

On The Mark Property Inspections, LLC
PROPERTY INSPECTION REPORT



Address to be Inspected, City, State
Inspection prepared for: Client first name Client last name
Date of Inspection: 1/1/2025

Inspector: Mark Groves

Email: onthemarkinspect@gmail.com

Table Of Contents

Inspection Details	2
Grounds	2-3
Exterior Features	4-8
Decks/Patio	9-11
Roof	12-14
Attic	15-17
Foundation	18-20
Crawlspace	21-22
Heat/AC	23
Water Heaters	24-25
Electrical	26-27
Garage	28-29
Interior Features	30-31
Kitchen	32-33
Bedrooms	34-35
Bathroom	36-40
Laundry	41-42
Glossary	43
Report Summary	44-45

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: No one present at inspection.

2. Home Type

Home Type: Detached • Single Family Home:

3. Occupancy

Occupancy: Occupied - Furnished • Moderate to heavy personal and household items observed. • ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT. • The utilities were on at the time of inspection.

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt Driveway Noted. • Concrete paver Walkway Noted.

Observations:

- Driveway in good shape with normal wear for age. Recommend clean and seal to extend life.
- There are predictable minor common settlement cracks in the concrete walkway. Monitor these areas for further movement or expansion and repair/seal as needed.
- The front driveway appears to have a slight negative grade towards the garage then inverted away from garage, see picture. Water could infiltrate into the interior of structure causing higher moisture and humidity content and possible moisture damage over time. No evidence of any major water intrusion into the garage at the time of inspection. Recommend monitor during rains, if observed contact licensed paving contractor for corrections where needed.



Front asphalt driveway has a slight pitched towards garage, then inverted with moderate cracks, monitor for potential water ponding during rains.

2. Grading

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The exterior grading around structure in the visible/accessible areas appears mostly functional at the time of inspection.
- There are some low spots along the exterior foundation, this could cause higher moisture levels and moisture intrusion into the structure over time. Recommend adding additional backfill where needed to create the proper positive slope away from the foundation to allow for effective drainage.
- Maintenance tip: Lot grading and drainage have a significant impact on the building/structure, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

3. Vegetation Observations

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major safety or functional concerns noted with the vegetation around the structure at the time of inspection.
- Tree branches overhanging roof and/or against siding/eaves at some areas of the home, see pictures, this could cause water and insect intrusion into the structure over time. Recommend keeping all tree limbs/vegetation away from structure/roof where possible. Tree limbs can fall onto roof creating pre mature damage to roof components.
- Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Plants in contact or proximity to home can provide pathways to wood destroying insects and accelerate deterioration of exterior wall coverings/siding by retaining moisture. Keep trees away from foundation and roofs. Trees to close to the foundation can have the potential to cause damage to the foundation due to there root system. Trees should be at least 8 feet away from foundation. Trees to close or overhanging roofs can clog gutters, damage roof components from debris, introduce insects and possibly shorten the overall life of a roof. Trees should be trimmed at least 10 feet away from the roof at all times.

4. Fencing/Gates/Walls

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Unless retaining walls are attached to the structure they are not part of a standard home inspection. If further evaluation is needed contact a licensed contractor.

Observations:

- Fences and gates are NOT INCLUDED as part of a standard home inspection. Recommend confirming that all fences and gates are safe and in functional condition prior to the final walk through.

5. Sprinklers

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- If Home is equipped with an viable underground sprinkler system. The inspector recommends client consult with current home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping are not visible for inspection under ground.

Exterior Features

1. Exterior Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The exteriors electrical appears functional at the time of inspection in the visible/accessible areas.

2. Exterior GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **GFCI** outlets/receptacle appeared in functional condition at the exterior in the visible/accessible areas at the time of inspection.
- Reset for all exterior **GFCI** outlets is on receptacle(s) itself in series.
- Reset for the exterior **GFCI** outlets is in the garage on that **GFCI** receptacle.

3. Plumbing

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Main water supply: Well noted. • Private Septic system noted. • Unable to determine main water supply piping material into the home, covered in dirt at meter.

Observations:

- Plumbing on the exterior of home appears to be in mostly functional condition at the time of inspection in the areas that are visibly available to inspector. Well and Septic and sprinkler components if applicable to home are not inspected.
- Private Septic system noted. Client is advised to seek the services of a specialist in evaluating this system. This is not part of a standard home inspection.
- Potable water supplied by well. Recommend water testing and well flow test by a qualified well specialist. This is not part of a standard home inspection.
- Exterior right appears to be the main sewer line for septic? It has a hole on top and appears to be a cracked pipe under boot. This could allow sewage to overflow in this area. Recommend repairs by licensed plumber ASAP for health & safety.



Exterior right at grade, there is a hole and/or damaged sewer line, this needs to be repaired by licensed plumber ASAP. Anything to do with well water systems, soft water or water filters are not inspected, recommend talk with current owner about operations.

4. Exterior Faucet Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Front of house. • Back of house. • Right side of house.

Observations:

- Hose bibs/Faucets appeared to be functional while operating in the accessible areas at the time of inspection on the exterior of home.
- Hose bib at right side of house leaks when operated due to missing top cap. Repair/Replace as needed.



Back right hose bib is missing top portion, leaks while operating, recommend repairs by licensed plumber.

5. Water Pressure

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 40psi
- 45psi

6. Pressure Regulator

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- None present and/or inspector could not locate, check well house areas or talk with owner.

