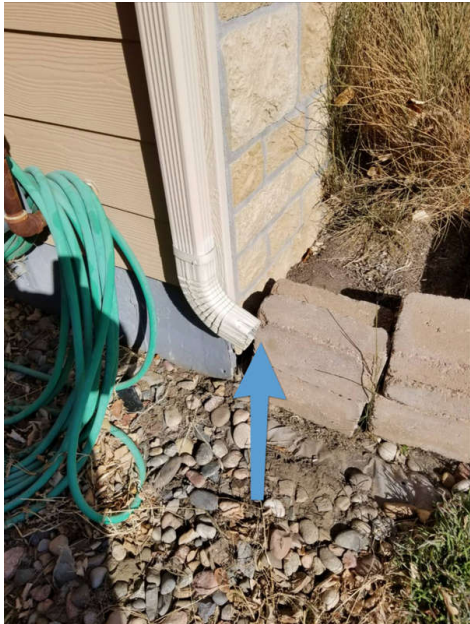
One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

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



Recommendation

Contact a qualified roofing professional.



# 3: EXTERIOR

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

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## Information

### Siding, Flashing & Trim: Siding Style

Shakes, Clapboard

### Walkways, Patios & Driveways: Walkway



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

Patio



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

Concrete

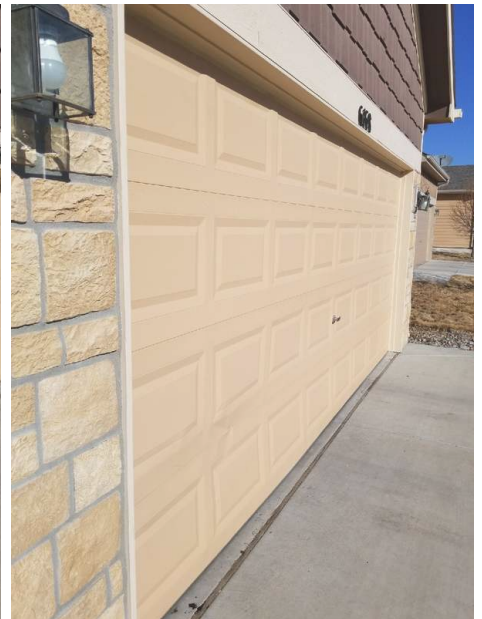
**Inspection Method**

Visual



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

Fiber Cement, Stone Veneer



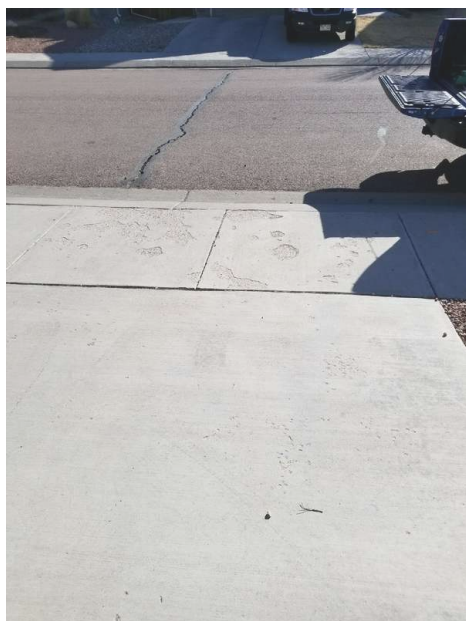
**Exterior Doors: Exterior Entry Door**

Glass, Steel



**Walkways, Patios & Driveways: Driveway Material**

Concrete





**Eaves, Soffits & Fascia: Engineer wood**



**Observations**

3.1.1 Siding, Flashing & Trim

 Recommendation

**SPLITTING**

NORTH EAST

Siding shingles was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend monitoring for excessive splitting, in which case a qualified siding contractor should evaluate and repair/replace.

Recommendation

Contact a qualified professional.



3.1.2 Siding, Flashing & Trim

**CAULKING AND SEALING**

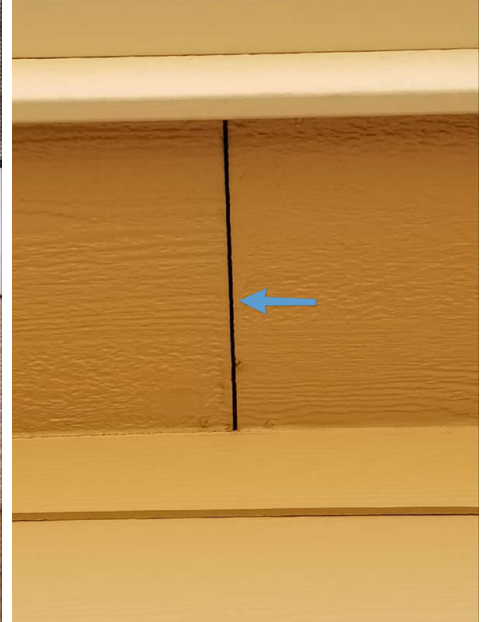
NORTH SOUTH WEST EAST

 Maintenance Item

Recommend caulking maintenance around the exterior windows, door frames, trim and plumbing penetrations as needed.

Recommendation

Recommended DIY Project



3.1.3 Siding, Flashing & Trim

**PEELING/FADDING EXTERIOR PAINT**

There appears to be some exposed wood/peeling/fading paint recommend repainting as needed.

 Maintenance Item

Recommendation

Contact a qualified painter.





3.1.4 Siding, Flashing & Trim

 Recommendation

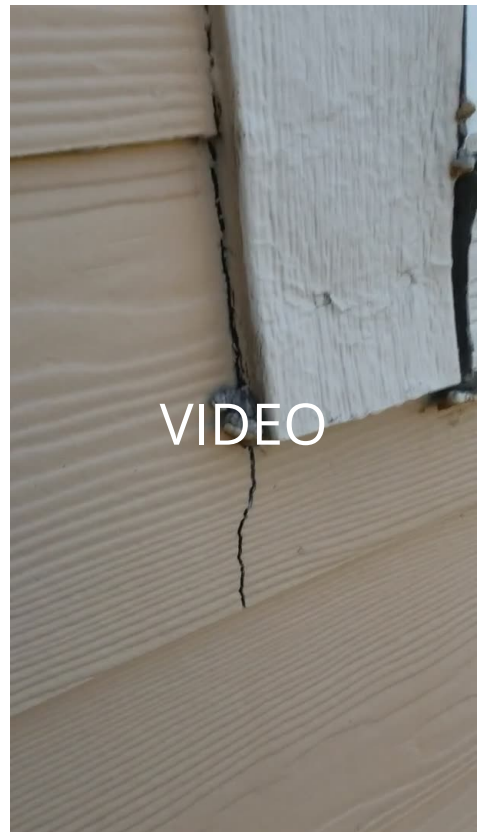
**ROTTING TRIM**

NORTH

The exterior trim boards Around the exterior of the home appear to have some visible rot recommend replacement as needed.

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

 Maintenance Item

**DRIVEWAY CRACKING - MINOR**

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

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

**PATIO CRACKING - MINOR**

NORTH

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project

 Recommendation



3.3.3 Walkways, Patios & Driveways

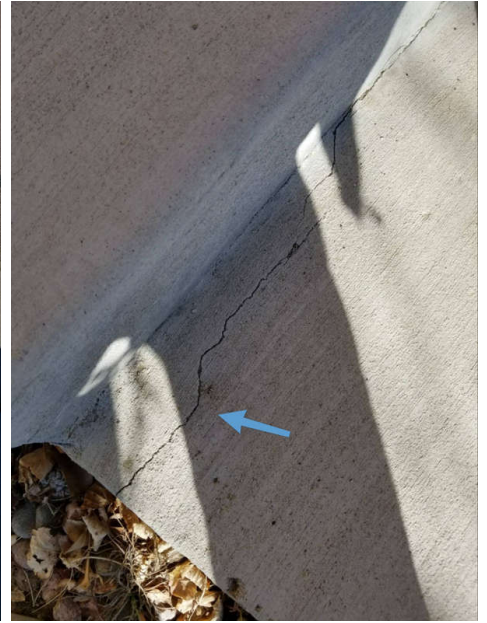
**WALKWAY CRACKING - MINOR**

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project

 Maintenance Item



3.3.4 Walkways, Patios & Driveways

**WORN WOOD STEPS**

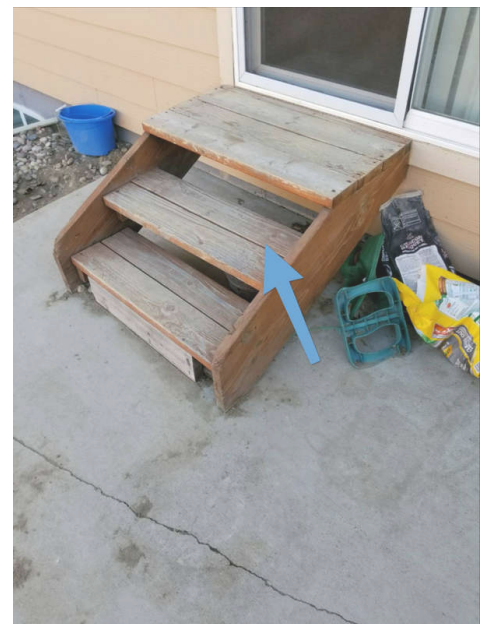
SOUTH

There appears to be some worn wooden steps recommend sealing.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



3.5.1 Eaves, Soffits & Fascia

 Recommendation

**GAP**

NORTHEAST

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified roofing professional.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

