



OORAH INSPECTIONS, LLC.

(405) 501-1733

shane@oorahinspections.com

<http://www.oorahinspections.com>



SINGLE FAMILY HOME

1234 Main St.
Shawnee OK 74804

Buyer Name
10/29/2018 9:00AM



Inspector

Shane Leach

InterNACHI Certified Home Inspector

405-501-1733

shane@oorahinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

Table of Contents

Table of Contents	2
SUMMARY	3
1: INSPECTION DETAILS	4
2: EXTERIOR	7
3: ROOF & ATTIC	13
4: CRAWLSPACE, FOUNDATION AND STRUCTURE	18
5: HEATING	19
6: COOLING	21
7: PLUMBING/GAS	23
8: ELECTRICAL	25
9: KITCHEN	28
10: INTERIOR-LIVING/DINING/FAMILY/DEN/OFFICE	31
11: BEDROOMS	32
12: BATHROOMS	33
13: LAUNDRY ROOM	36

SUMMARY

- ⊖ 2.1.1 Exterior - Exterior Walls & Trim: Brick - Repoint Needed/Cracked/Damaged
- 🔧 2.2.1 Exterior - Exterior Doors: Door Sill/Trim
- 🔧 2.2.2 Exterior - Exterior Doors: Screen door hard to operate
- 🔧 2.3.1 Exterior - Windows: Missing screen or damaged
- 🔧 2.4.1 Exterior - Walkways, Patios & Driveways: Cracking - Minor
- ⊖ 2.4.2 Exterior - Walkways, Patios & Driveways: Draining Towards Home
- 🔧 2.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Near Home
- ⊖ 2.8.1 Exterior - Fences/Gates: Fence Repair
- ⊖ 3.2.1 Roof & Attic - Roof Coverings: Improper/Exposed Nailing
- ⚠️ 3.2.2 Roof & Attic - Roof Coverings: Shingles Missing
- ⚠️ 3.2.3 Roof & Attic - Roof Coverings: Previous Repair
- ⊖ 3.2.4 Roof & Attic - Roof Coverings: Multiple Layers
- 🔧 3.3.1 Roof & Attic - Roof Drainage Systems: Debris
- ⊖ 3.5.1 Roof & Attic - Flashings: Caulk Nail Heads
- ⊖ 3.7.1 Roof & Attic - Attic Insulation: Insufficient Insulation
- ⚠️ 3.9.1 Roof & Attic - Exhaust Systems: Bathroom Vents Into Attic
- ⚠️ 3.9.2 Roof & Attic - Exhaust Systems: Exhaust Fan Wiring
- 🔧 5.1.1 Heating - Equipment: Filter Dirty
- 🔧 5.1.2 Heating - Equipment: Near End of Life
- ⊖ 6.1.1 Cooling - Cooling Equipment: Near End of Life
- ⊖ 7.3.1 Plumbing/Gas - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- ⊖ 7.3.2 Plumbing/Gas - Hot Water Systems, Controls, Flues & Vents: Corrosion
- 🔧 8.1.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Labels on Panel
- ⊖ 8.3.1 Electrical - Lighting Fixtures, Switches & Receptacles: Ungrounded Receptacle
- ⊖ 8.3.2 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Missing
- ⊖ 8.4.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 8.5.1 Electrical - Smoke/Carbon Monoxide Detectors: Not Connected/Not Present
- ⊖ 9.3.1 Kitchen - Cabinets: Cabinet Not Secured
- ⊖ 9.4.1 Kitchen - Floors: Worn
- ⚠️ 9.6.1 Kitchen - Sink/Plumbing & Fixtures: Leaking Supply Pipe
- ⊖ 9.11.1 Kitchen - Ventilation: Fan recirculates
- ⊖ 12.3.1 Bathrooms - Plumbing & Fixtures: Sink - Drain Stop Not Connected/Missing
- ⊖ 12.3.2 Bathrooms - Plumbing & Fixtures: Toilet - Loose Bowl
- ⊖ 12.3.3 Bathrooms - Plumbing & Fixtures: Caulking At Tub Spout
- 🔧 12.3.4 Bathrooms - Plumbing & Fixtures: Caulking At Tub/Wall Area
- ⚠️ 12.4.1 Bathrooms - Electrical & Other: GFCI Not Operable
- ⚠️ 12.4.2 Bathrooms - Electrical & Other: Cover Plates Missing

1: INSPECTION DETAILS

		O	NP	NI	IN
1.1	General				X

O = Observations

NP = Not Present

NI = Not Inspected

IN = Inspected

Information

General: In Attendance

Client, Client's Agent, Home Owner

General: Temperature (approximate)

61 Fahrenheit (F)

General: Type of Building

Single Family

General: Weather Conditions

Clear, Recent Rain

General: Overview

Inspection Overview

Thank You for choosing Affordable Top To Bottom Home Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objection information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Affordable Top To Bottom Home Inspections endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to Recommended Upgrades or any inclusion in the Inspection Report of information regarding Recommended Upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice. 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. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Affordable Top To Bottom Home Inspections express written permission. Again, thanks very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

Ruben Hacman Certified Master Inspector & Licensed Professional.

General: Perspective

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General: Use Of Photos

Photos

Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

General: Occupancy

Furnished, Occupied

For furnished homes, access to some items such as electrical outlets, windows, wall/floor surfaces and cabinet interiors can be restricted by furniture and/or personal belongings. These items are limitations of the inspection and these items may be concealed defects.

General: Definitions

Explained

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear. Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting. Not Present (NP) = The item, component or system is not in this home or building. Observations (O) = The item, component or system was inspected and a concern, observation and/or deficiency was found.

