

# HOME CONDITION REPORT

Prepared for the exclusive use of:

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**Prepared by: ALL AROUND HOME INSPECTIONS**



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Inspection Date: 07/04/2005

# Inspection Summary

*POSITIVE ASPECTS:* In the opinion of the inspector, the noted items were of a better quality than what was expected to be found in relation to homes of similar construction, age, or price range. These items may benefit the owner in comfort and or value.

## SITE

### Site

#### *2.9 Bushes and Shrubs Condition:*

Good - The shrubs and/or bushes have a better appearance than expected. They are neatly trimmed and spaced.

### Utility Services

#### *2.19 Electric Service:*

Underground.

#### *2.21 Cable Television Service:*

Underground.

#### *2.22 Telephone Service:*

Underground.

## ROOF & ATTIC

### Roofing

#### *4.5 Condition of Roof Covering Material:*

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

## STRUCTURAL

### Structural

#### *5.3 Siding Condition:*

Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.

#### *5.4 Siding Conditions:*

Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.

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

Good - The exposed painted surfaces of the siding and trim appear to be nearly new or freshly painted. This finish should last for many years without the need for anything other than touch-ups.

#### *5.9 Outside Entry Doors:*

Good - The outside entry door is of insulated glass. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

## HEATING, VENTILATION & AIR CONDITIONING

### Heating Unit 1

#### *6.12 Heating System Type:*

The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

#### *6.19 Carbon Monoxide Tested:*

A carbon monoxide alarm was installed on the top level. Its function was not tested.

#### *6.24 Electronic Air Cleaner Installed:*

Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.

#### *6.29 Thermostat Condition:*

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

## ELECTRICAL

### Primary Power Source

#### *7.2 Service/Entrance/Meter:*

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

## **Main Power Panel & Circuitry**

### *7.20 Exterior Lighting:*

There is a security light fixture on a pole on the property.

## **PLUMBING**

### **Plumbing**

#### *8.24 Sump Pump:*

There is a battery backup installed. This will be of benefit should the electric fail, especially during a rainstorm.

#### *8.26 Lawn Sprinkler System:*

There is a lawn sprinkler system installed.

### **Water Heater**

#### *8.44 Insulated Hot Water Piping:*

Good - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss. This is an extremely good luxury to have.

## **KITCHEN**

### *9.9 Countertops:*

The countertops in the kitchen appear to be new, and they should provide years of service.

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

Good - The cabinets in this kitchen are of a better quality than expected.

## **BEDROOMS**

### **Master Bedroom**

#### *12.3 Closet:*

This closet was extremely large and full of shelving and space. An extremely nice selling point.

#### *12.7 Ceiling Fan:*

Good - There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.

#### *12.8 Floor:*

Good - The floor covering is newer and should provide years of service. Only visible portions of the floor were noted during the inspection. Large furniture prevented the entire floor from being inspected.

### **Bedrooms- All Other**

#### *12.20 Ceiling Fan:*

Good - There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.

#### *12.21 Floor:*

Good - The floor covering is newer, and it should provide years of service.

## **OTHER LIVING SPACES**

### **Front Entry & Main Hallway**

#### *13.2 Front Entry Door:*

The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. This is a good safety feature.

## **SITE**

### **Paving Condition**

#### *2.13 Driveway Condition:*

Spalling - This is when the surface is flaking off. Although it is not necessarily a fatal condition, it may worsen over time. At some point you may want to replace sections for aesthetic purposes.

## **ROOF & ATTIC**

### **Roofing**

#### *4.12 Roof Gutter System:*

Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.

### **Attic & Ventilation**

#### *4.22 Ventilation Hi/Low:*

Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

*4.23 Vapor Barrier Installed:*

A vapor barrier installed under the insulation on the warm side of the insulation will prevent moisture from rising into the attic from the living space below.

**STRUCTURAL**

**Structural**

*5.14 Earth-to-Wood Clearance:*

It is suggested that there should be a minimum of a 4" clearance between the earth and any wood siding or framing materials.

**ELECTRICAL**

**Main Power Panel & Circuitry**

*7.18 Smoke Detectors:*

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

**PLUMBING**

**Water Heater**

*8.39 Temperature Controls:*

Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.

**BATHROOMS**

**Master Bathroom**

*11.15 Toilet Condition*

We would recommend caulking around the base of the toilet to create a seal between the toilet and the floor to prevent any accidental toilet overflow from entering into the sub-floor.

**Bathroom**

*11.38 Toilet Condition*

We would recommend caulking around the base of the toilet to create a seal between the toilet and the floor to prevent any accidental toilet overflow from entering into the sub-floor.

**Partial Bathroom**

*11.60 Toilet Condition*

We would recommend caulking around the base of the toilet to create a seal between the toilet and the floor to prevent any accidental toilet overflow from entering into the sub-floor.