**NEGATIVE GRADING**

NORTH WEST EAST

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor





3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendation

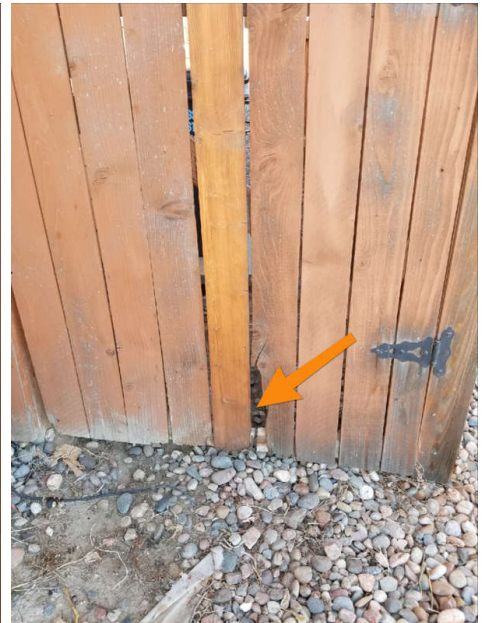
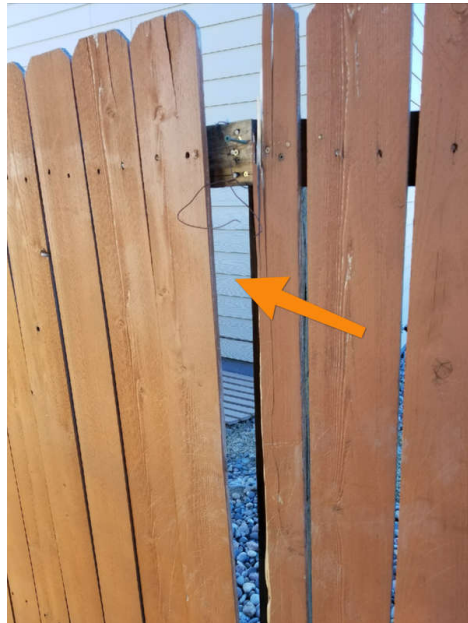
**EXTERIOR FENCING WORN, DAMAGED**

NORTH WEST EAST

The exterior fencing had some wear and damaged pickets. Recommend repair as needed.

Recommendation

Contact a handyman or DIY project



3.6.3 Vegetation, Grading, Drainage & Retaining Walls

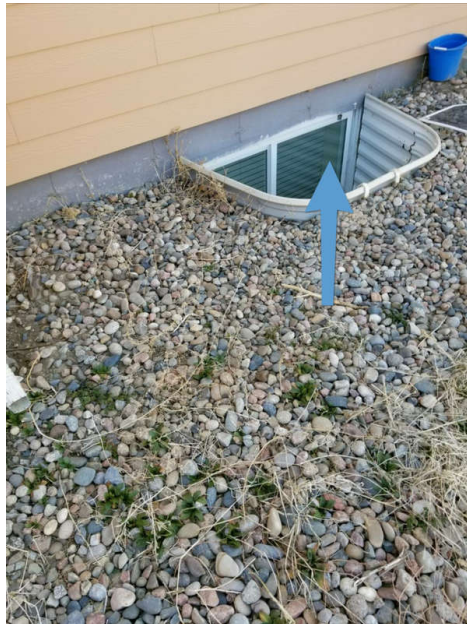
**WINDOW WELL COVERS**

NORTH EAST WEST

Recommend adding window well covers as needed.

Recommendation

Contact a handyman or DIY project





# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Basements & Crawlspace	X			
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			

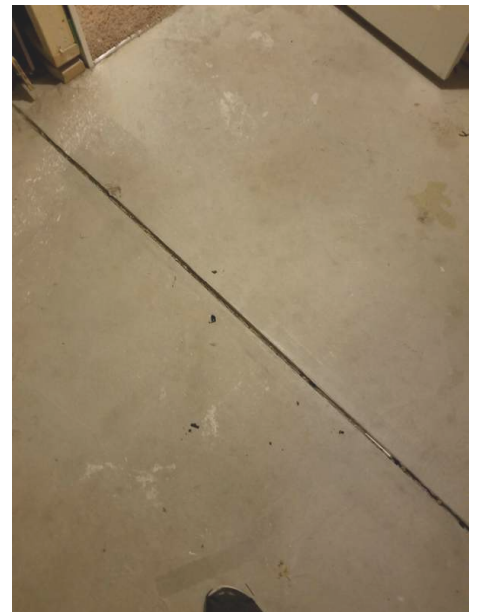
IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

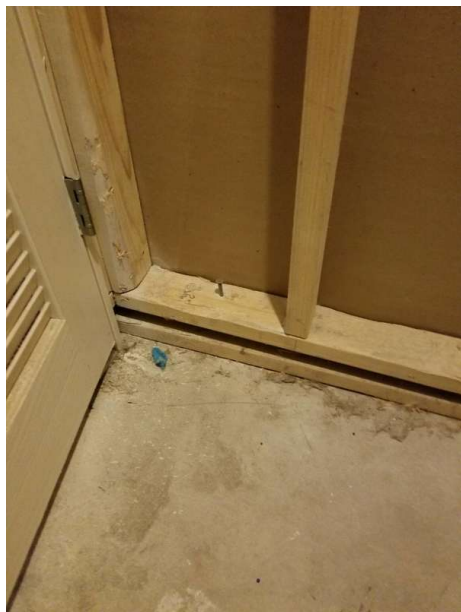
**Foundation: Material**  
Concrete

**Floor Structure: Sub-floor**  
OSB, Not visible

**Floor Structure: Basement/Crawlspace Floor**  
Concrete



**Wall Structure: Floating walls**



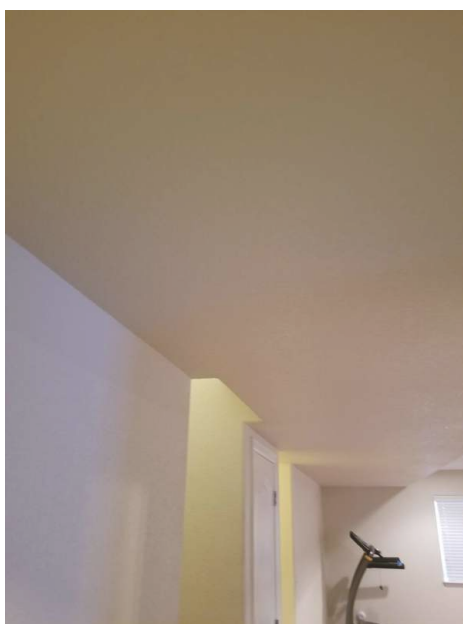
**Inspection Method**

Visual



**Floor Structure: Material**

Wood I-Joists, NOT VISIBLE due to carpet and sheetrock, Steel I-Beams



**Limitations**

Foundation

**NOT VISIBLE DUE TO THE FINISH AND INSULATION**



**Observations**

4.3.1 Floor Structure

 Maintenance Item

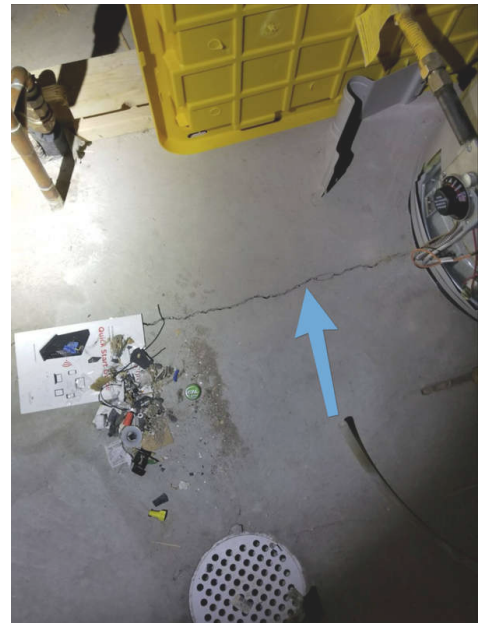
**MINOR CONCRETE SLAB SHIFTING/CRACKING**

BY WATER HEATER

Concrete slab was found to be shifting/cracking at the floor structure. This can be caused by soil movement. Recommend sealing the crack and monitoring.

Recommendation

Contact a qualified concrete contractor.



# 5: HEATING

		IN	NI	NP	O
5.1	Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution Systems	X			
5.4	Vents, Flues & Chimneys	X			
5.5	Presence of Installed Heat Source in Each Room	X			

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

## Information

### Equipment: Heat Type

Gas-Fired Heat, Forced Air



### Normal Operating Controls:

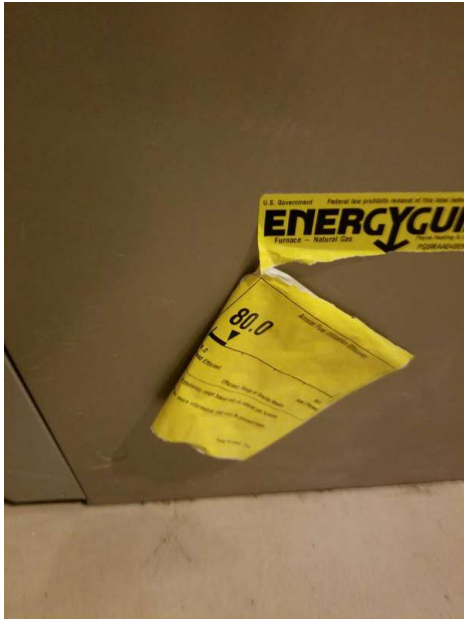
Thermostat



**AFUE Rating**

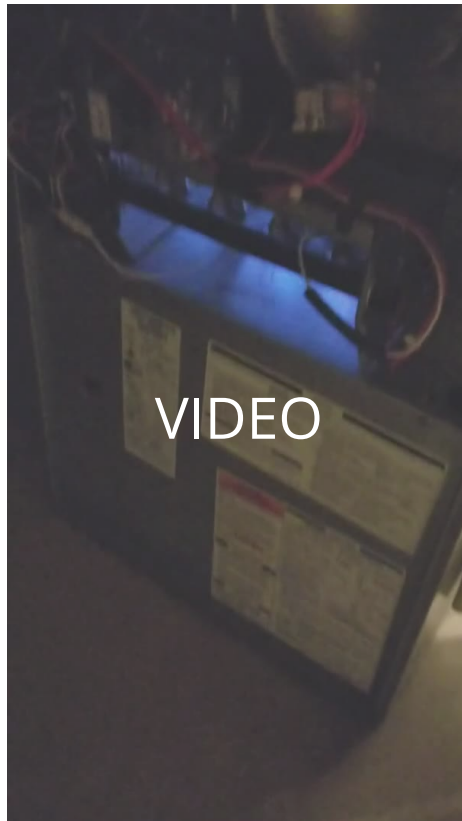
80

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.