General: Protecting You

Explained

RecallCheck - The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous awas with home appliances.

SewerGard - Covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.

Platinum Roof Protection Plan - Handles the repair of leaks to your homes roof for a period of 5 years following the date of inspection

MoldSafe - If you move in to your new home and mold is present that was not found when inspected, youre covered for remediation.

90 Day Warranty - We back all of our inspections with a 90 Day Limited Structural and Mechanical Warranty.

VALIDATING YOUR HOME WARRANTY: It is important that we have your information prior to any claims being made. Please be sure to validate you home warranty at <http://90daywarrantyvalidation.com> within 15 days of your inspection with your name, the address of the property, and your inspectors name.

For a period of 90 Days following the inspection or within 22 Days of Closing, whichever comes later. Refer to the complete Terms & Conditions for details and claims procedures.



2: EXTERIOR

		O	NP	NI	IN
2.1	Exterior Walls & Trim	X			X
2.2	Exterior Doors	X			X
2.3	Windows	X			X
2.4	Walkways, Patios & Driveways	X			X
2.5	Decks, Balconies, Porches & Steps				X
2.6	Eaves, Soffits & Fascia			X	
2.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.8	Fences/Gates	X			X

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

Information

Exterior Walls & Trim: Exterior Views

Exterior Walls & Trim: Exterior Wall Covering

Exterior Walls & Trim: Trim Material

Exterior Doors: Exterior Entry Doors
Steel

Windows: Window Type
Single-hung

Windows: Window Material
Aluminum/Vinyl Clad

Walkways, Patios & Driveways: Walkway Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Steps
Concrete

Decks, Balconies, Porches & Steps: Porch
Covered Porch

Decks, Balconies, Porches & Steps: Patio
Concrete

Decks, Balconies, Porches & Steps: Deck/Balcony
None

Eaves, Soffits & Fascia: Material
Vinyl

Fences/Gates: Fence Type
Wood, Chain link

Fences/Gates: Inspected
No deficiencies to visible areas unless otherwise noted below

Exterior Walls & Trim: Dwelling Construction

Wood Frame

Dwelling construction is selected from public records. Inspector is not liable for determining structure components behind wall claddings or coverings due to this being a visual inspection or readily accessible areas. Client understands the limitations of the inspection and our reliance on public record information. If client is concerned regarding type of construction, sellers disclosures should be obtained or further invasive testing will be necessary at additional cost.

Limitations

Eaves, Soffits & Fascia

NOT INSPECTED

Items are covered by vinyl.

Observations

2.1.1 Exterior Walls & Trim

BRICK - REPOINT NEEDED/CRACKED/DAMAGED

FRONT OF HOME NEXT TO MASTER BED WINDOW.

Joints in the masonry have deteriorated and should be repointed. (Repointing is the restoration of the mortar joints in the masonry).

Recommendation

Contact a qualified professional.

 Recommendation / Improvement



2.2.1 Exterior Doors

DOOR SILL/TRIM

FRONT DOOR.

Door sill and/or trim is loose, deteriorated or worn and repair or replacement should be considered.

Recommendation

Contact a qualified door repair/installation contractor.

 Maintenance / Comment



2.2.2 Exterior Doors

SCREEN DOOR HARD TO OPERATE

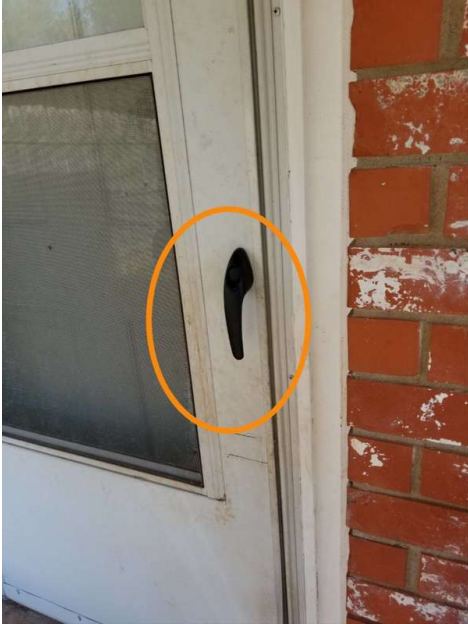
REAR SCREEN DOOR.

 Maintenance / Comment

One or more screen doors were hard to operate at the time of inspection. Recommend servicing.

Recommendation

Contact a qualified professional.



2.3.1 Windows

MISSING SCREEN OR DAMAGED

REAR AND SIDE OF HOME.

 Maintenance / Comment

Missing screen or damaged at windows

Recommendation

Contact a qualified professional.



