

# Schultze Property Inspect, LLC

## Confidential - Property Inspection Report - Confidential



Prepared for the exclusive use of:  
John Smith



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Inspection Date: 03/31/2017

# Scope of Inspection

**Schultze Property Inspect** endeavors to perform all inspections in substantial compliance with the **Standards of Practice** of the **American Society of Home Inspectors, (ASHI)**. As such, we inspect the *readily accessible, visually observable, installed systems and components* of a home as designated in the **ASHI Standards**, except as may be noted in the "**Limitations of Inspection**" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their 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 expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the **ASHI Standards** are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A complete copy of the **ASHI Standards of Practice** is available at:

[http://www.homeinspector.org/docs/standards\\_updated.pdf](http://www.homeinspector.org/docs/standards_updated.pdf)

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks, or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the **ASHI Standards of Practice**; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the **ASHI Standards of Practice**.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

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## POSITIVE ASPECTS

In the opinion of the inspector, these noted items are either of a better quality or above the norm for what was expected to be found in homes of similar construction, age, or price range. These items may benefit the owner in comfort and or value.

### SITE

Utility Services:

*Electric Service:*

Underground.

*Cable Television Service:*

Underground.

*Telephone Service:*

Underground.

### ROOF & ATTIC

ROOFING

*Condition of Roof Covering Material:*

Good - The roof covering material is either new or near new, and it appears to be installed correctly.

Only one section of the roof showed evidence of wear. It is the jut out section on the right (north) side of the house. Recommend repair or replace or at least get a professional roofer to examine.

### ELECTRICAL SYSTEMS

Primary Power Source

*Service/Entrance/Meter:*

Underground/Good - Underground service to the structure is desirable for safety and appearance.

Contact the utility company to mark the location of underground cable before digging.

### PLUMBING SYSTEM

Plumbing:

*Lawn Sprinkler System:*

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

### BEDROOM

Master Bedroom:

*Ceiling Fan:*

Bedroom 4:

*Floor:*

Satisfactory - The floors are in satisfactory condition.

## DEFICIENCIES NOTED

In the opinion of the inspector, these noted items are **not** in a satisfactory condition. They are either incorrectly installed according to the manufacturers installation instructions, not functioning as intended, operating in an unsafe manner, or near the end of their economic life. Repair or replacement is recommended to achieve intended design performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure. Safety related items need immediate attention.

Other than certain critical deficiencies or life threatening situations, it is generally not possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be important to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action [if any] needs to be taken prior to closing, in relation to the terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you have read, understand, and considered the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

### FOUNDATION

#### Interior View of Basement

##### *Evidence of Water Entry in the Basement Noted:*

Verify through the Sellers Disclosure Statement to determine if there has been water entry in the past due to most of the floor and walls being obscured by carpeting and storage items. Verify any remedial work completed that eliminated the condition.

### ROOF & ATTIC

#### ROOFING

##### *Flashing:*

**Action Necessary** - There is at least one kick-out flashing that is either not installed or is incorrectly installed. Kickouts are needed to prevent roof water from running down behind the exterior wall covering material.

### STRUCTURAL

#### Structural:

##### *Structural Caulking:*

**Action Necessary** - Caulking around all wall penetrations and most siding joints is necessary. There are areas of the structure that either were never caulked or need immediate caulking. This will help prevent further deterioration.

#### Deck, Porch or Balcony:

##### *Condition of Wood Materials:*

**Action Necessary** - The wood deck has deteriorated to the point that replacement may be required.

##### *Framing of Deck/Porch:*

**Attention Needed** - There is some area of the framing that is in need of attention. Note: Today's deck construction, support, and attachment standards typically call for proper footings, 6x6 posts, and 1/2 inch bolts securing deck to the beam and the house. There did not appear to be bolts through the plate into the house. The deck also slanted more than accepted amount away from the house.

##### *Deck or Porch Railings:*

**Action Necessary** - The railings are in a condition that requires repair or replacement. Rotted railing posts and top rail need to be replaced. Railing balusters are too far apart. Recommend installing whole new railing system.

#### Fireplace:

##### *Firebox Condition:*

**Action Necessary** - A condition exists that makes the fireplace unusable in its current condition. It is recommended that the fireplace not be used in its current condition. Missing mortar, creating voids in the firebox walls, may present an unsafe condition during normal usage. Some replacement or repair is needed. Be sure to use refractory mortar in the firebox walls.

## KITCHEN

### Kitchen

#### *Faucet and Supply Lines:*

**Attention needed:** Faucet needs tightening. Supply lines are in good working order and show no signs of leaks.

## BATHROOM

### Bathroom No. 1:

#### *Ventilation Fans:*

**Action Necessary** - There is an exhaust fan installed, but it would not activate using normal controls. Repair or replacement is necessary.

## SITE

### Site:

#### *Site Drainage:*

**Attention Needed** - The lot needs some minor adjustment in areas to prevent water from standing in the yard.

#### *Bushes and Shrubs Condition:*

**Attention Needed** - The shrubs and/or bushes need to be trimmed or maintained. Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure for moisture and insects and to keep the bushes from damaging the siding.

#### *Trees Condition:*

**Attention Needed** - Some trees and/or shrubs on the site need to be trimmed. The trees over the garage should be trimmed back so that the limbs cannot touch the roof or gutter during wind. Prevents premature deterioration or damage.

#### Paving Condition:

#### *Entryway Stoop:*

**Attention Needed** - The entryway stoop needs some minor repair in order to defer deterioration. At least one of the tile was cracked and grout was missing. Repair or replace as necessary.

## FOUNDATION

### Foundation

#### *Visible Foundation Wall Cracks Noted From Exterior:*

Yes - Cracking in the vertical foundation walls was noted from the exterior underneath the deck. Cracks less than 1/4 inch were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.

#### *Perimeter Foundation Drainage Surface:*

**Attention Needed** - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Noted previously in site drainage.

#### Interior View of Basement

#### *Staircase Condition:*

**Attention Needed** - Some portion of the staircase needs attention to perform satisfactorily. The right

side of the stairway is not protected with a railing or handrail. Recommend installation of a railing. Also there is a board that is separating from the supporting structure of the stairs. Repair or replace as necessary.