**BEDROOMS**

**Master Bedroom**

*12.13 Smoke Detector:*

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Bedrooms- All Other**

*12.23 Electrical Outlets:*

We did note that the outlets in the Green room had been painted over. This is not a problem however this does make it difficult to plug things into these outlets.

*12.26 Smoke Detector:*

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

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

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

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

## **SITE**

### **Site**

#### *2.8 Site Drainage:*

Action Necessary - There are areas of the lot that need adjustment to allow water to run off of the property. There are areas that may allow water to interfere with the foundation.

## **FOUNDATION**

### **Interior View of Basement**

#### *3.21 Staircase Condition:*

Action Necessary - Action is necessary as the current staircase condition presents an unsafe condition or trip hazard. The hand rail on the right side needs to be re-fastened tightly into the wall.

#### *3.22 Moisture on Exposed Basement Walls Noted:*

Action Necessary - Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure.

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

## **ROOF & ATTIC**

### **Roofing**

#### *4.11 Evidence of Leakage:*

Yes - noted in the master bathroom.

## **STRUCTURAL**

### **Deck/Porch/Balcony**

#### *5.32 Stairs Condition:*

Action Necessary - There is a trip hazard on the staircase leading into the middle of the yard on the last step. Repair is necessary. Use Caution. There is no handrail on the north staircase. Any staircase over 30 inches in height must have a handrail for safety reasons. This staircase is over 30 inches high and needs a handrail installed.

## **HEATING, VENTILATION & AIR CONDITIONING**

### **Heating Unit 1**

#### *6.18 Heat Exchanger Inspected:*

Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection. Also noted was that the safety shut off switch was taped in a closed position. This switch kills the power to the unit when the access panel door is removed. This is a safety operation and should not be overridden by taping it in the closed position.

## **ELECTRICAL**

### **Main Power Panel & Circuitry**

#### *7.9 Breaker/Fuse to Wire Compatibility:*

We did note that upon opening the panel door, the top right breaker was tripped. What was controlled by this breaker is not known and was not tested by the inspector. Recommend locating the reason for trip and contacting a licensed electrician if necessary.

#### 7.16 Main Service Ground Verified:

The grounding cable was located, but I was unable to verify continuity or effectiveness of the grounding conductor.

### PLUMBING

#### Plumbing

##### 8.8 Water Pressure:

Action Necessary - The water pressure is over 100 psi (102). Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range.

### KITCHEN

##### 9.15 Dishwasher:

There has been a manufacturer's recall of some Kenmore dishwashers. The units were sold in 1991 and 1992. Kenmore model numbers started with 665 and had Serial Numbers ranging from FA24000000 to 5299999 and FB0100000 through FB1899999. These units will be repaired or replaced by the manufacturer. Contact Sears at 1-800-927-1625 for additional information.

### BATHROOMS

#### Bathroom

##### 11.40 Tub Mixing Valve & Stopper:

Action Necessary - Tub mixing valve needs repair. Valve does not shut off water supply completely when shower is ran.

### SITE

#### Site

##### 2.10 Trees Condition:

Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.

### FOUNDATION

#### Foundation

##### 3.6 Perimeter Foundation Drainage Surface:

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

#### Interior View of Basement

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

Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow then further attention and evaluation would be recommended.

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

Action Necessary - There is evidence of water entry or damage in the basement level.

##### 3.24 Electrical Service to Basement level:

Action Necessary - The one outlet tested in the photo room is incorrectly wired or needs to be replaced. The outlet is located on the South wall.

### ROOF & ATTIC

#### Roofing

##### 4.4 Underlayment Noted:

The bottom edge is tucked under the drip cap instead of on top over the bay window area. Another location was checked and the underlayment was installed over the drip edge which is the correct installation. This will force any water present to run behind the gutter wetting the fascia rather than falling into the gutter.

##### 4.12 Roof Gutter System:

Attention Needed - The downspouts appear to be clogged and need attention to function normally.

### STRUCTURAL

#### Structural

##### 5.11 Window Condition:

Attention Needed - One of the window screens installed over the deck need to be replaced.

*5.16 Structural Caulking:*

Attention Needed - Several spots around the structure were noted that need to be caulked including the gas line penetration and the a/c line penetration into the home.

**ELECTRICAL**

**Main Power Panel & Circuitry**

*7.11 Panel Cover Removed:*

Found minor amounts of debris in bottom of panel. Panel should be clean and free of all items except for wire routing.

*7.15 Ground Fault Protected Outlets:*

Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

*7.17 Wire Protection/Routing:*

We did note that some of the neutral wires shares a port on the left bus bar (at the bottom) when they should have their own port. There were available ports at the top of this bus bar.

*7.21 Comments:*

The electrical box noted in the photo shop room was not properly grounded.

**PLUMBING**

**Water Heater**

*8.37 Water Piping Condition:*

There are no dielectric unions installed. When two dissimilar metals are joined, there may be some deterioration over time due to the galvanic action between the two dissimilar metals.

