

Prospective Home Inspections

Property Inspection Report



Tallgrass , Orland Park, IL 60462

Inspection prepared for: K. M.

Real Estate Agent: Rick Babb - HomeSmart Realty Group

Date of Inspection: 6/11/2020 Time: 10:00 AM

Age of Home: 2005 Size: 4750

Order ID: 342

Inspector: Jeff Walters

License # 450.010493 Expires Nov 2020

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PROSPECTIVE
HOME INSPECTIONS

Thanks very much for choosing Prospective Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. The Inspection is a visual inspection performed in a limited time frame, it is impossible that all issues could be found in such a limited time frame. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are to reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by Prospective Home Inspections is expressed or implied. The inspection does not report on local/municipal code compliance. Please consult the local municipality for their current codes. This report does not include inspection for wood destroying insects, mold, lead, radon or asbestos. No destructive testing or dismantling of components is performed. A representative sampling of the buildings components is viewed in areas that are accessible as the time to the inspection. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

Home Inspection Expectations:

There may come a time when you discover something wrong with the house, and you may be disappointed or upset with your home inspection.

Please keep a few things in mind:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours long home inspection. For example, some problems will only be found after furniture is moved, carpet is removed or finishes removed. Some walls in the basement only leak when certain conditions exist.

It is possible that these conditions existed at the time of the inspection, however there was no evidence, as to their existence. If there is no evidence of a past issue/problem, it is unfair to assume we should see a future problem.

A common source of disappointment with some home inspections comes from comments made by contractors called to make repairs. Contractors options will differ from ours, because their goals are different from ours. Typically our advice is the most economical way to resolve an issue, many contractors are not willing to make these types of repairs. Most contractors would prefer to make more money by replacing an entire component. As an example a roofing contractor would want to Re-roof the entire house vs. just making some small repair.

Please remember as inspectors we are "generalists" not "specialists". The typically majority of contractors specialize in one area, such as Roofing, Electrical, Plumbing or Heating and Air

conditioning. We would expect them to know more than we do. Home Inspectors have knowledge, aptitudes, and skills are applied to a home as a whole.

The intent of the home inspection is to find the big, costly problems, not the small inexpensive issues. These big problems are what will affect people's decision to purchase. The report will identify minor issues that were discovered while looking for the more significant problems.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Prospective Home Inspections to perform your home inspection.

Jeff Walters License # 450.010493



Report Summary

The summary 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.

Roof		
Page 11 Item: 1	Condition	<ul style="list-style-type: none"> • Some shingles damaged. • Tree branches overhanging roof. Trim trees that are in contact or proximity to home, as branches can damage roofing material.
Page 18 Item: 2	Gutter	<ul style="list-style-type: none"> • Extensions missing - downspouts should discharge 6 feet from building and be routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement. • Downspouts discharge onto roofs.
Page 20 Item: 4	Chimney	<ul style="list-style-type: none"> • Masonry chimney cap is cracked
Grounds		
Page 23 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Concrete is scaling/spalling - This loosening or shedding area(s) of the top, smooth layer of the cement is a common occurrence Typically, caused by exposure to freezing and thawing cycles and exposure to de-icing salts. Recommend avoid using rock salt or calcium chloride as this will possibly cause further damage/pitting. • Front brick paver step has settled.
Page 24 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants / Tree limbs that are in contact or proximity to home. Recommend keeping approx. 12" to 18" clearance from the house siding and windows. • Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
Page 26 Item: 4	Exterior Electric	<ul style="list-style-type: none"> • GFCI Outlet at - Rear did not trip when tested. • GFCI outlet cover(s) located on- Rear, Front are not waterproof. "In use" Weatherproof cover should be installed.
Page 28 Item: 9	Fence/Garden Wall Condition	<ul style="list-style-type: none"> • Damaged gate observed.
Exterior Areas		
Page 29 Item: 2	Window Condition	<ul style="list-style-type: none"> • The lintel appears to be rusting and maybe expanding. This condition is not uncommon. Sealing/Painting the lintel is recommended to prevent further rusting.
Page 29 Item: 3	Siding Condition	<ul style="list-style-type: none"> • Deteriorated paint on the exterior should be repaired and painted. • The cable box has become disconnected from the house recommend repair

Page 31 Item: 4	Exterior Trim Condition	<ul style="list-style-type: none"> • Deteriorated paint on the exterior trim should be repaired and painted.
Page 31 Item: 6	Visible Areas of the Foundation	<ul style="list-style-type: none"> • Wedge or Corner crack on foundation. These cracks develop as a result of the expansion of the brick veneer when it is warmed by the sun. When the temperature of the brick veneer rises, the brick veneer wall expands in length and pushes or slides against the slab surface. <p>These cracks do not indicate anything unusual about the foundation. If the cracking at a corner becomes very bad, the concrete wedge may become loose and even fall off. In extreme cases, the wedge will no longer adequately support the brick veneer; when this happens, the corner will need to be repaired.</p> <p>This is a concrete repair and not a foundation repair.</p>
A/C		
Page 33 Item: 1	Refrigerant Lines	<ul style="list-style-type: none"> • Missing insulation at A/C unit.
Page 33 Item: 2	AC Compressor Condition	<ul style="list-style-type: none"> • The fins of the outdoor portion of the air conditioning system are obstructed. This will reduce the efficiency of the system. • Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.
A/C 2		
Page 35 Item: 1	Refrigerant Lines	<ul style="list-style-type: none"> • Missing insulation at A/C unit.
Page 35 Item: 2	AC Compressor Condition	<ul style="list-style-type: none"> • The fins of the outdoor portion of the air conditioning system are obstructed. This will reduce the efficiency of the system. • Exterior unit not level. This can affect system performance. • Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.
Garage		
Page 37 Item: 1	Floor Condition	<ul style="list-style-type: none"> • Personal items in garage block complete inspection of all floor, wall and ceiling areas.
Page 38 Item: 3	Garage Walls	<ul style="list-style-type: none"> • Personal items in garage block complete inspection of all floor, wall and ceiling areas.
Page 38 Item: 5	Garage to House Door	<ul style="list-style-type: none"> • The door from the house, leading to the garage (man door), does not close automatically. It is strongly recommended that this door self-close to act as a fire stop and keep exhaust fumes out of the house.
Page 38 Item: 6	Garage Vehicle Door Condition	<ul style="list-style-type: none"> • The two garage vehicle doors were not tested too many items in the garage to get access
Page 38 Item: 7	Garage Opener	<ul style="list-style-type: none"> • Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Recommend having it evaluated and repaired.
Page 39 Item: 8	Garage Door's Reverse Status	<ul style="list-style-type: none"> • Unable to test garage door reverse status
Basement/Crawlspace		

Page 44 Item: 5	Sump Pump & Ejector Pump	<ul style="list-style-type: none"> • Recommend the installation of a back up sump pump to prevent flooding of the basement or crawlspace, during power outages. • Ejector (Solid waste) pump present and is attached to the sanitary sewer. <p>Unable to test due to a sealed pit with no external switch. Recommend client confirm proper operation prior to close.</p> <p>This type of pump is used to remove bathroom and/or laundry waste water from the lower areas of the home, typically the basement/ crawlspace. The pump moves the waste up and out of the home thru the waste piping system.</p>
Page 45 Item: 6	Electrical	<ul style="list-style-type: none"> • Light fixture inoperative.
Electrical		
Page 47 Item: 1	Electric Panel observations	<ul style="list-style-type: none"> • Double tapped breaker(s) inside panel box (more than one electrical conductor attached). <p>Recommend Repair by a Licensed Electrician.</p> <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. • The main electric panel is manufactured by GE and has 26 "Square D" Homeline breakers installed. <p>Please note that the GE panel says - non GE breakers may void the UL listing and could result in loss of property or personal injury.</p> <p>From Manufacturer: The Homeline branch breakers are NOT Classified to be used in competitors load centers. Also, the use of the branch breakers in competitors load centers is NOT authorized, nor warranted, by Square D.</p> <p>https://www.se.com/us/en/faqs/FA129931/</p> <ul style="list-style-type: none"> • There are 2 Homeline breakers installed that are double tapped with 2 wires installed. Square D breakers are designed to allow 2 wires, but they are not to be installed in non Square D panels.
Heating Unit		
Page 52 Item: 5	Filters	<ul style="list-style-type: none"> • The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
Basement Bedroom		
Page 56 Item: 1	Doors	<ul style="list-style-type: none"> • Door damaged.

Page 57 Item: 3	Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It has been demonstrated that having interconnected smoke detectors increases the chance for you and your family to escape from a fire safely. Wireless interconnected smoke detectors has become a popular option. <p>Please check out this website for more information: www.bloatsupportgroup.com/wireless-interconnected-smoke-detectors/</p> <p>Experts recommend that there should be Smoke Detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.</p>
Bathroom Basement		
Page 59 Item: 3	Electrical	<ul style="list-style-type: none"> • Light fixture inoperative.
Page 59 Item: 4	GFCI Outlets	<ul style="list-style-type: none"> • GFCI Outlet is needed. Recommend installation by a licensed electrician.
Page 60 Item: 6	Cabinets	<ul style="list-style-type: none"> • Limited view due to personal property stored under sink cabinet. No evidence of leaking observed. Please check on final walk-thru.
Page 60 Item: 7	Sinks	<ul style="list-style-type: none"> • Drain stopper is missing/inoperable.
Page 61 Item: 9	Toilets	<ul style="list-style-type: none"> • Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation by a licensed plumbing professional. • Toilet seat cover loose; recommend tightening.
Basement Office		
Page 64 Item: 3	Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It has been demonstrated that having interconnected smoke detectors increases the chance for you and your family to escape from a fire safely. Wireless interconnected smoke detectors has become a popular option. <p>Please check out this website for more information: www.bloatsupportgroup.com/wireless-interconnected-smoke-detectors/</p> <p>Experts recommend that there should be Smoke Detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.</p>
Basement Bedroom 2		
Page 66 Item: 2	Electrical	<ul style="list-style-type: none"> • Outlet inoperable (No power).
Kitchen/Dinette		

Page 69 Item: 1	Cabinets	<ul style="list-style-type: none"> • Cabinet doors have broken/loose hinges. • Cabinet was damaged at the time of the inspection. • Broken drawer guides noted. Recommend having a qualified contractor replace the guides. • Drawer(s) bind in tracks. • Wine cooler installed. It was not operational at the time of the inspection.
Page 70 Item: 3	Sinks	<ul style="list-style-type: none"> • Faucet damage. • Most not accessible because of excessive personal items present.
Page 71 Item: 7	Dishwasher	<ul style="list-style-type: none"> • Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.
Page 71 Item: 8	Refrigerator	<ul style="list-style-type: none"> • Ice dispenser section of refrigerator was NOT functional at the time of the inspection. Consult with seller to determine if it is functional. • -Damaged
Page 73 Item: 13	Window Condition	<ul style="list-style-type: none"> • Missing / Damaged screens observed. • Window(s) did not lock/latch properly, recommend repairs for enhanced security/safety to occupants. Lock/Latch is Broken/Missing. • Window(s) not able to open during the inspection.
Laundry		
Page 75 Item: 3	General Electrical	<ul style="list-style-type: none"> • Outlet/Switch is damaged.
Page 75 Item: 5	Washer/Dryer	<ul style="list-style-type: none"> • Clothes Washer not inspected. Recommend checking with seller if the unit is staying as part of the real estate transaction and if it is functioning properly.
Page 76 Item: 6	Dryer Vent & Gas Valve	<ul style="list-style-type: none"> • The dryer vent pipe is damaged / crushed.
Living Room		
Page 78 Item: 1	Window Condition	<ul style="list-style-type: none"> • Missing / Damaged screens observed.
First floor bath with shower		
Page 80 Item: 1	Doors	<ul style="list-style-type: none"> • Door handle damaged.
Page 81 Item: 9	Toilets	<ul style="list-style-type: none"> • Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation by a licensed plumbing professional.
Page 81 Item: 10	Floor Condition	<ul style="list-style-type: none"> • Crack(s) noted.
Den		
Page 83 Item: 2	Window Condition	<ul style="list-style-type: none"> • Missing / Damaged screens observed. • Broken/cracked glass noted, repairs needed.
Page 83 Item: 5	Closets	<ul style="list-style-type: none"> • The Closet light was inoperative.
Fireplace		

Page 87 Item: 2	Chimney Observations	<ul style="list-style-type: none"> • The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary." This is the national safety standard and is the correct way to approach the problem. This standard takes into account the fact that even if you don't use your chimney much, animals may build nests in the flue or there may be other types of deterioration that could make the chimney unsafe to use <p>The National Fire Protection Association (www.nfpa.org) advises that each chimney receive an inspection each time a residence is sold. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).</p> <ul style="list-style-type: none"> • Creosote build-up observed.
Dining Room		
Page 89 Item: 1	Window Condition	<ul style="list-style-type: none"> • Missing / Damaged screens observed.
Page 90 Item: 5	Ceiling Light or Fan	<ul style="list-style-type: none"> • The Ceiling Light or Paddle Fan did NOT operate when tested.
Heating Unit 2		
Page 91 Item: 2	Venting	<ul style="list-style-type: none"> • Efflorescence observed on vent pipe at joints.
Page 92 Item: 5	Filters	<ul style="list-style-type: none"> • The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
Main Bedroom		
Page 94 Item: 3	Electrical	<ul style="list-style-type: none"> • Light fixture inoperative.
Page 94 Item: 4	Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It has been demonstrated that having interconnected smoke detectors increases the chance for you and your family to escape from a fire safely. Wireless interconnected smoke detectors has become a popular option. <p>Please check out this website for more information: www.bloatsupportgroup.com/wireless-interconnected-smoke-detectors/</p> <p>Experts recommend that there should be Smoke Detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.</p>
Page 96 Item: 7	Ceiling Light or Fan	<ul style="list-style-type: none"> • The LIGHT portion of the Paddle Fan did NOT operate at the time of the inspection.
Bathroom - Main -		
Page 97 Item: 1	Doors	<ul style="list-style-type: none"> • Door damaged.
Page 97 Item: 3	Electrical	<ul style="list-style-type: none"> • Light fixture inoperative.