## STRUCTURAL

### Structural:

#### *Siding Condition:*

**Attention Needed** - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. There are areas on all sides of the structure where the wood siding needs repair, replacement or caulking.

#### *Siding Conditions.*

**Attention Needed** - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. The brick siding needs some attention as there are some cracks and cracked mortar.

#### *Fascia & Rake Boards:*

**Attention Needed** - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration at the corners under the gutter.

#### *Window Condition:*

**Attention Needed** - There is at least one window that needs attention given to the glazing, framing, or caulking.

#### *Storm Windows:*

**Attention Needed** - There is at least one missing or torn window screen that needs to be replaced.

### Fireplace:

#### *Chimney Cap or Crown:*

Yes - There is a chimney cap. **Attention Needed** - The chimney cap is made of mortar. Its function is to keep water from entering the masonry stack, causing deterioration. This cap needs some repair so that it can function as intended.

#### *Rain Hat:*

No - There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

#### *Spark Arrestor:*

No - There is no metal spark arrestor installed. A spark arrestor, in addition to reducing fire possibility from burning embers, will eliminate animals and birds from entering the flue.

## HEATING, VENTILATION & AIR CONDITIONING

### Air Conditioning Unit # 1:

#### *Condenser Cabinet Level:*

**Attention Needed** - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.

## ELECTRICAL SYSTEMS

### Main Power Panel and Circuitry

#### *Ground Fault Protected Outlets:*

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. The outlet in the basement by the bar sink should be GFCI protected. The outside outlets are not protected by GFCI. Recommend installation by a licensed professional.

#### *Exterior Lighting:*

**Attention Needed** - Some portion of the exterior security lighting is not functioning as intended. The light on the back deck was not functioning at time of inspection.

## KITCHEN

### Kitchen

#### *Countertops:*

**Attention Needed** - The countertops in the kitchen need attention. The seam to the right of the sink needs resealing. There is a rough spot in that area as well.

#### *Cabinets, Drawers, and Doors:*

**Attention Needed** - At least one cabinet door or drawer is in need of some minor repair. The door needs adjustment in the upper righthand cabinet. There is an island cabinet installed in the kitchen. Note that there should be electrical outlets on each end of the island so that electrical cords are not run from the walls.

## LAUNDRY

### *Dryer Ventilation:*

**Attention Needed** - The dryer ventilation as installed appears to need maintenance or repair. The flapper on the exterior vent does not close. Recommend repair or replace to prevent outside entry of air or vermin. .

## BATHROOM

### Master Bathroom:

#### *Tub & Shower Walls:*

**Attention Needed** - The walls show some deterioration. Some attention is needed to prevent further deterioration.. There is some missing grout between some of the tiles. There is no evidence of water damage yet. Do not delay making these repairs to prevent future damage.

### Bathroom No. 1:

#### *Tub & Shower Walls:*

**Attention Needed** - The walls show some deterioration. Some attention is needed to prevent further deterioration. Caulking recommended.

### Bathroom No. 2

#### *Caulking/Water Contact Areas:*

**Attention Needed** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall - tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.

## BEDROOM

### Bedroom3:

#### *Entry Door:*

**Attention Needed** - The entry door or hardware for this bedroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

#### *Ceiling:*

**Attention Needed** - There is a condition in the ceiling that needs attention, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

## OTHER LIVING SPACES

### Front Entry and Main Hallway:

#### *Upper Level Hallway:*

Satisfactory - The upper level hallway walls and floor are in satisfactory condition. **Attention Needed** - The upper hallway railing need attention. The railing is a little loose, and should be secured for safety.



## **FOUNDATION**

### Interior View of Basement

#### *Basement Windows:*

There are basement level windows. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons. The door entry into the southeast closet does not latch. Adjust as necessary.

# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

**REPORT NAME:**

1020

**INSPECTION DATE:**

March 31, 2017.

**INSPECTION APPOINTMENT TIME:**

1:00 PM.

**CLIENT NAME:**

Chris/Roxanne Hays.

**CLIENT CITY/STATE/ZIP:**

,

**CLIENT PHONE #:**

**CLIENT FAX #:**

**INSPECTION SITE:**

5739 N Polk Dr.

**INSPECTION SITE CITY/STATE/ZIP:**

Kansas City, MO 64151.

**ACCESS PERSON:**

Jessica Bingham.

## CLIMATIC CONDITIONS:

**INSPECTION DAY WEATHER:**

Overcast.

**TEMPERATURE AT TIME OF INSPECTION:**

40's.

**HOW LONG SINCE LAST MEASURABLE RAIN:**

1 Day.

**SOIL CONDITIONS:**

Damp.

## BUILDING CHARACTERISTICS:

**BUILDING TYPE:**

1 family.

**STORIES:**

2

**SPACE BELOW GRADE:**

Basement.

## UTILITY SERVICES:

**WATER SOURCE:**

Public.

**SEWAGE DISPOSAL:**

Public.

**UTILITIES STATUS:**

All utilities on.

## **OTHER INFORMATION:**

### **AREA:**

Suburb.

### **HOUSE OCCUPIED?**

Yes.

### **CLIENT PRESENT DURING INSPECTION:**

Yes.

### **PEOPLE PRESENT DURING INSPECTION:**

Buyer's agent. Buyer, Buyer's spouse.

## **PAYMENT INFORMATION:**

### **TOTAL FEE:**

485.

### **PAID BY:**

Check.

# SITE

## Site:

### House faces:

East.



### Rear View



### Right Side View



### Left Side View



**Style of House:**

Two Story.

**Estimated age of house:**

The house is 20 - 30 years old.

**Approximate Lot Size:**

The lot appears to be of an average size for the area.

**Site Drainage:**

Attention Needed - The lot needs some minor adjustment in areas to prevent water from standing in the yard.



Water slopes toward house



Water could be trapped here

**Bushes and Shrubs Condition:**

Attention Needed - The shrubs and/or bushes need to be trimmed or maintained. Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure for moisture and insects and to keep the bushes from damaging the siding.



Need two inch clearance minimum



Need two inch clearance minimum

**Trees Condition:**

Attention Needed - Some trees and/or shrubs on the site need to be trimmed. The trees over the garage should be trimmed back so that the limbs cannot touch the roof or gutter during wind. Prevents premature deterioration or damage.