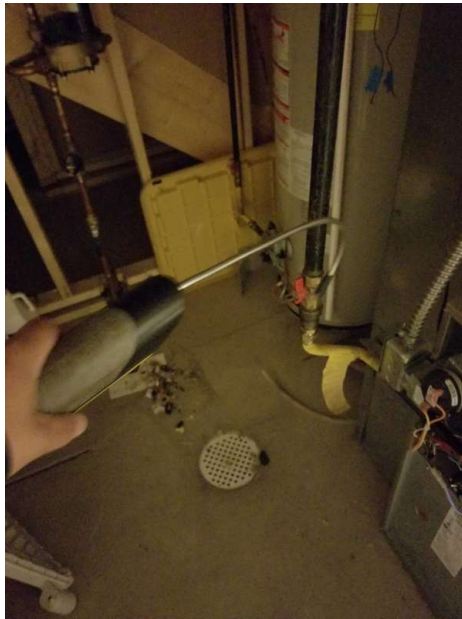
**Equipment: Brand**

Payne

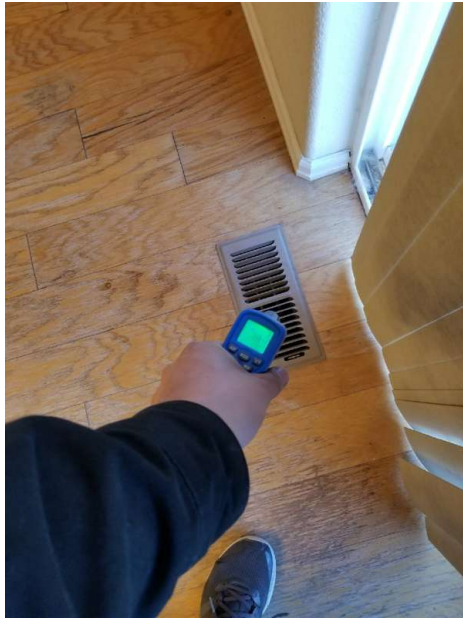
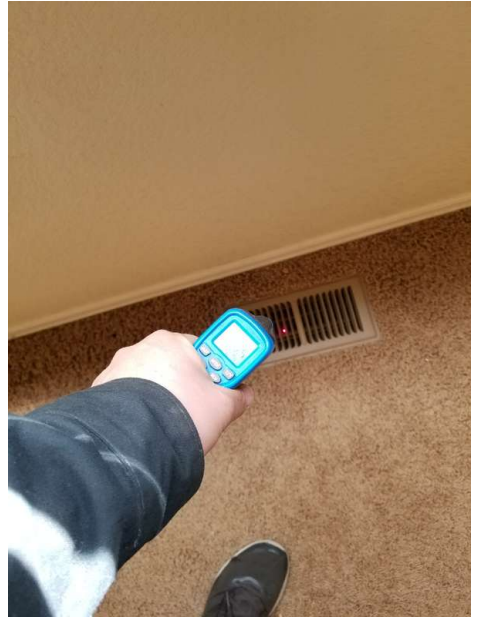


**Equipment: Energy Source**

Gas



**Distribution Systems: Ductwork**  
Non-insulated



**Observations**

5.1.1 Equipment

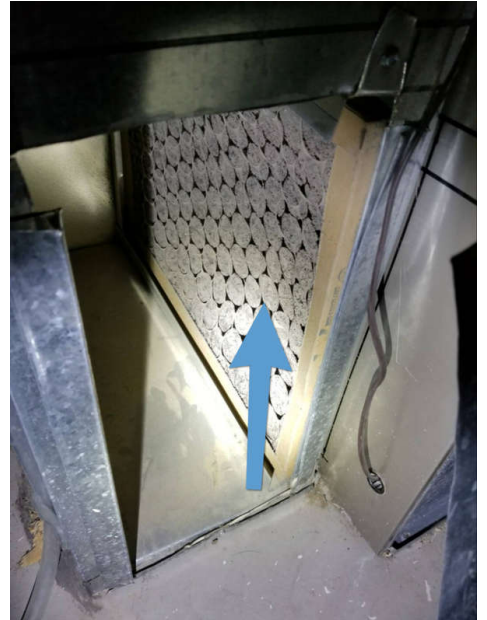
**FILTER DIRTY**

 Maintenance Item

The furnace filter is dirty and needs to be replaced every 6 months.

Recommendation

Contact a qualified HVAC professional.



5.1.2 Equipment

**NEEDS SERVICING/CLEANING**

 Recommendation

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.





## 6: COOLING

		IN	NI	NP	O
6.1	Cooling Equipment			X	
6.2	Normal Operating Controls			X	
6.3	Distribution System			X	
6.4	Presence of Installed Cooling Source in Each Room			X	

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### Information

**Cooling Equipment: Brand**

None

**Cooling Equipment: Energy Source/Type**

Electric

**Cooling Equipment: Location**

None

**Distribution System:**

**Configuration**

None

**Cooling Equipment: SEER Rating**

0 SEER

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

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

# 7: PLUMBING

		IN	NI	NP	O
7.1	Main Water Shut-off Device	X			
7.2	Drain, Waste, & Vent Systems	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Hot Water Systems, Controls, Flues & Vents	X			
7.5	Fuel Storage & Distribution Systems	X			
7.6	Sump Pump	X			

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

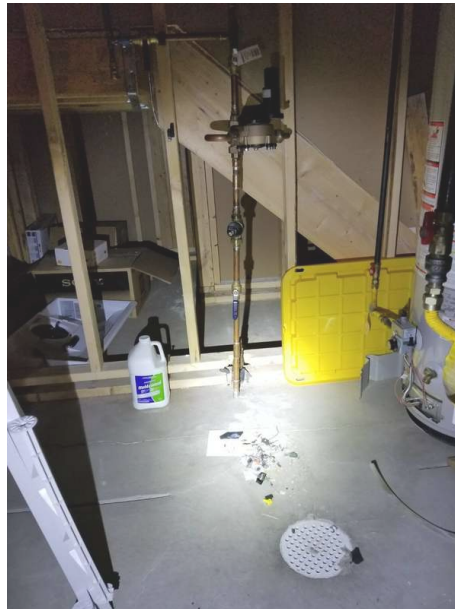
## Information

### Filters

None

### Water Source

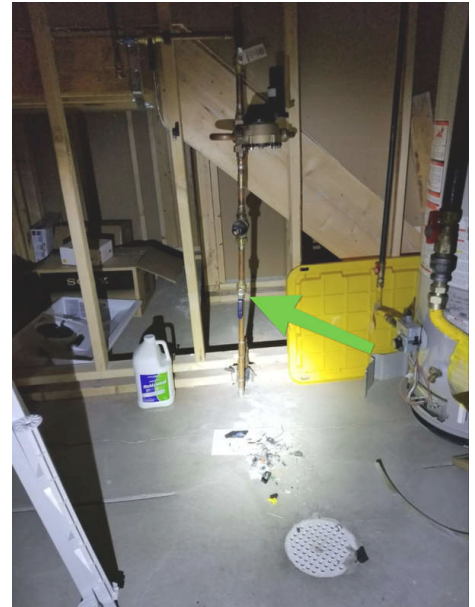
Public



### Main Water Shut-off Device:

#### Location

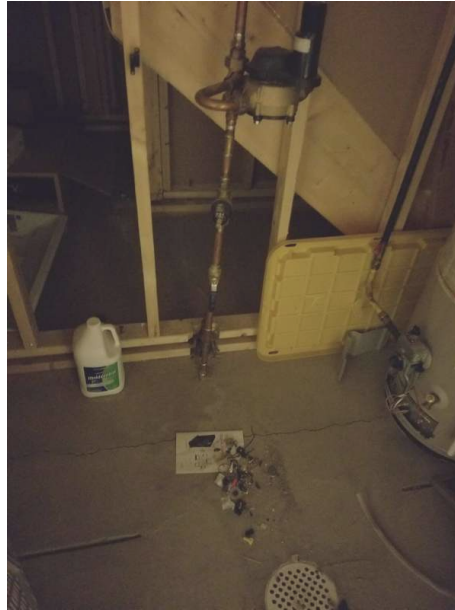
Basement



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



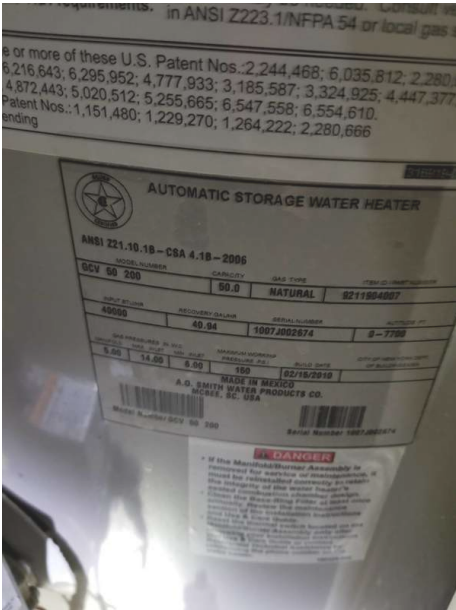
**Water Supply, Distribution Systems & Fixtures: Water Supply Material**  
Copper