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Line in is at Right side of house. Exterior tank at exterior right in yard.

Observations:

- Auxiliary exterior propane tanks are not inspected, recommend talk with owner about operations.

8. Siding Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood and composition wood siding, wood frame construction, concrete / block foundation.

Observations:

- Most siding appeared functional and in satisfactory condition in the visible/accessible areas at the time of inspection.
- General Minor Moisture damage/wear observed at some areas of siding. Recommend prep/painting/sealing to limit premature deterioration of wood/siding over time where needed as needed.
- Minor area of Significant moisture damage (Rot) starting noted at roof level around bottom of chimney wood surround and siding, see pictures. Recommend further evaluation by licensed contractor for possible replacement of rotted area of wood/siding before condition worsens. Recommend install gutters and kick black flashing where needed.
- At siding, recommend seal any penetrations into the structure to limit moisture and insect intrusion.
- Maintenance Tip: Maintain all exterior finishes, caulking, and other sealants especially at any dissimilar material abutments and all penetrations to the walls and roof. Caulk and seal all gaps, cracks and openings. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs over time.



Most Siding has general minor wear/moisture damage from age, recommend monitor, prep/paint as needed.



Right, Moisture damage siding starting around chimney at roof level, no kick back flashing or gutters in place. Recommend install.



Left, moisture damaged siding from lack of kick back flashing & gutters, recommend install before more moisture damaged occurs. Rot starting.



Minor cracking, some loose stones/gaps at front stone work of garage, recommend re secure/re point mortar where needed, monitor over time.

9. Eaves/Facia

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The soffit/eaves/fascia was functional with normal wear for its age in the visible/accessible areas at the time of the inspection. Recommend monitor, prep/paint where needed as needed.
- Maintenance Tip: Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls/soffit, fascia and roof. Caulk and seal all gaps, cracks and openings. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.



Soffit, fascia, eave areas have normal minor wear, moisture damage from age, monitor, prep/paint as needed.



Small eaves with no gutters will cause premature deterioration to structure over time, recommend update quote by licensed gutter contractor.

10. Exterior Paint

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The paint was adequate and in satisfactory condition on the exterior of the home at the time of inspection.

11. Stucco

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared in Functional condition for age in the visible/accessible areas, at the time of inspection.

13. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exterior areas of windows appear to be functional and in satisfactory condition for age in the visible/accessible areas, at the time of inspection.
- Maintenance tip: Recommend seal/caulk around all exterior windows/trim as part of routine maintenance to limit moisture intrusion and pre mature deterioration and extend the life of the windows.

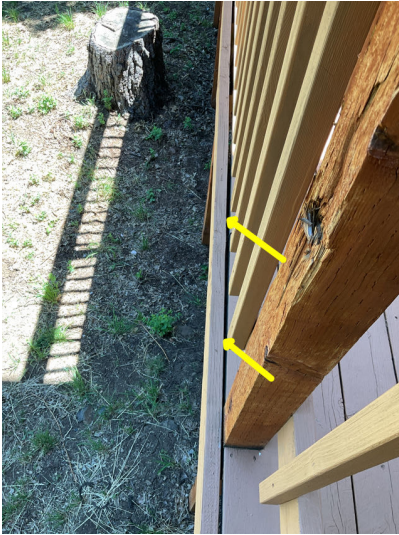
Decks/Patio

1. Decks/Patio

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The deck(s)/Patio(s) appear to be in still functional condition with normal wear for age in the visible/accessible areas at the time of inspection. Recommend update areas where inspector indicated by licensed contractor in near future to meet today's safety standards.
- Wood to Soil Contact at deck supports post at grade, this can cause pre mature deterioration of wood and be conducive to insect activity over time. Recommend removing debris/dirt off all wood/footings and keeping it clear to preserve the life of the wood.
- Minor Moisture damage observed at some areas of the deck(s), this could cause pre mature moisture damage to wood over time. Recommend prep, paint/seal or stain where needed as needed.
- The back decks have support beams starting to twist, this could compromise the integrity of the deck over time. Recommend monitoring, and re securing with proper brackets for safety where needed by licensed contractor.
- Improper attachment of ledger board at deck: Meaning inspector can see no Lag Screws/Machined Bolts Visible on ledger board, It appears deck ledger board is nailed or screwed to the house/siding, this could be a safety issue and not up to date with TODAY'S safe building standards, installing lag screws or machined bolts to securely attach ledger board to the house is highly recommended. When access to the other side is infeasible the use of lag screws would be your only easy option. Recommend further evaluation by licensed contractor to meet TODAY'S standards.
- Back Deck installed without proper supporting brackets and hardware, see pictures for locations, this doesn't meet today's safe building standards and could compromise the integrity of the deck itself over time. Recommend further evaluation by licensed contractor for safety, updating.
- MAINTENANCE TIP: With unpainted or natural wood decks. Recommend cleaning deck and treating with a waterproof sealant on a annual basis to help prevent pre mature deterioration, block ultraviolet light, and help stop any bio growth from building up.



Back deck, some areas of rim joist are starting to separate, recommend re secure where needed, monitor.



Back deck is missing proper brackets where floor joist attached to rim joist, starting to twist, recommend update by licensed contractor.



Back deck, improper ledger board and missing proper brackets where floor joist meet ledger board, recommend install by licensed contractor.



Back deck has wood to soil contact, appears to have concrete footings, recommend clean soil away for proper **air gaps**.