**Mailbox Noted:**

Yes - There is a mailbox on-site. It is functional and at an acceptable height.

**Paving Condition:****Driveway Paving Material:**

Concrete.

**Driveway Condition:**

Satisfactory - The driveway surface material is in satisfactory and functional condition with only normal deterioration noted.

**Walkways and Stoop Materials:**

Concrete. Tile.

**Walkway Condition:**

Satisfactory - The walkway surface material is in satisfactory and functional condition with only normal deterioration noted.

**Entryway Stoop:**

Attention Needed - The entryway stoop needs some minor repair in order to defer deterioration. At least one of the tile was cracked and grout was missing. Repair or replace as necessary.



**Cracked tile on front stoop**



**Grout missing on front stoop**

## Utility Services:

### Water Source:

City.

### Water Meter Location:

Basement level east wall in south closet.

### Electric Service:

Underground.

### Electric Service Condition:

Satisfactory - The underground service appears adequate.

### Cable Television Service:

Underground.

### Telephone Service:

Underground.

### Cable Television, Telephone Grounding Wire Verified:

Yes - The cable television and/or the telephone service lines appear to be grounded.

### Fuel Source:

Natural gas is provided by a regulated service company or utility.

### Sewage Disposal System:

Sewers.

## Gas Services:

### Gas-fired Equipment Installed:

Furnace. Water heater. There is also a gas starter in the fireplace or a gas log fireplace.

### Location of Meter:

Right side of the house.

### Type of Gas Supply:

Natural Gas.

### Gas Appliances in Garage Area?:

None installed in the garage area.

### Gas Line Primary Piping Material:

Black Iron Pipe.

### Piping Installation - Routing - Shutoffs - Hangers - Supports:

Satisfactory - Gas supply piping as installed appears adequate.

### Gas Odors Noted:

No.

### Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roofline.

# FOUNDATION

## Foundation

### Type of Foundation:

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

### Foundation Materials:

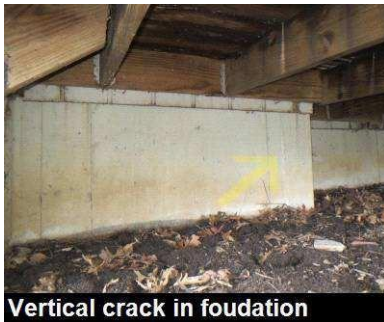
Poured in place concrete, 8 inches or more thick.

### Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. Only about 25% to 50% of the foundation was visible.

### Visible Foundation Wall Cracks Noted From Exterior:

Yes - Cracking in the vertical foundation walls was noted from the exterior underneath the deck. Cracks less than 1/4 inch were noted in the foundation walls. This condition does not yet warrant further investigation provided the movement is not recent or does not show differential movement. If future movement is noted or the cracks grow, then further investigation by a professional structural engineer and/or a licensed qualified foundation contractor will be needed to determine the cause and course of action.



### Location of Wall Cracks and Description:

Vertical cracks were noted in at least one exterior wall underneath the deck.

### Evidence of Recent Movement:

No - There is no evidence of any recent movement.

### Perimeter Foundation Drainage Surface:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.

Noted previously in site drainage.

### Footer Drain Tile Noted:

No - The inspection did not reveal any evidence of a footer drainage system.

## Interior View of Basement

### Interior of Basement Percentage Finished Into Living Space:

The interior of the basement is finished into living space. The living space is approximately at grade level. 50% to 75% of the interior.

### Basement Ceiling Exposed:

Only a limited amount of ceiling is visible. Only about 25% to 50% of the basement ceiling/floor joists were visible.

### Percent Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 25% to 50% of the interior foundation walls were visible.

### Conditions Noted in Exterior Walls, Interior View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory. Epoxy injections and sealant have been done.





Basement wall repair work



Basement wall repair work



Basement wall repair work

### Columns and Posts:

There are solid wood posts installed as supports under the main beam or girder.

### Columns Condition:

Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed. The main support columns or beams appear to be adequately fastened at the top and the bottom.

### Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition. The main beam is made of steel.

### Slab Foundation Floor Type:

A floating slab inside the foundation is used for this structure.

### These Slab Penetrations Were Noted:

Plumbing stack lines pass through the slab floor. There is a floor drain installed in the basement slab floor.

### Floor Cracks Noted:

Yes - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.



Minor floor cracks in basement

### Basement Windows:

There are basement level windows. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons. The door entry into the southeast closet does not latch. Adjust as necessary.



Door does not latch-SE corner bsmt closet

### Interior Stairway Access From:

Main Entry.



**Staircase Condition:**

Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. The right side of the stairway is not protected with a railing or handrail. Recommend installation of a railing. Also there is a board that is separating from the supporting structure of the stairs. Repair or replace as necessary.



**Missing railing on the open side of stairs**



**Board separating from structure**

**Moisture on Exposed Basement Walls Noted:**

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

**Evidence of Water Entry in the Basement Noted:**

Verify through the Sellers Disclosure Statement to determine if there has been water entry in the past due to most of the floor and walls being obscured by carpeting and storage items. Verify any remedial work completed that eliminated the condition.

**Electrical Service to Basement level:**

Satisfactory - The electrical outlets in the basement level tested as correctly grounded.

**Evidence of Insect Infestation:**

No - There was no visible evidence of insect infestation on the lower level.

# ROOF & ATTIC

## ROOFING

### Type Roof:

Hip.

### Roof Covering Materials:

Dimensional (upgraded) architectural shingles.

### Cover Layers:

The roof covering on the main structure appears to be the first covering.

### Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

### Condition of Roof Covering Material:

Good - The roof covering material is either new or near new, and it appears to be installed correctly. Only one section of the roof showed evidence of wear. It is the jut out section on the right (north) side of the house. Recommend repair or replace or at least get a professional roofer to examine.



Example of damage on roof



Example of damage on roof



Example of damage on roof

### Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

### Slope:

High slope is considered to be 7 in 12, or higher.

### Flashing:

Action Necessary - There is at least one kick-out flashing that is either not installed or is incorrectly installed. Kickouts are needed to prevent roof water from running down behind the exterior wall covering material.