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

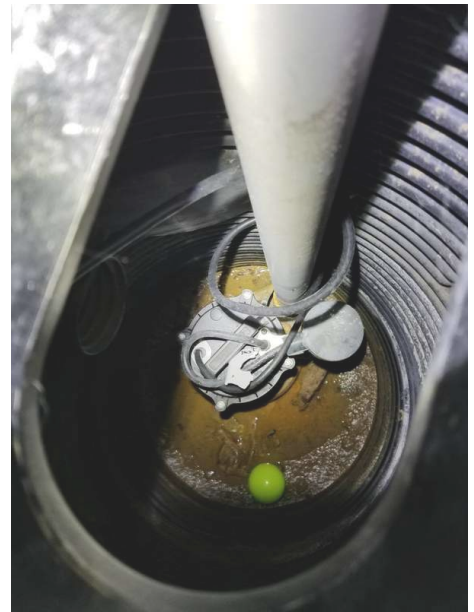


**Hot Water Systems, Controls, Flues & Vents: Capacity**  
50 gallons

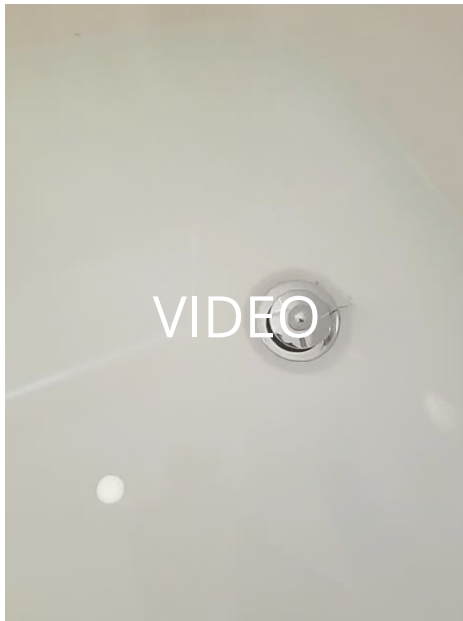
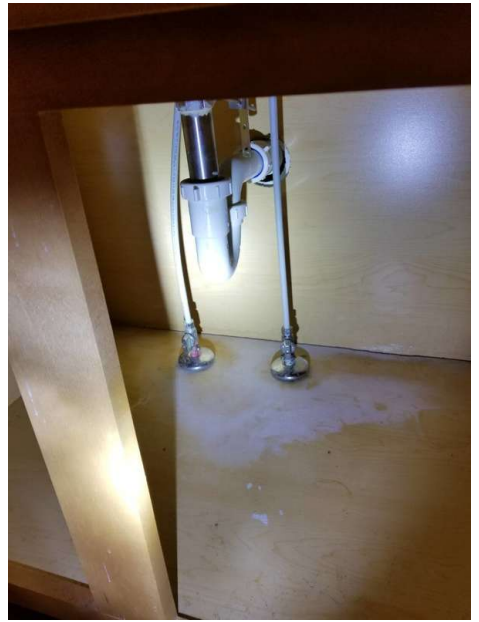


**Hot Water Systems, Controls, Flues & Vents: Location**  
Basement

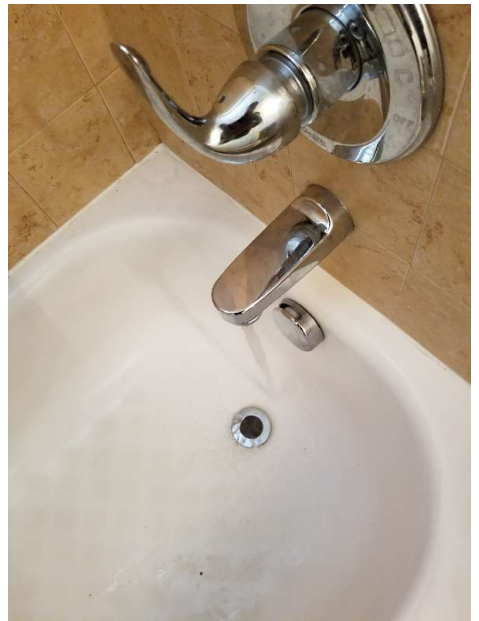
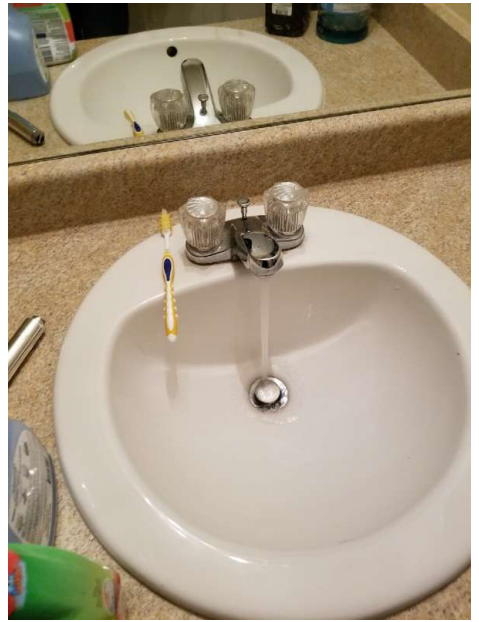
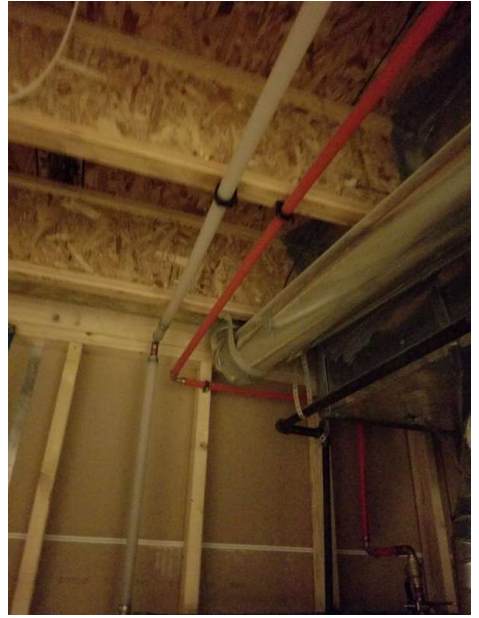
**Sump Pump: Location**  
Basement

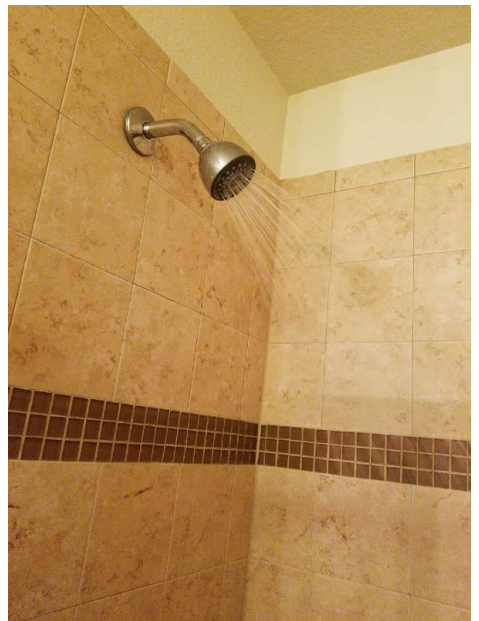
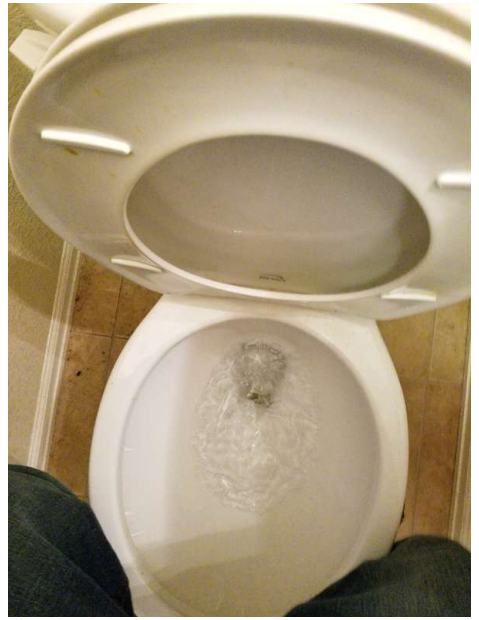


**Drain, Waste, & Vent Systems: Drain Size**  
1 1/2", 2", 3 Inch



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





**Hot Water Systems, Controls, Flues & Vents: Manufacturer**

AO Smith

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.](#)



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

Gas Meter



**Observations**

7.2.1 Drain, Waste, & Vent Systems

 Maintenance Item

**SINK - POOR DRAINAGE**

N NORTH MASTER BATHROOM

Sink had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



7.2.2 Drain, Waste, & Vent Systems

 Maintenance Item

**TUB DRAIN STOPPER INOPERABLE**

1ST FLOOR HALL BATHROOM BASEMENT BATHROOM

The tub drain stopper is loose therefore not long it to seal properly recommend repair

Recommendation

Contact a qualified professional.



7.3.1 Water Supply, Distribution Systems & Fixtures

 Recommendation

**FAUCET/ VALVE IS LEAKING**

NORTH MASTER BEDROOM

The faucet appears to be leaking at the time of the inspection; recommend repair as needed.