Back deck understructure has some support post/beams starting to twist, recommend secure with proper brackets.



Decks have settled and are not completely level, recommend monitor, correct by licensed contractor as needed.

2. Stairs & Handrail

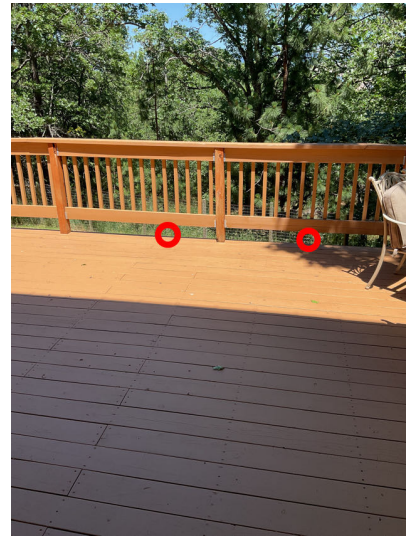
Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The deck(s) Patio(s) Hand railing/steps appears in mostly functional and in satisfactory condition with normal wear for its age at the time of inspection.
- Spindles spacing for handrail exceeds 4 inches at back decks, mostly at bottom of railing & some steps. Consider your own personal needs and those of your family and guests. By today's standards, baluster (spindles) at decks and steps should be spaced no more than 4" apart for the safety of small children, limiting potential falls.
- There were no railings installed at some steps. Today's safety standards say anymore than 3 steps should have hand rails. This could be a potential safety/tripping hazard. Consider your own personal needs and those of your family and guests. Install as needed.



Areas of back deck hand rail exceed 4 inches, recommend update, especially if small children will be present.



Back deck bottom hand rail exceeds 4 inches, recommend update, especially if small children will be present.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Roof was visually inspected from exterior grounds using binoculars and accessible points at the eaves from a ladder. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Metal standing seam roofing noted. Metal roofs can last approximately 30 years plus depending on many factors, like proper maintenance.

Observations:

- The metal roof appeared to be in functional condition for the age in the visible/accessible areas, at the time of inspection.
- Minor Sagging/buckling on roof decking/sheathing. This is known as deflection and defined as the bending of wood due to forces or loads placed on them. Many things can cause this problem excessive moisture, improper installation of decking/sheathing on roof, truss heaving if structure was built with engineered trusses etc. Recommend monitoring these areas for further movement and contact licensed roofing or framing contractor if problem worsens over time. Repair/Replace as needed.
- MAINTENANCE TIP: Roof designs have many peaks and valleys; Recommend keeping roof cleared of debris/moss especially in the valleys and on the ridge line to extend the life of the roof and roof components.



Metal standing seam roof is in good functional condition at the time of inspection where visible/accessible to inspector.



Limited inspection of metal roof from ground level due to steep pitch & unsafe materials to walk on.

2. Roof vents

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Inspector unable to walk the roof due to, excessive pitch/slope, unsafe materials, and/or weather at the time of inspection. Limited inspection of roof and roof components from ladder at eaves and binoculars.
- All or Some of the plumbing vent are sideways? This is not correct should be straight up and will cause slow drains due to lack of proper air flow, which is already happening at some areas on interior drains. See bath comments. Recommend correction by licensed roofer ASAP.



These appear to be a plumbing stack vent installed sideways, should be straight up for proper venting, recommend adjust by licensed roofer.

3. Flashing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Sky Lights

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Chimney

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Chimneys appear in mostly functional and in acceptable condition at the time of inspection.
- The wood surround at both chimneys and siding in same areas below has moisture damage with rot starting due to no kick back flashing or gutters installed, this will allow further moisture intrusion into the structure and be conducive to insects over time. Recommend further evaluation by licensed contractor for possible replacement of moisture damaged wood and licensed roofer for corrections before further moisture damage occurs.
- Upstairs master Gas stove metal vent exhaust on back exterior wall is within 3 feet of an openable window and right below soffit vent intake, this is not correct and could be a potential safety hazard due to CO gas that is expelled from this vent during operations. This vent should be at least 3 feet away from any openings into structure for safety. Recommend update as needed to meet today's safety standards.



Back exhaust vent for chimney upstairs is within 3 feet of openable window & soffit vent, adjust if wanting to meet today's standards.

Chimneys wood surround at roof level and siding is moisture damaged with rot starting due to improper flashing, no gutters.

6. Cap/Spark Arrester

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Gutter

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No gutters or down spouts. Full installation recommended to keep water away from the structure. Water can weaken the foundation and deteriorate the siding, which has already started. Be sure to install downspout extensions to carry water away at least 5 feet from foundation to promote proper drainage.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent down spouts from being clogged causing overflow at gutters, and that all down spouts have extensions to carry water away from the foundation at least five feet away to promote proper drainage.



No gutters/downspouts installed, this is contributing to the pre mature deterioration to siding, recommend update quote.

Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the access hatch and surrounding areas only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation and/or framing. This is a limited review of the attic area viewed from the access hatch and the surrounding areas only.
- Functional with a batt of insulation over hatch door.
- Scuttle Hole located in garage ceiling small area & at upstairs master closet ceiling.

2. Structure

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The attic demential structure/framing appeared to be in functional condition in the visible areas at the time of inspection.



Interior attic structure was functional at the time of inspection where visible/accessible to inspector.

3. Ventilation

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ridge line exhaust venting noted.? Hard to tell if in place, talk with owner.
- Under eave soffit inlet vents noted.
- Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control. Very Hot in attic, maybe a powered ventilation fan will help? Recommend update by licensed roofer as needed.

