

TCK Home Inspection LLC

Property Inspection Report



123 Dr Drive, Anywhere, WI 65432
Inspection prepared for: Wire Barb
Real Estate Agent: -

Date of Inspection: 3/6/2024 Time: 1:00 PM
Age of Home: 1990
Weather: Sunny and 43 degrees / Ground is dry
Order ID: 2419 / Home faces East

Inspector: Kevin Verch
2914-106
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Email: info@tckhomeinspection.com



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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.

Scope of the Inspection

A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under **SPS 131.32** to detect observable conditions of the improvement to the residential property.

A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of correction; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental conditions or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

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.

The inspection only includes items listed in the report, as defined by the Standards of Practice of the State of Wisconsin. SPS 131.31

Definitions:

Functional - Performing its function and its condition is appropriate for its age/or use.

Defect (Items In Red) - A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement.

Further Evaluation (Items In Green) - Item is not functioning as intended, needs further evaluation by a qualified contractor.

Marginal and/or Maintenance (Items In Blue) - Maintenance of item is recommended to prevent premature failure or to maintain its functionality.

Needs Repair: The condition of the item warrants repair but does not pose a health or safety concern nor rise to the level of Defect.

Monitor - Currently functioning, but condition and age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

Not Inspected - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.

Not Present - Item not present or not found at time of inspection.

Report Summary

The customer must read the ENTIRE report. The summary pages are provided as a convenience, not a substitute for reading the entire report and should not be relied upon as a complete list for reference. Items in the report are not all on the summary.

Defect		
Home Exterior		
Page 11 Item: 9	Electrical	<ul style="list-style-type: none"> • GFCI receptacle on the back of the house is not responding to test/Not properly fastened in the home/Is missing weather proof cover. Recommend repair by a licensed electrician.
Lots and Grounds		
Page 13 Item: 5	Deck 2	<ul style="list-style-type: none"> • Handrail is not graspable and can pose a fall hazard. (Typical) • Steps shake and sway. • Current spindle spacing may have been acceptable when the home was built. However, current building requirements require spindle spacing to be no larger than 4 3/8 inches. Larger spacing may allow small children to crawl through the space, client may wish to reduce the spacing as a child safety enhancement. • The deck physically shakes/sways. Diagonal bracing should be added. • Stairways with open risers shall be constructed to prevent the through-passage of a sphere with a diameter of 4 inches or larger between any 2 adjacent treads. • Loose stair tread observed at the bottom. • Recommend a qualified contractor further evaluate and make appropriate repairs.
Garage		
Page 16 Item: 6	Fire Door	<ul style="list-style-type: none"> • The door between the house and garage is not fire rated. Fire rated doors have been required between the house and garage since 1980. Recommend a qualified contractor replace with proper fire rated door.
Page 16 Item: 7	Fire Separation Wall/s	<ul style="list-style-type: none"> • Area around the pull down ladder in the garage should be covered with 5/8" drywall
Page 17 Item: 9	Door Opener	<ul style="list-style-type: none"> • Safety eyes typically should be installed at 6" off the floor. This is a relatively easy adjustment that should be corrected.
Page 17 Item: 11	Electrical	<ul style="list-style-type: none"> • Observed connections made without a junction box. • Receptacle/s in the garage are not GFCI protected. GFCI receptacles have been required in garages since 1978. Recommend a licensed electrician install GFCIs for safety. • Recommend licensed electrician further evaluate the garage electrical and make appropriate repairs.
Chimney		
Page 21 Item: 4	Flue Condition	<ul style="list-style-type: none"> • Highly recommend having a metal liner installed because of gas appliance/s venting through the chimney. Mortar between the clay tiles may erode and flue gas can seep out the cracks and into the dwelling. Also, with an oversized flue what happens is it causes flue gas to cool too quickly and condense. This water vapor can cause ice to buildup on the inside of the chimney causing it to freeze closed near the top. Current building standards require a properly sized metal liner (typically 3 or 4 inch based on BTU of appliance). Recommend an HVAC tech / Chimney specialist further evaluate and make appropriate repair.