Recommendation

Contact a qualified plumbing contractor.





7.3.2 Water Supply, Distribution Systems & Fixtures

 Recommendation

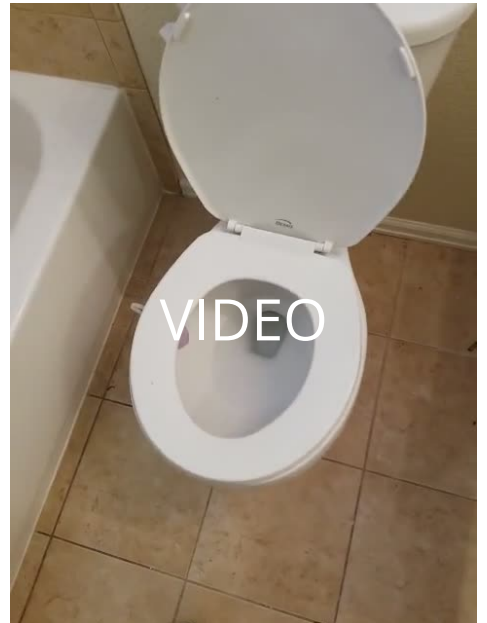
**TOILET LOOSE**

1ST FLOOR HALL BATHROOM

It appears the toilet is not secure properly to the floor recommend tightening.

Recommendation

Contact a handyman or DIY project



7.3.3 Water Supply, Distribution Systems & Fixtures

 Recommendation

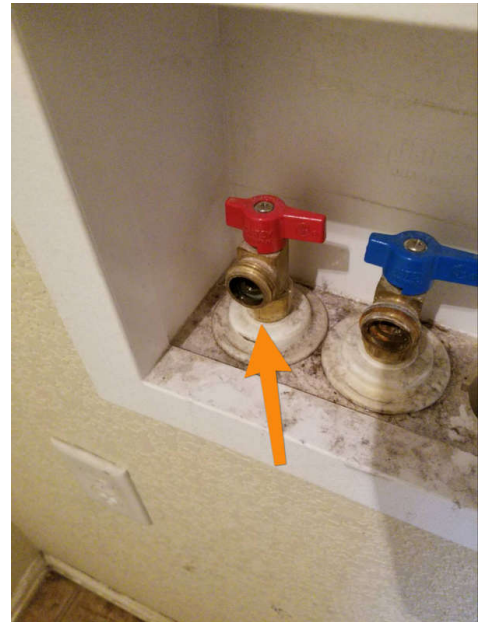
**VALVE IS LEAKING**

LAUNDRY ROOM HOT SIDE

The valve appears to be leaking at the time of the inspection; recommend repair as needed.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Hot Water Systems, Controls, Flues & Vents

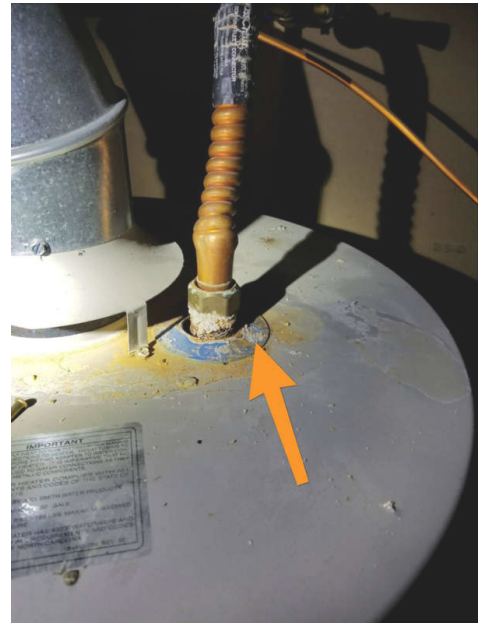
 Recommendation

**CORROSION**

Corrosion was noted at the burn chamber or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



7.5.1 Fuel Storage & Distribution Systems

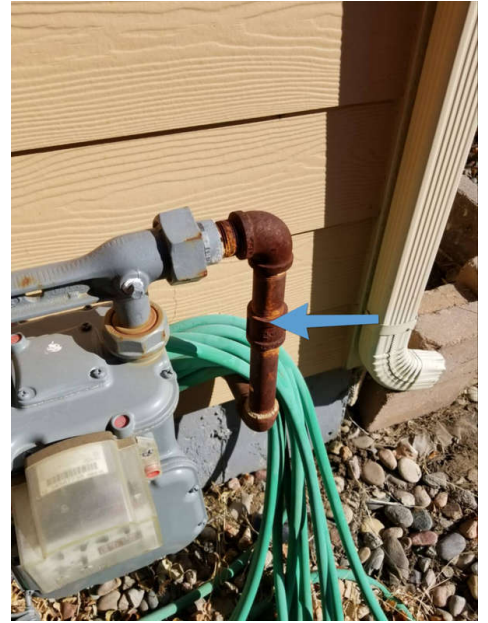
 Maintenance Item

**CORROSION**

Gas pipes were corroded. Recommend contacting local utility company for evaluation and repair as needed.

Recommendation

Contact a qualified professional.



7.6.1 Sump Pump  
**DRAIN BROKEN**

 Maintenance Item

The exterior sump pump drain pipe appears to be broken recommend repair as needed.

Recommendation  
Contact a qualified professional.



# 8: ELECTRICAL

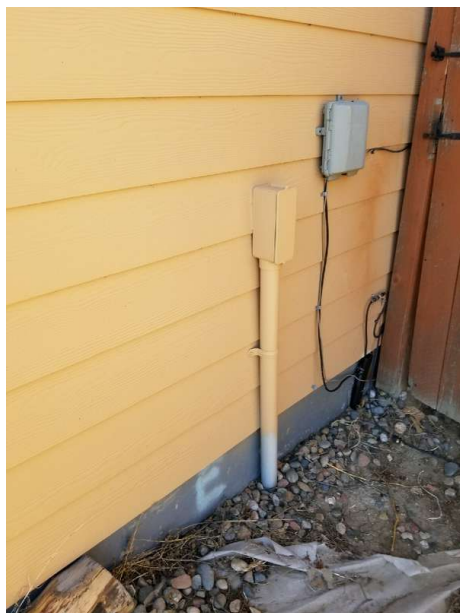
		IN	NI	NP	O
8.1	Service Entrance Conductors	X			
8.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
8.3	Branch Wiring Circuits, Breakers & Fuses	X			
8.4	Lighting Fixtures, Switches & Receptacles	X			
8.5	GFCI & AFCI	X			
8.6	Smoke Detectors	X			
8.7	Carbon Monoxide Detectors	X			

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

## Information

### Service Entrance Conductors: Electrical Service Conductors

Below Ground, 220 Volts



### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

150 AMP



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

Siemens

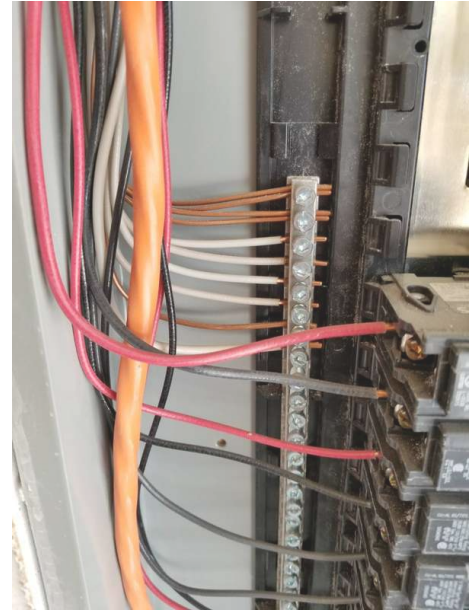


**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
None

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



**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex



**Lighting Fixtures, Switches & Receptacles: Fans**



**GFCI & AFCI: In panel**



**Smoke Detectors: Hard wired**



**Carbon Monoxide Detectors:  
Hard wired**

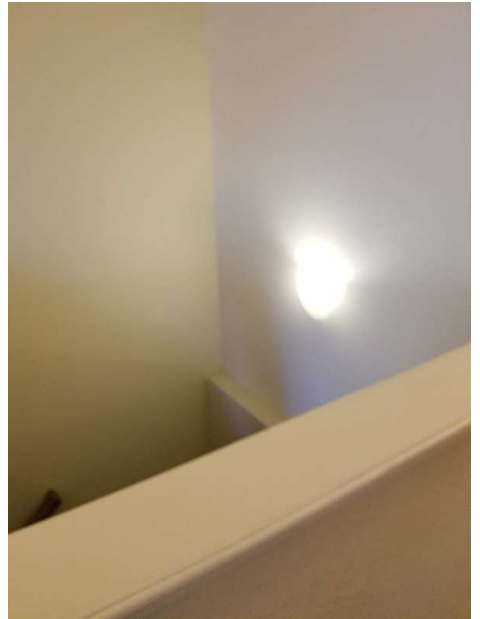
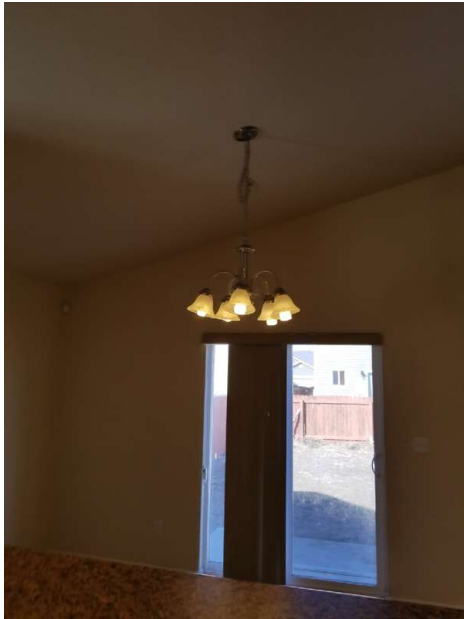
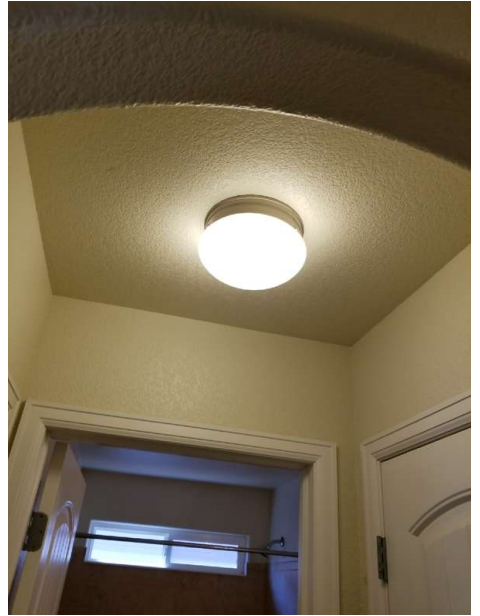