Attempted flashing kickout installation



Needs flashing kickout installed

### Means of Roof Inspection:

The roof edge was the location of the inspection of the roof covering.

**Valleys:**

Satisfactory - The valleys appear to be in satisfactory condition.

**Ridges:**

Satisfactory - The ridge covering material appears to be in satisfactory condition.

**Evidence of Leakage:**

No -

**Roof Gutter System:**

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Several downspouts emptied onto the roof and drained to the lower gutter. Recommend installing extensions to prevent premature deterioration of shingles.

**Comment:**

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life. Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

**Attic & Ventilation:****Attic Access Location:**

Upstairs bedroom closet at top of stairs at front of house.

**Attic Accessibility:**

Ceiling scuttle hole.

**Method of Inspection:**

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

**Attic Cavity Type:**

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

**Roof Framing:**

A rafter system is installed in the attic cavity to support the roof decking.

**Roof Framing Condition:**

Satisfactory - The roof framing appears to be in functional condition.

**Roof Bracing:**

The roof framing as installed seems adequate.

**Roof Decking:**

The roof decking material is 1/2" plywood sheathing.

**Evidence of Leaks on Interior of Attic:**

There is no evidence of current water leaks into the accessible attic spaces.

**Ventilation Hi/Low:**

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

**Insulation Clear of Sheathing:**

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

**Insulation Noted:**

Satisfactory - The attic insulation appears to be adequate and properly installed.

**Attic ventilation fan:**

None installed.

**Whole House Ventilation System:**

None installed.

**Comments:**

Insulation/ventilation type and level in concealed areas, like exterior walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. An analysis of indoor air quality is not part of this inspection. This can be contracted through a local vendor who specializes in air quality testing.



# STRUCTURAL

## Structural:

### Type of Construction:

Frame.

### Exterior Siding Materials:

Combination of: Masonite/Hardboard Panel. Stucco composed of cement exterior plaster, Brick.

### Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. There are areas on all sides of the structure where the wood siding needs repair, replacement or caulking.



Siding/trim deterioration



Siding/trim deterioration



Siding/trim deterioration



Siding/trim deterioration



Siding/trim deterioration

### Siding Conditions.

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. The brick siding needs some attention as there are some cracks and cracked mortar.



Crack around stone



Crack around stone



Crack around stone



**Caulking needed around garage door**



**Some cracks to monitor in brick & mortar**



**Cracks to monitor in brick**

### **Trim Condition:**

Satisfactory - The trim is intact and satisfactory.

### **Soffit/Eaves:**

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

### **Fascia & Rake Boards:**

Attention Needed - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration at the corners under the gutter.

### **Condition of Painted Surfaces:**

Satisfactory - The finish or exposed painted surfaces are satisfactory.

### **Outside Entry Doors:**

The noted door(s) is located on front of house.

### **Windows Type:**

Double Hung. Casement.

### **Window Condition:**

Attention Needed - There is at least one window that needs attention given to the glazing, framing, or caulking.



**Example of exterior window deterioration**



**More window deterioration**



**Window deterioration in Mstrbrdm closet**

### **Window Flashing:**

Satisfactory - The installed window flashing above the windows appears to be adequate.

### **Storm Windows:**

Satisfactory - There are storm windows installed, and they appear to be functional. Attention Needed - There is at least one missing or torn window screen that needs to be replaced.



Screen torn on south side of house

### Earth-to-Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

### Structural Caulking:

Action Necessary - Caulking around all wall penetrations and most siding joints is necessary. There are areas of the structure that either were never caulked or need immediate caulking. This will help prevent further deterioration.



Example of caulking around windows



Example of caulking needed on siding seam



Example of caulking need in windows

### Framing Type:

Platform framing was the chosen style of framing.

### Exposed Wall Framing Location:

Basement.

### Framing members sizing.

The framing is 2" x 4" wood members.

### Exposed Wall Framing Members Condition:

Satisfactory - The exposed wall framing members were in satisfactory condition.

### Exposed Floor/Ceiling Framing Location:

Basement level ceiling.

### Floor Framing Members Size.

The floor framing is constructed with 2" x 10" members.

### Exposed Floor/Ceiling Framing Condition:

Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition. The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.



**Wall Covering Material:**

The wall covering material is sheetrock.

**Ceiling Covering Material:**

The predominant ceiling covering material is sheetrock.

**Interior of the Wall Cavity:**

There is insulation noted in the exposed wall cavity.

**Miscellaneous Comment:**

We have found deficiencies with the exterior components and recommend further evaluation by a licensed and qualified general contractor or a door specialist, deck specialist or a carpenter prior to the end of the inspection contingency period to determine the scope of repair necessary to assure the system/component will perform as intended and safely, including costs for these repairs or replacement. A Representative sample of exterior components were inspected rather than every occurrence of components. A home inspection does not include an assessment of geological, geo-technical, or hydrological conditions or environmental hazards. Cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement. This can only be confirmed by a geological evaluation of the soil.

**Miscellaneous Comments:**

No representation can be made to future leaking of foundation walls. Although there are no signs of water penetration we caution you to consider any foundation/basement as wet until experience proves it dry.

**Deck, Porch or Balcony:****There is a Wood Framed:**

Wood deck.

**Deck/Porch/Balcony Materials:**

The inspector was unable to determine the type of wood used.

**Condition of Wood Materials:**

Action Necessary - The wood deck has deteriorated to the point that replacement may be required.

**Framing of Deck/Porch:**

Attention Needed - There is some area of the framing that is in need of attention. Note: Today's deck construction, support, and attachment standards typically call for proper footings, 6x6 posts, and 1/2 inch bolts securing deck to the beam and the house. There did not appear to be bolts through the plate into the house. The deck also slanted more than accepted amount away from the house.



More than normal slant of deck



No bolts in evidence

**Deck, Porch, or Balcony Flooring Material:**

Attention Needed - The decking materials need some repair to function as intended.



Areas of decay on several deck boards



### Supporting Posts:

Satisfactory - The supporting posts appear to be in satisfactory condition.

### The Foundation Materials:

The deck support posts are set in soil. The inspector was unable to determine the depth to which the posts are set and if the posts are set below the frost line.

### Stairs Condition:

Satisfactory - The steps are in useable condition.