4. Vent Screens

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Vent screens noted as functional at the time of inspection.

5. Duct Work

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- There appeared to be no duct work in the attic.

6. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- In the visible areas of the attic the electrical appeared functional , at the time of inspection.
- Most electrical components in the attic were covered by insulation, which inspector can not disturbed or displace and were not accessible for inspection, therefore a limited inspection only could be done.

7. Plumbing/Exhaust vents

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **ABS** plumbing vents noted:
- No major deficiencies noted in plumbing or other vent exhaust piping in the visible areas at the time of inspection. Recommend update plumbing stacks in the vertical position by licensed roofer.
- At garage ceiling attic access there is a minor leak coming from a **abs** drain and/or bottom of drain coupler for shower? Hard to tell. Recommend review by licensed plumber for repairs ASAP.



Minor active plumbing leak right at garage ceiling attic access at **abs** drain and/or shower floor drain. Recommend repairs by licensed plumber.

8. Insulation Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Fiberglass batts noted. • Blown in fiber glass insulation noted.
Depth: Insulation averages about 14-16 inches in depth

Observations:

- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the access hatch and surrounding areas only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation and/or framing. This is a limited review of the attic area viewed from the access hatch and the surrounding areas only.
- Insulation appears functional and adequate in the visible areas at the time of inspection.



Insulation over garage appears to be in functional condition where visible/accessible to inspectors.



Insulation appears adequate over main house structure at upstairs access point. Monitor over time.

9. Chimney

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Chimney review is limited to visible accessible components only and inspector could not make it safely to attic chimney components due to insulation coverings that can not be disturb. If further review is needed recommend contacting chimney specialist.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

Foundation

1. Foundation Interior Walls

Good	Fair	Poor	N/A	S/H
✓				

Observations:

- No major deficiencies were observed at the visible/accessible areas/portions of the interior foundation components of the home at the time of inspection.
- Cracks 1/4" or less present in the interior foundation walls at some areas of the home, see pictures. Monitor these areas for any further movement or expansion and consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant especially if they are in a predominantly vertical direction. Repair/Seal as needed.
- Minor Efflorescence observed at the interior foundation wall. A white chalky substance often just a cosmetic issue at first but over time could be a sign of water infiltration/exfiltration and could be a precursor of possible masonry deterioration because of excess moisture in the masonry. The causing factor which should be corrected, could be many things like vegetation and/or sprinkler next to the foundation or a negative grade towards the foundation and there are many other factors. Recommend monitoring this area for further buildup and if problem worsens over time contact qualified foundation specialist for further evaluation.



Minor Efflorescence noted at interior foundation walls, recommend monitor for further buildup, if observed contact licensed foundation contractor.

2. Foundation Exterior Walls

Good	Fair	Poor	N/A	S/H
✓				

Observations:

- No major deficiencies were observed at the visible/accessible areas/portions of the exterior foundation components of the home at the time of inspection.
- Cracks 1/4" or less present in the exterior foundation walls at some areas of the home, see pictures. Monitor these areas for any further movement or expansion and consider sealing them to prevent water infiltration. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant especially if they are in a predominantly vertical direction. Repair/Seal as needed.

3. Ventilation

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Foundation ventilation appeared functional at the time of inspection. However there are covers in place over vents, this is restricting proper air flow in the crawlspace areas. Recommend lower these covers where needed ASAP.



There are some foundation vent covers in place, recommend lower these for proper air flow in the crawlspace areas where needed.

4. Vent Screens

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Vent screens noted as functional at time of the inspection.
- Some/All Vent screens noted as restricted by debris and dirt. Clean as needed to promote proper ventilation.

5. Post/Grinders/Beams

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major deficiencies observed with the visible/accessible areas of the interior foundation support structure at the time of inspection.
- Support material: Lateral Concrete block footings and wood piers support floor above.
- Support material: Concrete block footings and wood piers support floor above.
- Beam Support: Demential lumber.



Understructure/foundation appears to be in good functional condition at the time of inspection where visible/accessible to inspector.

Crawlspace

1. Access

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Scuttle Hole/man door located in/at exterior back under deck and is in functional condition.
- There appeared to be minor rodent droppings in the crawlspace, recommend monitor, treat as needed by licensed contractor.
- Vapor barrier in place and appears in functional condition, in the accessible/visible areas.



Vapor barrier in place and functional at the time if inspection at most areas.



No evidence of any major water intrusion issues In crawlspace at the time of inspection where visible/accessible to inspector, minor areas damp. Monitor.

2. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The electrical that was accessible in the crawlspace appeared functional at the time of the inspection with the areas that the inspector could observe. However some of the crawlspace was not accessible due to low height, obstructions like duct work and insulation, therefor a limited inspection was conducted on the crawlspace electrical.

3. Plumbing condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper supply piping noted. • **ABS** drain piping noted. • PEX supply piping noted.

Observations:

- The plumbing that was accessible in the crawlspace appeared functional at the time of inspection. However some of the crawlspace was not accessible due to low height, obstructions such as duct work and/or insulation, therefor a limited inspection was conducted on the crawlspace Plumbing.
- MAINTENANCE TIP: All pipes, especially water supply lines in crawl space should be insulated to protect against freezing and damage to pipes, such as PECS piping with rodents, leading to a possible leak or worse a flood. Although some piping materials can withstand freezing temperature better than others its recommended that all pipes be insulated in unconditioned space.