Interior Areas		
Page 22 Item: 1	Stairs / Railings	<ul style="list-style-type: none"> • Guardrail is loose. Recommend a qualified contractor make appropriate repair. • Current spindle spacing may have been acceptable when the home was built. However, current building requirements require spindle spacing to be no larger than 4 3/8 inches. Larger spacing may allow small children to crawl through the space, client is encouraged to reduce the spacing as a child safety enhancement.
Kitchen		
Page 23 Item: 7	Electrical	<ul style="list-style-type: none"> • Reversed polarity, hot and neutral reversed (Black & White wires) usually easily corrected by minor wiring adjustments. • Receptacle/s in the kitchen are not GFCI protected. GFCI receptacles have been required in Kitchens since 1987. • Recommend a licensed electrician further evaluate and make appropriate repairs.
Bathroom 1		
Page 25 Item: 6	Electrical	<ul style="list-style-type: none"> • Receptacle/s in the bathroom are not GFCI protected. GFCI receptacles have been required in bathrooms since 1975. Recommend a licensed electrician install GFCI receptacle/s.
Bonus Room 2		
Page 39 Item: 6	Electrical	<ul style="list-style-type: none"> • Receptacles by the sink should be GFCI protected.
Attic		
Page 42 Item: 1	Access	<ul style="list-style-type: none"> • Improper fasteners used to install pull-down ladder. 16d nails or 1/4" x 3" lags is what should have been used. Nails and screws that are intended for other purposes may have reduced shear strength, and they may not support pull-down ladders. Recommend appropriate repair by a qualified contractor. • Attic pull-down ladder is not fire rated. Recommend covering with 5/8" drywall or replace with fireproof ladder.
Electrical System		
Page 45 Item: 1	Service Panel	<ul style="list-style-type: none"> • 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. Recommended evaluation, and repair by licensed electrician. • Current building standards require panel to have a 30" x 36" work space. • Double Tapped breaker/s were observed in this panel, two wires where only one wire should be. The issue with double tapping is you could technically have a loose connection or an overloaded breaker since the breaker is not designed for two wires. A loose connection can potentially spark or arc. Furthermore, an overloaded breaker could continuously trip or overheat. • Double Lugging was observed in this panel, two wires where only one wire should be. The issue with Double Lugging is you could technically have a loose connection since the Lug is not designed for two wires. A loose connection can potentially spark or arc. • Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. • Multiple neutral wires are connected to a single lug on the buss bar where only one wire should be connected. • Neutral (white wire) and equipment grounding conductors (bare wire) terminate under the same lug. An individual terminal should be provided for the connection of each branch-circuit neutral conductor. When the neutral is disconnected, the objective is to still have the equipment ground connected. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished. • Service panel is recessed into the wall and cover does not attach tightly to the service panel this leaves a space all the way around the panel leaving connections exposed to combustibles. • Recommend licensed electrician further evaluate the panel and make appropriate repairs.

Page 47 Item: 2	Sub Panel 1	<ul style="list-style-type: none"> • Neutrals are not isolated from the grounds in this sub panel. When you tie neutral to earth ground in a sub panel, you're created a potential parallel path for current to return via earth (ground) - so in the event of a fault, your ground conductor has assumed the role of the return path for current and now everything that you've grounded (sub-panel, appliances, metal fixtures, etc) to that sub-panel is now hot. All it takes is a preexisting fault, one rainstorm, or wet feet, whatever... and you will be touching something energized. • Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. • Cable locks missing from branch wire/s entering panel box. • Recommend licensed electrician further evaluate the panel and make appropriate repairs.
Page 47 Item: 3	Smoke & Carbon Monoxide Detectors	<ul style="list-style-type: none"> • The Smoke Detector(s) did not operate when tested on the First Floor. • There was no visible Carbon Monoxide Detector on the First Floor. • Carbon Monoxide Detector did not operate when tested on the Lower Level.
Water Heater		
Page 50 Item: 2	Venting	<ul style="list-style-type: none"> • Foam insulation around plumbing pipes is a fire hazard and should be removed.
Page 50 Item: 3	TPRV	<ul style="list-style-type: none"> • Temperature Pressure Release Valve discharge tube does not come within 6" of the floor. Recommend a qualified contractor make appropriate repair.

Maintenance

Home Exterior

Page 10 Item: 6	Window Condition	<ul style="list-style-type: none"> • Recommend re-sealing around the windows on the back of the house.
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Lots and Grounds

Page 13 Item: 4	Deck	<ul style="list-style-type: none"> • Suggest cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.
Page 13 Item: 5	Deck 2	<ul style="list-style-type: none"> • Suggest cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.
Page 14 Item: 6	Grading	<ul style="list-style-type: none"> • Negative grade observed at foundation recommend using topsoil to raise the landscape to create a positive slope away from the foundation walls of 1 inch per foot for the first 5 to 6 feet. All added soil must be thoroughly tamped to avoid future settling. Recommend covering the first 4 to 5 feet with 5-10 mil. plastic sheeting secured at the wall every 12 inches with lawn staples, then cover the plastic sheeting with decorative stone or mulch for aesthetics. Borders should not restrict water flow away from the foundation or be higher than 1/2 inch above the soil level. Also recommend installing window well covers if none are installed.
Page 15 Item: 8	Vegetation	<ul style="list-style-type: none"> • Tree branches overhanging roof and/or against siding. Suggest trimming trees that are in contact or in close proximity to home, as branches can abrade siding and damage roofing.

Roof

Page 20 Item: 4	Flashings	<ul style="list-style-type: none"> • Recommend adding kick-out flashing/s to divert water away from sidewall into gutter so it doesn't get behind siding.
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Heating System

Page 51 Item: 2	Heating Unit	<ul style="list-style-type: none"> • There are no records of recent service. Recommend an HVAC contractor perform a system Clean-and-Check prior to close. HVAC systems require regular maintenance.
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Needs Repair

Lots and Grounds

Page 14 Item: 7	Sump Pump Discharge	• Recommend extending sump pump drain at least 10 feet from structure.
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Roof

Page 20 Item: 6	Gutters	• Down spout extensions missing and/or insufficient: Install to divert water away from the foundation. Ideally downspouts should extend 6 feet from structure.
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Kitchen

Page 23 Item: 2	Windows	• Windows have lost their seal and therefore their thermal quality. Check with manufacturer if warranty exists and/or have qualified contractor repair or replace as necessary.
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Monitor

Roof

Page 19 Item: 3	Roof Covering	• Couple of areas were patched with tar. These areas should be monitored and re-sealed as necessary.
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Water Heater

Page 50 Item: 1	Water Heater	• We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We suggest budgeting for future repairs, or replacement.
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Heating System

Page 51 Item: 2	Heating Unit	• We make no warranty, guarantee or estimation as to the remaining useful life of this unit. The average life expectancy of furnaces in homes today is about 15 to 20 years. If your furnace is close to this age or older. We suggest budgeting for future repairs, or replacement.
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Cooling System