Page 98 Item: 6	Cabinets	<ul style="list-style-type: none"> • There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.
Page 100 Item: 12	Shower Walls	<ul style="list-style-type: none"> • Missing/damaged caulk observed. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
Page 101 Item: 13	Bath Tub	<ul style="list-style-type: none"> • GFCI for spa tub not visible - The reset is located in a difficult space to access. • Faucet controls are damaged/broken.
Bedroom 2		
Page 103 Item: 1	Doors	<ul style="list-style-type: none"> • Door doesn't latch properly. • Door damaged.
Page 103 Item: 2	Window Condition	<ul style="list-style-type: none"> • Missing / Damaged screens observed. • Window(s) did not lock/latch properly, recommend repairs for enhanced security/safety to occupants. • Window(s) not able to open during the inspection.
Page 104 Item: 3	Electrical	<ul style="list-style-type: none"> • Outlet/Switch is damaged.
Bedroom 2 Bathroom		
Page 106 Item: 3	Electrical	<ul style="list-style-type: none"> • Light fixture inoperative.
Page 107 Item: 9	Toilets	<ul style="list-style-type: none"> • Toilet seat cover loose; recommend tightening.
Page 107 Item: 11	Showers / Bathtub	<ul style="list-style-type: none"> • Stopper is missing. • Shower diverter did not operate properly. • Shower mast is loose in the wall.
Bedroom 3		
Page 109 Item: 1	Doors	<ul style="list-style-type: none"> • Door damaged.
Page 109 Item: 2	Window Condition	<ul style="list-style-type: none"> • Window(s) not able to open during the inspection.
Page 110 Item: 5	Closets	<ul style="list-style-type: none"> • Closet light fixtures have bare bulbs. This can be a potential fire hazard if flammable objects comes in contact with an exposed light bulb. <p>Incandescent luminaries with open or partially enclosed lamps and pendant luminaries or lamp holders may prove to be a hazard.</p> <p>Recommend installing lights that:</p> <ol style="list-style-type: none"> 1. Surface mounted or recessed incandescent or LED luminaries with completely enclosed light sources 2. Surface mounted or recessed fluorescent luminaries 3. Surface mounted fluorescent or LED luminaries identified as suitable for installation with in the closet storage space."
Jack & Jill Bathroom		
Page 113 Item: 11	Showers / Bathtub	<ul style="list-style-type: none"> • Stopper is missing.
Page 114 Item: 12	Tub / Shower Walls	<ul style="list-style-type: none"> • Missing/damaged caulk observed. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

Bedroom 4

Page 115 Item: 2	Window Condition	<ul style="list-style-type: none">• Missing / Damaged screens observed.• Peeling paint observed, suggest scraping and painting as necessary.
Page 115 Item: 5	Closets	<ul style="list-style-type: none">• The Closet light was inoperative.



Roof

My inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. I look for evidence of roof system leaks and damage. I cannot predict when or if a roof might leak in the future.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. 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.

1. Condition

Roof Information: This roof was examined by drone, which provides a greater overall visual examination of the roof condition. • Approximate age 15years.

Materials: Composition shingles noted.

Observations:

- No major deficiencies observed; functional and in satisfactory condition, at time of inspection.
- No signs of present or past leaking around the skylight were discovered at time of inspection.
- **Some shingles damaged.**
- **Tree branches overhanging roof. Trim trees that are in contact or proximity to home, as branches can damage roofing material.**



No major deficiencies observed; functional and in satisfactory condition, at time of inspection.

No major deficiencies observed; functional and in satisfactory condition, at time of inspection.



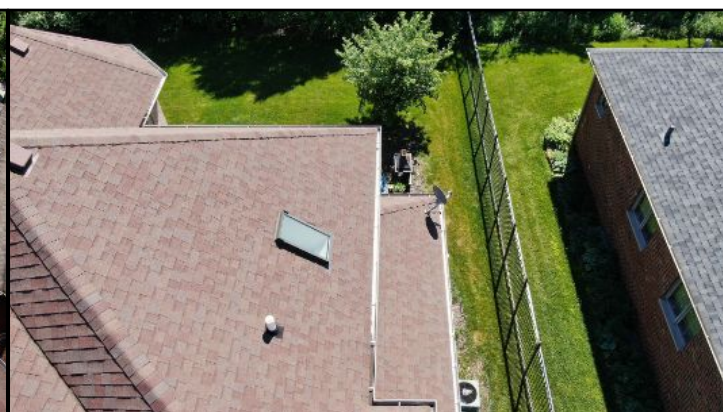
Some shingles damaged.



Roof Condition



Roof Condition



Roof Condition



Roof Condition



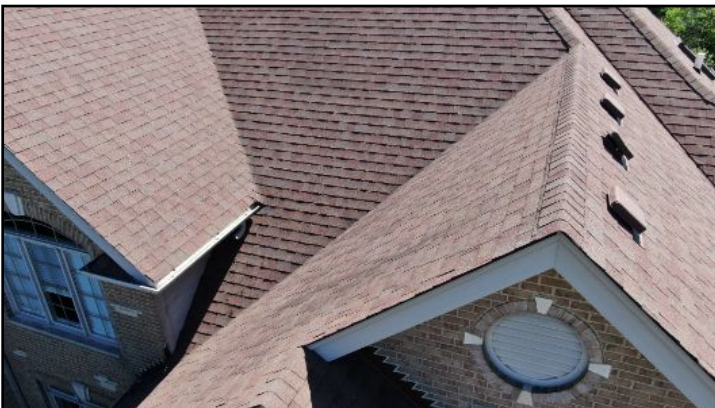
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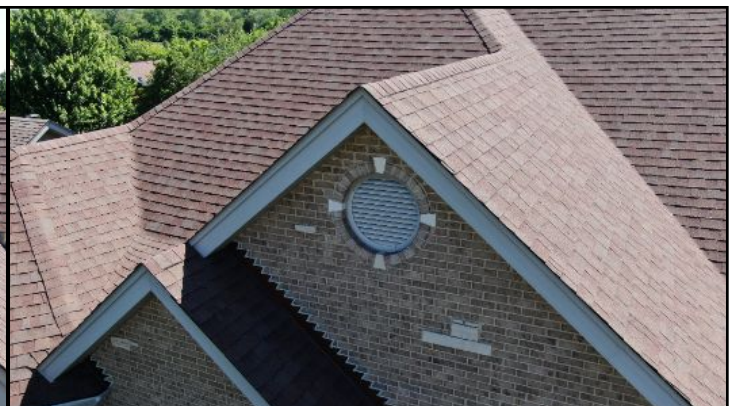
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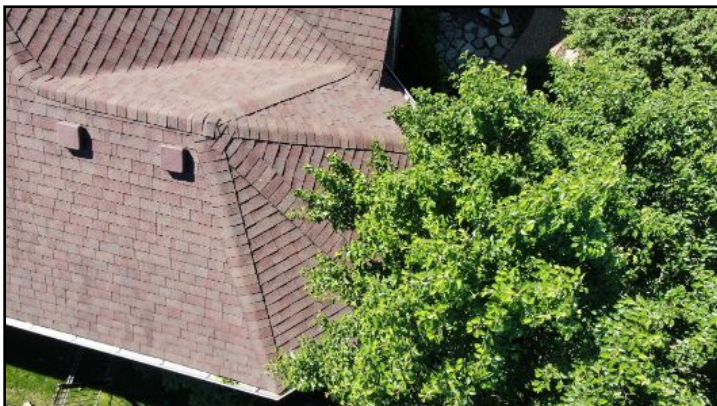
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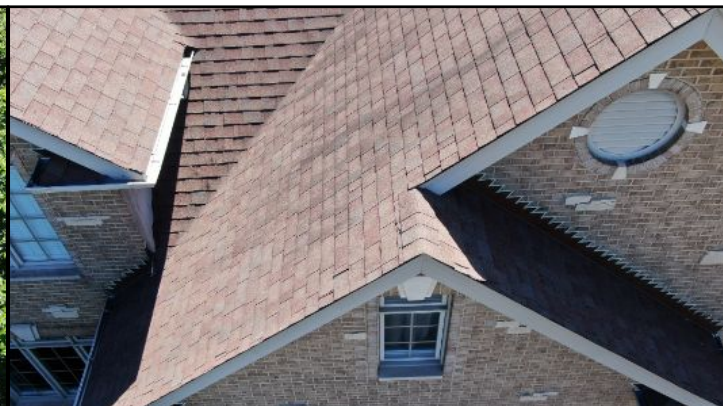
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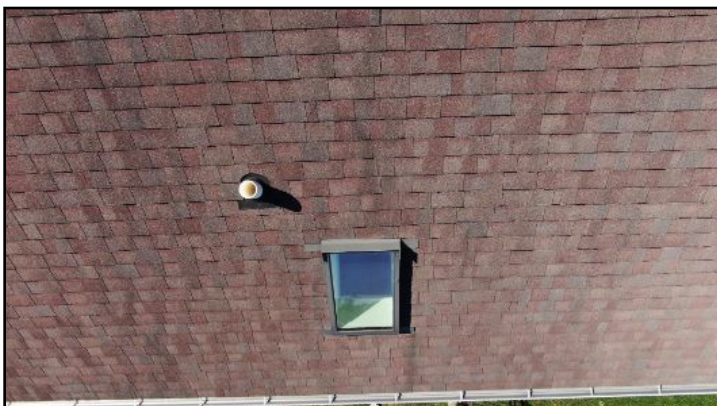
Roof Condition



Tree branches overhanging roof. Trim trees that are in contact or proximity to home, as branches can damage roofing material.



Roof Condition



Roof Condition



Roof Condition



Roof Condition



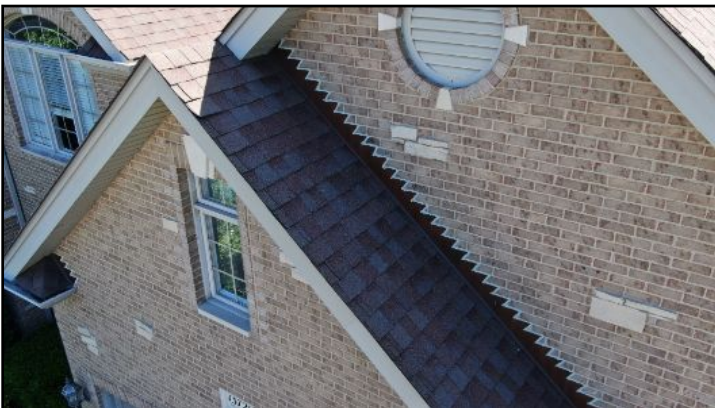
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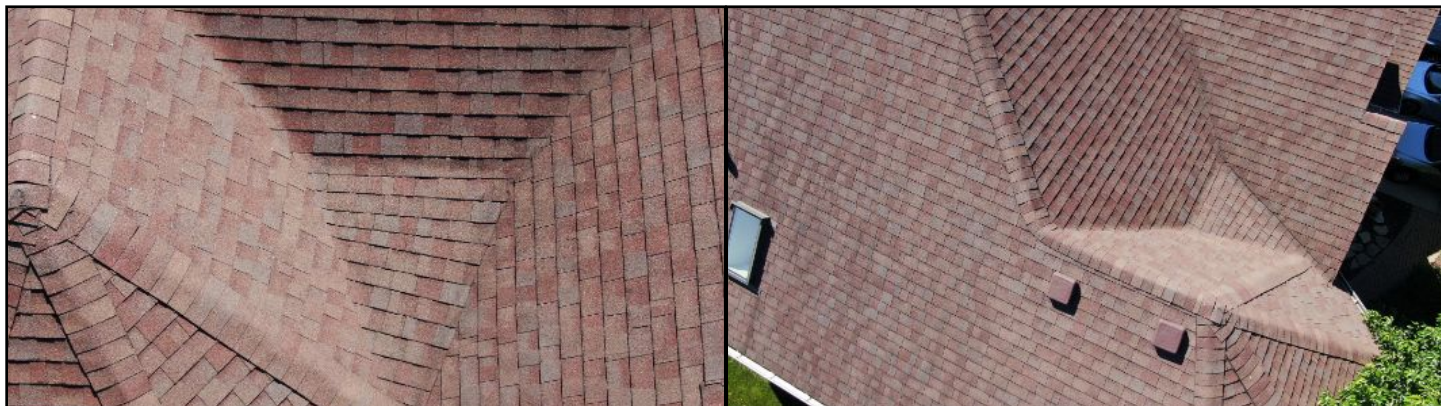
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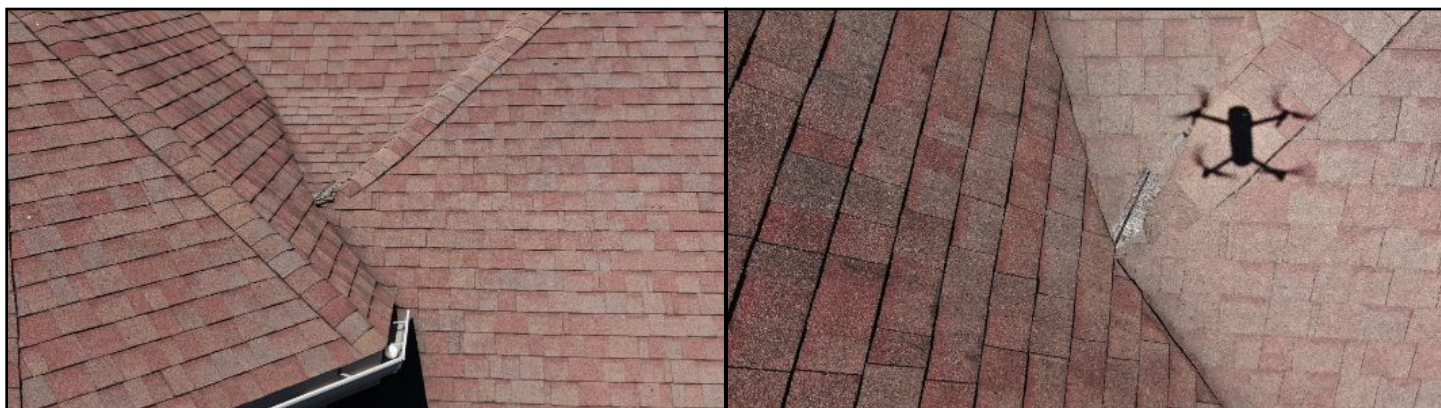


Roof Condition



No major deficiencies observed; functional and in satisfactory condition, at time of inspection.