### Deck or Porch Railings:

Action Necessary - The railings are in a condition that requires repair or replacement. Rotted railing posts and top rail need to be replaced. Railing balusters are too far apart. Recommend installing whole new railing system.



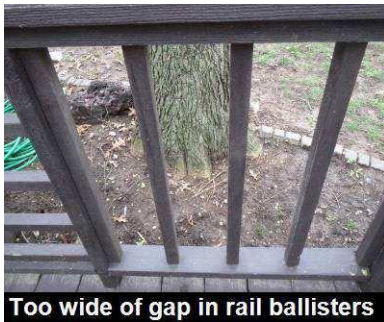
Rotting deck railing post



Rotting deck railing post



Rotting top railing



Too wide of gap in rail balusters

### Fireplace:

#### Location of Fireplace:

Living room.

#### Type of Fireplace:

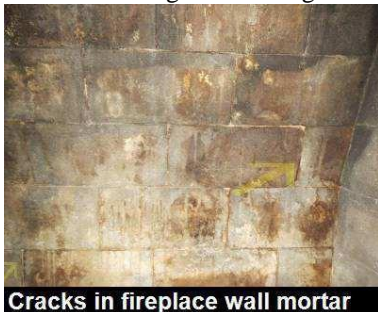
Masonry - There is a masonry-built fireplace installed.

#### Fireplace Fuel:

Wood - The fireplace is designed to burn wood. The fireplace has a gas starter. It was not lighted. Only an on/off test was performed to determine fuel accessibility.

#### Firebox Condition:

Action Necessary - A condition exists that makes the fireplace unusable in its current condition. It is recommended that the fireplace not be used in its current condition. Missing mortar, creating voids in the firebox walls, may present an unsafe condition during normal usage. Some replacement or repair is needed. Be sure to use refractory mortar in the firebox walls.



Cracks in fireplace wall mortar

**Damper Condition:**

Satisfactory - The flue damper appears to be functional and fully adjustable.

**Evidence of Drafting Problems:**

No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

**Flue Condition from Firebox:**

Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

**Smoke Chamber:**

Satisfactory - The smoke chamber walls are sloped towards the flue.

**Flue Condition From Roof:**

Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.

**Exterior Stack Material:**

The exterior fireplace stack is made of mortar and brick.

**Exterior Stack Condition:**

Satisfactory - The exterior stack is in satisfactory condition.

**Flue Lined:**

Yes - The fireplace flue appears to be lined with tile.

**Chimney Cap or Crown:**

Yes - There is a chimney cap. Attention Needed - The chimney cap is made of mortar. Its function is to keep water from entering the masonry stack, causing deterioration. This cap needs some repair so that it can function as intended.



Crack in chimney cap concrete

**Rain Hat:**

No - There is no metal rain hat installed. It is recommended that one be installed to help prevent rain from entering the flue stack.

**Spark Arrestor:**

No - There is no metal spark arrestor installed. A spark arrestor, in addition to reducing fire possibility from burning embers, will eliminate animals and birds from entering the flue.

**Chimney Height and Clearance:**

Yes - The chimney installation appears to meet clearance requirements.

**Flashing:**

Satisfactory - The installed flashing around the chimney stack appears to be functional.

**Source of Combustion Air:**

Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

**Hearth Condition:**

The hearth is in satisfactory condition.

**Mantle:**

Yes - There is a mantle installed. The wood above the mantle has some separations. Repair or replace as necessary.



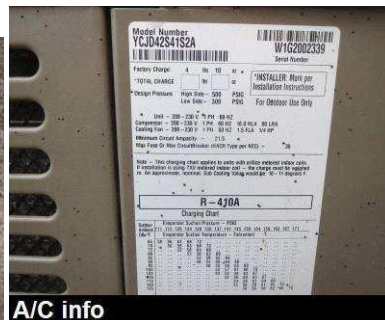
Some separation in boards

# HEATING, VENTILATION & AIR CONDITIONING

## Air Conditioning Unit # 1:

### Model/ Serial Number/ Size:

Brand - York ; Model # YCJD42S4152A; Serial # W1G2002339; This unit was manufactured **about 2012**. The typical service life for an AC unit is 12 - 15 years.



### Type:

Refrigerator/Split System. Electricity-powered.

### Unit/Condenser Location:

Left or south side of house.

### Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

### Insulation Wrap on the Suction Line:

Satisfactory.

### Condenser Clear of Obstruction:

Satisfactory.

### Condenser Cabinet Level:

Attention Needed - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.



### Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

### Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

### Condensate Line:

Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

**Evidence of Maintenance:**

Yes.

**Comment:**

To test the central air conditioner (A/C), the electrical power to the unit And the outside air temperature must be above 65 degrees Fahrenheit for a period of at least 24 hours. Turning on the A/C if these time and outside temperature criteria have not been met will, more than likely, damage the compressor motor and other components.

**Heating Unit # 1:****Heating System Location:**

Basement in unfinished room.

**Heating System Type:**

A forced air furnace is installed as the primary source of heat.

**Fuel Source:**

The fuel source is natural gas.

**Model/Serial Number/Size:**

Brand - York; Model #GY8S100B16UH11B ; Serial # WOD5886112; This unit was manufactured about 2005. The typical service life for a forced air natural gas furnace is 18 - 20 years.

**Flue Type:**

The flue pipe is metal.

**Flue Condition:**

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

**Unit Tested:**

Yes.

**Furnace Temperature output within manufacturer specifications:**

Yes.

**Heat Exchanger Inspected:**

Yes. Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection.

**Heat Exchanger Inspected Via:**

The heat exchanger was tested by a visual inspection with the aid of a flashlight and mirrors, and no cracks or voids were noted.

**Draft Hoods/Draw:**

Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

**Gas-fired Appliance Flue/Vents:**

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

**Secondary Air Adequacy:**

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

**Blower Condition:**

Satisfactory - The blower assembly appears to be performing as expected.

**Filter Type/Size:**

20X25X1.

**Filter Condition:**

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

**Ducts Condition:**

Satisfactory - The ductwork appears to be properly installed and supported.

**Does each habitable room have a heat source?**

Yes.

**Adequate Returns or Undercut Doors:**

Yes in all but the upstairs north bathroom.

**Humidifier Installed:**

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

**Thermostat Location:**

Living room south wall.