2.4.1 Walkways, Patios & Driveways

Maintenance / Comment

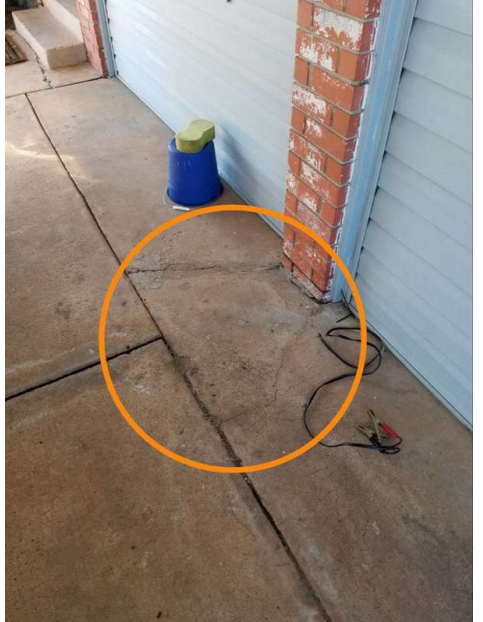
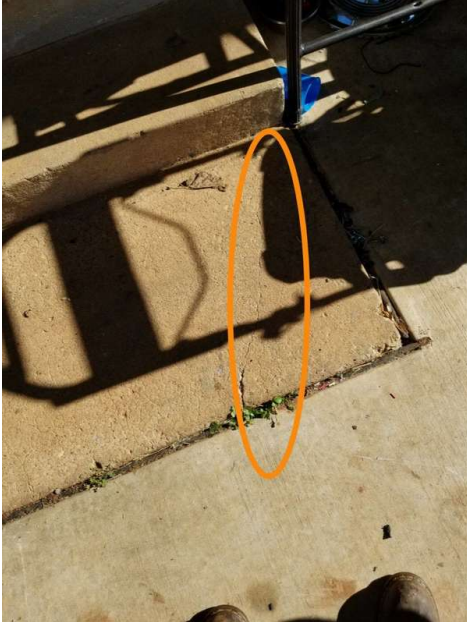
CRACKING - MINOR

REAR, FRONT AND SIDE OF HOME.

Minor cracks observed, Recommend patching/sealing and monitor cracks. This is also a potential trip hazard. Should crack widen, recommend contacting a qualified professional.

Recommendation

Recommend monitoring.



2.4.2 Walkways, Patios & Driveways

Recommendation / Improvement

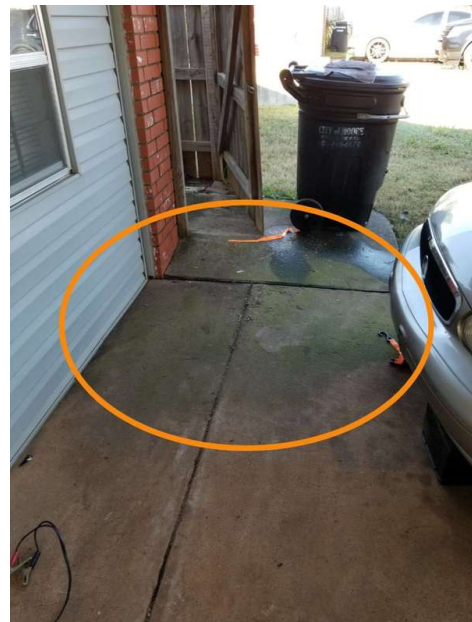
DRAINING TOWARDS HOME

FRONT OF HOME UNDER CARPORT.

There is a negative slope and drains towards the structure. Recommend a concrete contractor evaluate and repair.

Recommendation

Contact a qualified concrete contractor.



2.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance / Comment

VEGETATION NEAR HOME

FRONT OF HOME.

Recommend to remove vegetation that is in contact with exterior of home. This can allow ants/critters to enter the home.

Recommendation

Recommended DIY Project



2.8.1 Fences/Gates

 Recommendation / Improvement

FENCE REPAIR

MAIN POST SUPPORTING GATE TO BACK YARD.

Fences and/or gates are damaged and/or deteriorated in some areas. A qualified contractor should evaluate and make repairs or replace sections as necessary.

Recommendation

Contact a qualified fencing contractor



3: ROOF & ATTIC

		O	NP	NI	IN
3.1	General-Roof				X
3.2	Roof Coverings	X			X
3.3	Roof Drainage Systems	X			X
3.4	Skylights, Chimneys & Other Roof Penetrations				X
3.5	Flashings				X
3.6	General-Attic				X
3.7	Attic Insulation	X			X
3.8	Ventilation				X
3.9	Exhaust Systems	X			X

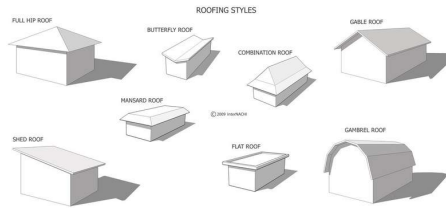
O = Observations NP = Not Present NI = Not Inspected IN = Inspected

Information

General-Roof: Inspection Method
Roof

General-Roof: Roof Type/Style
Gable

Roof Coverings: Material
Asphalt, Shingles



Roof Coverings: Layers
2+ Layer

Roof Coverings: Pitch
Medium

Roof Drainage Systems: Gutter Material
Metal/Aluminum

Skylights, Chimneys & Other Roof Penetrations: Inspection Method
Roof

Skylights, Chimneys & Other Roof Penetrations: Chimney Material
None

Flashings: Material
Aluminum, Not Visible

General-Attic: Inspection Method
Within The Attic

Attic Insulation: Insulation Type
Blown, Cellulose, Mineral Wool

Attic Insulation: Depth Of Insulation
4 Inches

Ventilation: Ventilation Type
Soffit Vents, Turbines

Exhaust Systems: Exhaust Fans
Fan with Light

Observations

3.2.1 Roof Coverings

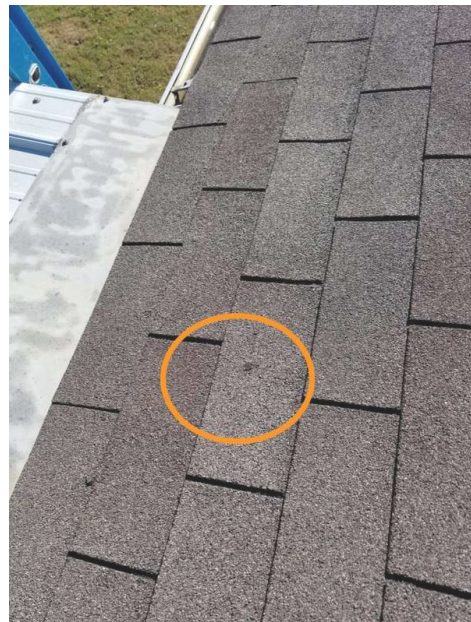
 Recommendation / Improvement

IMPROPER/EXPOSED NAILING

Exposed Nails should be sealed and possibly evaluated by a licensed contractor!