Roof Condition



Some shingles damaged.

Some shingles damaged.



Some shingles damaged.

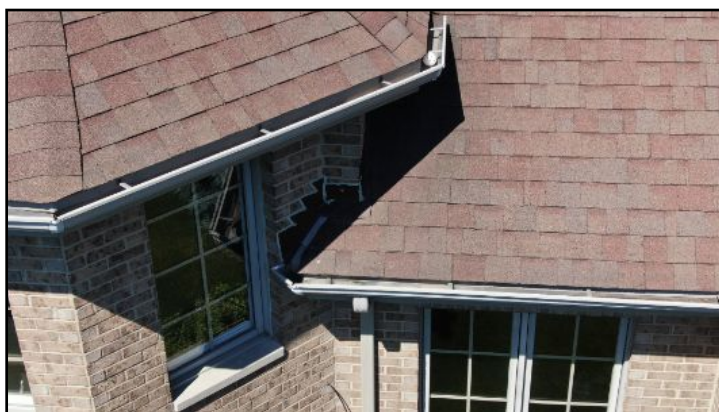
Roof Condition



Some shingles damaged.



Some shingles damaged.



Roof Condition



Some shingles damaged.

2. Gutter

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- Extensions missing - downspouts should discharge 6 feet from building and be routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement.
- Downspouts discharge onto roofs.



Extensions missing - downspouts should discharge 6 feet from building and be routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement.



No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection



Downspouts discharge onto roofs.

3. Flashing

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- Plumbing vents with proper flashing observed, no deficiencies noted.
- Furnace vent pipe and flashing- No deficiencies observed; functional and in satisfactory condition, at the time of the inspection.



Furnace vent pipe and flashing- No deficiencies observed; functional and in satisfactory condition, at the time of the inspection.



Furnace vent pipe and flashing- No deficiencies observed; functional and in satisfactory condition, at the time of the inspection.

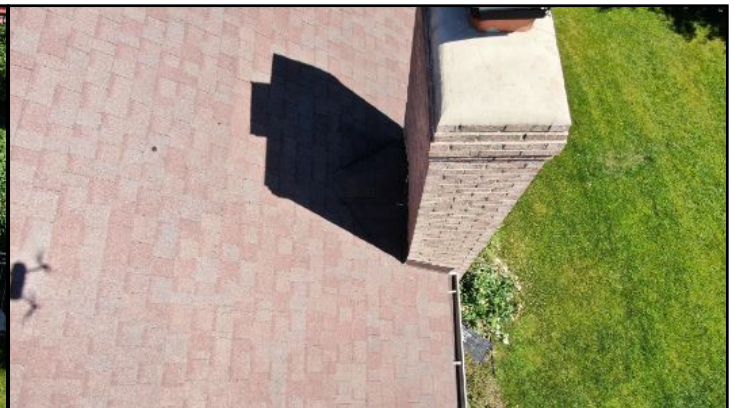
4. Chimney

Observations:

- No major deficiencies observed; functional and in satisfactory condition, at time of inspection.
- Flashing at base of chimney appears to be properly installed, no deficiencies noted.
- **Masonry chimney cap is cracked**



No major deficiencies observed; functional and in satisfactory condition, at time of inspection.



No major deficiencies observed; functional and in satisfactory condition, at time of inspection.



Masonry chimney cap is cracked



Flashing at base of chimney appears to be properly installed, no deficiencies noted.



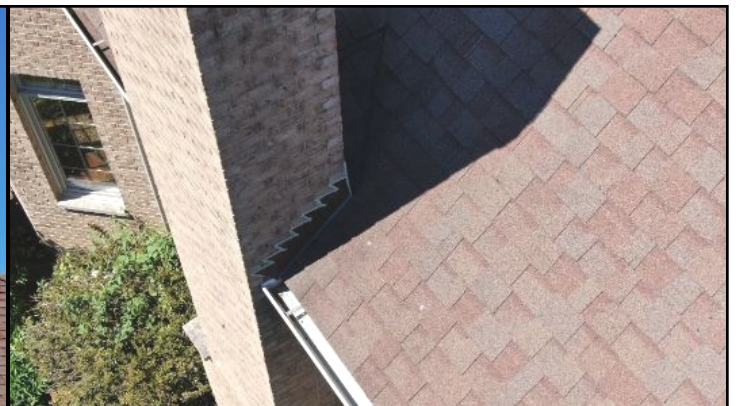
Masonry chimney cap is cracked



Masonry chimney cap is cracked



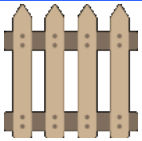
Masonry chimney cap is cracked



Flashing at base of chimney appears to be properly installed, no deficiencies noted.



Masonry chimney cap is cracked (and signed and dated).



Grounds

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.

1. Driveway and Walkway Condition

Materials: The Driveway is Concrete • The Front entry walkway is Brick Pavers

Observations:

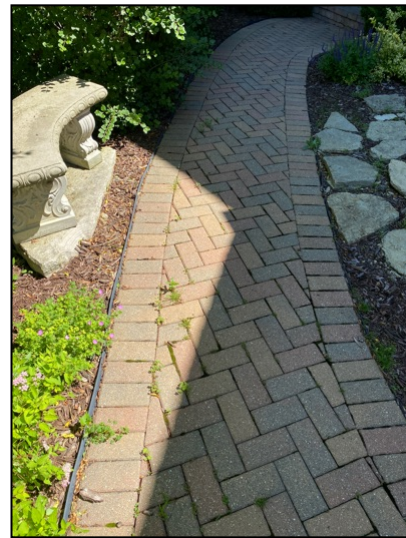
- No major deficiencies observed; functional and in satisfactory condition, at time of inspection
- **Concrete is scaling/spalling - This loosening or shedding area(s) of the top, smooth layer of the cement is a common occurrence**
Typically, caused by exposure to freezing and thawing cycles and exposure to de-icing salts.
Recommend avoid using rock salt or calcium chloride as this will possibly cause further damage/pitting.
- **Front brick paver step has settled.**



Concrete is scaling/spalling - This loosening or shedding area(s) of the top, smooth layer of the cement is a common occurrence

Typically, caused by exposure to freezing and thawing cycles and exposure to de-icing salts.

Recommend avoid using rock salt or calcium chloride as this will possibly cause further damage/pitting.



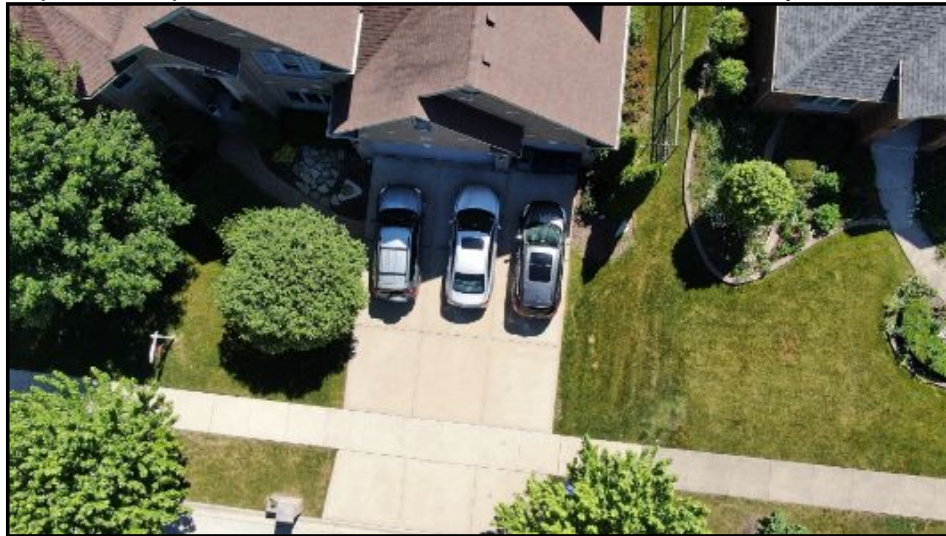
No major deficiencies observed; functional and in satisfactory condition, at time of inspection



Front brick paver step has settled.



Grounds Driveway and Walkway Condition



Grounds Driveway and Walkway Condition

2. Grading

Observations:

- The performance of lot drainage appear serviceable with the lot sloping away from the building at the time of inspection.

3. Vegetation Observations

Observations:

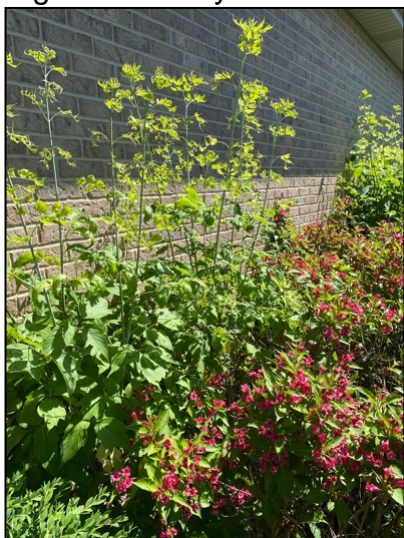
- Prune or remove any plants / Tree limbs that are in contact or proximity to home. Recommend keeping approx. 12" to 18" clearance from the house siding and windows.
- Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



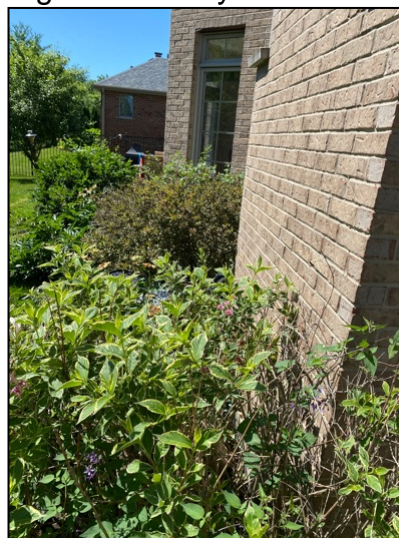
Trim vegetation away from the building.



Trim vegetation away from the building.



Trim vegetation away from the building.



Trim vegetation away from the building.

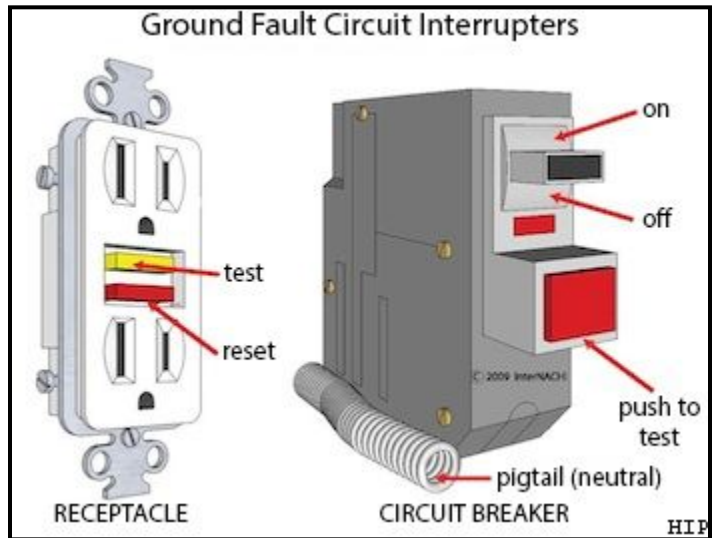


Trim vegetation away from the building.

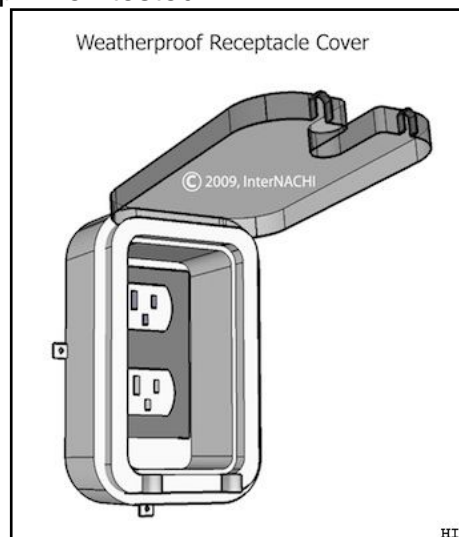
4. Exterior Electric

Observations:

- **GFCI** Outlet at - Rear did not trip when tested.
- GFCI outlet cover(s) located on- Rear, Front are not waterproof. "In use" Weatherproof cover should be installed.



GFCI Outlet at - Rear did not trip when tested.



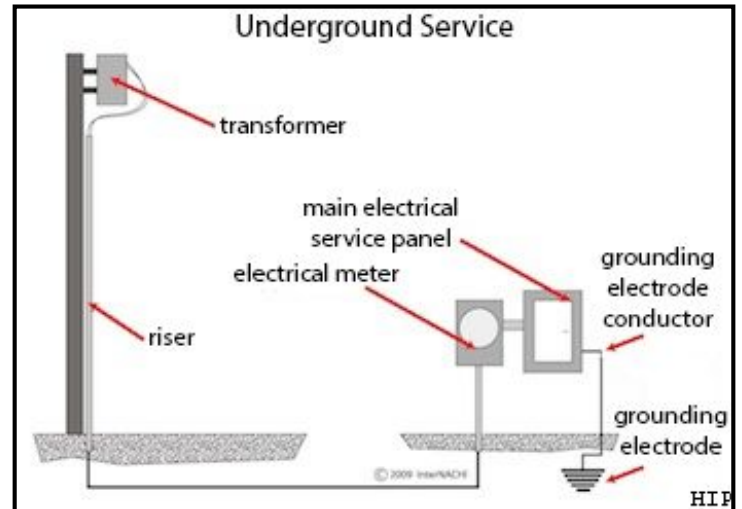
5. Service Type

Observations:

- There is an underground service lateral noted. The conductors are not visible. Typically, Aluminum wire is used to supply power from the utility company.
- There is a ground rod present.



Underground service



6. Exterior Faucet

Location: Exterior hose bib(s) located at Front , Rear



Exterior hose bib.



Exterior hose bib. Unable to access due to vegetation.

7. Patio Condition

Materials: The Patio is Concrete

Observations:

- General overall condition appear satisfactory and in good condition, at time of inspection.