**KITCHEN**

*9.4 Walls:*

Attention Needed - The walls in the kitchen show a condition that needs some attention. Some minor cracks were noted that do not appear to be a serious structural concern at this time. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

*9.13 Caulking Water Contact Areas:*

Attention Needed - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage. There is a minor area underneath the granite where the top of the sink basin is caulked that is missing about an inch or less of caulking. This can be easily fixed by adding caulk here (located at waist level on the near/left side corner).

**BATHROOMS**

**Master Bathroom**

*11.5 Ceiling:*

Attention Needed - The ceiling in this bathroom needs some repair. Water Damage - The damage to the ceiling in this bathroom appears to be caused by a possible leak in the roof.

**BEDROOMS**

**Master Bedroom**

*12.9 Windows:*

Attention Needed - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement as there is currently no hardware installed on the far left window.

*12.10 Electrical Outlets:*

Attention Needed - At least one outlet noted needs to be refastened to the wall and face plate secured tightly. Located on the West wall behind the small chest cabinet.

**OTHER LIVING SPACES**

**Front Entry & Main Hallway**

*13.3 Screen/Storm Door:*

Attention Needed - There is some portion of the combination storm and screen door or its hardware that needs repair or adjustment as the door did not latch during the inspection.

## **Living Room**

### *13.16 Windows:*

Attention Needed - At least one window or associated hardware needs attention as the middle window did not stay open on its own when opened 1/4. This could potentially fall onto a child or a pet if opened and not supported.

## **Family Room / Formal Sitting Room**

### *13.30 Ceiling:*

Attention Needed - There is a condition in the ceiling that needs attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

### *13.32 Windows:*

Attention Needed - At least one window or associated hardware needs attention. The middle and the right bay window were tested for opening capability and did not open. The left window was not accessible due to furniture.

## **GARAGE**

### *14.6 Safety Reverse Switch on the Automatic Opener:*

Attention Needed - The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required.

### *14.9 Fire Rated Ceiling:*

Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.

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# INSPECTION CONDITIONS

## Client & Site Information

**1.1 REPORT NAME:**

Doe, Jonathan

**1.2 INSPECTION DATE:**

July 4th, 2005.

**1.3 INSPECTION APPOINTMENT TIME:**

10:00 AM.

**1.4 CLIENT NAME:**

Jonathan Doe.

**1.5 MAILING ADDRESS CURRENTLY:**

12345 Kansas City Road.

**1.6 CLIENT CITY/STATE/ZIP:**

Overland Park, KS 66000.

**1.7 CLIENT PHONE #:**

913-555-4321.

**1.8 CLIENT FAX #:**

**1.9 INSPECTION SITE:**

54321 Johnson County Lane.

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

Overland Park, KS 66000.

**1.11 ACCESS PERSON:**

Homeowner.

## Climatic Conditions

**1.12 INSPECTION DAY WEATHER:**

Partly Cloudy, Rain.

**1.13 TEMPERATURE AT TIME OF INSPECTION:**

50's.

**1.14 HOW LONG SINCE LAST MEASURABLE RAIN:**

1 Day.

**1.15 SOIL CONDITIONS:**

Wet.

## Building Characteristics

**1.16 ESTIMATED AGE OF HOUSE:**

15 years.

**1.17 BUILDING TYPE:**

1 family.

**1.18 STORIES:**

2

**1.19 SPACE BELOW GRADE:**

Basement.

## Utility Services

**1.20 WATER SOURCE:**

Public.

**1.21 SEWAGE DISPOSAL:**

Public.

**1.22 UTILITIES STATUS:**

All utilities on.

## Other Information

**1.23 AREA:**

City.

**1.24 HOUSE OCCUPIED?**

Yes.

**1.25 CLIENT PRESENT DURING INSPECTION:**

No.

**1.26 PEOPLE PRESENT DURING INSPECTION:**

No one.

## Payment Information

**1.27 TOTAL FEE:**

1.00.

**1.28 PAID BY:**

Homeowner.

# SITE

## Site

### 2.1 House faces:

The front of the house faces West. (Southwest)

### 2.2 Rear View

The rear of the house faces East.

### 2.3 Right Side View

The right side of the house faces South.

### 2.4 Left Side View

The left side of the house faces North.

### 2.5 Style of House:

Two Story.

### 2.6 Estimated age of house:

15 years.

### 2.7 Approximate Lot Size:

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

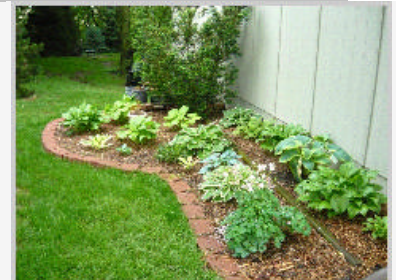
### 2.8 Site Drainage:

Action Necessary - There are areas of the lot that need adjustment to allow water to run off of the property. There are areas that may allow water to interfere with the foundation.