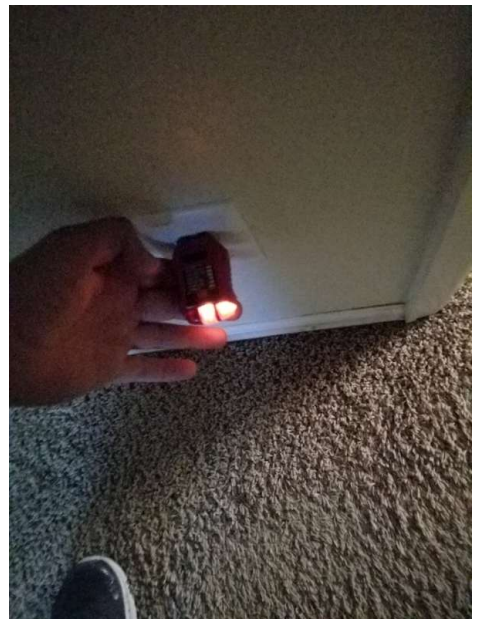
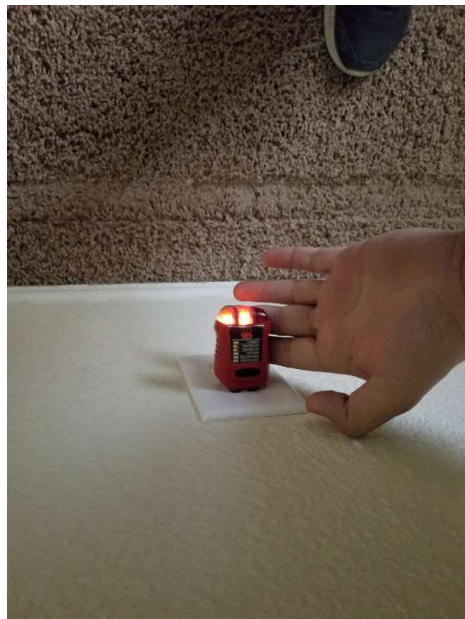
**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location  
Garage**



**Lighting Fixtures, Switches & Receptacles: Satisfactory**









**GFCI & AFCI: On outlets**



**Observations**

8.4.1 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

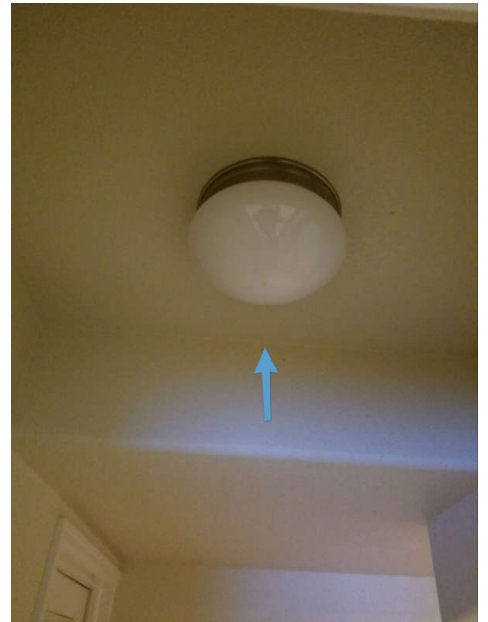
**LIGHT INOPERABLE**

BASEMENT BEDROOM HALLWAY, UTILITIES ROOM

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

Recommendation

Contact a qualified electrical contractor.



8.4.2 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

**DAMAGED LIGHT FIXTURE**

BASEMENT BEDROOM NORTHEAST, LAUNDRY ROOM

The light fixture or coverings appear to be damaged at the time of the inspection recommend repair as needed.

Recommendation

Contact a qualified professional.



8.6.1 Smoke Detectors

 Safety Hazard

**MISSING**

1ST FLOOR HALLWAY

There appears to be missing smoke detectors throughout the property.

Recommendation

Contact a qualified professional.



# 9: ATTIC, INSULATION & VENTILATION

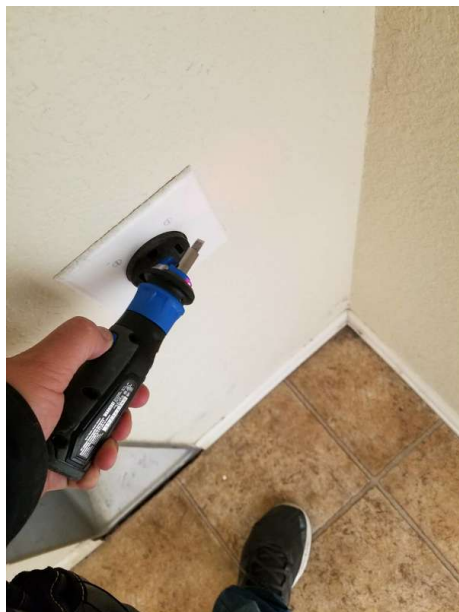
		IN	NI	NP	O
9.1	Attic Insulation	X			
9.2	Vapor Retarders (Crawlspace or Basement)			X	
9.3	Ventilation	X			
9.4	Exhaust Systems	X			

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

## Information

### Dryer Power Source

220 Electric



### Dryer Vent

Metal



### Flooring Insulation

None

### Attic Insulation: Insulation Type

Blown, Fiberglass

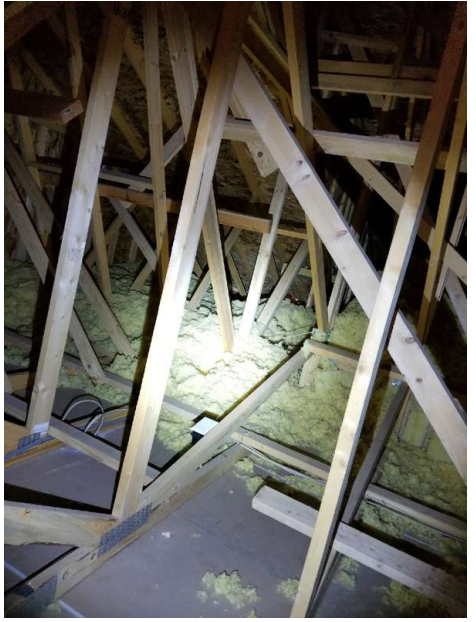
### Exhaust Systems: Exhaust Fans

Fan Only



**Attic Insulation: R-value**

38



### Ventilation: Ventilation Type

Soffit Vents, Roof



## Observations

### 9.1.1 Attic Insulation

#### DEAD BIRD

There is a dead bird in the attic recommend removing.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



### 9.4.1 Exhaust Systems

#### LINT AROUND THE VENT

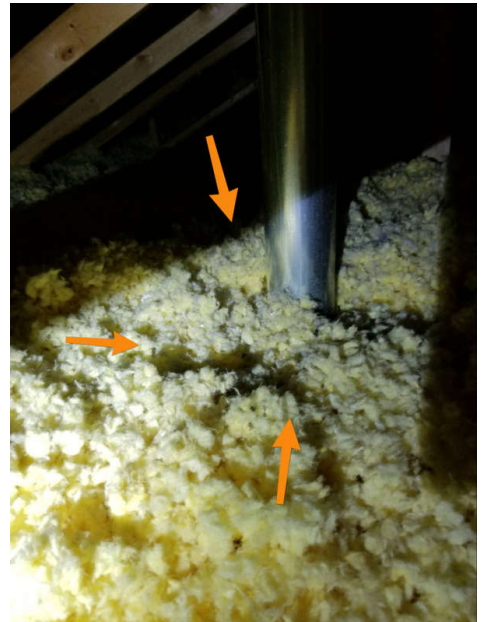
ATTIC

The dryer vent maybe backing up and needs to be cleaned

Recommendation

Contact a qualified professional.