General overall condition appear satisfactory and in good condition, at time of inspection.



General overall condition appear satisfactory and in good condition, at time of inspection.

8. Gas Meter Location

Observations:

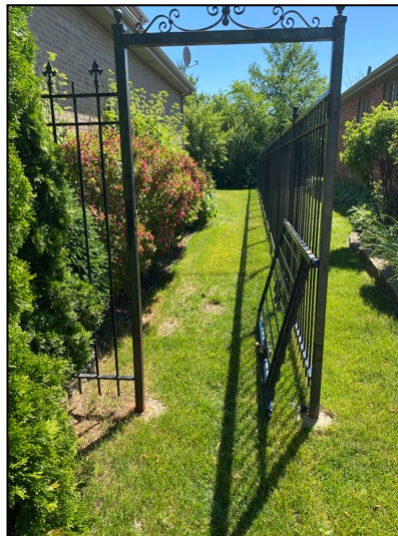
- Main gas shut off located at outside meter - Meter is located -Left Side

9. Fence/Garden Wall Condition

Materials: Metal

Observations:

- **Damaged gate observed.**



Damaged gate observed.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Caulking usually lasts anywhere from 3 –8 yrs, and exterior paint has a life span of 7 –12 yrs, depending on the product. Caulking is required more often than painting.

1. Door Condition

Materials:

- There is a Hinged exterior door located at the Front of the building.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Window Condition

Observations:

- The lintel appears to be rusting and maybe expanding. This condition is not uncommon. Sealing/Painting the lintel is recommended to prevent further rusting.



The lintel appears to be rusting and maybe expanding. This condition is not uncommon. Sealing/Painting the lintel is recommended to prevent further rusting.



The lintel appears to be rusting and maybe expanding. This condition is not uncommon. Sealing/Painting the lintel is recommended to prevent further rusting.

3. Siding Condition

Materials: Cedar siding noted. • Brick veneer noted.

Observations:

- No Major deficiencies observed; functional and in satisfactory condition, at time of inspection
- Deteriorated paint on the exterior should be repaired and painted.
- The cable box has become disconnected from the house recommend repair



Cable boxes become disconnected from the house recommend repair



Deteriorated paint on the exterior should be repaired and painted.



No Major deficiencies observed; functional and in satisfactory condition, at time of inspection



Deteriorated paint on the exterior should be repaired and painted.



Deteriorated paint on the exterior should be repaired and painted.

4. Exterior Trim Condition

Observations:

- Deteriorated paint on the exterior trim should be repaired and painted.



Deteriorated paint on the exterior trim should be repaired and painted.

5. Eaves & Facia

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

6. Visible Areas of the Foundation

Observations:

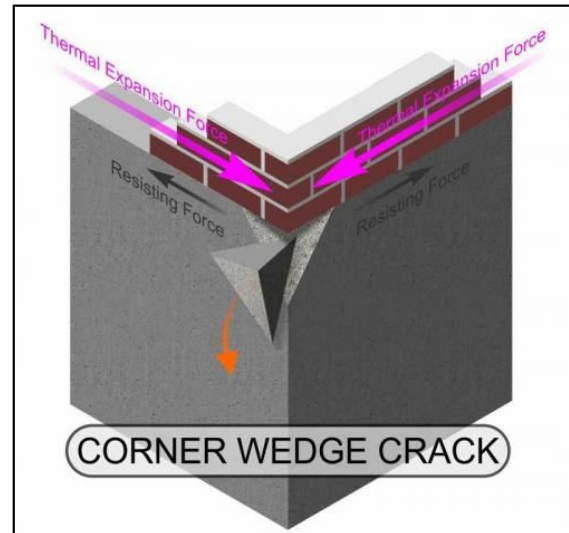
- Wedge or Corner crack on foundation. These cracks develop as a result of the expansion of the brick veneer when it is warmed by the sun. When the temperature of the brick veneer rises, the brick veneer wall expands in length and pushes or slides against the slab surface.

These cracks do not indicate anything unusual about the foundation. If the cracking at a corner becomes very bad, the concrete wedge may become loose and even fall off. In extreme cases, the wedge will no longer adequately support the brick veneer; when this happens, the corner will need to be repaired.

This is a concrete repair and not a foundation repair.



Wedge crack on foundation.



Wedge or Corner crack on foundation. These cracks develop as a result of the expansion of the brick veneer when it is warmed by the sun. When the temperature of the brick veneer rises, the brick veneer wall expands in length and pushes or slides against the slab surface. These cracks do not indicate anything unusual about the foundation. If the cracking at a corner becomes very bad, the concrete wedge may become loose and even fall off. In extreme cases, the wedge will no longer adequately support the brick veneer; when this happens, the corner will need to be repaired. This is a concrete repair and not a foundation repair.



A/C

1. Refrigerant Lines

Observations:

- Missing insulation at **A/C** unit.



Missing insulation at A/C unit.

2. AC Compressor Condition

Compressor Type: Electric powered central air conditioning unit manufactured by Rheem

Location: The compressor is located on the exterior at the Right Side.

Observations:

- Operated and appeared functional at the time of inspection.
- The fins of the outdoor portion of the air conditioning system are obstructed. This will reduce the efficiency of the system.
- Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.



AC Unit Data plate



A/C Compressor

3. Compressor approximate age

Age: Approximate 15 Years

Statistically Air conditioning unit lifespan averages 15-20 years.

4. Supply Temperature

Supply Temperature rounded to the nearest 5 degrees: 70°



A/C 2

1. Refrigerant Lines

Observations:

- Missing insulation at A/C unit.



Missing insulation at A/C unit.

2. AC Compressor Condition

Compressor Type: Electric powered central air conditioning unit manufactured by Rheem

Location: The compressor is located on the exterior at the Right Side.

Observations:

- Operated and appeared functional at the time of inspection.
- The fins of the outdoor portion of the air conditioning system are obstructed. This will reduce the efficiency of the system.
- Exterior unit not level. This can affect system performance.
- Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.



AC Unit Data plate



A/C Compressor



Exterior unit not level. This can affect system performance.

3. Compressor approximate age

Age: Approximate 15 Years

Statistically Air conditioning unit lifespan averages 15-20 years.

4. Supply Temperature

Supply Temperature rounded to the nearest 5 degrees: 65°



Garage

1. Floor Condition

Materials: Concrete floors noted.

Observations:

- Personal items in garage block complete inspection of all floor, wall and ceiling areas.

Video



Personal items in garage block complete inspection of all floor, wall and ceiling areas.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.



Personal items in garage block complete inspection of all floor, wall and ceiling areas.

2. Rafters & Ceiling

Observations:

- Drywall/Plaster - No deficiencies observed; functional and in satisfactory condition, at time of inspection

3. Garage Walls

Observations:

- Personal items in garage block complete inspection of all floor, wall and ceiling areas.

4. Exterior Door

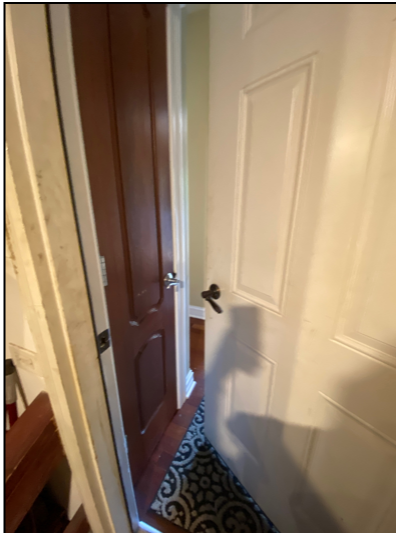
Observations:

- No door to the exterior located in the garage.

5. Garage to House Door

Observations:

- The door from the house, leading to the garage (man door), does not close automatically. It is strongly recommended that this door self-close to act as a fire stop and keep exhaust fumes out of the house.



Self Closer for door missing/not working.

6. Garage Vehicle Door Condition

Door Style: Sectional door made up of panel sections that are connected with hinges noted.

Observations:

- The two garage vehicle doors were not tested too many items in the garage to get access

7. Garage Opener

Observations:

- Chain drive opener noted.
- Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Recommend having it evaluated and repaired.



Operated at time of the inspection. Unable to test safety reversing.



Garage vehicle door opener appears to be disconnected, damaged or otherwise inoperable. Recommend having it evaluated and repaired.

8. Garage Door's Reverse Status

Observations:

- Unable to test garage door reverse status

9. GFI/Electric

Observations:

- GFCI installed was tested and functioned properly.



Structure

My inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration.

Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing.

I make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. I cannot predict when or if foundations or roofs might leak in the future.

My inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. My review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Testing of Isolating/relief valves and main shut-off valves are excluded from the inspection. Water heater relief valves are not tested.

1. Configuration

Basement

2. Foundation Material

Materials: Poured Concrete

3. Exterior wall construction

Materials: Wood frame with Masonry veneer - Masonry veneer walls consist of a single non-structural external layer of masonry, typically made of brick, stone or manufactured stone. Masonry veneer typically has an air space behind it and is called "anchored veneer"

Because brick itself isn't waterproof, the airspace also functions as a drainage plane, allowing any water that has penetrated the veneer to drain to the bottom of the air space, where it encounters flashing and is directed to the outside through weep holes, rather than entering the building.

4. Main floor Issues

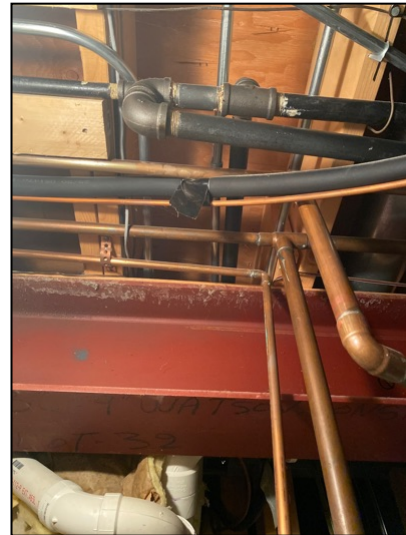
Materials: Steel columns • Steel beams • Subfloor- Plywood

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection.



No deficiencies observed; functional and in satisfactory condition, at time of inspection.



No deficiencies observed; functional and in satisfactory condition, at time of inspection.

5. Supply Piping

Observations:

- Water Supply appears to Public.
- The water main and shut off valve(s) located: Basement
- The water supply material into the building is Copper Piping
- The water distribution material inside the building is Copper Piping
- The Natural Gas supply material is: Black Steel Piping



The water main and shut off valve(s) located:
Basement



The water main and shut off valve(s) located:
Basement

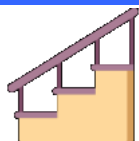


The water main and shut off valve(s) located: Basement

6. Drain Piping

Observations:

- The waste and vent piping is **PVC** Plastic



Basement/Crawlspace

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.

1. Stairs

Observations:

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

2. Railings

Observations:

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

3. Walls

Materials: Basement noted; constructed with: Poured Concrete • Basement walls are 95% finished. The condition of the foundation wall, hidden by the finish, cannot be determined.

Observations:

- No major deficiencies were observed at the visible portions of the structural wall components of the home.

Visible portions of foundation were dry.



No major deficiencies were observed at the visible portions of the structural wall components of the home.

Visible portions of foundation were dry.

4. Windows

Materials: Sliding window noted. • Escape window present • Casement window noted.

Observations:

- All accessible windows operated



All accessible windows operated

5. Sump Pump & Ejector Pump

Observations:

- The sump pump was operational at the inspection. We recommend that the sump pump be checked for proper operation twice a year. The normal life expectancy of sump pumps is between 6-10 years. Check the device often and have some type of alarm installed in case of failure.
 - Recommend the installation of a back up sump pump to prevent flooding of the basement or crawlspace, during power outages.
 - Ejector (Solid waste) pump present and is attached to the sanitary sewer.
- Unable to test due to a sealed pit with no external switch. Recommend client confirm proper operation prior to close.

This type of pump is used to remove bathroom and/or laundry waste water from the lower areas of the home, typically the basement/ crawlspace. The pump moves the waste up and out of the home thru the waste piping system.



The pump cannot be manually operated and was not tested.



The pump cannot be manually operated and was not tested. Room could not be entered due to personal belongings.



Video



Sump Pump

The sump pump Pumps as quickly as it empties but only to a certain level



Basement/Crawlspace Sump Pump & Ejector Pump

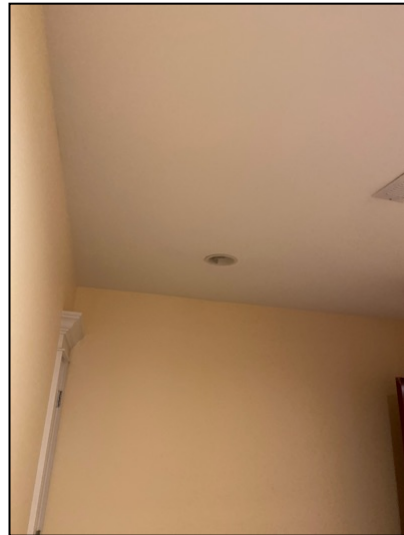
6. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.
- **Light fixture inoperative.**



Light fixture inoperative.



Light fixture inoperative.

7. GFCI

Observations:

- GFCI in installed tested and functioned properly at the time of the inspection.

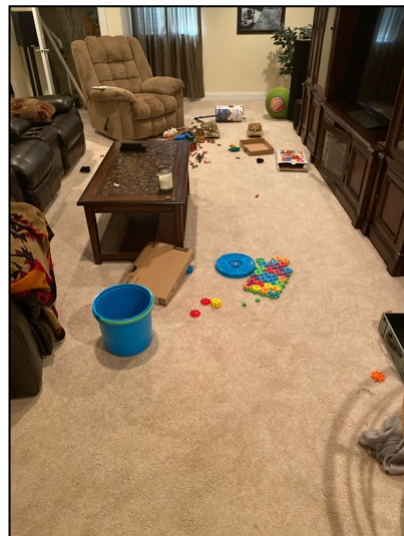
8. Floor Condition

Observations:

- Basement Floor appeared functional and in satisfactory condition, no evidence of heaving / settling at time of inspection.
- Poured concrete floor
- Tile is noted.
- Carpet is noted.