Recommendation

Contact a qualified roofing professional.



3.2.2 Roof Coverings

 Major Concern / Safety Hazard

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.



3.2.3 Roof Coverings

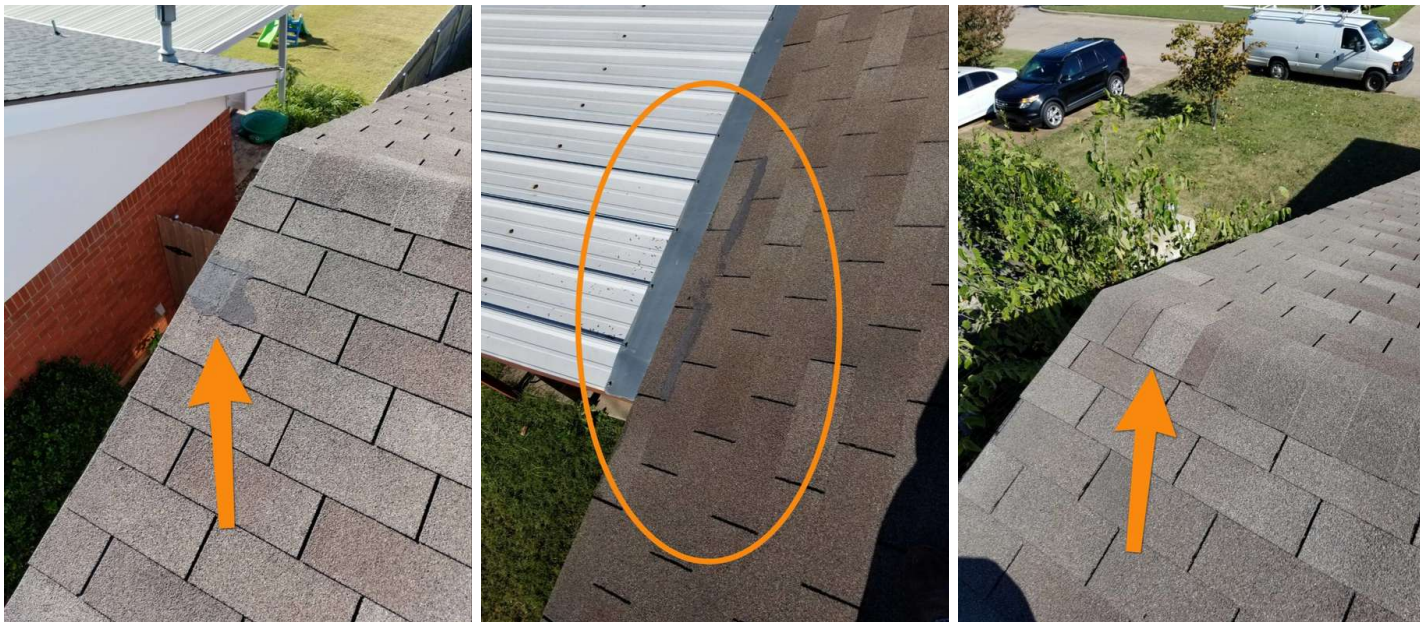
 Major Concern / Safety Hazard

PREVIOUS REPAIR

Evidence of previous repair to shingles was apparent. Recommend asking seller if repair work was performed and why.

Recommendation

Recommend monitoring.



3.2.4 Roof Coverings

MULTIPLE LAYERS

Recommendation / Improvement

Multiple layers of shingles were observed. This may add excess weight to the structure and may also void the manufacturers warranty.

Recommendation

Contact a qualified roofing professional.



3.3.1 Roof Drainage Systems

DEBRIS

Maintenance / Comment

FRONT OF HOME.

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow. Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



3.5.1 Flashings

CAULK NAIL HEADS

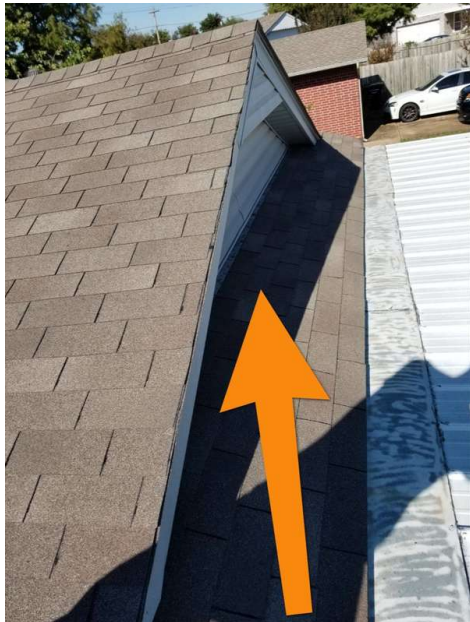
Recommendation / Improvement

ABOVE CARPORT.

As part of ongoing home maintenance, recommend caulking/sealing nail heads.

Recommendation

Contact a qualified professional.