 Recommendation



# 10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			

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

## Information

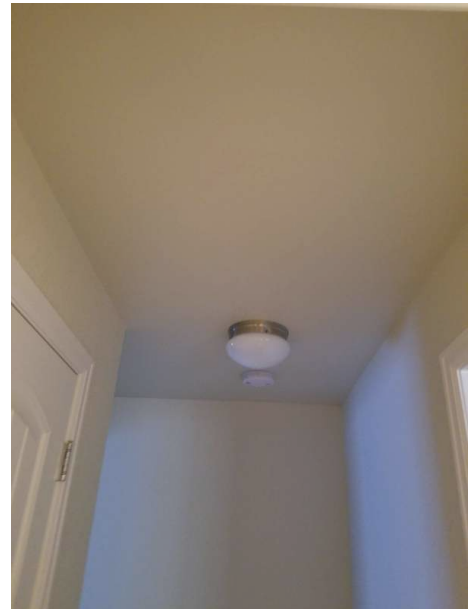
**Doors: Satisfactory**



**Windows: Window Manufacturer Unknown**



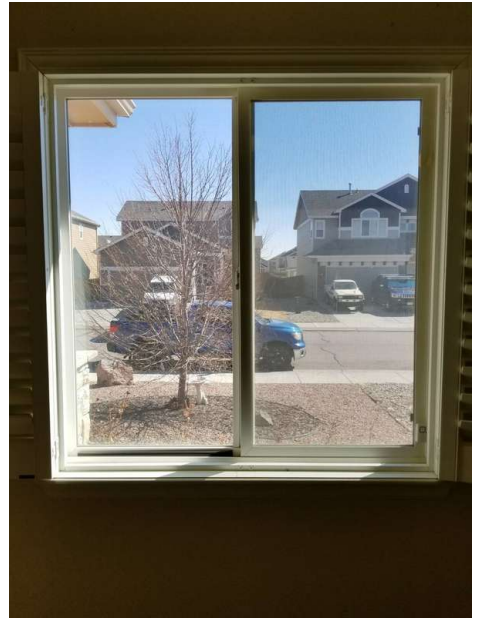
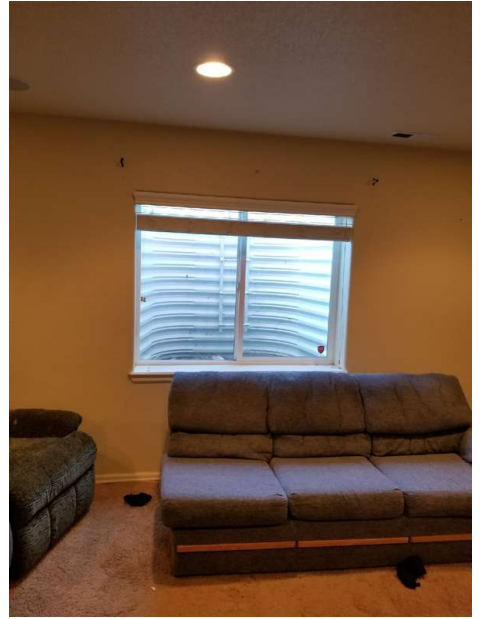
**Ceilings: Ceiling Material Drywall**





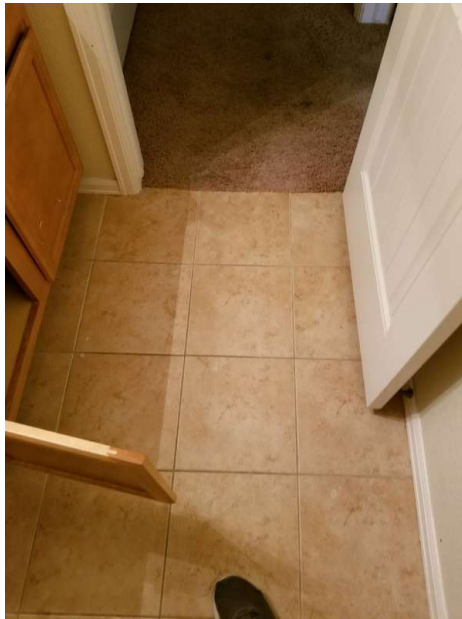
**Windows: Window Type**

Sliders



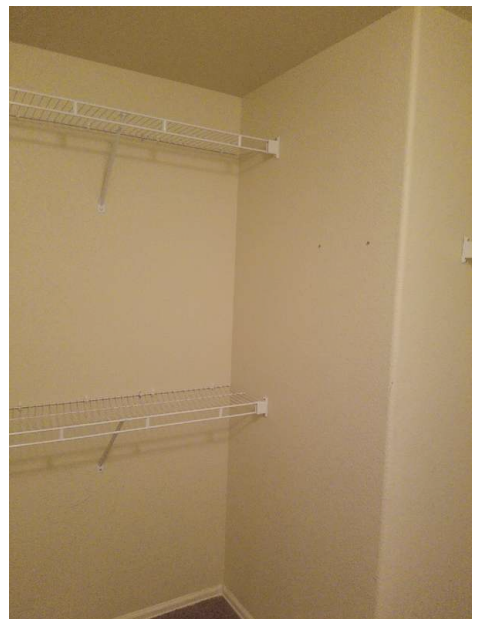
**Floors: Floor Coverings**

Tile, Engineered Wood, Vinyl, Carpet



**Walls: Wall Material**

Drywall, Tile



**Steps, Stairways & Railings: Basement**



**Countertops & Cabinets: Countertop Material**  
Laminate



### Countertops & Cabinets: Cabinetry

Wood



### Observations

10.2.1 Windows

#### **TORN SCREENS**

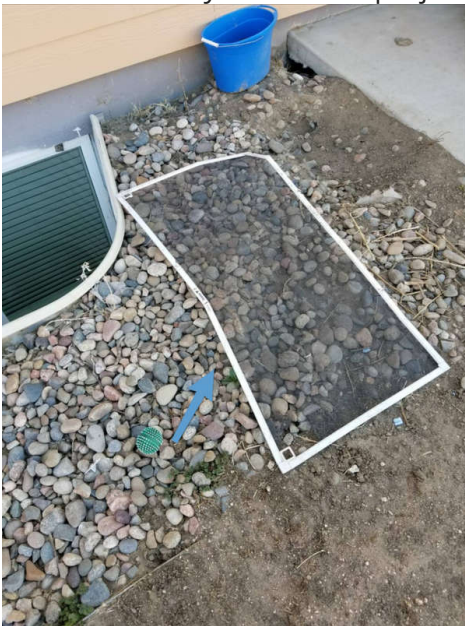
NORTH

There appears to be some torn screens recommend rescreening.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



10.2.2 Windows

 Maintenance Item

**MOISTURE DAMAGE ON SILL**

MASTER BEDROOM

There appears to be some moisture damage on the window sill recommend repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.1 Floors

 Maintenance Item

**CARPET STAINS**

THROUGHOUT THE HOME

Carpet had areas of staining or discoloration. Recommend a thorough steam clean by a qualified carpet cleaning company

Recommendation

Contact a qualified cleaning service.



10.3.2 Floors

 Recommendation

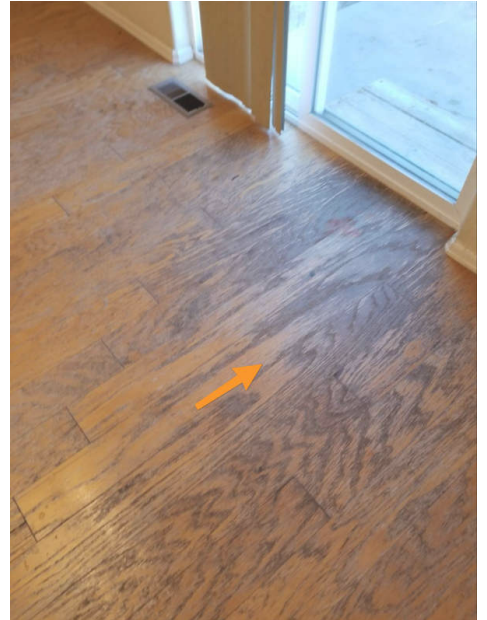
**MODERATE WEAR**

DINING ROOM

Floors in the home exhibited moderate surface wear along major paths of travel. Recommend a qualified flooring contractor evaluate for possible re-finish.

Recommendation

Contact a qualified flooring contractor



10.3.3 Floors

**GROUT NEEDED**

1ST FLOOR ENTRY, MASTER BATHROOM

The grout on the floor tiles needs to be repaired or replaced.

Recommendation

Contact a qualified tile contractor

 Maintenance Item



10.4.1 Walls

**MOISTURE DAMAGE**

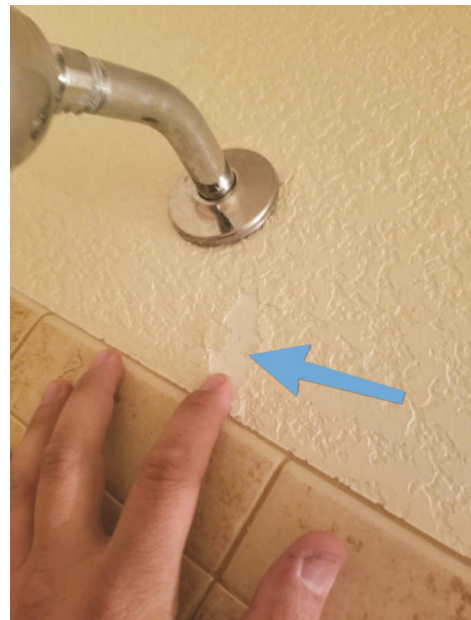
BASEMENT BATHROOM

 Maintenance Item

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.

Recommendation

Contact a qualified professional.



10.4.2 Walls

 Maintenance Item

**POOR PATCHING**

SOUTHWEST BEDROOM

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.



10.4.3 Walls

 Maintenance Item

**CAULKING MAINTENANCE**

MASTER BATHROOM

The caulking Has some visible separation and cracking recommend resealing as needed.