4. Subfloor

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plywood sheathing sub floor noted.
- Dimensional lumber wood Joists sub floor noted.
- Visible/accessible areas of the sub floor appear satisfactory at the time of inspection.
- The sub floor is not fully visible for inspection in most areas due to insulation coverings. Inspector will not remove any insulation were he think it will cause damage or disturb or displace the insulation. Therefor limited inspection due to insulation coverings at sub floor.



Sub floor is insulated and mostly intact, monitor, re secure where needed as needed.

5. AC/Heat Duct Work

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- There appeared to be no duct work in the crawlspace.

6. Sump Pump

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared to be no sump pump installed where visible/accessible, confirm with owner.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is currently no forced heat at home, appears to radiant heat at some areas? And fireplaces. Recommend update quote by licensed HVAC contractor as needed.



Appears bedrooms have a type of radiant heat, thermostat on walls? Inspector cannot test heat to hot at the time of inspection.

2. Gas/Oil Valves

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Thermostats

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Thermostat in master bath & upstairs bedrooms and living areas appear to be for some type of radiant heat, not tested to hot, recommend talk with current owner about operations.

4. Venting

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Supply Air/ Registers

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Return Air/Filters

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. AC Compress Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- There appears to be no AC for the home, Recommend update quote by licensed HVAC contractor as needed.

8. Refrigerant Lines

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. Window-Wall AC or Heat

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water Heaters

1. Water Heater Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heater Type: Both units are located in the crawlspace areas.

Location: Gas water heater unit#2 fir radiant heat? Brand: Voyager Serial # G25G 0634 Approximate Age: says 2000 confirm with owner Unit has a general life expectancy of 10 to 13 years. • Electric water heater right unit#1 Brand: Richmond Serial # RC 0596C06340 Approximate Age: appears original 1996 Unit has a general life expectancy of 10 to 13 years.

Observations:

- Tank/Unit appears to be functional and in satisfactory condition for the age of the unit.
- Deferred Cost: Both Water Heaters have exceeded there designed life expectancy. Inspector makes no warranty, guarantee or estimation as to the remaining useful life of this unit. Recommend update quote by licensed plumber as needed.



Appears ground under unit#1 is becoming potentially unstable, recommend closely monitor, update as needed.



Unit#2 appears to be heat pump type of water heater may be for radiant heat at floors? Confirm with owner?

2. Number Of Gallons

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Both units are 50 gallons

3. Venting

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The unit#2 gas water heater high efficiency **bvc** vent pipes appear to be functional at the visible portions at the time of inspection.

4. TPRV

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

5. Overflow Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: copper

Observations:

- A temperature pressure relief valve extension/discharge pipe is present and appears functional.
- The water heater **TPR valve** discharge pipe has one continuous pipe going to the exterior, this is not to TODAY'S building safety standards. There should be a visible **air gap** at the bottom of this pipe extension next to water heater, then going into a drain pan if in a living space. The reason behind this is so you can see if the **TPR valve** is starting to go bad by seeing it drip from the end of this extension pipe a indication that the valve is going bad and needs to be replaced and then drips into a pan and also configured like this so not to put any undue stress on the **TPR valve** itself and then this pan has the exterior drain. Recommend further evaluation by licensed plumber for proper installation to meet TODAY'S standards.

6. Gas Valve

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional at the time of inspection with gas shut off & gas drip leg installed.

7. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: copper • galvanized

Observations:

- No major deficiencies observed at the visible portions of the supply and or return piping.
- Water Source: Private Well

8. Strapping

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- The water heater is not strapped.
- **Not to current safety standards: Water Heater Requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom for earthquake safety. Recommend installing for safety.**



Both units currently have no seismic strapping, recommend update to meet today's safety standards ASAP.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

Electrical

1. Cable Feeds

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is an underground service lateral noted.
- No major system safety or function concerns noted at the time of inspection.

2. Main Amp Breaker

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 200 amp service:

3. Breakers in off position

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 0

4. Main/Sub Electrical Panel Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Located in garage. • Located exterior wall front right of structure.

Location: Sub Panel Location: there were no sub panels found in structure.

Observations:

- No major system safety or function concerns noted at time of inspection with main panel box enclosure.
- Exterior right yard main panel has Sharp pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat tipped screws. Recommend installed by a licensed electrician.
- Panel cover screw(s) missing at garage panel, these screws should be all in place to properly secure the panel. Recommend update.

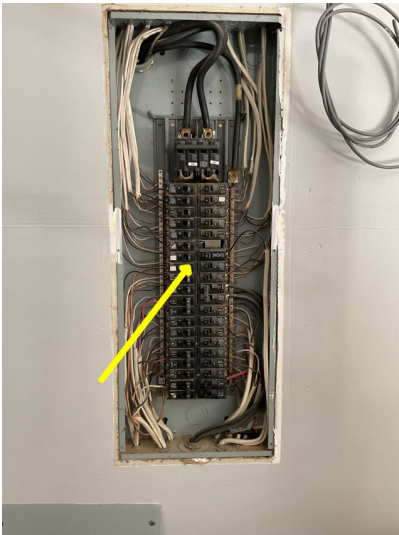
5. Main/Sub Electrical panel components

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

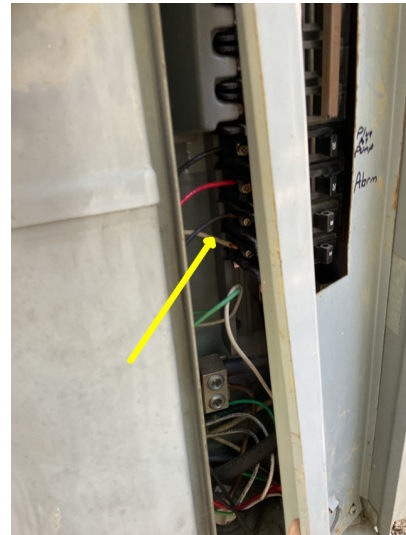
Materials: Copper non-metallic sheathed cable noted.