### 2.9 Bushes and Shrubs Condition:

Good - The shrubs and/or bushes have a better appearance than expected. They are neatly trimmed and spaced.



### 2.10 Trees Condition:

Trees overhanging the structure need to be trimmed so that limbs, leaves, and rain will not drop off the tree onto the roof covering and clog the gutters, damage the roof, or promote moss growth. Trees that rub against the roof can cause severe damage and can drastically reduce the life of the roofing material.



**2.11 Mailbox Noted:**

There is a mailbox located in a common area within the development.

**Paving Condition**

**2.12 Driveway Paving Material:**

Concrete. Two ribbons of concrete from the street.

**2.13 Driveway Condition:**

Spalling - This is when the surface is flaking off. Although it is not necessarily a fatal condition, it may worsen over time. At some point you may want to replace sections for aesthetic purposes.



**2.14 Walkways and Stoop Materials:**

Concrete.

**2.15 Walkway Condition:**

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

**2.16 Entryway Stoop:**

Satisfactory - The entryway stoop is in functional condition.

**Utility Services**

**2.17 Water Source:**

City.

**2.18 Water Meter Location:**

Front yard several feet in from the street.

**2.19 Electric Service:**

Underground.



**2.20 Electric Service Condition:**

Satisfactory - The underground service appears adequate.

**2.21 Cable Television Service:**

Underground.

**2.22 Telephone Service:**

Underground.

**2.23 Cable Television, Telephone Grounding Wire Verified:**

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

**2.24 Fuel Source:**

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



**2.25 Underground Fuel Tanks Noted:**

No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

**2.26 Sewage Disposal System:**

Sewers.

**Gas Services**

**2.27 Gas-fired Equipment Installed:**

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

**2.28 Location of Meter:**

Right side of the house.

**2.29 Type of Gas Supply:**

Natural Gas.

**2.30 Gas Appliances in Garage Area?:**

None installed in the garage area.

**2.31 Gas Line Primary Piping Material:**

Black Iron Pipe.

**2.32 Piping Installation - Routing - Shutoffs - Hangers - Supports:**

Satisfactory - Gas supply piping as installed appears adequate.

**2.33 Gas Odors Noted:**

No.

**2.34 Vents Noted From Roof View:**

There is at least one gas-fired vent stack through the roofline.

# FOUNDATION

## Foundation

### 3.1 Type of Foundation:

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

### 3.2 Foundation Materials:

Poured in place concrete, 8 inches or more thick.

### 3.3 Visible Portions of Exterior Foundation Walls:

Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.

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

No visible cracking in the vertical foundation walls was noted during the exterior examination.

### 3.5 Evidence of Recent Movement:

No - There is no evidence of any recent movement.

### 3.6 Perimeter Foundation Drainage Surface:

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

## Interior View of Basement

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

None.

### 3.8 Basement Ceiling Exposed:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

### 3.9 Sill Plates Percentage Visible:

Most all of the sill plates were visible.

### 3.10 Foundation Bolts Noted:

No - This inspection was unable to locate foundation bolts or brackets installed.

### 3.11 Percent Interior Foundation Wall Exposed:

Most all of the interior foundation walls are available for viewing.

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

Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow then further attention and evaluation would be recommended. Vertical cracks were noted in at least one exterior wall.

### 3.13 Columns and Posts:

There are steel columns or posts installed. The post is an adjustable steel type.

### 3.14 Columns Condition:

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

### 3.15 Main Beam:

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

### 3.16 Slab Foundation Floor Type:

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

### 3.17 These Slab Penetrations Were Noted:

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

### 3.18 Floor Cracks Noted:

No - There were no cracks noted in the visible portions of the slab floor.

### 3.19 Basement Windows:

There are basement level windows. The windows as installed appear to be satisfactory. The windows installed in the basement level appear to be egress accessible in case of an emergency.

### 3.20 Interior Stairway Access From:

Main Entry.

### 3.21 Staircase Condition:

Action Necessary - Action is necessary as the current staircase condition presents an unsafe condition or trip hazard. The hand rail on the right side needs to be re-fastened tightly into the wall.



### 3.22 Moisture on Exposed Basement Walls Noted:

Action Necessary - Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure.

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

Action Necessary - There is evidence of water entry or damage in the basement level. There is damage noted. The damaged areas are now dry. This makes it difficult to determine if the damage was caused by a prior leak or ongoing water penetration.

### 3.24 Electrical Service to Basement level:

Satisfactory - The electrical outlets in the basement level tested as correctly grounded. Action Necessary - The one outlet tested in the photo room is incorrectly wired or needs to be replaced. The outlet is located on the South wall.