Tile is noted.



Carpet is noted.



Electrical

My inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and over-current protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection.

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.

NOTE: Smoke detectors should be replaced every 10 years from the date of manufacturing (the date should be indicated on the device). Dust and debris can settle inside the device and the sensors may not work as well after the 10-year period. You should replace any alarms that come with the house unless the manufacturing date can be proven.

Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

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.

1. Electric Panel observations

Materials: Main Disconnect located at Electric Panel. • Main Electric Panel Location: Basement • Main Panel Manufacturer - GE

Observations:

- Grounding wire installed.
- Electrical bonding Installed in the Panel.
- Double tapped breaker(s) inside panel box (more than one electrical conductor attached).

Recommend Repair by a Licensed Electrician.

- 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.
- The main electric panel is manufactured by GE and has 26 "Square D" Homeline breakers installed.

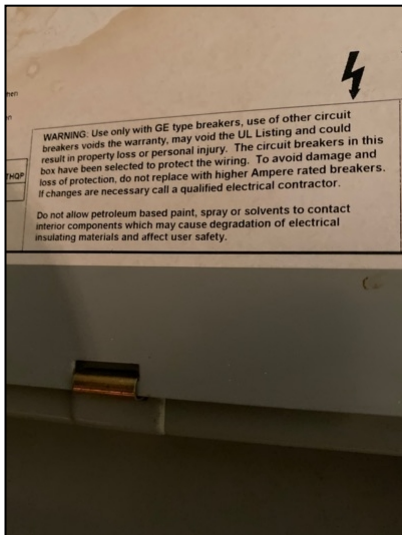
Please note that the GE panel says - non GE breakers may void the UL listing and could result in loss of property or personal injury.

From Manufacturer:

The Homeline branch breakers are NOT Classified to be used in competitors load centers. Also, the use of the branch breakers in competitors load centers is NOT authorized, nor warranted, by Square D.

<https://www.se.com/us/en/faqs/FA129931/>

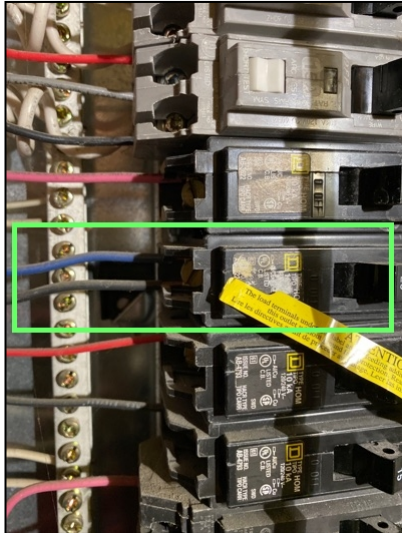
- There are 2 Homeline breakers installed that are double tapped with 2 wires installed. Square D breakers are designed to allow 2 wires, but they are not to be installed in non Square D panels.



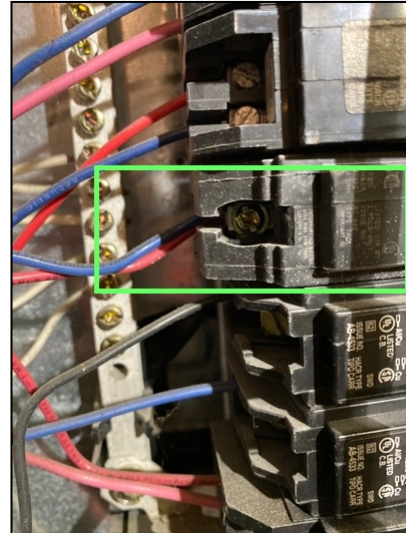
Warning inside the electric panel.



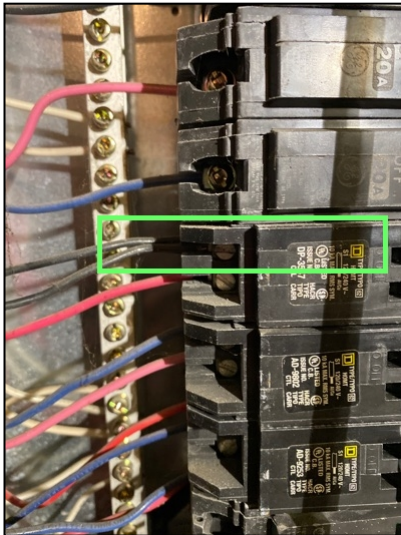
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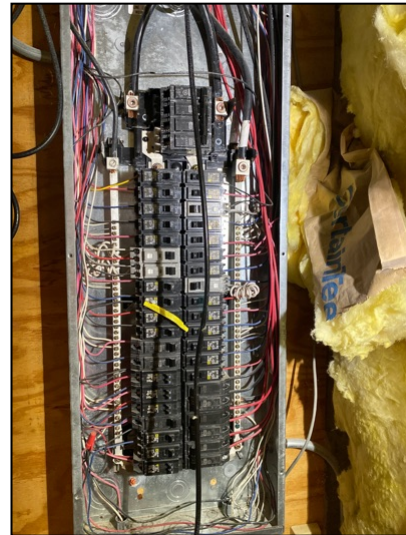
There are 2 Homeline breakers installed that are double tapped with 2 wires installed. Square D breakers are designed to allow 2 wires, but they are not to be installed in non Square D panels.



Double tapped breaker(s) inside panel box (more than one electrical conductor attached). Recommend Repair by a Licensed Electrician.



Double tapped breaker(s) inside panel box (more than one electrical conductor attached).
Recommend Repair by a Licensed Electrician.



The main electric panel is manufactured by GE and has 26 "Square D" Homeline breakers installed. Please note that the GE panel says - non GE breakers may void the UL listing and could result in loss of property or personal injury. From Manufacturer: The Homeline branch breakers are NOT Classified to be used in competitors load centers. Also, the use of the branch breakers in competitors load centers is NOT authorized, nor warranted, by Square D. <https://www.se.com/us/en/faqs/FA129931/>



Main electrical panel

2. Main Amp Breaker

Observations:

- 200 amp 220 volt Main breaker.

3. Breakers in panel

Observations:

- Breakers installed in the panel: 40
- Breakers in the Off position; 0

4. Wiring Observations

Observations:

- Copper wire with conduit.

5. Breaker Observations

Observations:

- **AFCI** Breaker(s) noted. They operate properly when tested during the inspection.



AFCI Breaker(s) noted. They operate properly when tested during the inspection.



Heating Unit

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 inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair.

Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassemble of the furnace; therefore heat exchangers are not included in the scope of this inspection.

For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Location: Location: Basement • Furnace Manufacture: Rheem

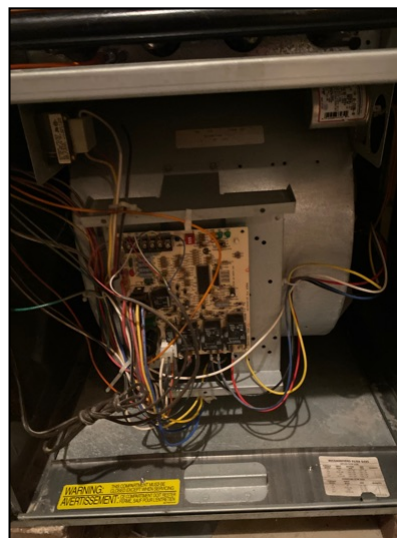
Type: Gas fired forced hot air. Distribution is by Ducts and Registers. • Approximate Age: 15
Statistically Furnace lifespan averages 16-20 years.

Observations:

- Opened all readily operable access panels System appeared functional at the time of inspection.



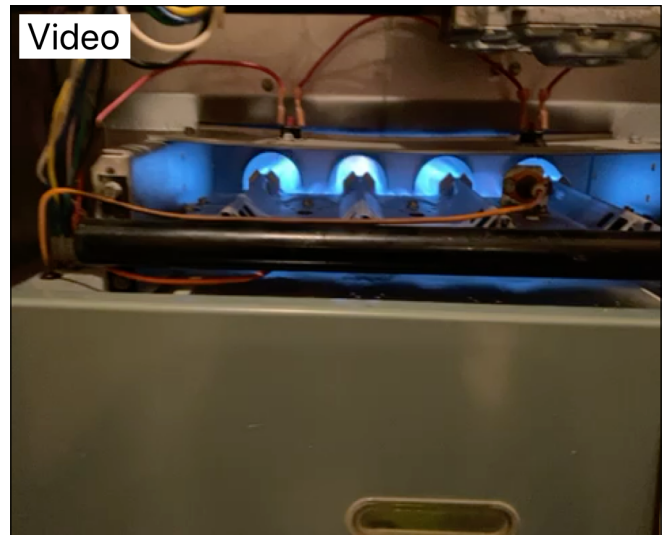
Heat Data Plate



Opened all readily operable access panels
System appeared functional at the time of inspection.



Opened all readily operable access panels
System appeared functional at the time of inspection.



Heating Unit Flame

2. Venting

Observations:

- The visible portions of the vent pipes appeared functional.
- Metal single wall chimney vent pipe noted.

3. Gas Valves

Observations:

- Gas shut off valves were present.

4. Combustion Air Source

Observations:

- Interior of building

5. Filters

Location: Located near heater in a slot cut into the duct-work. • Filter Type: Disposable • Filter size: 16 X 25.

Observations:

- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.



Filter is Dirty

6. Humidifier

Type: Duct Mounted bypass humidifier

7. Ductwork

Observations:

- No major deficiencies observed; functional and in satisfactory condition, at time of inspection.



Water Heater

1. Water Heater Condition

Heater Type: Gas - Manufacturer Bradford White • The water heater age is: 6

Statistically Water heater lifespan averages 8 -12 years.

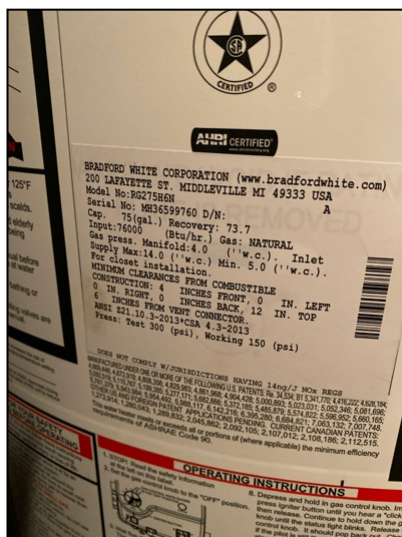
Location: The heater is located in Basement.

Observations:

- Water heater tank appears to be in satisfactory condition.

- Water temperature observed to be: 125° F.

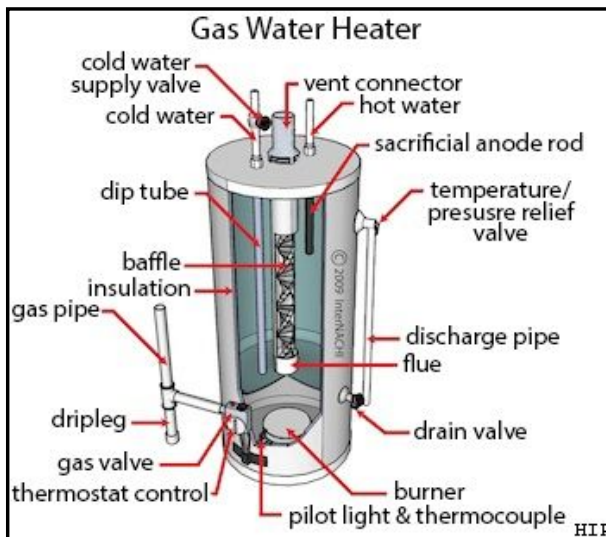
Note: Recommended temp should be set at 110-125° F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.



Water Heater Data Plate



Water Heater



2. Venting

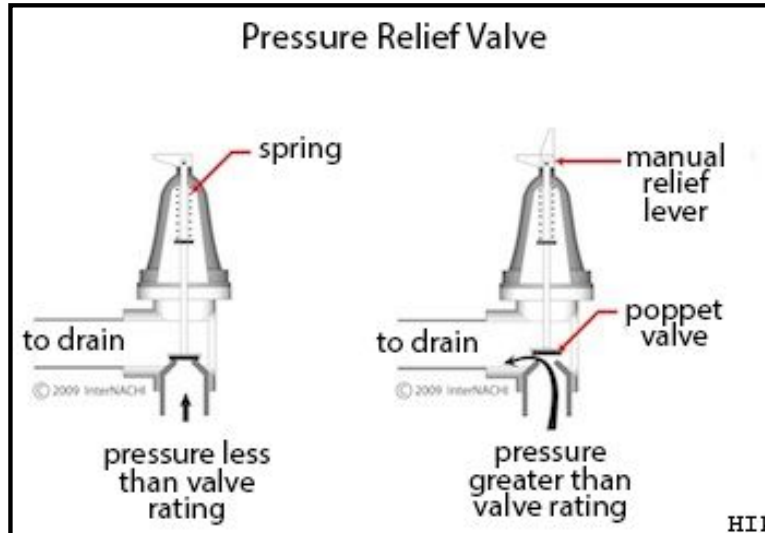
Observations:

- Metal single wall chimney vent pipe noted.
- The visible portions of the vent pipes appeared functional.

3. TPRV

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.



4. Number Of Gallons

Observations:

- 75 gallons

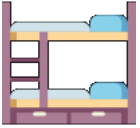
5. Gas Piping and Valve

Observations:

- Gas Piping and valves appear functional.

6. Plumbing Material Observations

Materials: Copper



Basement Bedroom

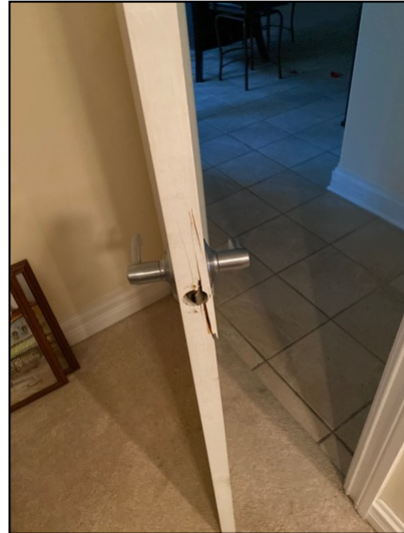
1. Doors

Observations:

- Door damaged.