3.7.1 Attic Insulation

 Recommendation / Improvement

INSUFFICIENT INSULATION

Insulation depth was inadequate in comparison to current industry standards and building energy efficiency guidelines. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



3.9.1 Exhaust Systems

 Major Concern / Safety Hazard

BATHROOM VENTS INTO ATTIC

GUEST BATHROOM.

Bathroom fan vents into the attic, which can cause moisture issues in the attic. Although this is not a requirement we do Recommend exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.

3.9.2 Exhaust Systems

EXHAUST FAN WIRING

GUEST BATHROOM

Electrical wiring connection for exhaust fan in bathroom should be contained in an approved junction box. Recommend repair.

Recommendation

Contact a qualified electrical contractor.



Major Concern / Safety Hazard



4: CRAWLSPACE, FOUNDATION AND STRUCTURE

		O	NP	NI	IN
4.1	General				X
4.2	Foundation				X
4.3	Crawlspace		X		

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

Information

General: Flooring System

Concrete

General: Columns

Not Visible

Foundation: Material

Slab on Grade

Crawlspace: Crawlspace Floor

None present

Crawlspace: Crawlspace Observation Limitations

N/A

Crawlspace: Vents

N/A

Crawlspace: Inspection Method

N/A

Crawlspace: Vapor Barrier

None

Crawlspace: Insulation

N/A

Limitations

Foundation

NOT VISIBLE

Foundation was not visible due to finished wall, floor and ceiling coverings. Condition of foundation not reported on and excluded from the scope of inspection.

5: HEATING

		O	NP	NI	IN
5.1	Equipment	X			X
5.2	Normal Operating Controls				X
5.3	Distribution Systems				X
5.4	Heating Flue				X

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

Information

Equipment: Heat Type

Forced Air, Gas-Fired Heat, Space Heater

Equipment: Energy Source

Natural Gas

Equipment: Brand

American Standard

Equipment: Age

1993 - 1994

Normal Operating Controls: Thermostat Location

Hallway

Distribution Systems: Ductwork

Insulated, Ceiling/Attic

Heating Flue: Heat Venting Material

Single Wall

Observations

5.1.1 Equipment

FILTER DIRTY

The furnace filter is dirty and needs to be replaced per the manufacturer recommendations.

Recommendation

Contact a handyman or DIY project

 Maintenance / Comment



5.1.2 Equipment

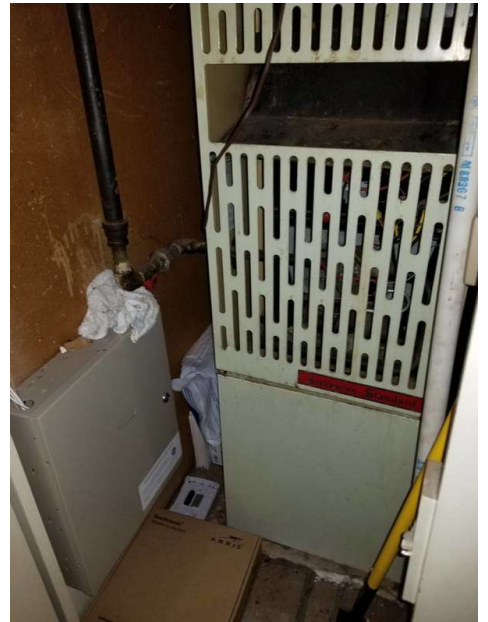
NEAR END OF LIFE

Furnace responded to normal operation of controls and showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future. The average life expectancy of a forced air furnace is 15-25 years.

Recommendation

Recommend monitoring.

 Maintenance / Comment



6: COOLING

		O	NP	NI	IN
6.1	Cooling Equipment			X	
6.2	Equipment		X		
6.3	Distribution Systems, Ducts and Registers				X

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

Information

Cooling Equipment: Energy Source/Type
Gas, Central Air Conditioner

Cooling Equipment: Thermostat Location
Hallway

Cooling Equipment: Brand
American Standard

Cooling Equipment: Age
1993 - 1994

Cooling Equipment: Temp Differential
0 - 0 Degrees

Equipment: Condenser BTU (Tons)
30000

Equipment: Condenser Location
Exterior

Equipment: Air Handler BTU (Tons)
30000

Equipment: Air Handler Location
Mechanical Closet

Equipment: Equipment Photos



Distribution Systems, Ducts and Registers: Condition
Appeared serviceable

Distribution Systems, Ducts and Registers: Ductwork
Insulated, Ceiling/Attic

Cooling Equipment: Limitations

Note that the inspector does not provide an estimate of remaining life on heating or cooling system components but will sometime refer to the life expectancy of a system but many factors can change the life expectancy, the inspector does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

Limitations

Cooling Equipment

LOW TEMPERATURE

The A/C unit was not tested due to low outdoor temperature. This may cause damage to the unit. No condition reported at the time of inspection.

Equipment

A/C <65

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. It is also impossible to determine if the HVAC system is cooling properly as even if no or low refrigerant is in the system, the air will still register at ambient exterior temperature. Client should be aware of this limitation when inspecting in cooler temperatures.

Observations

6.1.1 Cooling Equipment

Recommendation / Improvement**NEAR END OF LIFE**

Recommend monitoring it's effectiveness and replacing in the near future. The average life expectancy of a central air conditioner is 15-20 years.

Recommendation

Recommend monitoring.