Page 53 Item: 1	AC Compressor	• We make no warranty, guarantee or estimation as to the remaining useful life of this unit. The average life expectancy of Central air conditioners is about 15 to 20 years. If your Central Air Unit is close to this age or older, we suggest budgeting for future repairs, or replacement.
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Further Evaluation

Home Exterior

Page 11 Item: 11	Hose Bib/s	• Water is turned off to the exterior Hose Bib front of the house. Recommend verifying proper operation prior to close.
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Bedroom 1

Page 33 Item: 5	Windows	• Screen/s were not installed at the time of inspection. Check with the seller they may be stored on the property.
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Inspection Details

1. Report Prepared By:	Kevin Verch
2. Report Last Revised On:	03/06/2024
3. Report Released On:	03/06/2024
4. Building Type	Single Family Bi Level
5. Garage Type	Attached Garage / Exterior same as house 2 Parking Spaces
6. Status	Occupied - Furnished // Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. The utilities were on at the time of inspection.
7. Attendance	Buyer/s Present • Seller Present

Home Exterior

Exteriors. (a) A home inspector shall observe and describe the condition of all of the following: 1. Wall claddings, including type. 2. Flashings and trim. 3. Entryway doors and at least one window per side of a dwelling unit. 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing. 5. Decks, balconies, stoops, steps and porches including railings. 6. Eaves, soffits and fascias. 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. (b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit. (c) A home inspector is not required to observe the following: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches or other security devices or systems. 3. Intercom systems. 4. Fences or privacy walls. 5. Insulation or vapor barriers in exterior walls. 6. Safety glazing. 7. Garage door operator remote control transmitters. 8. Geological or soil conditions. 9. Recreational facilities. 10. Outbuildings other than garages and carports. 11. Trees, shrubs and other vegetation.

1. Siding Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl • Stone Veneer

2. Trim Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl • Wood

3. Flashings

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Fascia and Soffit Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

5. Door Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

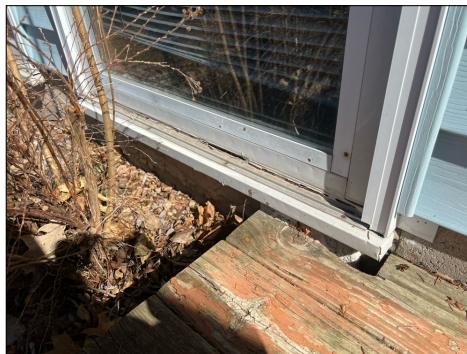
Materials: Metal

6. Window Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Metal / Aluminum
Condition:

• Recommend re-sealing around the windows on the back of the house.



7. Basement Window Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal / Aluminum

8. Electrical Service Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Underground Service



9. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **GFCI** receptacle on the back of the house is not responding to test/Not properly fastened in the home/Is missing weather proof cover. Recommend repair by a licensed electrician.



10. Lighting Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Hose Bib/s

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- One or more exterior hose bibs were functional at the time of inspection.
- Water is turned off to the exterior Hose Bib front of the house. Recommend verifying proper operation prior to close.

12. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Lots and Grounds

1. Driveway

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Materials: Concrete driveway
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

2. Walkway/s

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Materials: Concrete sidewalk
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

3. Stoops & Steps

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Deck

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Observations: • Suggest cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



5. Deck 2

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Observations: • Suggest cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew. • Handrail is not graspable and can pose a fall hazard. (Typical) • Steps shake and sway. • Current spindle spacing may have been acceptable when the home was built. However, current building requirements require spindle spacing to be no larger than 4 3/8 inches. Larger spacing may allow small children to crawl through the space, client may wish to reduce the spacing as a child safety enhancement. • The deck physically shakes/sways. Diagonal bracing should be added. • Stairways with open risers shall be constructed to prevent the through-passage of a sphere with a diameter of 4 inches or larger between any 2 adjacent treads. • Loose stair tread observed at the bottom. • Recommend a qualified contractor further evaluate and make appropriate repairs.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



6. Grading

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Negative grade observed at foundation recommend using topsoil to raise the landscape to create a positive slope away from the foundation walls of 1 inch per foot for the first 5 to 6 feet. All added soil must be thoroughly tamped to avoid future settling. Recommend covering the first 4 to 5 feet with 5-10 mil. plastic sheeting secured at the wall every 12 inches with lawn staples, then cover the plastic sheeting with decorative stone or mulch for aesthetics. Borders should not restrict water flow away from the foundation or be higher than 1/2 inch above the soil level. Also recommend installing window well covers if none are installed.

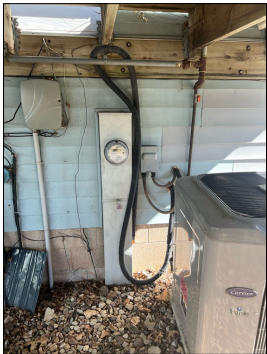


7. Sump Pump Discharge

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Recommend extending sump pump drain at least 10 feet from structure.



8. Vegetation

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Tree branches overhanging roof and/or against siding. Suggest trimming trees that are in contact or in close proximity to home, as branches can abrade siding and damage roofing.



Garage

1. Garage Type

Attached

2. Roof Structure Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **Sheathing** • Ply Wood • **Framing** • 2 x 6 Rafters • 16" OC

3. Wall Structure

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Not visible due to wall covering.

4. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s : Thermal Pane • Slide by window/s

5. Exterior Door

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• *Metal*

6. Fire Door

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• The door between the house and garage is not fire rated. Fire rated doors have been required between the house and garage since 1980. Recommend a qualified contractor replace with proper fire rated door.



7. Fire Separation Wall/s

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Area around the pull down ladder in the garage should be covered with 5/8" drywall



8. Overhead Door

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Insulated • Metal

9. Door Opener

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Safety eyes typically should be installed at 6" off the floor. This is a relatively easy adjustment that should be corrected.



10. Floor Condition

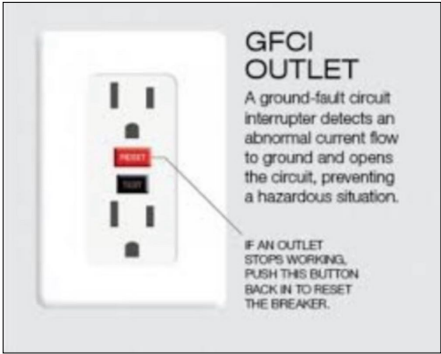
Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No 240 volt outlet visible in the garage.
- Observed connections made without a junction box.
- Receptacle/s in the garage are not GFCI protected. GFCI receptacles have been required in garages since 1978. Recommend a licensed electrician install GFCIs for safety.
- Recommend licensed electrician further evaluate the garage electrical and make appropriate repairs.



12. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Roof

Roofs. (a) A home inspector shall observe and describe the condition of all of the following: 1. Roof coverings, including type. 2. Roof drainage systems. 3. Flashings. 4. Skylights, chimneys and roof penetrations. 5. Signs of leaks or abnormal condensation on building components. (b) A home inspector shall describe the methods used to observe the roof. (c) A home inspector is not required to do any of the following: 1. Walk on the roofing. 2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors. 3. Observe internal gutter and downspout systems and related underground drainage piping.

1. View / Style

Method: Inspected from roof surface.

2. Visibility and Limitations

100% Visible

3. Roof Covering

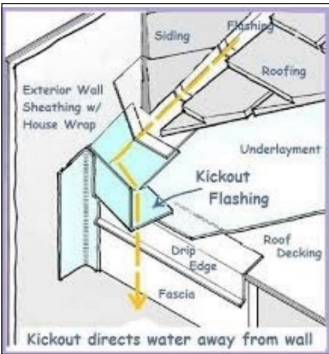
Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div><div>Pitch: Low Pitch • Medium Pitch</div><div>Materials: Laminate Architectural Style Shingles / Typical life span is approximately 25-30 years / Single Layer</div><div>Observations:</div><div><div>• Roof is showing minimal granular loss and moss buildup. Overall satisfactory condition. Roof has approximately 75%+/- usable life left.</div><div>• Couple of areas were patched with tar. These areas should be monitored and re-sealed as necessary.</div></div></div>





4. Flashings

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div><div>• Metal / Rubber</div><div>• Recommend adding kick-out flashing/s to divert water away from sidewall into gutter so it doesn't get behind siding.</div></div>



5. Vent Pipe

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Gutters

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	<div><div>Materials: Galvanized / Aluminum • No Gutter Guards Installed.</div><div>Observations:</div><div>• Down spout extensions missing and/or insufficient: Install to divert water away from the foundation. Ideally downspouts should extend 6 feet from structure.</div></div>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Chimney

1. Inspected From

Materials: Inspected from roof surface.

2. Visibility and Limitations

Materials: Exterior of the chimney only. To view the flue top to bottom takes a special camera.

3. Chimney Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Type: Masonry chimney
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



4. Flue Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Materials: Clay
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Observations:

• Highly recommend having a metal liner installed because of gas appliance/s venting through the chimney. Mortar between the clay tiles may erode and flue gas can seep out the cracks and into the dwelling. Also, with an oversized flue what happens is it causes flue gas to cool to quickly and condense. This water vapor can cause ice to buildup on the inside of the chimney causing it to freeze closed near the top. Current building standards require a properly sized metal liner (typically 3 or 4 inch based on BTU of appliance). Recommend an HVAC tech / Chimney specialist further evaluate and make appropriate repair.

5. Chimney Cap

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Chimney Flashing

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Interior Areas

Interiors. (a) A home inspector shall observe and describe the condition of all of the following: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

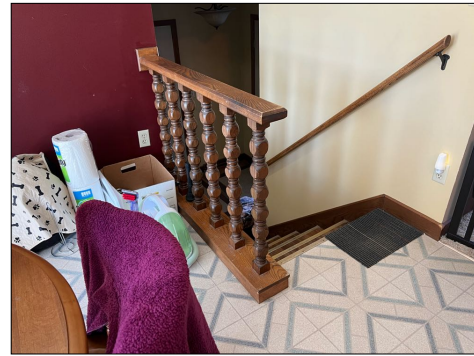
(b) A home inspector is not required to observe any of the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit.

1. Stairs / Railings

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Guardrail is loose. Recommend a qualified contractor make appropriate repair.
- Current spindle spacing may have been acceptable when the home was built. However, current building requirements require spindle spacing to be no larger than 4 3/8 inches. Larger spacing may allow small children to crawl through the space, client is encouraged to reduce the spacing as a child safety enhancement.



2. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Kitchen

1. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Type/s: Thermal Pane • Casement window/s

Observations:

- Windows have lost their seal and therefore their thermal quality. Check with manufacturer if warranty exists and/or have qualified contractor repair or replace as necessary.



3. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. HVAC Source

Forced Air

5. Counters / Cabinets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

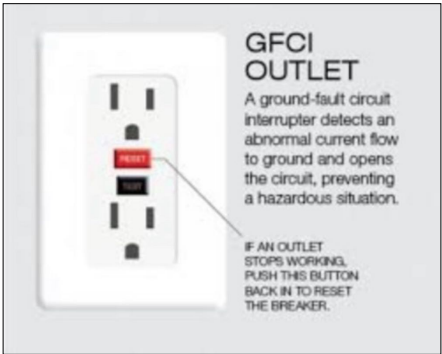
6. Sink/s

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Reversed polarity, hot and neutral reversed (Black & White wires) usually easily corrected by minor wiring adjustments.
- Receptacle/s in the kitchen are not GFCI protected. GFCI receptacles have been required in Kitchens since 1987.
- Recommend a licensed electrician further evaluate and make appropriate repairs.



8. Exhaust Fan Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Type: Recirculating
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

9. Range

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Type: Electric
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condition:
• Cooktop and Oven on Bake operated functional.					

10. Refrigerator

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bathroom 1

1. Locations

Locations: 1st Floor

2. Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s : Thermal Pane • Casement window/s

5. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Receptacle/s in the bathroom are not GFCI protected. GFCI receptacles have been required in bathrooms since 1975. Recommend a licensed electrician install GFCI receptacle/s.



7. Exhaust Fan

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. HVAC Source

Forced Air

9. Sink/s

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Counters / Cabinets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Bath Tubs

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Tub with Shower

12. Shower Walls

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Toilets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bathroom 2

1. Locations

Locations: Lower Level

2. Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s : Thermal Pane • Casement window/s

5. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• GFCI tested and functioned properly.

7. Exhaust Fan

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. HVAC Source

Forced Air

9. Sink/s

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Counters / Cabinets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Showers

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Enclosure

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Toilets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Laundry

1. Locations

Locations: Lower Level

2. Washer

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Condition:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Operated appeared functional

3. Dryer

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Condition:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	• Electric / Operated appeared functional

4. Dryer Vent

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Dining Room

1. Patio Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Screen Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Ceiling Fan

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. HVAC Source

Forced Air

7. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Living Room

1. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s: Thermal Pane • Casement window/s

3. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. HVAC Source

Forced Air

5. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Closets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Family Room

1. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Ceiling Fan

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s: Thermal Pane • Casement window/s

4. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. HVAC Source

Forced Air

6. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bedroom 1

1. Locations

Locations: 1st Floor • Southeast

2. Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Ceiling Fan

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s: Thermal Pane • Casement window/s
Observations:
• Screen/s were not installed at the time of inspection. Check with the seller they may be stored on the property.

6. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. HVAC Source

Forced Air

8. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Closets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bedroom 2

1. Locations

Locations: Lower Level • West

2. Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s: Thermal Pane • Casement window/s

5. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. HVAC Source

Forced Air

7. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Closets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bedroom 3

1. Locations

Locations: Lower Level • East

2. Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s: Thermal Pane • Casement window/s

5. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. HVAC Source

Forced Air

7. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Closets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bonus Room

1. Locations

Locations: West

2. Patio Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Screen Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Ceiling Fan

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Windows

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type/s: Thermal Pane • Stationary (fixed) window/s

7. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. HVAC Source

Electric Baseboard Heat

9. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bonus Room 2

1. Locations

Locations: Lower Level

2. Doors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling & Wall Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Floor Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

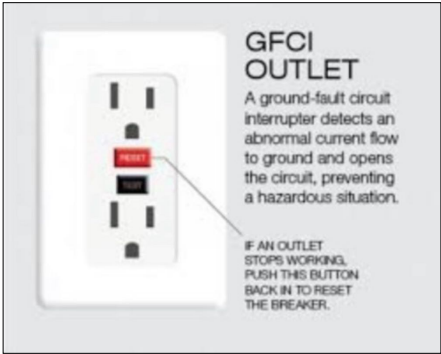
5. HVAC Source

Forced Air

6. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Receptacles by the sink should be GFCI protected.



7. Sink/s

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Counters / Cabinets

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Fireplace / Wood Stove

Fireplace/Wood Stove are not tested. The inside of the flue is not inspected due to poor access and should be cleaned and evaluated by a chimney specialist before use.

1. Fireplace / Wood Stove Condition

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	Location: Family Room
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Type: Gas Fireplace



Attic

INSULATION AND VENTILATION. (a) A home inspector shall observe and describe the condition of all of the following: 1. The presence or absence of insulation in unfinished spaces. 2. Ventilation of attics and foundation areas. 3. Kitchen, bathroom, and laundry venting systems. (b) A home inspector is not required to observe any of the following: 1. Concealed insulation. 2. Venting equipment which is integrated with household appliances.

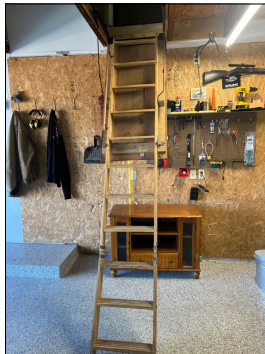
1. Access

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Pull Down Ladder
- Located in garage

• Improper fasteners used to install pull-down ladder. 16d nails or 1/4" x 3" lags is what should have been used. Nails and screws that are intended for other purposes may have reduced shear strength, and they may not support pull-down ladders. Recommend appropriate repair by a qualified contractor.