Observations:

- No major system safety or function concerns noted at the time of inspection with main/sub electrical panel components in the visible/accessible areas at the time of the inspection.



Internal components of main electrical panel in garage are correct & functional at the time of inspection.



Internal components of front right main electrical panel are correct & functional at the time of inspection where visible.

6. Fuses

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Garage

1. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the garage electrical noted at the time of inspection.

2. GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The **GFCI** are functional in the garage.
- Reset on **GFCI** outlet itself in series.

3. Garage Door Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Three Single Sectional auto role up doors noted:

Observations:

- Garage door appeared functional with normal wear for the age of the garage door.

4. Garage Opener Status

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Chain drive opener noted.
- The garage door opener appears to be functional using normal controls and safety features are built in and operational at the time of inspection.

5. Garage Door's Reverse Status

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional using normal controls, at the time of inspection.

6. Rafters & Ceiling

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Unfinished Drywall ceilings noted:
- Visible areas appear satisfactory with normal wear for age, at the time of inspection.

7. Wash Basin

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. Exterior Door

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional at the time of inspection.

9. Fire Door

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared satisfactory and functional condition at the time of inspection.

10. Walls

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns of the garage firewall noted at the time of inspection.

11. Anchor Bolts

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- The anchor bolts were not visible.

12. Window Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. Cabinets

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is normal wear noted for the age of the counter tops, shelf's.

15. Floor Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Bare concrete floors noted.**Observations:**

- There are predictable minor to moderate common settlement cracks in the concrete. Monitor these areas for further movement or expansion and repair/seal as needed.

Interior Features

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the interior living area electrical noted at the time of inspection.

2. Fireplace/Wood Stove condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Living Room • Family Room • Upstairs master bedroom has a free standing gas fireplace. Appears to function with remote? Talk with owner about operations.

Materials: Gas insert fireplace noted at left family room off kitchen. • Masonry wood burning fireplace noted at right living room. • Free standing Gas burning fire place noted at upstairs master bedroom.

Observations:

- The wood burning fireplace/Stove appeared in functional & satisfactory condition in the visible/accessible areas at the time of inspection. However these units are not tested with burning of any material and inspector always recommends a qualified chimney specialist to clean & service any issues found prior to use and on a bi annual basis.
- The gas fireplace in appears to be in functional condition, however the gas was off to the unit at the time of inspection and in general inspectors will not turn on a gas valve or pilot lights if its in the off position because inspector does not no why gas was shut off in the first place. Recommend talking with current owner about current operation and/or contact fireplace/heating specialist for further evaluation prior to any use.
- Maintenance tip: All fire places/wood stoves/fuel burning appliances in the home should be evaluated and serviced by a licensed chimney specialist prior to there first use to ensure proper and safe operation. This should be done on a bi annual basis for safety.

3. CO/Smoke Detectors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- SMOKE DETECTORS: present and appeared functional at the time of inspection.

- **SAFETY CONCERN:** There are no visible Carbon Monoxide detectors. You need to be alarmed in case CO Gas enters the home. Recommend installing at least one CO detector on each level/area of the home.
- Old yellow stained detectors noted. Smoke detectors last 6-10 years. Recommend replacing for safety.



Inspector observed no visible CO detectors, recommend install for safety ASAP at rack area/level & within 15 feet from bedrooms.

4. Ceiling Fans

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally when tested, at time of inspection.

5. Stairs & Handrail

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The interior stairs understructure has closet/voids and not dry walled just open dematerial lumber? This is not to today's emergency egress standards. Should have a 30 minute burn rating like drywall at stair understructure, this is due to if there is a fire at main floor, people have enough time to get down the stairs to exit from upstairs. Recommend update by licensed contractor.



Interior stairs understructure is not dry walled, this is not to today's safety egress standards, recommend install.

6. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood framed double pane hung/swing window(s) noted.

Observations:

- Windows operated and were functional at the time of inspection

7. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Door(s) were functional and in satisfactory condition at the time of inspection.

8. Patio Doors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The sliding patio door was functional and in satisfactory condition at the time of inspection.
- The hinged patio door/french doors were functional during the inspection.
- Potential Security Concern: back Exterior door(s) dead bolt and/or locking mechanism at handle is damaged or not operational, this is a potential safety concern. Recommend repair or replacing lock set for safety.

9. Screen Doors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Sliding door screen is missing/damaged. Update as needed.

10. Closets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The closet door was missing upstairs. Replace as needed.

11. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted.

12. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

Observations:

- There are minor settlement cracks at the interior wall(s), all homes have areas that have minor cracks in drywall etc. that occur over time. Recommend monitoring these cracks for any further expansion and seal/paint as needed.

13. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic tile is noted. • Floating wood laminate/vinyl plank type flooring noted.