7: PLUMBING/GAS

		O	NP	NI	IN
7.1	Main Water, Water Supply, Distribution System & Fixtures				X
7.2	Drain, Waste, & Vent Systems				X
7.3	Hot Water Systems, Controls, Flues & Vents	X			X
7.4	Fuel Storage/Gas Distribution Systems				X

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

Information

Main Water, Water Supply, Distribution System & Fixtures: Water Shut-Off Location
Meter

Main Water, Water Supply, Distribution System & Fixtures: Water Supply Material
Copper/Galvanized

Main Water, Water Supply, Distribution System & Fixtures: Distribution Material
Copper

Main Water, Water Supply, Distribution System & Fixtures: Water Source
Public

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

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

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

Hot Water Systems, Controls, Flues & Vents: Location
Washer/Dryer Area

Hot Water Systems, Controls, Flues & Vents: Age
2003-07-01

Fuel Storage/Gas Distribution Systems: Fuel Line Material
Black Iron

Fuel Storage/Gas Distribution Systems: Main Gas Shut-off Location
Exterior Rear

Hot Water Systems, Controls, Flues & Vents: Manufacturer
Bradford & White

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.

Observations

7.3.1 Hot Water Systems, Controls, Flues & Vents



NEAR END OF LIFE

Water heater showed normal signs of wear and tear. Recommend monitoring it's effectiveness and replacing in the near future. The average life expectancy of a water heater is 6-12 years.

Recommendation
Recommend monitoring.



7.3.2 Hot Water Systems, Controls, Flues & Vents

Recommendation / Improvement

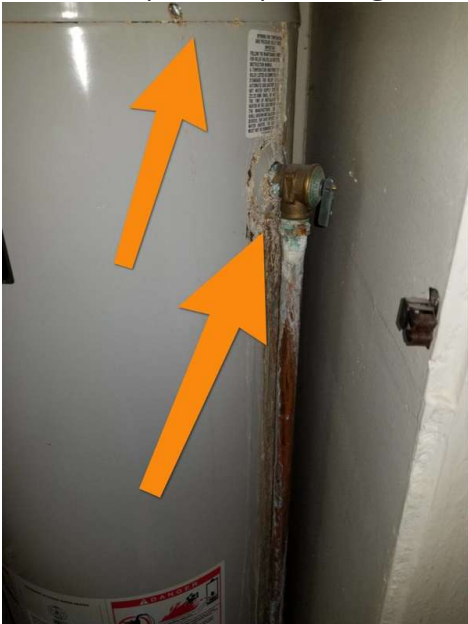
CORROSION

SIDE AND TOP OF WATER HEATER

Corrosion was noted at pipe fitting on water heater. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



8: ELECTRICAL

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

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

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Bedroom, Closet

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Service Entrance
Overhead

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Conductor Material
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Amperage
100 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Voltage
120/240

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

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 Wiring
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Lighting Fixtures, Switches & Receptacles: Electrical
Switches, Receptacles, Cover Plate Missing, Smoke Detector, Ceiling Fan, Receptacle Not Grounded

Smoke/Carbon Monoxide Detectors: Detectors
Smoke Detectors, Carbon Monoxide Detectors

Observations

8.1.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation

Recommended DIY Project



8.3.1 Lighting Fixtures, Switches & Receptacles

Recommendation / Improvement

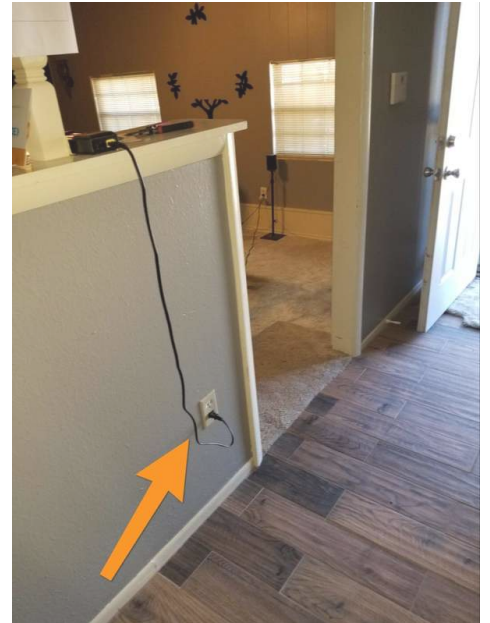
UNGROUNDING RECEPTACLE

DINING ROOM.

One or more receptacles are ungrounded. To eliminate safety hazards, receptacles in kitchen, bathrooms, garage & exterior should be grounded. As a safety upgrade, recommend that these receptacles be grounded.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Lighting Fixtures, Switches & Receptacles

Recommendation / Improvement

COVER PLATES MISSING

HALLWAY AND GUEST BATHROOM.

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

Recommendation

Contact a qualified electrical contractor.



8.4.1 GFCI & AFCI

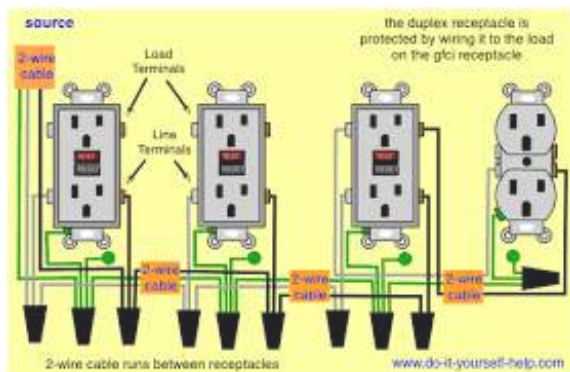
NO GFCI PROTECTION INSTALLED

KITCHEN

No GFCI protection present in one or more locations. As a safety upgrade, recommend licensed electrician upgrade by installing ground fault receptacles in recommended locations. Here is a link to read about how GFCI receptacles keep you safe.