• Attic pull-down ladder is not fire rated. Recommend covering with 5/8" drywall or replace with fireproof ladder.



2. Inspected From

Method: Viewed from the hatch.

3. Insulation

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Loose fill **Cellulose**

Depth: Insulation averages approximately 8 - 10 inches in depth

4. Structure

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: OSB

Materials: 2x6 Rafters • 16" OC.

5. Ventilation

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Under the eave soffit inlet vents • Ridge exhaust venting • Gable louver vents • Thermostatically controlled Power Ventilator

6. Electrical

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Exhaust Fan/s

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Photos

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Foundation

FOUNDATIONS. A home inspector shall observe and describe the type and condition of the foundation. (2) **COLUMNS.** A home inspector shall observe and describe the type and condition of columns. (3) **FLOORING SYSTEMS.** A home inspector shall observe and describe the type and condition of flooring systems.

1. Type Of Foundation

Type: Mostly Finished Basement.

2. Visibility and Limitations

Walls and ceilings in the finished basement are covered and structural members are not visible.

- Storage racks and personal property limits foundation inspection, personal property is not moved.

3. Walls

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete Blocks

Observations:

- Foundation walls are made to hold the house up, not to keep water out. The only way to keep water out of the basement and protect the foundation wall is to keep all water away in the first place, with good roof drainage, grading at the foundation and site grading directing all water well away from the foundation. The drain tile and sump pump are a fail safe. These do not keep water away from the walls as proper roof drainage and grading at the foundation does. They deal with water that is already at the walls. Keep the water away in the first place, if water isn't at the foundation, it can't harm the foundation or come in.

4. Sub Floor

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Floor Joist Materials: 2 x 8 Dimensional lumber • 16" OC

Sub Floor Sheathing Materials: Diagonal Plank

Observations:

- Finished ceiling/s in the basement limit the inspection of the subfloor and floor joists.

5. Structure Support:

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Beams are concealed, unable to inspect.
- Posts are concealed, unable to inspect.

6. Finished Floor

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- The majority of the concrete basement floor slab was not visible due to floor coverings in the basement.

7. Moisture

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- Recommend adding a dehumidifier to help control moisture levels. High moisture levels can create high humidity, and mold. It can also damage the foundation, stored items, finishings and appliances.
- No leaks were observed in visible portions of the basement at the time of the inspection. Although there are no visible signs of water penetration we caution you to consider any basement as wet until experience proves it dry.

8. Sump Pump

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electrical System

ELECTRICAL SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Service entrance conductors. 2. Service equipment, grounding equipment, main over current device. 3. Main and distribution panels, including their location. 4. Amperage and voltage ratings of the service, including whether service type is overhead or underground. 5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring. 6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls. 7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures. 8. The operation of ground fault circuit interrupters. 9. The functionality of the power sources for smoke detectors. (b) A home inspector is not required to do any of the following: 1. Insert any tool, probe or testing device inside the panels. 2. Test or operate any over current device except ground fault circuit interrupters. 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. 4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems. 5. Measure amperage, voltage or impedance. Inspect or test a built in vacuum system.

1. Service Panel

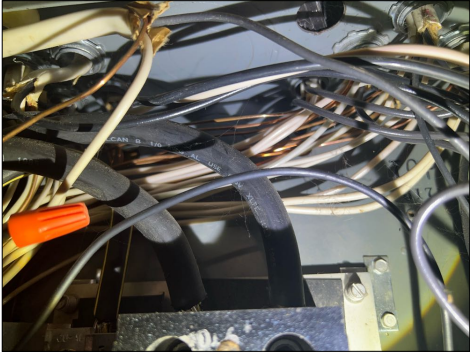
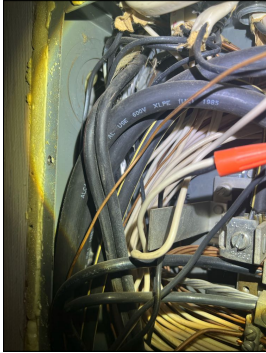
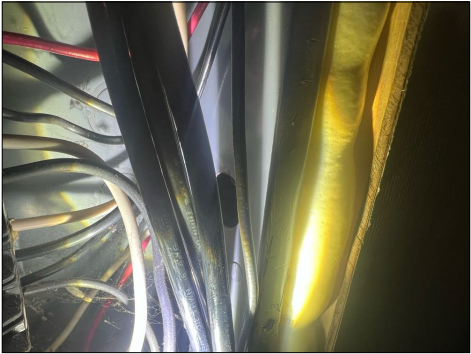
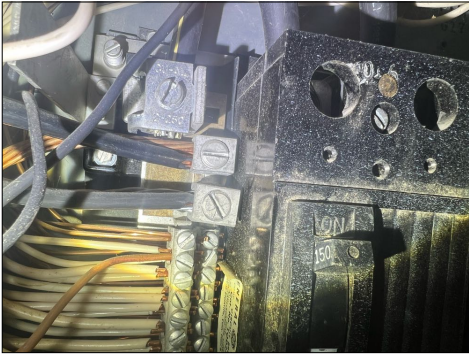
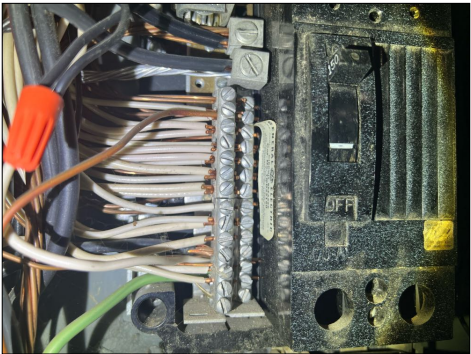
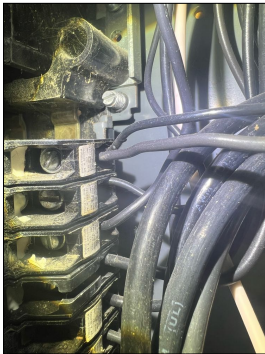
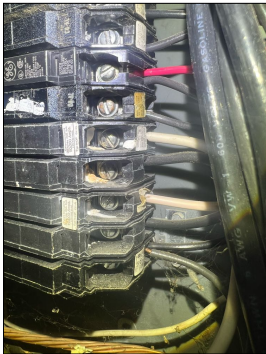
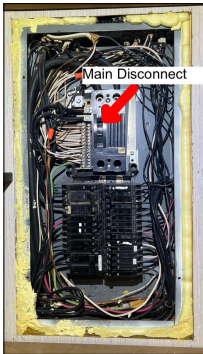
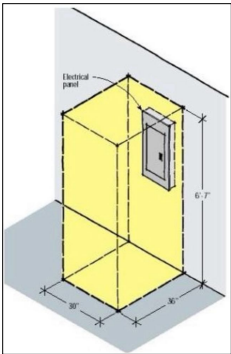
Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer & Disconnect Location: GE • Main Disconnect in the Service Panel • Located in the Basement