### 3.25 Evidence of Insect Infestation:

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

# ROOF & ATTIC

## Roofing

### 4.1 Type Roof:

Gable.

### 4.2 Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. The roofing materials appear to be installed in an acceptable manner.

### 4.3 Cover Layers:

The roof covering on the main structure appears to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course.

### 4.4 Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked. **The bottom edge is tucked under the drip cap instead of on top over the bay window area. Another location was checked and the underlayment was installed over the drip edge which is the correct installation. This will force any water present to run behind the gutter wetting the fascia rather than falling into the gutter.**



### 4.5 Condition of Roof Covering Material:

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

### 4.6 Estimated Life Expectancy of Roof:

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

### 4.7 Slope:

Combination of: High slope is considered to be 7 in 12, or higher. Medium slope is considered to be between 4 in 12 and 6 in 12.

### 4.8 Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

### 4.9 Means of Roof Inspection:

The roof covering was inspected by walking on the roof. The surface of the roof was not walked on. The roof was either wet or snow covered, making walking on it hazardous to the inspector. The roof edge was the location of the inspection of the roof covering.

### 4.10 Ridges:

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

### 4.11 Evidence of Leakage:

**Yes - noted in the master bathroom.**

### 4.12 Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. **Attention Needed - The downspouts appear to be clogged and need attention to function normally.** Run-off water needs to flow away from the side of the house at least 6 feet. This will allow the run-off to get far enough away to not interfere with the foundation.

## Attic & Ventilation

### 4.13 Attic Access Location:

Bedroom closet ceiling.

### 4.14 Attic Accessibility:

Ceiling scuttle hole.

### 4.15 Method of Inspection:

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

### 4.16 Attic Cavity Type:

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

### 4.17 Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition.

### 4.18 Roof Framing Condition:

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

### 4.19 Roof Bracing:

The roof framing as installed seems adequate.

### 4.20 Roof Decking:

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

### 4.21 Evidence of Leaks on Interior of Attic:

There is water staining on the underside of the roof decking or rafters. The stains are not currently wet nor do they have an elevated moisture content. The inspector was unable to determine if noted leaks have been repaired.

### 4.22 Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area. There are soffit vents installed. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

### 4.23 Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity. A vapor barrier installed under the insulation on the warm side of the insulation will prevent moisture from rising into the attic from the living space below.

### 4.24 Insulation Clear of Sheathing:

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

### 4.25 Insulation Noted:

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

### 4.26 Whole House Ventilation System:

Yes - There is a whole house ventilation system installed. Functioning properly, this will assist at minimizing the air conditioning costs during the cooling season on low humidity, cool evenings. Satisfactory - The whole house ventilation system was checked and appeared to function.

# STRUCTURAL

## Structural

### 5.1 Type of Construction:

Frame.

### 5.2 Exterior Siding Materials:

Vertical Plywood.

### 5.3 Siding Condition:

Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.

### 5.4 Siding Conditions.

Good - The exterior siding materials are of a better grade or condition than I would normally expect to see.

### 5.5 Trim Condition:

Satisfactory - The trim is intact and satisfactory.

### 5.6 Soffit/Eaves:

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

### 5.7 Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

### 5.8 Condition of Painted Surfaces:

Good - The exposed painted surfaces of the siding and trim appear to be nearly new or freshly painted. This finish should last for many years without the need for anything other than touch-ups.

### 5.9 Outside Entry Doors:

The noted door(s) are located in the front of the home and off the deck. Good - The outside entry door is of insulated glass. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

### 5.10 Windows Type:

Double Hung. Bay type.

### 5.11 Window Condition:

Satisfactory - The window framing and glass are in a satisfactory condition.

Attention Needed - One of the window screens installed over the deck need to be replaced.



### 5.12 Window Flashing:

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

### 5.13 Storm Windows:

Satisfactory - There are storm windows installed, and they appear to be functional.

### 5.14 Earth-to-Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood. It is suggested that there should be a minimum of a 4" clearance between the earth and any wood siding or framing materials.

### 5.15 Insulated Sheathing Noted:

No.

### 5.16 Structural Caulking:

Attention Needed - Several spots around the structure were noted that need to be caulked including the gas line penetration and the a/c line penetration into the home. Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.



### 5.17 Framing Type:

Platform framing was the chosen style of framing.

### 5.18 Framing members sizing.

The framing is 2" x 4" wood members. The visible portions of the walls are framed with 16-inch centers.

### 5.19 Exposed Floor/Ceiling Framing Location:

Basement level ceiling, Attic Floor.

### 5.20 Floor Framing Members Size.

The floor framing is constructed with 2" x 10" members. The floor/ceiling is framed with 16-inch centers.

### 5.21 Exposed Floor/Ceiling Framing Condition:

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

### 5.22 Wall Covering Material:

The wall covering material is sheetrock. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.

### 5.23 Ceiling Covering Material:

The predominant ceiling covering material is sheetrock.