Recommendation

Recommended DIY Project



10.4.4 Walls

**MOISTURE STAINING**

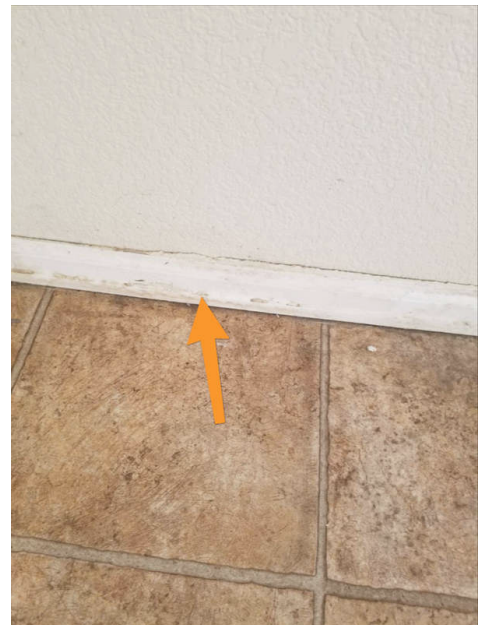
LAUNDRY ROOM

There appears to be some visible moisture staining at time inspection recommend repair as needed.

Recommendation

Contact a qualified professional.

 Recommendation



10.6.1 Steps, Stairways & Railings

**SUPPORT STRAP LOOSE**

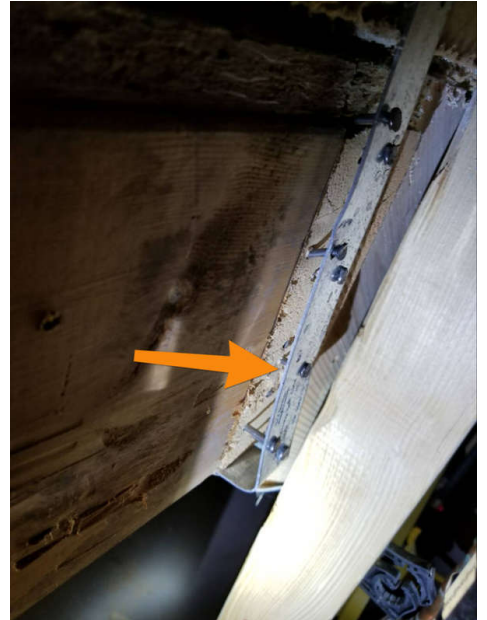
The staircase support strap appears to be coming loose recommend re attaching.

Recommendation

Contact a qualified professional.

 Recommendation





10.7.1 Countertops & Cabinets

 Maintenance Item

**POOR/MISSING CAULK**

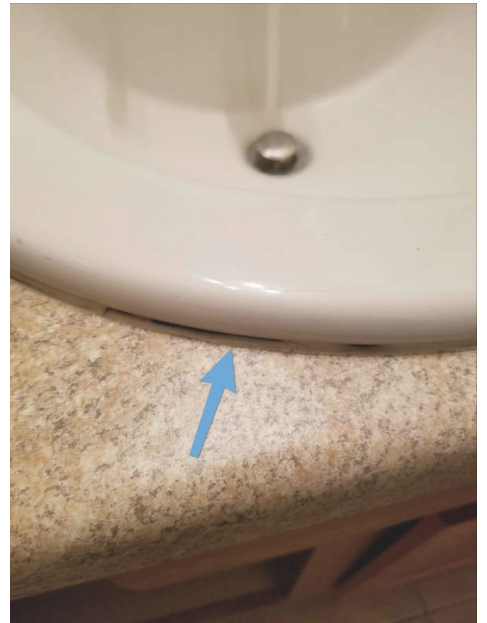
BASEMENT BATHROOM

Bathroom countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

[Here is a helpful DIY video on caulking gaps.](#)

Recommendation

Recommended DIY Project



# 11: BUILT-IN APPLIANCES

		IN	NI	NP	O
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			

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

## Information

**Range/Oven/Cooktop:**  
**Range/Oven Energy Source**  
 Electric



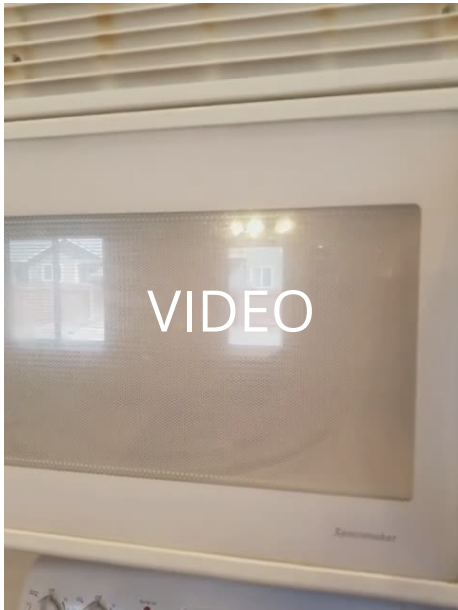
**Range/Oven/Cooktop:**  
**Range/Oven Brand**  
 GE



**Range/Oven/Cooktop: Exhaust Hood Type**  
 Re-circulate



**Range/Oven/Cooktop: Over the range microwave**



**Garbage Disposal: Installed**



**Dishwasher: Brand  
GE**



**Refrigerator: Brand**

GE



**Observations**

11.1.1 Dishwasher

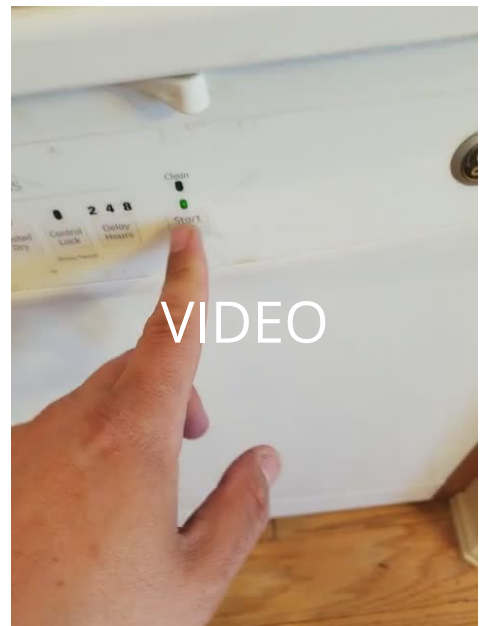
 Recommendation

**INOPERABLE**

Dishwasher was inoperable using standard controls. Recommend a qualified plumber or contractor evaluate.

Recommendation

Contact a qualified professional.



11.4.1 Garbage Disposal

 Recommendation

**LEAKING**

The garbage disposal is leaking and would not turn on recommend replacement.

Recommendation

Contact a qualified plumbing contractor.



# 12: GARAGE

		IN	NI	NP	O
12.1	Ceiling	X			
12.2	Floor	X			
12.3	Walls & Firewalls	X			
12.4	Garage Door	X			
12.5	Garage Door Opener	X			
12.6	Occupant Door (From garage to inside of home)	X			

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

## Information

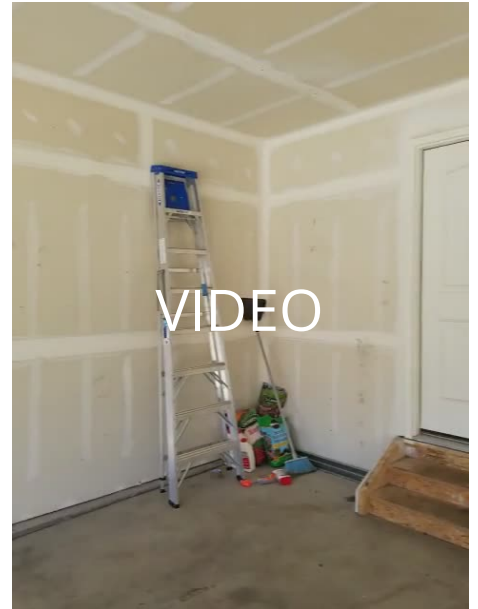
### Attached



### Floor: Satisfactory



### Walls & Firewalls: Present



**Garage Door: Material**

Metal, Steel

**Garage Door: Type**

Sectional



**Ceiling: Satisfactory at time of inspection**

Appeared satisfactory at time of the inspection



**Occupant Door (From garage to inside of home): Fire doors**



**Observations**

12.4.1 Garage Door

 Recommendation

**AUTO REVERSE SENSOR NOT WORKING**

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.



12.4.2 Garage Door

 Recommendation

**LOUD NOISES**

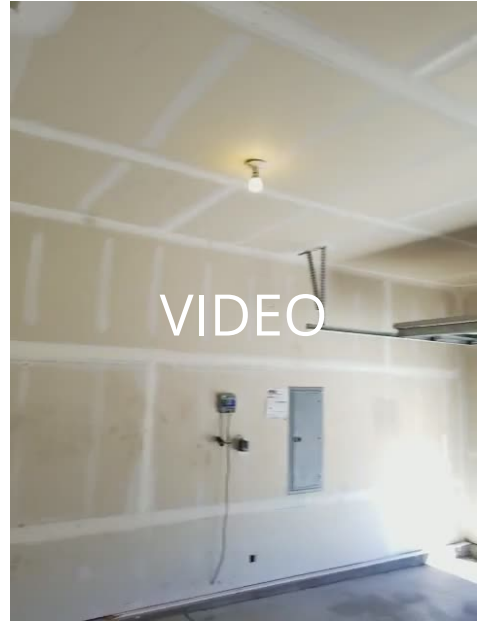
Loud grinding or squealing observed when opening/closing garage door. This can be due to dirt or debris in the track or lack of lubrication. Recommend cleaning the track and lubricating.

[Here are some troubleshooting tips](#) before calling a garage contractor.

Recommendation

Contact a qualified garage door contractor.





12.4.3 Garage Door

 Maintenance Item

**PANEL DAMAGE**

Garage door panel is damaged and may need repair/replacement. Recommend a qualified garage door contractor evaluate.

Recommendation

Contact a qualified garage door contractor.



# STANDARDS OF PRACTICE

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## Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

## Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

## Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as

in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

## 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

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

**Attic, Insulation & Ventilation**

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

**Doors, Windows & Interior**

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

**Built-in Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.