Service Panel Wiring: Aluminum Main Wire • 100 Amp / 220 Volts • Copper Branch Wiring • Circuit Breakers

Observations:

- Recommend having all circuits properly labeled.
- 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. Recommended evaluation, and repair by licensed electrician.
- Current building standards require panel to have a 30" x 36" work space.
- Double Tapped breaker/s were observed in this panel, two wires where only one wire should be. The issue with double tapping is you could technically have a loose connection or an overloaded breaker since the breaker is not designed for two wires. A loose connection can potentially spark or arc. Furthermore, an overloaded breaker could continuously trip or overheat.
- Double Lugging was observed in this panel, two wires where only one wire should be. The issue with Double Lugging is you could technically have a loose connection since the Lug is not designed for two wires. A loose connection can potentially spark or arc.
- Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
- Multiple neutral wires are connected to a single lug on the buss bar where only one wire should be connected.
- Neutral (white wire) and equipment grounding conductors (bare wire) terminate under the same lug. An individual terminal should be provided for the connection of each branch-circuit neutral conductor. When the neutral is disconnected, the objective is to still have the equipment ground connected. If both the neutral and grounded conductor is under the same terminal, this cannot be accomplished.
- Service panel is recessed into the wall and cover does not attach tightly to the service panel this leaves a space all the way around the panel leaving connections exposed to combustibles.
- Recommend licensed electrician further evaluate the panel and make appropriate repairs.

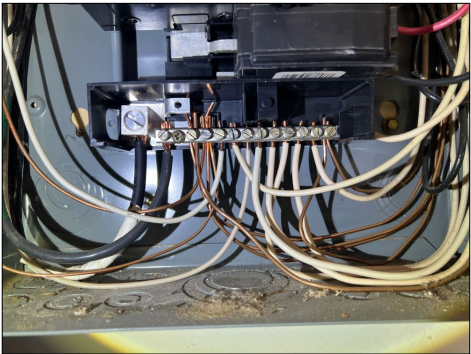
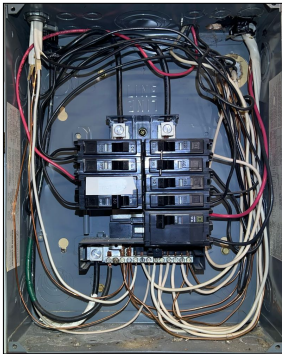


2. Sub Panel 1

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Manufacturer & Location: Square D • Located in the Garage
Sub Panel Wiring: 60 Amps / 220 Volts • Copper Branch Wiring • Circuit Breakers
Observations:

- **Neutrals are not isolated from the grounds in this sub panel.** When you tie neutral to earth ground in a sub panel, you're created a potential parallel path for current to return via earth (ground) - so in the event of a fault, your ground conductor has assumed the role of the return path for current and now everything that you've grounded (sub-panel, appliances, metal fixtures, etc) to that sub-panel is now hot. All it takes is a preexisting fault, one rainstorm, or wet feet, whatever... and you will be touching something energized.
- Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
- Cable locks missing from branch wire/s entering panel box.
- Recommend licensed electrician further evaluate the panel and make appropriate repairs.



3. Smoke & Carbon Monoxide Detectors

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

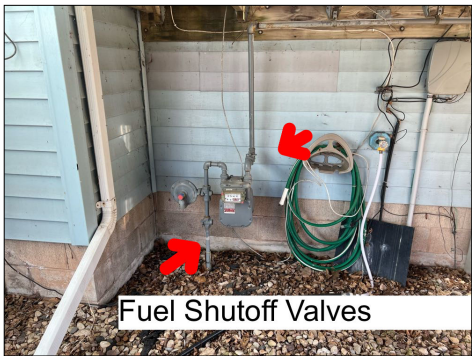
- Smoke Detector/s present on the Lower Level.
- The Smoke Detector(s) did not operate when tested on the First Floor.
- There was no visible Carbon Monoxide Detector on the First Floor.
- Carbon Monoxide Detector did not operate when tested on the Lower Level.