### 5.24 Interior of the Wall Cavity:

The interior of the wall cavity is generally not accessible. Only the readily visible areas are commented on.

## Deck/Porch/Balcony

### 5.25 There is a Wood Framed:

Wood deck.

### 5.26 Deck/Porch/Balcony Materials:

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

### 5.27 Condition of Wood Materials:

Satisfactory - The wood materials are in satisfactory condition.

### 5.28 Framing of Deck/Porch:

Satisfactory - The framing of the deck or porch was done in an acceptable manner.

### 5.29 Deck, Porch, or Balcony Flooring Material:

Satisfactory - The decking materials appear to be in satisfactory condition.

### 5.30 Supporting Posts:

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

### 5.31 The Foundation Materials:

The deck support posts are set in concrete. The inspector was unable to determine if the posts are set to the frost line.

### 5.32 Stairs Condition:

Action Necessary - There is a trip hazard on the staircase leading into the middle of the yard on the last step. Repair is necessary. Use Caution. There is no handrail on the north staircase. Any staircase over 30 inches in height must have a handrail for safety reasons. This staircase is over 30 inches high and needs a handrail installed.



### 5.33 Deck or Porch Railings:

Satisfactory - The railings as installed are functional. The spacing between balusters is 4". This was instituted as a safety issue to prevent small children from getting caught between the balusters.

## Fireplace

### 5.34 Location of Fireplace:

Main living room.

### 5.35 Type of Fireplace:

Metal Firebox - There is a masonry fireplace installed with a metal formed firebox.



### 5.36 Fireplace Fuel:

Gas - The fireplace is designed to use gas fuel only. There is a log set installed.

### 5.37 Firebox Condition:

Satisfactory - The firebox appears to be sound and useable in its current condition. There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney.

### 5.38 Damper Condition:

The damper was not operated for a functionality test.

**5.39 Evidence of Drafting Problems:**

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

**5.40 Smoke Chamber:**

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

**5.41 Flue Condition From Roof:**

The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

**5.42 Exterior Stack Material:**

The exterior fireplace chase is wood framed and enclosed with siding material similar to the structural siding.

**5.43 Exterior Stack Condition:**

Satisfactory - The exterior stack is in satisfactory condition.

**5.44 Flue Lined:**

The inspector was unable to determine the condition of the metal flue liner due to limited visibility.

**5.45 Chimney Cap or Crown:**

Yes - There is a chimney cap.

**5.46 Rain Hat:**

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

**5.47 Chimney Height and Clearance:**

Yes - The chimney installation appears to meet clearance requirements.

**5.48 Flashing:**

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

**5.49 Ash pit Present:**

No - There is no ash pit.

**5.50 Source of Combustion Air:**

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

**5.51 Hearth Condition:**

The hearth is in satisfactory condition.

**5.52 Mantle:**

Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

# HEATING, VENTILATION & AIR CONDITIONING

## Air Conditioning Unit 1

### 6.1 Model/ Serial Number/ Size:

Brand - Trane ; Model #XL 16I ; Serial #8474HU1F ; This unit was manufactured 11/2008.



### 6.2 Type:

Heat Pump. Electricity-powered.

### 6.3 Unit/Condenser Location:

North Side of home.

### 6.4 Unit Tested:

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

### 6.5 Insulation Wrap on the Suction Line:

Satisfactory.

### 6.6 Condenser Clear of Obstruction:

Satisfactory.

### 6.7 Condenser Cabinet Level:

Satisfactory.

### 6.8 Condensing Coil Condition:

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

### 6.9 Service Disconnect:

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

### 6.10 Condensate Line:

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

## Heating Unit 1

### 6.11 Heating System Location:

Basement.

### 6.12 Heating System Type:

A forced air furnace is installed as the primary source of heat. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

### 6.13 Fuel Source:

The fuel source is natural gas.

### 6.14 Model/Serial Number/Size:

Brand - Trane; Model # TUH3C100ACV4VAA; Serial # 8416RU776; This unit was manufactured 10/08.

### 6.15 Flue Type:

The flue pipe is metal.

### 6.16 Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

### 6.17 Unit Tested:

No - The heating unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a system that has been disconnected or does not activate using normal controls. No further liability is accepted for performance of the heating system.

### 6.18 Heat Exchanger Inspected:

No, Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection. Also noted was that the safety shut off switch was taped in a closed position. This switch kills the power to the unit when the access panel door is removed. This is a safety operation and should not be overridden by taping it in the closed position.



### 6.19 Carbon Monoxide Tested:

No. A carbon monoxide alarm was installed on the top level. Its function was not tested.

### 6.20 Draft Hoods/Draw:

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

### 6.21 Gas-fired Appliance Flue/Vents:

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

### 6.22 Secondary Air Adequacy:

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

### 6.23 Blower Condition:

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

### 6.24 Electronic Air Cleaner Installed:

Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.