Recommendation / Improvement



Recommendation

Contact a qualified electrical contractor.

8.5.1 Smoke/Carbon Monoxide Detectors

NOT CONNECTED/NOT PRESENT

Smoke detector was not present.

Recommendation

Contact a qualified professional.



Recommendation / Improvement

9: KITCHEN

		O	NP	NI	IN
9.1	General				X
9.2	Counters				X
9.3	Cabinets	X			X
9.4	Floors	X			X
9.5	Electrical & Other				X
9.6	Sink/Plumbing & Fixtures	X			X
9.7	Garbage Disposal				X
9.8	Dishwasher				X
9.9	Range/Cooktop/Oven				X
9.10	Refrigerator				X
9.11	Ventilation	X			X
9.12	Microwave				X

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

Information

Counters: Condition

Appeared serviceable

Counters: Material

Laminate

Cabinets: Condition

Appeared serviceable

Floors: Type or covering

Vinyl linoleum or marmoleum

Floors: Condition

Appeared serviceable

Electrical & Other: Receptacles

Operable, Recommend GFCI

Sink/Plumbing & Fixtures: Plumbing

Pipes Leak / Corroded, Flow Satisfactory, Tested

Sink/Plumbing & Fixtures: Sink Condition

Appeared serviceable

Garbage Disposal: Condition

Appeared Serviceable

Dishwasher: Brand

GE

Dishwasher: Dishwasher Plumbing

Drain Line Looped

Dishwasher: Condition

Appeared serviceable

Range/Cooktop/Oven: Condition

Appeared serviceable

Range/Cooktop/Oven: Fuel Type

Natural gas

Range/Cooktop/Oven: Range/Oven Brand

GE

Refrigerator: Brand

LG

Refrigerator: Condition

Appeared serviceable

Ventilation: Type

Hood

Microwave: Brand

Hamilton Beach

Microwave: Condition

Appeared serviceable, Not a permanent fixture

Observations

9.3.1 Cabinets

CABINET NOT SECURED

ABOVE ICE BOX.

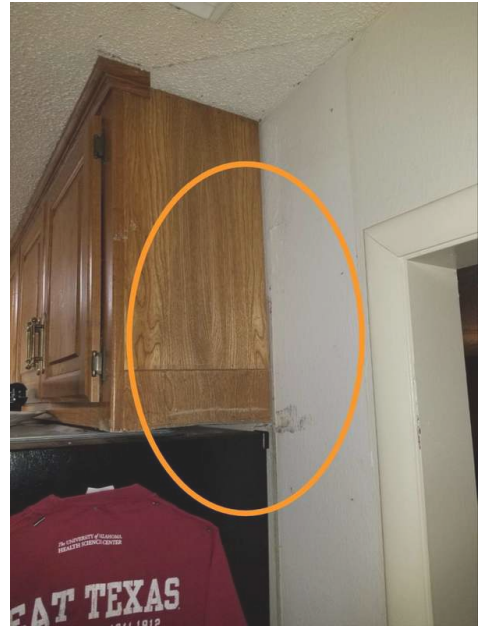
Kitchen cabinet appeared insecure. Recommend to secure cabinet properly.

Recommendation

Contact a qualified countertop contractor.



Recommendation / Improvement



9.4.1 Floors

WORN

TRANSITION BETWEEN KITCHEN AND DINING ROOM.

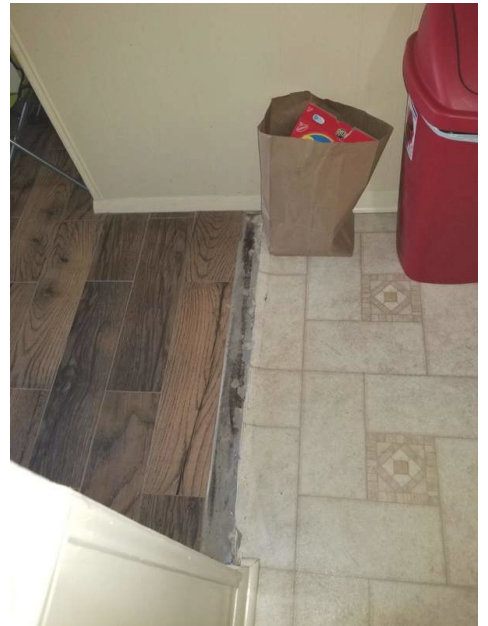
Flooring is well worn. Recommend replacing.

Recommendation

Contact a qualified professional.



Recommendation / Improvement



9.6.1 Sink/Plumbing & Fixtures

LEAKING SUPPLY PIPE

UNDER KITCHEN SINK.

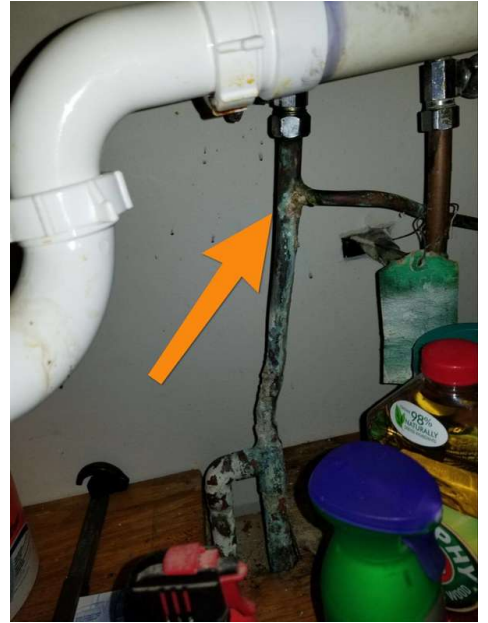
Distribution pipe was leaking. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Major Concern / Safety Hazard



9.11.1 Ventilation

FAN RECIRCULATES Recommendation / Improvement

The exhaust fan over the range recirculated the exhaust air back into the kitchen. This may be due to no duct being installed, baffles not being installed, or problems with duct work. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.