No deficiencies observed; functional and in satisfactory condition, at time of inspection



Door damaged.



Door damaged.



Door damaged.

2. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.

3. Smoke Detectors

Observations:

- There were no smoke detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It has been demonstrated that having interconnected smoke detectors increases the chance for you and your family to escape from a fire safely. Wireless interconnected smoke detectors has become a popular option.

Please check out this website for more information:

www.bloatsupportgroup.com/wireless-interconnected-smoke-detectors/

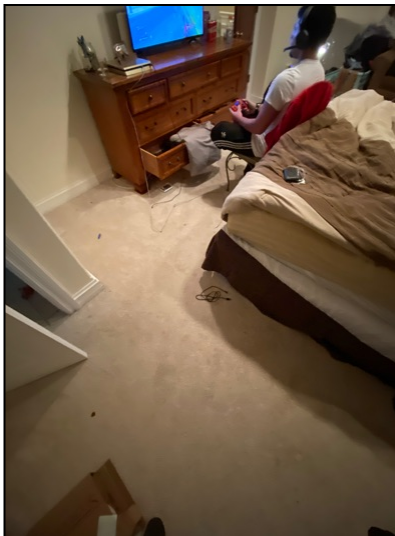
Experts recommend that there should be Smoke Detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.

4. Floor Condition

Flooring Finish: Carpet is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

5. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.

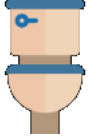


Operated normally when tested, at time of inspection.

6. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Bathroom Basement

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

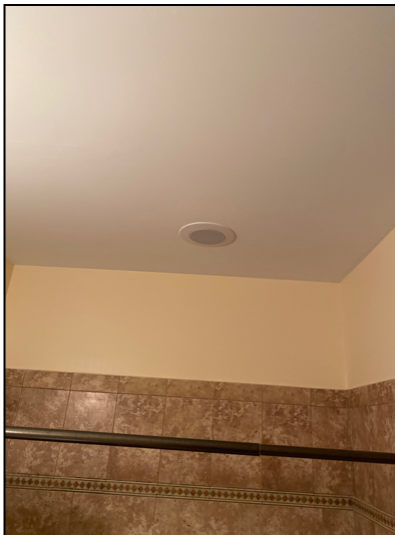
2. Window Condition

Materials: No Window present

3. Electrical

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- **Light fixture inoperative.**



Light fixture inoperative.

4. GFCI Outlets

Observations:

- GFCI in installed, tested and functioned properly at the time of the inspection.
- **GFCI Outlet is needed. Recommend installation by a licensed electrician.**



GFCI Outlet is needed. Recommend installation by a licensed electrician.



GFCI in installed, tested and functioned properly at the time of the inspection.

5. Exhaust Fan

Observations:

- The bath fan was operated; functional and in satisfactory condition, at time of inspection.

6. Cabinets

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection.
- Limited view due to personal property stored under sink cabinet. No evidence of leaking observed. Please check on final walk-thru.



Limited view due to personal property stored under sink cabinet. No evidence of leaking observed. Please check on final walk-thru.

7. Sinks

Observations:

- Drain stopper is missing/inoperable.



Drain stopper is missing/inoperable.

8. Counters

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

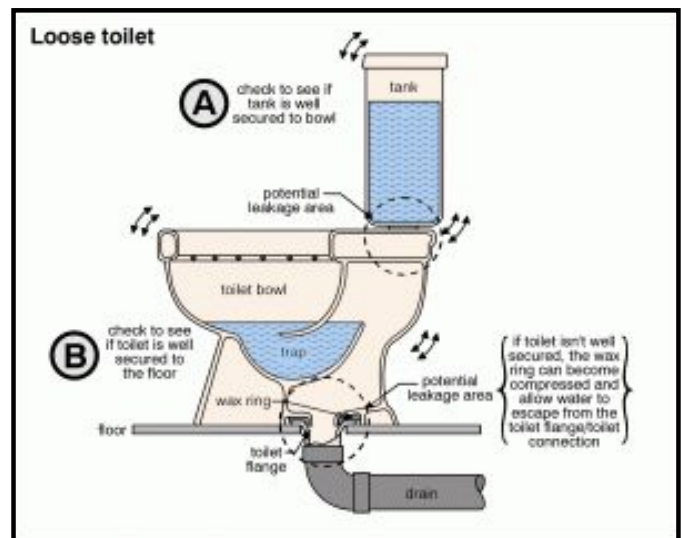
9. Toilets

Observations:

- Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation by a licensed plumbing professional.
- Toilet seat cover loose; recommend tightening.



Toilet is loose.



10. Floor Condition

Materials: Tile is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

11. Showers / Bathtub

Observations:

- No deficiencies observed in the shower faucet; functional and in satisfactory condition, at time of inspection
- No deficiencies observed in the shower base; functional and in satisfactory condition, at time of inspection
- Tiled shower base observed, we are unable to determine if a proper shower pan has been installed. No leaks observed at time of inspection.



No deficiencies observed in the shower base; functional and in satisfactory condition, at time of inspection

12. Tub / Shower Walls

Observations:

- Tile walls noted.
- No deficiencies observed; functional and in satisfactory condition, at time of inspection

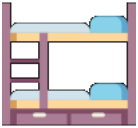


No deficiencies observed; functional and in satisfactory condition, at time of inspection

13. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Basement Office

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.

3. Smoke Detectors

Observations:

- There were no smoke detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It has been demonstrated that having interconnected smoke detectors increases the chance for you and your family to escape from a fire safely. Wireless interconnected smoke detectors has become a popular option.

Please check out this website for more information:

www.bloatsupportgroup.com/wireless-interconnected-smoke-detectors/

Experts recommend that there should be Smoke Detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.

4. Floor Condition

Flooring Finish: Carpet is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

5. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.



Operated normally when tested, at time of inspection.

6. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

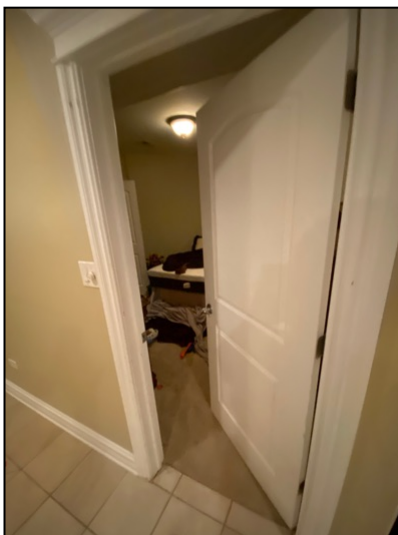


Basement Bedroom 2

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

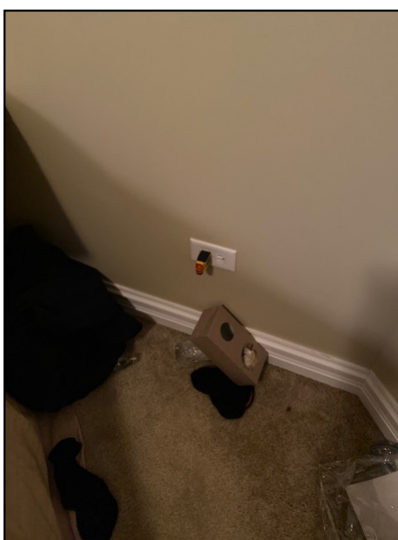


No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Electrical

Observations:

- **Outlet inoperable (No power).**



Outlet inoperable (No power).

3. Smoke Detectors

Observations:

- There were no smoke detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It has been demonstrated that having interconnected smoke detectors increases the chance for you and your family to escape from a fire safely. Wireless interconnected smoke detectors has become a popular option.

Please check out this website for more information:

www.bloatsupportgroup.com/wireless-interconnected-smoke-detectors/

Experts recommend that there should be Smoke Detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.

4. Closets

Observations:

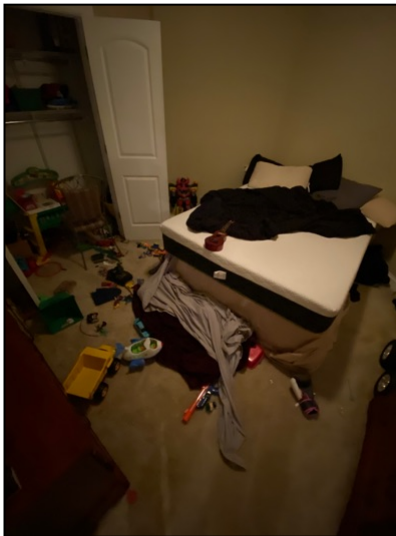
- No deficiencies observed; functional and in satisfactory condition, at time of inspection

5. Floor Condition

Flooring Finish: Carpet is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- NOTE: Some areas not accessible or visible due to stored personal items.



No deficiencies observed; functional and in satisfactory condition, at time of inspection

6. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.

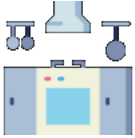


Operated normally when tested, at time of inspection.

7. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Kitchen/Dinette

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances, which are inspected by using normal operating controls to activate the primary function of the appliance. Appliances that are not built-in are not inspected such as; counter-top microwaves, coffee makers, toaster ovens, refrigerator with or without ice makers.

1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Cabinet doors have broken/loose hinges.
- Cabinet was damaged at the time of the inspection.
- Broken drawer guides noted. Recommend having a qualified contractor replace the guides.
- Drawer(s) bind in tracks.
- Wine cooler installed. It was not operational at the time of the inspection.



Wine cooler installed. It was not operational at the time of the inspection.



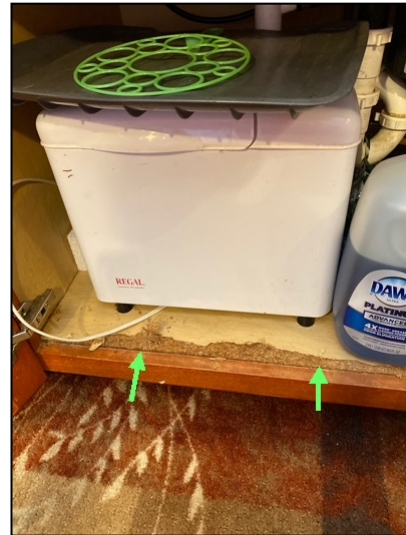
Cabinet was damaged at the time of the inspection.



Cabinet doors have broken/loose hinges.



Broken drawer guides noted. Recommend having a qualified contractor replace the guides.



Cabinet was damaged at the time of the inspection.

2. Counters

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

3. Sinks

Observations:

- No deficiencies observed with the kitchen drain lines; functional and in satisfactory condition, at time of inspection
- **Faucet damage.**
- **Most not accessible because of excessive personal items present.**



Most not accessible because of excessive personal items present.



Faucet damage.

4. Garbage Disposal

Observations:

- Operated - No deficiencies observed; functional and in satisfactory condition, at time of inspection

5. General Electrical

Observations:

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

6. GFCI Outlets

Observations:

- GFCI in installed tested and functioned properly at the time of the inspection.

7. Dishwasher

Observations:

- Dishwasher was operational 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. We recommend you operate this unit prior to closing.
- Unit is not properly fastened, recommend securing to countertop using the appropriate length screw to prevent tip from exiting top of counter causing damage.

8. Refrigerator

Observations:

- Refrigerator and freezer were inspected and found to be operational at the time of the inspection.
- Water dispenser section of refrigerator was functional at the time of the inspection.
- Ice dispenser section of refrigerator was NOT functional at the time of the inspection. Consult with seller to determine if it is functional.
- -Damaged



Ice dispenser section of refrigerator was NOT functional at the time of the inspection. Consult with seller to determine if it is functional.



-Damaged

9. Vent Condition

Materials: Exterior Vented - - Range hood fan

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

10. Oven/Stove/Cook-top

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- Gas cook top noted.
- Built in Oven: Electric
- Oven(s) operated when tested.



No deficiencies observed; functional and in satisfactory condition, at time of inspection

11. Floor Condition

Materials: Hardwood flooring is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

12. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

13. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated
 - Missing / Damaged screens observed.
 - Window(s) did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.
- Lock/Latch is Broken/Missing.
- Window(s) not able to open during the inspection.



Missing / Damaged screens observed.



Lock/Latch is Broken/Missing.



Window(s) not able to open during the inspection.
Lock/Latch is Broken/Missing.



Lock/Latch is Broken/Missing.



Missing / Damaged screens observed.



Window(s) not able to open during the inspection.
Lock/Latch is Broken/Missing.



Laundry

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Window Condition

Materials: No Window present

3. General Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- **Outlet/Switch is damaged.**



Outlet/Switch is damaged.

4. GFCI Outlets

Observations:

- GFCI in installed tested and functioned properly at the time of the inspection.

5. Washer/Dryer

Observations:

- Clothes Washer supply lines appear functional. Recommend replacing the washer supply hoses prior to first use. Metal braided hoses are stronger and will last longer than the 'rubber' type.
- Clothes Dyer was inspected and appeared to function properly.
- **Clothes Washer not inspected. Recommend checking with seller if the unit is staying as part of the real estate transaction and if it is functioning properly.**



Clothes Washer not inspected. Recommend checking with seller if the unit is staying as part of the real estate transaction and if it is functioning properly.



6. Dryer Vent & Gas Valve

Observations:

- Dryer vented to exterior.
- Gas shut off valves were present.
- The dryer vent pipe is damaged / crushed.

7. Exhaust Fan

Observations:

- None present.

8. Floor Condition

Materials: Tile is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- NOTE: Some areas not accessible or visible due to stored personal items.



No deficiencies observed; functional and in satisfactory condition, at time of inspection

9. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

10. Exterior Door

Observations:

- Hinged Door

11. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

12. Counters

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Living Room

1. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated
- **Missing / Damaged screens observed.**



Missing / Damaged screens observed.

2. Electrical

Observations:

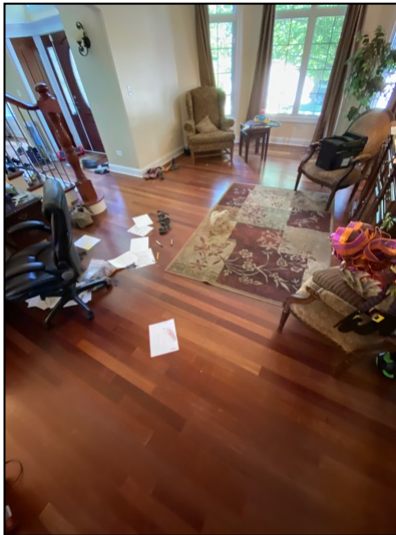
- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.