**Thermostat Condition:**

Satisfactory - The thermostat worked properly when tested.

**Comments:**

Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity. To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection. Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items. Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected. Fireplace inserts, stoves, or firebox contents are not moved. This inspection does not involve igniting or extinguishing fires nor the determination of draft.



# ELECTRICAL SYSTEMS

## Primary Power Source

### Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

### Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

## Main Power Panel and Circuitry

### Main Power Distribution Panel Location:

Basement in northeast corner.

### Main Power Panel Size:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

### Service Cable to Panel Type:

Unable to view.

### Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

### Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

### Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

### Breaker/Fuse to Wire Compatibility:

Unable to view.

### Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

### Panel Cover Removed:

No, the panel was secured to the wall with trim boards.



### Condition of Wiring in Panel:

Unable to view.

### Feeder and Circuit Wiring Type:

Unable to view.

### Circuit Wiring Condition:

Unable to view.

### Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. The outlet in the basement by the bar sink should be GFCI protected. The outside outlets are not protected by GFCI. Recommend installation by a licensed professional.



### Main Service Ground Verified:

Unable to view.

### Wire Protection/Routing:

Unable to view.

### Smoke Detectors:

Yes - The structure is equipped with smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).

### Doorbell :

Yes - At least one exterior door has a working doorbell.

### Exterior Lighting:

Attention Needed - Some portion of the exterior security lighting is not functioning as intended. The light on the back deck was not functioning at time of inspection.



### Comments:

Electrical components concealed behind finished surfaces are not visible to be inspected. Labeling of electric circuit location on Main Electrical Panel are not checked for accuracy. Only a representative sampling of outlets, switches and light fixtures were tested.

# PLUMBING SYSTEM

## Plumbing:

### Water Source:

City/Municipal.

### Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

### Public Service Piping Material:

The main service line to the structure is copper.

### Main Water Line Cutoff Location:

Basement level wall in east wall closet.

### Visible Mineral Deposits or Encrustations:

No.

### Interior Supply Piping Size:

The interior water supply piping is 3/4" indiameter. It then reduces to 1/2" or 3/8" risers.

### Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.

### Water Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

### Exterior Hose Bibs Functional:

Satisfactory - The exterior hose bib(s) appeared to function normally.

### Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

### Leaks in the Supply Piping Noted:

No.

### Sewage Disposal Type:

Public Sewer System.

### Waste Line Materials

The predominant waste line material is plastic.

### Waste Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

### Vent Piping Material

The vent material, as it passes through the roof, is plastic.

### Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

### Supply/Waste Piping Supports:

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

### Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than wassupplied.

### Objectionable Odors Noted:

No.

### Location of Waste Line Cleanouts:

Base of the stack(s) in basement level.

### Location of Noted Floor Drains:

Furnace area.

### Floor Drains Functional:

Satisfactory - Floor drains appear functional. Floor drains were not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.



### Sump Pump:

No - There is no sump pump installed. This does not mean that there is no need for one.

### Lawn Sprinkler System:

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

## Water Heater

**Location:**

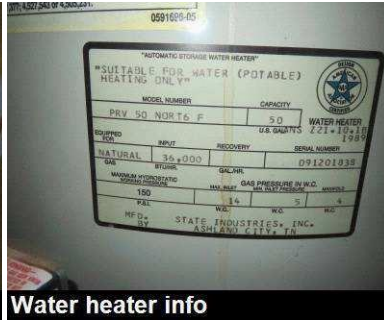
Basement in unfinished room.

### Model & Serial Numbers:

Brand - State ; Model # - PRV50NORT6F; Serial # - 90120183B; Manufactured approximately 2009.



### Water heater brand



### Water heater info

### Tank Capacity:

A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

**Fuel Source for Water Heater:**

The water heater is gas-fired.

**Exposed Water Heater Condition:**

Satisfactory - It shows some age, but it appears sound.

### Firebox Condition

The underside of the tank appears to be in normal condition in relation to its age.

### Drip Leg Installed for Natural Gas-Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

### Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

**Flue/Exhaust Pipe Condition:**

Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

### Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

### Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

### Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

### Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

### Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

### Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

# KITCHEN

## Kitchen

### Location:

Southeast corner of house.

### Outside Entry Door:

The outside entry door to the kitchen is satisfactory.

### Windows:

Satisfactory - The windows and associated hardware in the kitchen are satisfactory.

### Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

### Ceiling:

Satisfactory - The ceiling is functional and as expected.

### Floor:

Satisfactory - The flooring in the kitchen is satisfactory.

### Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

### Electrical Outlets:

Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.

### Countertops:

Attention Needed - The countertops in the kitchen need attention. The seam to the right of the sink needs resealing. There is a rough spot in that area as well.



Rough spot in granite surface

### Cabinets, Drawers, and Doors:

Attention Needed - At least one cabinet door or drawer is in need of some minor repair. The door needs adjustment in the upper righthand cabinet. There is an island cabinet installed in the kitchen. Note that there should be electrical outlets on each end of the island so that electrical cords are not run from the walls.



Door will not close



Should be an electrical outlet



Should be an electrical outlet

### Faucet and Supply Lines:

Attention needed: Faucet needs tightening. Supply lines are in good working order and show no signs of leaks.

**Sink and Drain Lines:**

Satisfactory - The sink and drainage lines appear to be satisfactory.

**Caulking Water Contact Areas:**

Satisfactory - The caulking in water contact areas appears to be satisfactory.

**Food Waste Disposal:**

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

**Dishwasher:**

The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

**Range/Oven Fuel Source:**

Electric - There is a 220-volt hookup for an electric range/oven.

**Range/Oven:**

Free Standing - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection. Action: Anti-Tip: The anti-tipping device was not installed. This is a safety issue and should be installed.

**Microwave Oven:**

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

Satisfactory - There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

**Refrigerator:**

Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold.

The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

**Water For Refrigerator:**

There is a water line for the refrigerator.

**Heat Source:**

Satisfactory - There is a heat register in this room.

# LAUNDRY

## LAUNDRY

### Location:

In hallway between kitchen and garage.

### Entry Door:

Satisfactory - The entry door to the laundry room is functional.

### Walls:

Satisfactory - The walls in the laundry room appear to be satisfactory.

### Ceilings:

Satisfactory - The ceiling is satisfactory.