Kitchen

1. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the kitchen electrical noted at the time of inspection.

2. GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All **GFCI** receptacles appeared in functional condition in the kitchen at the time of inspection.
- Reset on **GFCI** receptacle itself in series.

3. Gas Valves

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- None: Electric appliances noted.

4. Sinks

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Sink appears functional and in satisfactory condition at the time of inspection.

5. Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water temperature at 107 degrees and pressure mostly good at kitchen.

6. Vent Condition

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Down draft fan noted.

Observations:

- Downdraft Exhaust fan functional using normal controls at the time of inspection. However button cover broken, still functional, repair/replace as needed.

7. Microwave

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician.

8. Cook top condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electric cook top noted.
- Cook Top appeared functional using normal controls at the time of inspection.

9. Oven & Range

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Oven(s): Electric heating elements
- Oven appeared functional using normal controls at the time of inspection.

10. Dishwasher

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dishwasher was operational using normal controls at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components and offer no warranty of future operation.

11. Trash Compactor

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. Garbage Disposal

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood framed double pain hung/swing window(s) noted.

Observations:

- Windows operated and were functional at the time of inspection

14. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional and in satisfactory condition for age, at the time of inspection.

15. Counters

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is normal wear noted for the age of the counter tops.

16. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted. • There are popcorn style ceilings noted.

17. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted. • Walls are clad in ceramic tile.

18. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic tile is noted.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Upstairs Master#1 • Upstairs bedroom#2 • Upstairs bedroom#3 • Upstairs bedroom#4 • Upstairs bedroom # 5 & 6

2. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the bedroom(s) electrical noted at the time of inspection.

3. CO/Smoke Detectors

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Smoke detectors noted in main hallway outside of the bedrooms.
- There were no Carbon Monoxide Detectors present in outside hall or in bedrooms. Recommend installing with 15 feet of all sleeping areas, especially if you have any gas appliances/fireplaces in the home for safety.
- Smoke/CO detectors are old and yellowed. Recommend replacing with new units.



Recommend install a smoke & CO detectors within 15 feet of all sleeping areas to meet today's safety standards.

4. Ceiling Fans

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally and appeared functional when tested, at the time of inspection.

5. Closets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The doors are in good and functional condition.

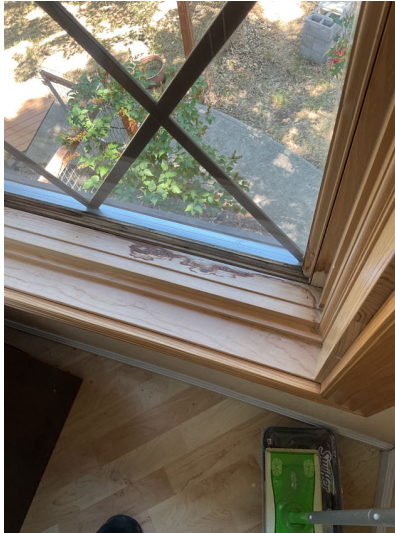
7. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood framed double pain hung/swing window(s) noted. • Wood framed fixed window(s) noted.

Observations:

- Windows operated and were functional at the time of inspection. Sone need new screens, update as needed.



Appears to be some moisture damage at interior wood window frames, dry at the time of inspection, monitor during rains.

8. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted.

9. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

Observations:

- There are minor settlement cracks at the interior wall(s), all homes have areas that have minor cracks in drywall etc. that occur over time. Recommend monitoring these cracks for any further expansion and seal/paint as needed.

10. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Maybe Hardwood flooring is noted. Hard to tell, confirm with owner. • Appears to be Floating wood laminate type flooring noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Upstairs Master Bathroom#1. • Upstairs bathroom#2 • Upstairs bathroom#3 • Main floor full bathroom #4

2. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns in the bathroom(s) electrical noted at the time of inspection.

3. GFCI

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All **GFCI** receptacles appeared in functional condition in the bathroom at the time of inspection.
- Reset on **GFCI** receptacle itself in series.

4. Sinks

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Most Sinks appears functional and in satisfactory condition at the time of inspection.
- Upstairs master bath right sink Drain Stopper is missing/inoperable, won't open, sink won't drain, & upstairs bath two & three not functional drain stopper, recommend repairs by licensed plumber.
- Slow drain at upstairs bath three sink with gurgling which may indicate that the drain line needs to be cleaned and/or that the drain is not properly vented. Recommend further evaluation by licensed plumber before condition worsens.



Upstairs bath three has a slow drain at sink, recommend repairs by licensed plumber.



Upstairs master bath left sink has a cracked drain coupler, appears to be no active leaks where visible, repair/replace as needed.



Main floor full bath has hair line cracks at sink/around drain, observed no active leaks where visible, monitor.

5. Plumbing

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water temperature at 106 degrees and pressure good to fair when running all fixtures and flushing toilets. Water pressure is a little low at the time of inspection but still functional. Recommend talk with owner or licensed plumber to increase water pressure if possible.

6. Toilets

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. Appeared functional, at the time of inspection.
- Upstairs Toilet bowls two, & three & main floor full bath are loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend repairs by licensed plumber.
- The upstairs master & bath three toilet in does not operate properly wont flush or keeps running, possible needs new guts/ball & cock assembly replaced. Recommend talking with current owner and/or contact licensed plumber for further evaluation.



Upstairs master toilet & bath three Toilet don't flush properly or keep running, recommend repairs by licensed plumber.