3. Floor Condition

Flooring Types: Hardwood flooring is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- NOTE: Some areas not accessible or visible due to stored personal items.



No deficiencies observed; functional and in satisfactory condition, at time of inspection

4. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

5. Ceiling Light or Fan

Observations:

- No Ceiling Light or Paddle Fan present.



First floor bath with shower

1. Doors

Observations:

- Door handle damaged.



Door handle damaged.

2. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated

3. Electrical

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

4. GFCI Outlets

Observations:

- GFCI in installed, tested and functioned properly at the time of the inspection.

5. Exhaust Fan

Observations:

- The bath fan was operated; functional and in satisfactory condition, at time of inspection.

6. Cabinets

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection.

7. Sinks

Observations:

- Operated normally, at time of inspection. No major deficiencies were observed.

8. Counters

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

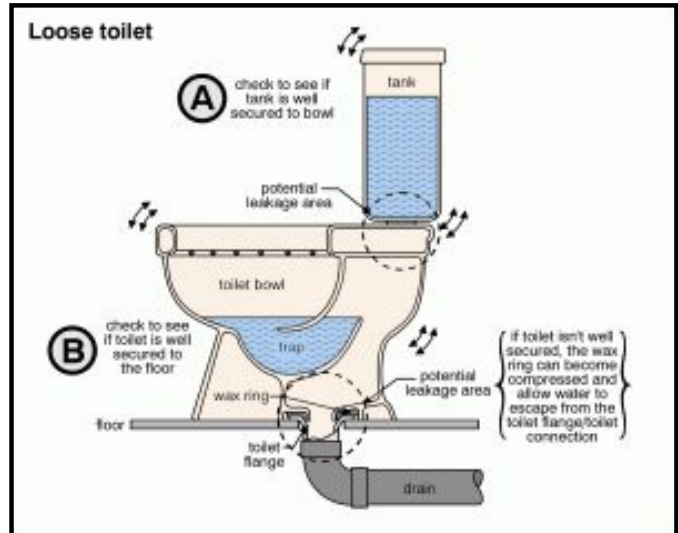
9. Toilets

Observations:

- Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation by a licensed plumbing professional.



Toilet is loose.



10. Floor Condition

Materials: Tile is noted.

Observations:

- Crack(s) noted.



Crack(s) noted.

11. Showers / Bathtub

Observations:

- No deficiencies observed in the shower faucet; functional and in satisfactory condition, at time of inspection
- No deficiencies observed in the shower base; functional and in satisfactory condition, at time of inspection



No deficiencies observed in the shower base; functional and in satisfactory condition, at time of inspection

12. Tub / Shower Walls

Observations:

- Tile walls noted.
- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

13. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Den

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- Missing / Damaged screens observed.
- Broken/cracked glass noted, repairs needed.



Missing / Damaged screens observed.



Broken/cracked glass noted, repairs needed.

3. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.

4. Smoke Detectors

Observations:

- The smoke detector present during the inspection.
- NOTE: Smoke detectors should be replaced every 10 years from the date of manufacturing (the date should be indicated on the device). Dust and debris can settle inside the device and the sensors may not work as well after the 10-year period. You should also replace any alarms that come with the house unless the manufacturing date can be proven.

5. Closets

Observations:

- The Closet light was inoperative.

6. Floor Condition

Flooring Finish: Hardwood flooring is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- NOTE: Some areas not accessible or visible due to stored personal items.

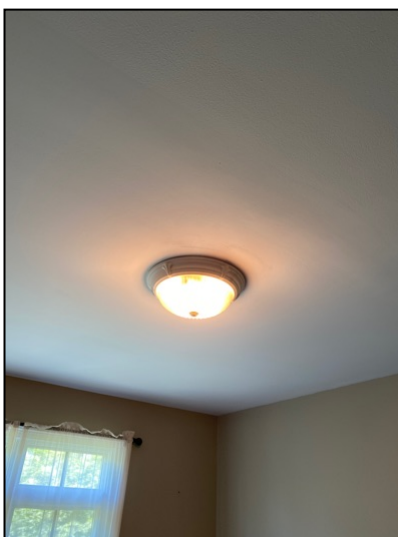


No deficiencies observed; functional and in satisfactory condition, at time of inspection

7. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.

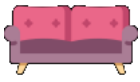


Operated normally when tested, at time of inspection.

8. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Family Room

1. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated

2. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.

3. Floor Condition

Materials: Carpet is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

4. Walls/Ceilings Condition

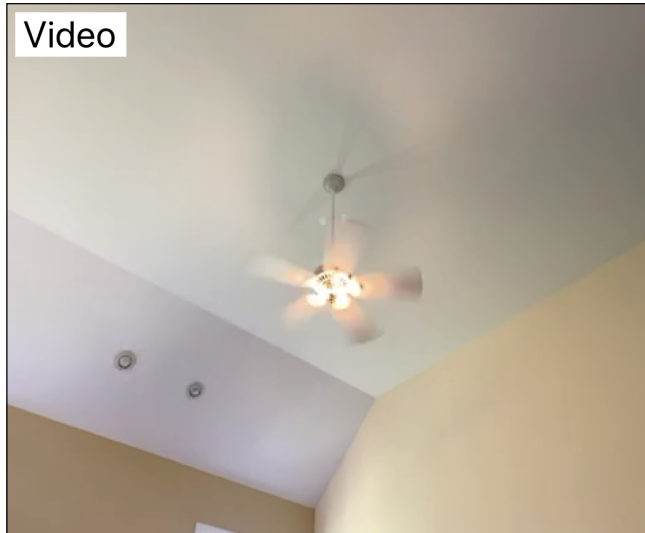
Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

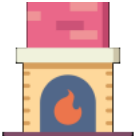
5. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.



Operated normally when tested, at time of inspection.



Fireplace

1. Fireplace Observations

Materials: Family Room

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times.
- No deficiencies observed; functional and in satisfactory condition, at time of inspection.
- Gas line present in fireplace.



No deficiencies observed; functional and in satisfactory condition, at time of inspection.

2. Chimney Observations

Materials: Masonry

Observations:

- Chimney - No major deficiencies observed; functional and in satisfactory condition, at time of inspection.

A professional chimney sweep should be hired to clean out the unit at least once a year;

- The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary." This is the national safety standard and is the correct way to approach the problem. This standard takes into account the fact that even if you don't use your chimney much, animals may build nests in the flue or there may be other types of deterioration that could make the chimney unsafe to use

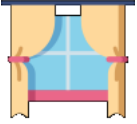
The National Fire Protection Association (www.nfpa.org) advises that each chimney receive an inspection each time a residence is sold. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

- Creosote build-up observed.



Chimney - No major deficiencies observed; functional and in satisfactory condition, at time of inspection.

A professional chimney sweep should be hired to clean out the unit at least once a year;



Dining Room

1. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated
- **Missing / Damaged screens observed.**



Missing / Damaged screens observed.

2. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.

3. Floor Condition

Flooring Types: Hardwood flooring is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- NOTE: Some areas not accessible or visible due to stored personal items.



No deficiencies observed; functional and in satisfactory condition, at time of inspection

4. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

5. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.
- The Ceiling Light or Paddle Fan did NOT operate when tested.



Operated normally when tested, at time of inspection.



The Ceiling Light or Paddle Fan did NOT operate when tested.



1. Heater Condition

Observations:

-

[illegible]

Video

Observations:

- Page 91 of 120



Efflorescence observed on vent pipe at joints.

3. Gas Valves

Observations:

- Gas shut off valves were present.

4. Combustion Air Source

Observations:

- Interior of building

5. Filters

Location: Located near heater in a slot cut into the duct-work. • Filter Type: Disposable • Filter size: 16 X 25.

Observations:

- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.



Filter is Dirty

6. Humidifier

Type: No Humidifier was present at the time of the inspection.

7. Ductwork

Observations:

- No major deficiencies observed; functional and in satisfactory condition, at time of inspection.



Main Bedroom

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated

3. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.
- **Light fixture inoperative.**



Light fixture inoperative.

4. Smoke Detectors

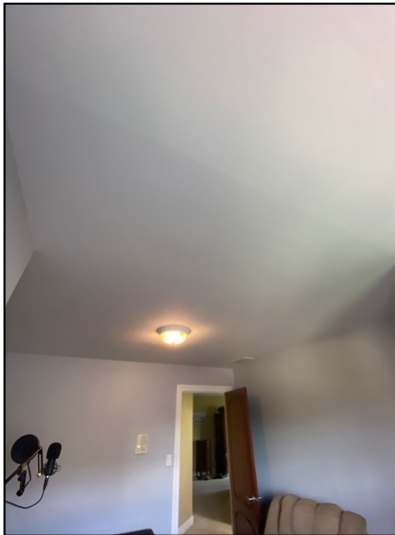
Observations:

- The smoke detector present during the inspection.
- **There were no smoke detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It has been demonstrated that having interconnected smoke detectors increases the chance for you and your family to escape from a fire safely. Wireless interconnected smoke detectors has become a popular option.**

Please check out this website for more information:

www.bloatsupportgroup.com/wireless-interconnected-smoke-detectors/

Experts recommend that there should be Smoke Detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.



There were no smoke detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It has been demonstrated that having interconnected smoke detectors increases the chance for you and your family to escape from a fire safely. Wireless interconnected smoke detectors has become a popular option.

Please check out this website for more information:
www.bloatsupportgroup.com/wireless-interconnected-smoke-detectors/

Experts recommend that there should be Smoke Detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.

5. Closets

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

6. Floor Condition

Flooring Finish: Carpet is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

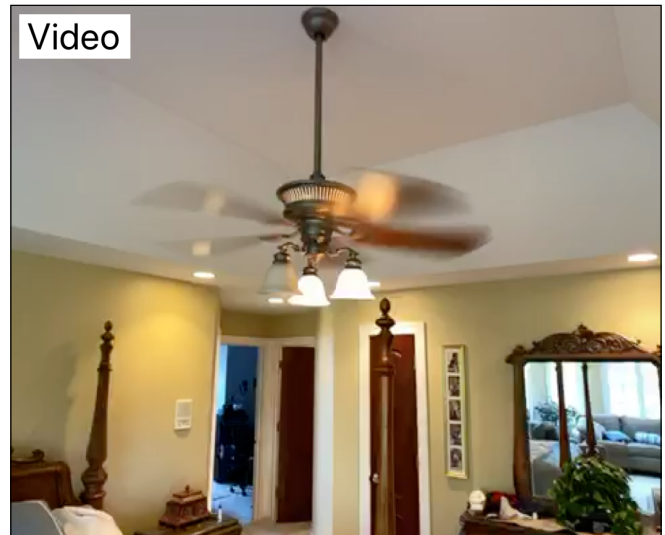
7. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.
- The LIGHT portion of the Paddle Fan did NOT operate at the time of the inspection.



Operated normally when tested, at time of inspection.



Video

Operated normally when tested, at time of inspection.



The LIGHT portion of the Paddle Fan did NOT operate at the time of the inspection.

8. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

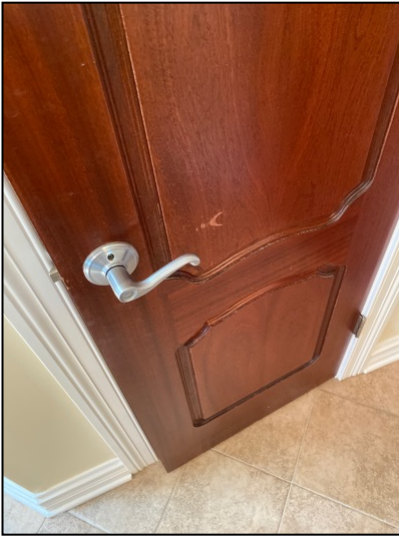


Bathroom - Main -

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- **Door damaged.**



Door damaged.



Door damaged.

2. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated

3. Electrical

Observations:

- **Light fixture inoperative.**



Light fixture inoperative.



Light fixture inoperative.

4. GFCI Outlets

Observations:

- GFCI in installed, tested and functioned properly at the time of the inspection.

5. Exhaust Fan

Observations:

- The bath fan was operated; functional and in satisfactory condition, at time of inspection.

6. Cabinets

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection.
- There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.



There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.

7. Sinks

Observations:

- Operated normally, at time of inspection. No major deficiencies were observed.

8. Counters

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

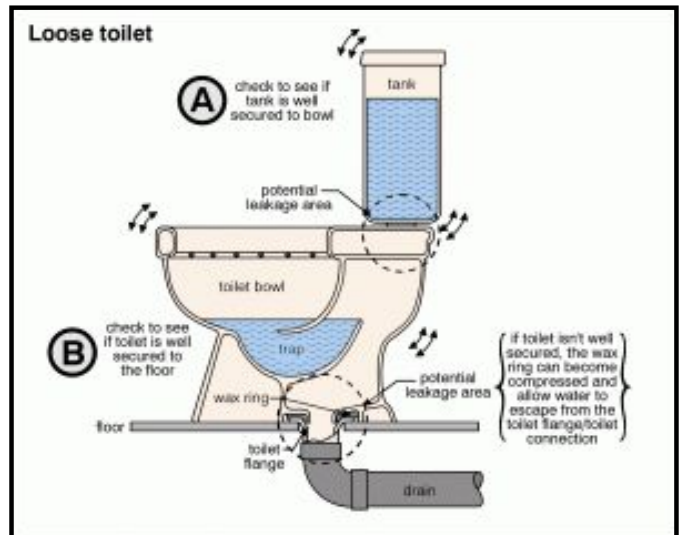
9. Toilets

Observations:

- Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation by a licensed plumbing professional.



Toilet is loose.