### Floor:

Satisfactory - The floor coverings are in satisfactory condition.

### Windows:

Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.

### Electrical Outlets:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

### Lighting:

Attention Needed - The existing lighting is not adequate. Additional lighting is needed.

### Ground Fault Interrupt Outlets:

None.

### Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

### Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

### Washer Pan:

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.



**Recommend washer pan**

### Dryer Hookup:

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gasline installed.

### Dryer Ventilation:

Attention Needed - The dryer ventilation as installed appears to need maintenance or repair. The flapper on the exterior vent does not close. Recommend repair or replace to prevent outside entry of air or vermin. .



**Flapper not closing; dirty**

**Area Ventilation:**

Satisfactory - The area ventilation seems adequate.

**Laundry Basin:**

No.

# BATHROOM

## Master Bathroom:

### Location:

Main floor northeast corner.

### Walls:

Satisfactory - The walls in this bathroom are satisfactory.

### Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

### Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

### Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

### Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

### Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

### Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

### Light Switch:

Satisfactory - The light switch is satisfactory.

### Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory. However there is one bolt loose on a handle.



Loose bolt in drawer handle

### Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

### Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

### Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.

### Tub:

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.

### Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

### Shower Pan:

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

### Tub & Shower Walls:

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration.. There is some missing grout between some of the tiles. There is no evidence of water damage yet. Do not delay making these repairs to prevent future damage.



Grout missing



Grout missing Mbth

**Tub/Shower Drain:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**Glass Tub/Shower Door:**

Yes.

**Caulking/Water Contact Areas:**

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

**Heat Source:**

Satisfactory - There is a heat source in this room.

**Bathroom No. 1:**

**Location:**

Upstairs off north bedroom.

**Entry Door:**

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

**Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

**Windows:**

None - There is no window in this bathroom.

**Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

**Floor:**

Satisfactory - The flooring in this bathroom is satisfactory.

**Lighting:**

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**Ventilation Fans:**

Action Necessary - There is an exhaust fan installed, but it would not activate using normal controls. Repair or replacement is necessary.



Exhaust fan did not function



**Ground Fault Interrupt Outlets:**

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Light Switch:**

Satisfactory - The light switch is satisfactory.

**Vanity Cabinet:**

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

**Basin and Drain Fixture:**

The faucet's aerator did not function well as it sprayed water.

**Faucet and Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory.

**Toilet Condition**

Satisfactory - The toilet in this bathroom appears to be functional.

**Shower/Shower Head and Mixing Valves:**

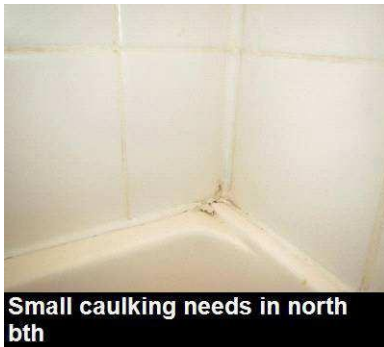
Satisfactory - The shower, shower head, and mixing valves are all performing as required.

**Shower Pan:**

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

**Tub & Shower Walls:**

Attention Needed - The walls show some deterioration. Some attention is needed to prevent further deterioration. Caulking recommended.

**Tub/Shower Drain:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**Glass Tub/Shower Door:**

Yes.

**Heat Source:**

Satisfactory - There is a heat source in this room.



## Bathroom No. 2

### Location:

Upstairs in main hallway.

### Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

### Walls:

Satisfactory - The walls in this bathroom are satisfactory.

### Windows:

None - There is no window in this bathroom.

### Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

### Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

### Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

### Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

### Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

### Light Switch:

Satisfactory - The light switch is satisfactory.

### Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

### Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

### Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

### Toilet Condition

Satisfactory - The toilet in this bathroom appears to be functional.

### Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. Surface of tub can be easily damaged.

### Tub Mixing Valve & Stopper:

Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.

### Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

### Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

### Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

### Caulking/Water Contact Areas:

Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The wall - tub or shower seam needs to be caulked to prevent moisture from entering the wallboard.



**Heat Source:**

Satisfactory - There is a heat source in this room.

**Partial Bathroom:****Location:**

Main floor north end of hall.

**Entry Door:**

Satisfactory - The entry door to the bathroom is as expected, and it is functional.

**Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

**Windows:**

None - There is no window in this bathroom.

**Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

**Floor:**

Satisfactory - The flooring in this bathroom is satisfactory.

**Lighting:**

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

**Ventilation Fans:**

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

**Ground Fault Interrupt Outlets:**

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Light Switch:**

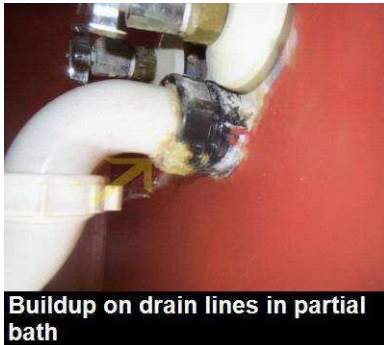
Satisfactory - The light switch is satisfactory.

**Basin and Drain Fixture:**

Satisfactory - The basin and drainage fixture appears to be satisfactory.

**Faucet and Supply Lines:**

There is some corrosion on the drain lines but no evidence of leak on the floor. Monitor and repair as necessary.



**Buildup on drain lines in partial bath**

**Toilet Condition**

Satisfactory - The toilet in this bathroom appears to be functional.

**Caulking/Water Contact Areas:**

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

**Heat Source:**

Satisfactory - There is a heat source in this room.

# BEDROOM

## Master Bedroom:

### Location:

Main floor northwest corner.

### Entry Door:

Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.

### Closet:

Satisfactory - The closet is functional and of average size.

### Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

### Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention.

### Light and Light Switch.

Satisfactory - The light and light switch were functional at the time of the inspection.

### Floor:

Satisfactory - The floors are in satisfactory condition.

### Windows:

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

### Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

### Telephone Access or Jack:

Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.

### Cable TV:

Yes, Jack - There is a television jack installed in this bedroom. The cable company must activate it. The jack was not tested for quality of performance.

### Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

### Smoke Detector:

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

## Bedroom1:

### Location:

2nd floor north end of hallway.

### Entry Door:

Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

### Closet:

Satisfactory - The closet is functional and of average size.

### Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

### Ceiling:

Satisfactory - The ceiling is functional and as I expected.

### Light and Light Switch.

Satisfactory - The light and light switch were functional at the time of the inspection.

### Floor:

Satisfactory - The floors are in satisfactory condition.

### Windows:

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

**Electrical Outlets:**

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

**Heat Source Noted:**

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

**Smoke Detector:**

There is a smoke detector installed in this room. It was undetermined if the unit is hardwired or is battery operated.

**Bedroom2:****Location:**

Top of stairs on 2nd floor on east side of house.

**Entry Door:**

Satisfactory - The entry door to this bedroom is as I expected, and it is functional.

**Closet:**

Satisfactory - The closet is functional and of average size.

**Walls:**

Satisfactory - The walls in this bedroom appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as I expected.

**Light and Light Switch.**

Satisfactory - The light and light switch were functional at the time of the inspection.

**Floor:**

Satisfactory - The floors are in satisfactory condition.

**Windows:**

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

**Electrical Outlets:**

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

**Heat Source Noted:**

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent. There is a return air vent located in this room.

**Smoke Detector:**

There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

**Bedroom3:****Location:**

End of hall in the southeast corner of house.

**Entry Door:**

Attention Needed - The entry door or hardware for this bedroom needs some adjustment or repair for it to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

**Closet:**

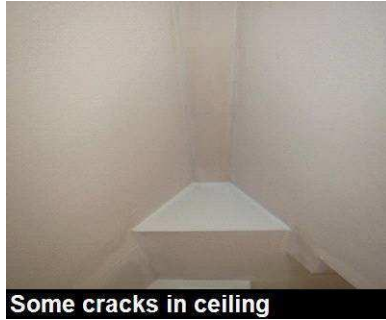
Satisfactory - The closet is functional and average size.

**Walls:**

Satisfactory - The walls in the bedroom appear to be satisfactory.

**Ceiling:**

Attention Needed - There is a condition in the ceiling that needs attention, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Some cracks in ceiling



Prior repairs

**Light and Light Switch.**

Satisfactory - The light and light switch were functional at time of inspection.

**Floor:**

Satisfactory - The floors are in satisfactory condition.

**Windows:**

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

**Electrical Outlets:**

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

**Heat Source Noted:**

There is a heat source to this room. No comment as to amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

**Smoke Detector:**

There is a smoke detector installed in the room. It is undetermined if the unit is hard wired or is battery operated.

**Bedroom 4:****Location:**

Top of stairs on 2nd floor to the south of stairs.

**Entry Door:**

Satisfactory - The entry door to this bedroom is as expected and is functional.

**Closet:**

Satisfactory - The closet is functional and average size.

**Walls:**

Satisfactory - The walls in the bedroom appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Light and Light Switch.**

Satisfactory - The light and light switch were functional at time of inspection.

**Floor:**

Satisfactory - The floors are in satisfactory condition.

**Windows:**

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

**Electrical Outlets:**

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

**Heat Source Noted:**

There is a heat source to this room. No comment as to amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

**Smoke Detector:**

There is a smoke detector installed in the room. It is undetermined if the unit is hard wired or is battery operated.

# OTHER LIVING SPACES

## Front Entry and Main Hallway:

### The Main Entrance Faces:

East.

### Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition.

### Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition.

### Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.

### Smoke Detector:

There is a smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.

### Guest Closet:

Satisfactory - The guest closet is functional and of average size.

### Linen Closet:

Satisfactory - The closet is functional, and it has shelving installed.

### Main Staircase:

Satisfactory - The main staircase is appropriately installed.

### Upper Level Hallway:

Satisfactory - The upper level hallway walls and floor are in satisfactory condition. Attention Needed - The upper hallway railing need attention. The railing is a little loose, and should be secured for safety.



### Upper Level Smoke Detector:

There is a smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.

## Living Room:

### Location:

Main level off of main entrance.

### Walls:

Satisfactory - The walls in this room appear to be satisfactory.

### Ceiling:

Satisfactory - The ceiling is functional and as expected.

### Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

### Floor:

Satisfactory - The floor in this room is in satisfactory condition.

### Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.



**Electrical Outlets:**

Satisfactory - The outlets tested in this room are correctly wired and grounded.

**Telephone Access or Jack:**

Yes - There is a telephone jack installed in this room. It may or may not be functional.

**Cable TV:**

Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent. There is an air return vent located in this room.

**Fireplace:**

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

**Dining Room:****Location:**

To the left of the main entrance as you enter house.

**Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**Electrical Outlets:**

Satisfactory - The outlets tested in this room are correctly wired and grounded.

**Heat Source Noted:**

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent. There is a return air vent located in this room.

**Family Room:****Location:**

Basement main area.

**Walls:**

Satisfactory - The walls in this room appear to be satisfactory.

**Ceiling:**

Satisfactory - The ceiling is functional and as expected.

**Ceiling Fan:**

Satisfactory - There are 3 ceiling fans installed in this room, and they appear to be functional.

**Floor:**

Satisfactory - The floor in this room is in satisfactory condition.

**Windows:**

Satisfactory - The windows and associated hardware in this room are all satisfactory.

**Electrical Outlets:**

Satisfactory - The outlets tested in this room are correctly wired and grounded.

**Heat Source Noted:**

There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent. There is a return air vent located in this room.

**Fireplace:**

No.

# GARAGE

## Garage

### Garage Type

The garage is attached.

### Size of Garage:

Two car garage.

### Number of Overhead Doors

There is a single overhead door.

### Overhead Door and Hardware Condition:

Satisfactory - The overhead door is in satisfactory condition, and it is functional.

### Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

### Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It appears to be functional.

### Floor Condition:

Satisfactory - The garage floor is in satisfactory condition. To prevent further deterioration of the slab floor, it is recommended that the cracks be sealed.



Minor cracks in garage floor



Minor cracks in garage floor

### Garage Walls Condition:

Satisfactory - The wall covering and framing appears to be in satisfactory condition.

### Fire Rated Ceiling:

The construction of the structure predates the standard requirement for the installation of fire rated separation between the garage and the living areas.

### Fire Rated Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house.

### Garage Foundation:

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

### Electric Service to Garage:

The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

### Water Source Installed:

No.