### 6.25 Ducts Condition:

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

### 6.26 Does each habitable room have a heat source?

Yes.

### 6.27 Adequate Returns or Undercut Doors:

Yes.

### 6.28 Thermostat Location:

Dining Room.

**6.29 Thermostat Condition:**

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

# ELECTRICAL

## Primary Power Source

### 7.1 Service Voltage:

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

### 7.2 Service/Entrance/Meter:

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

## Main Power Panel & Circuitry

### 7.3 Main Power Distribution Panel Location:

North side of basement.

### 7.4 Main Power Panel Size:

150 amp - The ampacity of the main power panel appears to be adequate for the structure as presently used.

### 7.5 Service Cable to Panel Type:

Aluminum.

### 7.6 Is Panel Accessible:

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

### 7.7 Panel Condition:

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

### 7.8 Main Panel Type:

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

### 7.9 Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge. **We did note that upon opening the panel door, the top right breaker was tripped. What was controlled by this breaker is not known and was not tested by the inspector. Recommend locating the reason for trip and contacting a licensed electrician if necessary.**



### 7.10 Legend Available:

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

### 7.11 Panel Cover Removed:

Yes. Found minor amounts of debris in bottom of panel. Panel should be clean and free of all items except for wire routing.



### 7.12 Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

### 7.13 Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

### 7.14 Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

### 7.15 Ground Fault Protected Outlets:

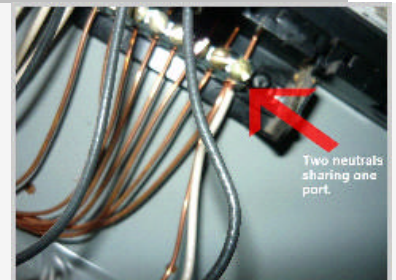
Predate - This structure predates the requirement for newer construction of Ground Fault protected outlets. For safety reasons, they should be installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

### 7.16 Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. Copper wire was noted. The grounding cable was located, but I was unable to verify continuity or effectiveness of the grounding conductor.

### 7.17 Wire Protection/Routing:

Satisfactory - Visible wiring appears to be installed in an acceptable manner. We did note that some of the neutral wires shares a port on the left bus bar (at the bottom) when they should have their own port. There were available ports at the top of this bus bar.



### 7.18 Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) are wired into the electrical system. Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

### 7.19 Doorbell :

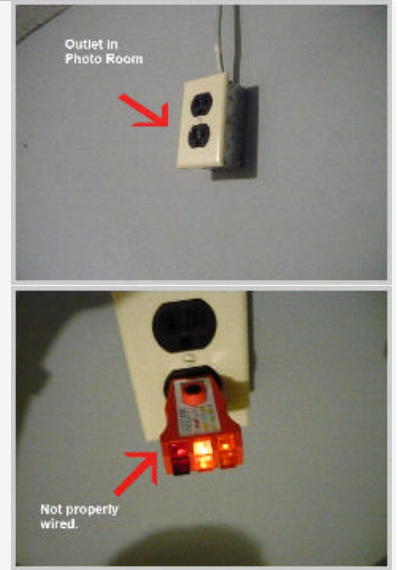
Yes - At least one exterior door has a working doorbell.

### 7.20 Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security. There is a security light fixture on a pole on the property.

**7.21 Comments:**

The electrical box noted in the photo shop room was not properly grounded.



# PLUMBING

## Plumbing

### 8.1 Water Source:

City/Municipal.

### 8.2 Plumbing Service Piping Size to Structure:

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

### 8.3 Public Service Piping Material:

The main service line to the structure is copper.

### 8.4 Main Water Line Cutoff Location:

Southwest corner of basement.

### 8.5 Visible Mineral Deposits or Encrustations:

No.

### 8.6 Interior Supply Piping Size:

The interior water supply piping is 1/2" in diameter.

### 8.7 Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.

### 8.8 Water Pressure:

Water pressure was checked at an exterior hose bib. **Action Necessary - The water pressure is over 100 psi (102). Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range.**



### 8.9 Exterior Hose Bibs Functional:

Satisfactory - The exterior hose bib(s) appeared to function normally. There is a backflow preventer valve installed. This inspection does not determine if it functions as intended.

### 8.10 Functional Supply:

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

### 8.11 Leaks in the Supply Piping Noted:

No.

### 8.12 Sewage Disposal Type:

Public Sewer System. The type of waste disposal system was provided by the seller.

### 8.13 Waste Line Materials

The predominant waste line material is plastic. The inspector was unable to identify which brand ABS piping is installed. Watch for signs of failure.

### 8.14 Waste Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

### 8.15 Vent Piping Material

The vent material, as it passes through the roof, is plastic. The inspector was unable to identify which brand ABS piping is installed. Watch for signs of failure.