Recommendation

Contact a qualified professional.

10: INTERIOR-LIVING/DINING/FAMILY/DEN/OFFICE

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

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

Information

Ceilings: Ceiling Material
Drywall, Plaster, Popcorn

Walls: Wall Material
Drywall, Plaster

Floors: Floor Coverings
Carpet, Linoleum, Tile

11: BEDROOMS

		O	NP	NI	IN
11.1	General				X
11.2	Ceilings and Walls				X

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

Information

General: General

**Ceilings and Walls: Ceiling, Walls
and Flooring Material**

Drywall, Plaster

12: BATHROOMS

		O	NP	NI	IN
12.1	General				X
12.2	Ceilings and Walls				X
12.3	Plumbing & Fixtures	X			
12.4	Electrical & Other	X			X

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

Information

Ceilings and Walls : Ceiling Material

Drywall, Plaster

Plumbing & Fixtures: Shower/Tub Material

Metal, Ceramic

Plumbing & Fixtures: Whirlpool

No

Electrical & Other: Receptacles

Operable, Not Operable

Electrical & Other: Other

Exhaust Fan Operable

Observations

12.3.1 Plumbing & Fixtures

SINK - DRAIN STOP NOT CONNECTED/MISSING

Sink drain stop was not operating as intended or was missing, recommend repair.

Recommendation

Contact a qualified professional.

 Recommendation / Improvement

12.3.2 Plumbing & Fixtures

TOILET - LOOSE BOWL

Toilet was not securely fastened to the floor. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation / Improvement



12.3.3 Plumbing & Fixtures

 Recommendation / Improvement

CAULKING AT TUB SPOUT

Caulking at spout area is in need of repair. Recommend caulking as part of preventative home maintenance.

Recommendation

Contact a handyman or DIY project



12.3.4 Plumbing & Fixtures

 Maintenance / Comment

CAULKING AT TUB/WALL AREA

Recommend caulking at intersection of wall and tub to prevent moisture intrusion.

Recommendation

Contact a handyman or DIY project



12.4.1 Electrical & Other

 Major Concern / Safety Hazard

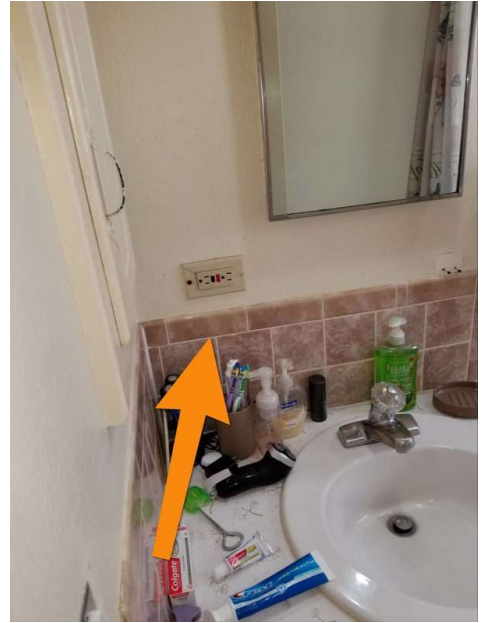
GFCI NOT OPERABLE

ABOVE GUEST BATHROOM SINK.

GFCI Receptacle was not responding to the test/reset button when pressed. Recommend qualified professional review and repair as necessary.

Recommendation

Contact a qualified electrical contractor.



12.4.2 Electrical & Other

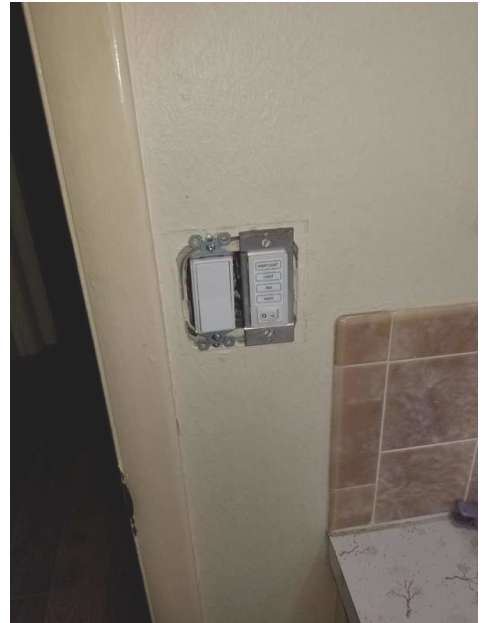
COVER PLATES MISSING

 Major Concern / Safety Hazard

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

Recommendation

Contact a qualified electrical contractor.



13: LAUNDRY ROOM

		O	NP	NI	IN
13.1	General				X
13.2	Plumbing & Fixtures				X
13.3	Electrical & Other				X
13.4	Ceilings and Walls				X

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

Information

General: Dryer Power Source
Electric

General: Dryer Vent
Metal, Flexible

Plumbing & Fixtures: Laundry Sink and Plumbing
No sink

Electrical & Other: Receptacles
Operable, Recommend GFCI

Electrical & Other: Other
None

Ceilings and Walls: Ceiling Material
Drywall, Popcorn