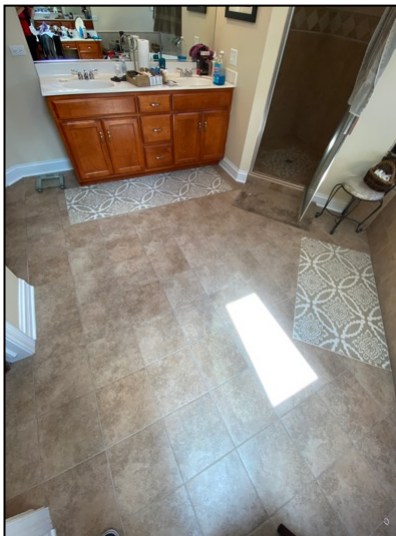


10. Floor Condition

Materials: Tile is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

11. Showers

Observations:

- No deficiencies observed in the shower base; functional and in satisfactory condition, at time of inspection
- Tiled shower base observed, we are unable to determine if a proper shower pan has been installed. No leaks observed at time of inspection.



No deficiencies observed in the shower base; functional and in satisfactory condition, at time of inspection

12. Shower Walls

Observations:

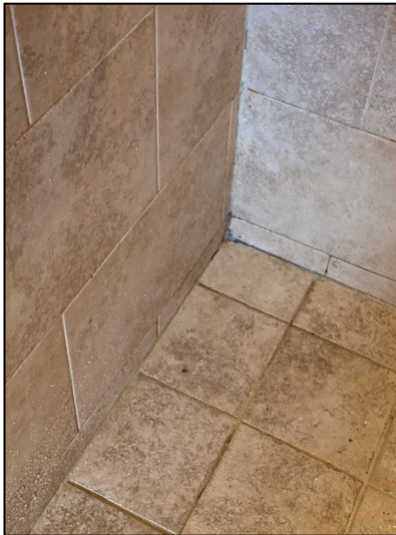
- Tile walls noted.
- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- Missing/damaged caulk observed. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



No deficiencies observed; functional and in satisfactory condition, at time of inspection



Recommend replacing missing caulking.



Recommend replacing missing caulking.

13. Bath Tub

Observations:

- Whirlpool
- Whirlpool tub; No deficiencies observed functional and in satisfactory condition at the time of the inspection.

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 closing.

- GFCI for spa tub not visible - The reset is located in a difficult space to access.
- Faucet controls are damaged/broken.



Faucet controls are damaged/broken.



Whirlpool

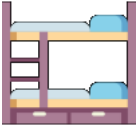
14. Tub Enclosure

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

15. Walls/Ceilings Condition**Observations:**

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Bedroom 2

1. Doors

Observations:

- Door doesn't latch properly.
- Door damaged.



Door doesn't latch properly.

2. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- Missing / Damaged screens observed.
- Window(s) did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.
- Window(s) not able to open during the inspection.



Lock/Latch is Broken/Missing.



Lock/Latch is Broken/Missing.



Window(s) not able to open during the inspection. Lock/Latch is Broken/Missing.

3. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.
- **Outlet/Switch is damaged.**



Outlet/Switch is damaged.

4. Smoke Detectors

Observations:

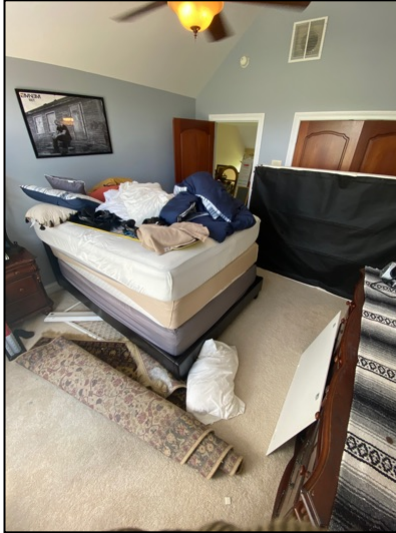
- The smoke detector present during the inspection.
- NOTE: Smoke detectors should be replaced every 10 years from the date of manufacturing (the date should be indicated on the device). Dust and debris can settle inside the device and the sensors may not work as well after the 10-year period. You should also replace any alarms that come with the house unless the manufacturing date can be proven.

5. Floor Condition

Flooring Finish: Carpet is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- NOTE: Some areas not accessible or visible due to stored personal items.

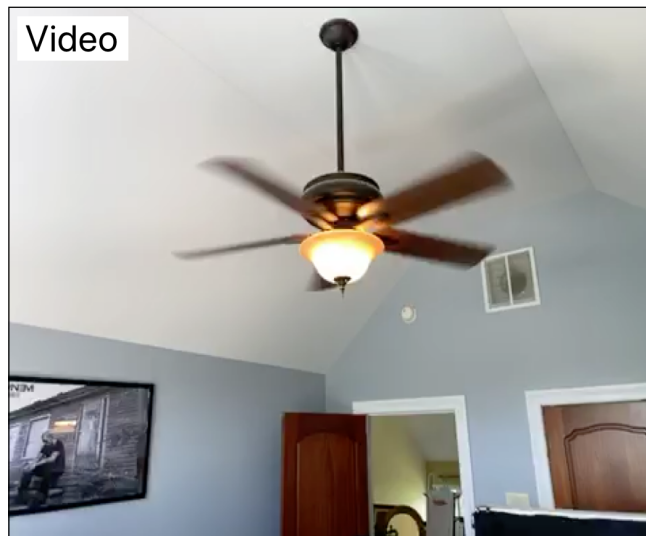


No deficiencies observed; functional and in satisfactory condition, at time of inspection

6. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.



Operated normally when tested, at time of inspection.

7. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Bedroom 2 Bathroom

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Window Condition

Materials: No Window present

3. Electrical

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- **Light fixture inoperative.**



Light fixture inoperative.

4. GFCI Outlets

Observations:

- GFCI in installed, tested and functioned properly at the time of the inspection.

5. Exhaust Fan

Observations:

- The bath fan was operated; functional and in satisfactory condition, at time of inspection.

6. Cabinets

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection.

7. Sinks

Observations:

- Operated normally, at time of inspection. No major deficiencies were observed.

8. Counters

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

9. Toilets

Observations:

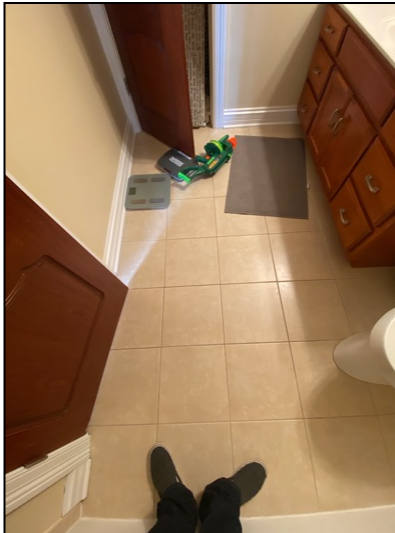
- Operated when tested; in good visual condition. No deficiencies noted.
- Toilet seat cover loose; recommend tightening.

10. Floor Condition

Materials: Tile is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

11. Showers / Bathtub

Observations:

- Tub
- No deficiencies observed with the bathtub; functional and in satisfactory condition, at time of inspection
- No deficiencies observed in the shower faucet; functional and in satisfactory condition, at time of inspection
- Stopper is missing.
- Shower diverter did not operate properly.
- Shower mast is loose in the wall.



Stopper is missing.

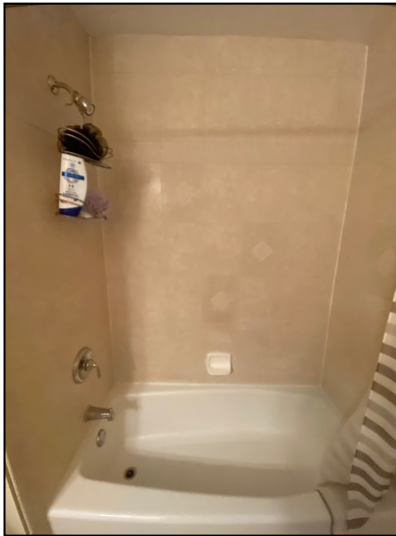


Shower diverter did not operate properly.

12. Tub / Shower Walls

Observations:

- Tile walls noted.
- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

13. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Bedroom 3

1. Doors

Observations:

- Door damaged.



Door damaged.



Bedroom 3 Doors

2. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated
- Window(s) not able to open during the inspection.



Window(s) not able to open during the inspection. Handle is missing.

3. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.

4. Smoke Detectors

Observations:

- The smoke detector present during the inspection.

5. Closets

Observations:

- Closet light fixtures have bare bulbs. This can be a potential fire hazard if flammable objects comes in contact with an exposed light bulb.

Incandescent luminaries with open or partially enclosed lamps and pendant luminaries or lamp holders may prove to be a hazard.

Recommend installing lights that:

1. Surface mounted or recessed incandescent or LED luminaries with completely enclosed light sources
2. Surface mounted or recessed fluorescent luminaries
3. Surface mounted fluorescent or LED luminaries identified as suitable for installation with in the closet storage space."

6. Floor Condition

Flooring Finish: Carpet is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- NOTE: Some areas not accessible or visible due to stored personal items.

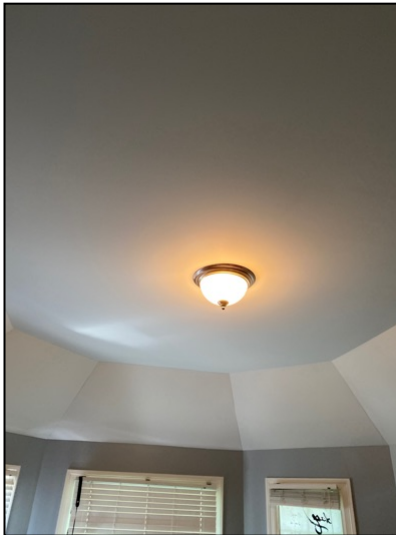


No deficiencies observed; functional and in satisfactory condition, at time of inspection

7. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.



Operated normally when tested, at time of inspection.

8. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Jack & Jill Bathroom

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Window Condition

Materials: Skylight was present



Jack & Jill Bathroom Window Condition

3. Electrical

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

4. GFCI Outlets

Observations:

- GFCI in installed, tested and functioned properly at the time of the inspection.

5. Exhaust Fan

Observations:

- The bath fan was operated; functional and in satisfactory condition, at time of inspection.

6. Cabinets

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection.

7. Sinks

Observations:

- Operated normally, at time of inspection. No major deficiencies were observed.

8. Counters

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

9. Toilets

Observations:

- Operated when tested; in good visual condition. No deficiencies noted.

10. Floor Condition

Materials: Tile is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed; functional and in satisfactory condition, at time of inspection

11. Showers / Bathtub

Observations:

- Tub
- No deficiencies observed in the shower faucet; functional and in satisfactory condition, at time of inspection
- **Stopper is missing.**



Stopper is missing.

12. Tub / Shower Walls

Observations:

- Tile walls noted.
- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- Missing/damaged caulk observed. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



Missing/damaged caulk observed. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

Missing/damaged caulk observed. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

13. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



Grill cover is missing



Bedroom 4

1. Doors

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection

2. Window Condition

Materials: Insulated glass noted. • Casement window(s) noted.

Observations:

- All accessible windows operated
- Missing / Damaged screens observed.
- Peeling paint observed, suggest scraping and painting as necessary.



Missing / Damaged screens observed.



Peeling paint observed, suggest scraping and painting as necessary.

3. Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some outlets were not accessible due to furniture and or stored personal items, Outlets tested were functional at the time of the inspection.

4. Smoke Detectors

Observations:

- The smoke detector present during the inspection.
- NOTE: Smoke detectors should be replaced every 10 years from the date of manufacturing (the date should be indicated on the device). Dust and debris can settle inside the device and the sensors may not work as well after the 10-year period. You should also replace any alarms that come with the house unless the manufacturing date can be proven.

5. Closets

Observations:

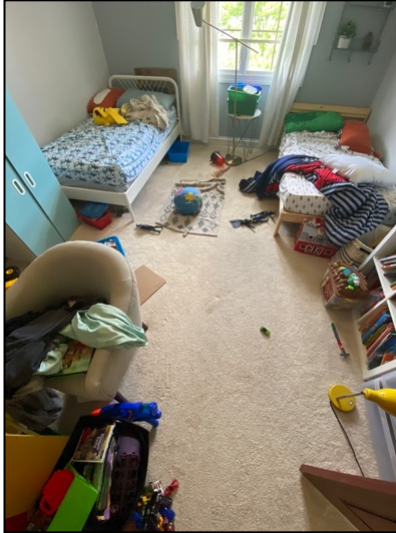
- The Closet light was inoperative.

6. Floor Condition

Flooring Finish: Carpet is noted.

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection
- NOTE: Some areas not accessible or visible due to stored personal items.



No deficiencies observed; functional and in satisfactory condition, at time of inspection

7. Ceiling Light or Fan

Observations:

- Operated normally when tested, at time of inspection.



Operated normally when tested, at time of inspection.

8. Walls/Ceilings Condition

Observations:

- No deficiencies observed; functional and in satisfactory condition, at time of inspection



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

Observations:

- The attic was entered.

2. Structure

Observations:

- There were no signs of water or moisture in the attic.
- Roof Rafters and Ceiling Joists
- Plywood Sheathing



There were no signs of water or moisture in the attic.



Roof Rafters and Ceiling Joists



Roof Rafters and Ceiling Joists



Roof Rafters and Ceiling Joists



There were no signs of water or moisture in the attic.



There were no signs of water or moisture in the attic.

3. Insulation Condition

Materials: Blown in **cellulose** insulation noted.

Depth: Insulation averages about 8-10 inches in depth

Observations:

- Insulation appears adequate - No deficiencies observed; functional and in satisfactory condition, at time of inspection



Insulation appears adequate - No deficiencies observed; functional and in satisfactory condition, at time of inspection



Insulation appears adequate - No deficiencies observed; functional and in satisfactory condition, at time of inspection



Insulation appears adequate - No deficiencies observed; functional and in satisfactory condition, at time of inspection

4. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Roof vents noted.

5. Chimney Observations

Observations:

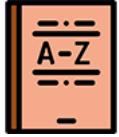
- Furnace flue/vent pipe appeared functional at the time of the inspection.



Furnace flue/vent pipe appeared functional at the time of the inspection.



Furnace flue/vent pipe appeared functional at the time of the inspection.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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