7. Exhaust Fan

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The bath fan was operated using normal controls and no issues were found at the time of inspection.
- No exhaust fan present in the upstairs bath two, update as needed.

8. Heating

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appears master bath May have radiant floor heat, thermostat on wall?
- Appears to be no heat/ac in rest of bathrooms, update as needed by licensed HVAC contractor.

9. Showers

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional at the time of inspection. Low water pressure when running all fixtures and flushing toilets.

10. Bath Tubs

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Tub
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. **GFCI**'s were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to final walk through.
- Slow drain at upstairs bath three tub, recommend repairs by licensed plumber.



Upstairs master bath jet tub jets are functional at the time of inspection using normal button controls.



Slow drain at bath three upstairs tub with gurgling, recommend repairs by licensed plumber.

11. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood framed double pain hung/swing window(s) noted. • Wood framed fixed window(s) noted.

Observations:

- Windows operated and were functional at the time of inspection

12. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional and in satisfactory condition for age, at the time of inspection.

13. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is normal wear noted for the age of the counter tops.

14. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The doors are in functional condition.

15. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted. • There are popcorn style ceilings noted.

16. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

17. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic tile is noted.

Laundry

1. Locations

Locations: Off the Garage area.

2. Electrical

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Laundry Electrical appears functional at the time of inspection.

3. GFCI

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No **GFCI** present.

4. Gas Valves

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Dryer Vent

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The dryer vent appeared functional at the time of inspection.

6. Exhaust Fan

Good	Fair	Poor	N/A	S/H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Wash Basin/Plumbing

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plumbing appeared functional in the visible areas at the time of inspection.
- Flex drain observed, these are subject to frequent clogging. Repair or replace as needed.
- Laundry Wash Basin and Plumbing appear functional at the time of inspection.

8. Cabinets

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional and in satisfactory condition, at the time of inspection.

9. Counters

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Window Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood framed double pain hung/swing window(s) noted.

11. Doors

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The door(s) are in functional condition.

12. Ceiling Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are painted drywall ceilings noted.

13. Wall Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Painted drywall walls noted.

14. Floor Condition

Good	Fair	Poor	N/A	S/H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic tile is noted.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior Features		
Page 5 Item: 3	Plumbing	<ul style="list-style-type: none"> Exterior right appears to be the main sewer line for septic? It has a hole on top and appears to be a cracked pipe under boot. This could allow sewage to overflow in this area. Recommend repairs by licensed plumber ASAP for health & safety.
Roof		
Page 13 Item: 2	Roof vents	<ul style="list-style-type: none"> All or Some of the plumbing vent are sideways? This is not correct should be straight up and will cause slow drains due to lack of proper air flow, which is already happening at some areas on interior drains. See bath comments. Recommend correction by licensed roofer ASAP.
Page 14 Item: 5	Chimney	<ul style="list-style-type: none"> Upstairs master Gas stove metal vent exhaust on back exterior wall is within 3 feet of a openable window and right below soffit vent intake, this is not correct and could be a potential safety hazard due to CO gas that is expelled from this vent during operations. This vent should be at least 3 feet away from any openings into structure for safety. Recommend update as needed to meet today's safety standards.
Attic		
Page 17 Item: 7	Plumbing/Exhaust vents	<ul style="list-style-type: none"> At garage ceiling attic access there is a minor leak coming from a abs drain and/or bottom of drain coupler for shower? Hard to tell. Recommend review by licensed plumber for repairs ASAP.
Heat/AC		
Page 24 Item: 7	AC Compress Condition	<ul style="list-style-type: none"> There appears to be no AC for the home, Recommend update quote by licensed HVAC contractor as needed.
Water Heaters		
Page 26 Item: 8	Strapping	<ul style="list-style-type: none"> Not to current safety standards: Water Heater Requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom for earthquake safety. Recommend installing for safety.
Interior Features		
Page 30 Item: 3	CO/Smoke Detectors	<ul style="list-style-type: none"> SAFETY CONCERN: There are no visible Carbon Monoxide detectors. You need to be alarmed in case CO Gas enters the home. Recommend installing at least one CO detector on each level/area of the home. Old yellow stained detectors noted. Smoke detectors last 6-10 years. Recommend replacing for safety.

Bedrooms

Page 34 Item: 3	CO/Smoke Detectors	<ul style="list-style-type: none">• There were no Carbon Monoxide Detectors present in outside hall or in bedrooms. Recommend installing with 15 feet of all sleeping areas, especially if you have any gas appliances/fireplaces in the home for safety.• Smoke/CO detectors are old and yellowed. Recommend replacing with new units.
-----------------	--------------------	--

Bathroom

Page 37 Item: 4	Sinks	<ul style="list-style-type: none">• Slow drain at upstairs bath three sink with gurgling which may indicate that the drain line needs to be cleaned and/or that the drain is not properly vented. Recommend further evaluation by licensed plumber before condition worsens.
Page 38 Item: 6	Toilets	<ul style="list-style-type: none">• Upstairs Toilet bowls two, & three & main floor full bath are loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend repairs by licensed plumber.• The upstairs master & bath three toilet in does not operate properly wont flush or keeps running, possible needs new guts/ball & cock assembly replaced. Recommend talking with current owner and/or contact licensed plumber for further evaluation.
Page 39 Item: 10	Bath Tubs	<ul style="list-style-type: none">• Slow drain at upstairs bath three tub, recommend repairs by licensed plumber.