Plumbing System

PLUMBING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections. 2. Interior drain, waste and vent system, including traps, drain, waste, and vent piping, piping supports and leaks. 3. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. 4. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks. 5. Sump pumps. (b) A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit. (c) A home inspector is not required to do any of the following: 1. State the effectiveness of antisiphon devices. 2. Determine whether the water supply and waste disposal systems are public or private. 3. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches. 4. Operate any valve except water closet flush valves, fixture faucets and hose faucets. 5. Observe water conditioning systems, fire and lawn sprinkler systems, onsite water supply quantity and quality, onsite disposal systems, foundation drainage systems, or spas. 6. Observe the interior of flues, chimneys and vents, or solar water heating systems. 7. Observe any exterior plumbing components such as water mains or swimming pools. 8. Determine water temperature. 9. Determine the proper sizing, design or use of plumbing materials.

1. Fuel Service

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Service Type / Location: Natural Gas • Back of home Fuel Supply Materials: Black Iron



2. Main Water Supply

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Service Line Materials: Private Well / Wells Not Inspected • 3/4 inch • Copper Main Water Shutoff Location: Basement



3. Water Distribution Lines

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water Distribution Lines: Copper

Observations:

- Inspection of all areas of the supply pipes was not possible due to limited access (finished walls and or ceilings) to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage.

4. Waste

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: **PVC** (Poly Vinyl Chloride)

Observations:

- Inspection of all areas of the drain pipes was not possible due to limited access (finished walls and ceilings) to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage.

Water Heater

1. Water Heater

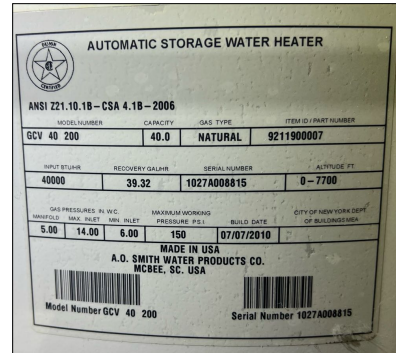
Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AO Smith / July 2010

Size & Type & Location: 40 Gallons • Gas • Basement

Observations:

- We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We suggest budgeting for future repairs, or replacement.



2. Venting

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Metal vent to chimney

• Foam insulation around plumbing pipes is a fire hazard and should be removed.



3. TPRV

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• Temperature Pressure Release Valve discharge tube does not come within 6" of the floor. Recommend a qualified contractor make appropriate repair.

4. Gas Valve

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heating System

HEATING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system: 1. Heating equipment and distribution systems. 2. Normal operating controls and energy source. 3. Automatic safety controls. 4. Exterior surfaces of chimneys, flues and vents. 5. Solid fuel heating devices. 6. The presence of an installed heat source in each room. (b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish fuel fires. 4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. 5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

1. Heating Distribution

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thermostat Location/s : Living Room

Heating & Cooling Distribution: **Ductwork Material** • Sheet Metal • **Filter** • Located in ductwork next to the furnace.

Observations:

- Suggest changing this size filter every 1-2 months.



2. Heating Unit

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

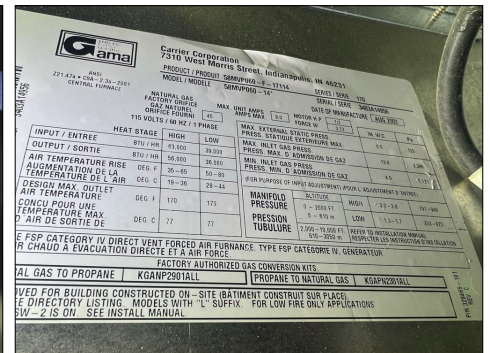
Carrier / August 2003

Type & Location: Gas forced hot air • Basement

Condition:

- We make no warranty, guarantee or estimation as to the remaining useful life of this unit. The average life expectancy of furnaces in homes today is about 15 to 20 years. If your furnace is close to this age or older. We suggest budgeting for future repairs, or replacement.

- There are no records of recent service. Recommend an HVAC contractor perform a system Clean-and-Check prior to close. HVAC systems require regular maintenance.



3. Fuel Shutoff Valve

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Service Disconnect

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.
<div><div></div><div>✕</div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>

5. Venting

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	
<div><div></div><div>✕</div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	<div><div></div><div></div></div>	• Plastic - PVC vent

Cooling System

CENTRAL AIR CONDITIONING. (a) A home inspector shall observe and describe the condition of all of the following: 1. Cooling and air handling equipment, including type and energy source. 2. Normal operating controls. 3. The presence of an installed cooling source in each room. (b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage. 2. Observe noncentral air conditioners. 3. Observe the uniformity or adequacy of coolair supply to the various rooms. 4. Operate electronic air filters. 5. Observe the pressure of the system coolant or determine the presence of leakage. 6. Test the electrical current drawn by the unit.

1. AC Compressor

Funct.	Defect	Fthr. Eval.	Repair Maint.	Montr.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<div>Carrier / February 2003 Disconnect & Electric Service: Yes, Exterior next to unit. • Max Amperage Protection: 25 amps / 220 volts Condition: • Not Inspected: Unable to test system at this time outside air temperature was below 60 degrees for the past 24 hours. • We make no warranty, guarantee or estimation as to the remaining useful life of this unit. The average life expectancy of Central air conditioners is about 15 to 20 years. If your Central Air Unit is close to this age or older, we suggest budgeting for future repairs, or replacement.</div>