### 8.16 Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

### 8.17 Supply/Waste Piping Supports:

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

### 8.18 Functional Drainage:

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

### 8.19 Objectionable Odors Noted:

No.

### 8.20 Location of Waste Line Cleanouts:

Base of the stack(s) in basement level.

### 8.21 Location of Noted Floor Drains:

Basement level floor.

### 8.22 Floor Drains Functional:

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

### 8.23 Sewage Pump Installed:

No.

### 8.24 Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. There is a submersible type sump pump installed. There is a battery backup installed. This will be of benefit should the electric fail, especially during a rainstorm.



### 8.25 Sump Pump Drain Line:

Satisfactory - The drainage line from the sump pump is installed in such a manner that water appears to be carried far enough away from the structure to prevent reintroduction.

### 8.26 Lawn Sprinkler System:

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

## Water Heater

### 8.27 Location:

Basement.

### 8.28 Model & Serial Numbers:

Brand -AB MAY ; Model # 21V40-38 - ; Serial # RHNG0402424558- ; Manufactured 4/2002. The average service life for a water heater is 10 - 12 years.



**8.29 Tank Capacity:**

67 Gallons.

**8.30 Fuel Source for Water Heater:**

The water heater is gas-fired.

**8.31 Electric Service to Water Heater:**

Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

**8.32 Exposed Water Heater Condition:**

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

**8.33 Firebox Condition**

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

**8.34 Drip Leg Installed for Natural Gas-Fired Unit:**

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

**8.35 Gas Valve:**

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

**8.36 Flue/Exhaust Pipe Condition:**

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

**8.37 Water Piping Condition:**

There are no dielectric unions installed. When two dissimilar metals are joined, there may be some deterioration over time due to the galvanic action between the two dissimilar metals.

**8.38 Water Heater Fill Valve Installed:**

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

**8.39 Temperature Controls:**

Satisfactory - The thermostat and temperature controls appear to function normally. Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.

**8.40 Drain Valve:**

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

**8.41 Temperature & Pressure Relief Valve:**

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

**8.42 Safety Overflow Pipe:**

Satisfactory - The overflow pipe is correctly installed.

**8.43 Water Heater Insulation Jacket:**

No.

**8.44 Insulated Hot Water Piping:**

Good - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss. This is an extremely good luxury to have.

# KITCHEN

## 9.1 Location:

Main level rear of house.

## 9.2 Outside Entry Door:

The outside entry door to the kitchen is satisfactory. There is an operational deadbolt installed on the entry door. This is a recommended safety feature.

## 9.3 Windows:

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

## 9.4 Walls:

Attention Needed - The walls in the kitchen show a condition that needs some attention. Some minor cracks were noted that do not appear to be a serious structural concern at this time. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



## 9.5 Ceiling:

Satisfactory - The ceiling is functional and as expected.

## 9.6 Floor:

Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is ceramic or glazed tile.

## 9.7 Lighting:

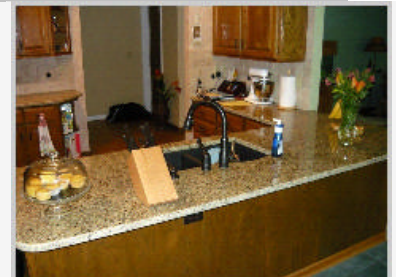
Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

## 9.8 Electrical Outlets:

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

## 9.9 Countertops:

The countertops in the kitchen appear to be new, and they should provide years of service.



#### 9.10 Cabinets, Drawers, and Doors:

Good - The cabinets in this kitchen are of a better quality than expected.

#### 9.11 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.

#### 9.12 Sink and Drain Lines:

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

#### 9.13 Caulking Water Contact Areas:

Attention Needed - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage. There is a minor area underneath the granite where the top of the sink basin is caulked that is missing about an inch or less of caulking. This can be easily fixed by adding caulk here (located at waist level on the near/left side corner).

#### 9.14 Food Waste Disposal:

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

#### 9.15 Dishwasher:

Brand - Kenmore, black, relatively new in appearance. **There has been a manufacturer's recall of some Kenmore dishwashers. The units were sold in 1991 and 1992. Kenmore model numbers started with 665 and had Serial Numbers ranging from FA2400000 to 5299999 and FB0100000 through FB1899999. These units will be repaired or replaced by the manufacturer. Contact Sears at 1-800-927-1625 for additional information.** The dishwasher was not tested as was full of clean dishes. No comment is made regarding its functioning correctly.



#### 9.16 Range Hood:

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning. The exhaust hood is a filter and re-circulate type.

#### 9.17 Range/Oven Fuel Source:

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

#### 9.18 Heat Source:

Satisfactory - There is a heat register in this room.

# LAUNDRY

## 10.1 Location:

Main Level.

## 10.2 Entry Door:

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

## 10.3 Linen Closet:

Satisfactory - The closet is functional and of average size. Due to stored items in the closet, I was unable to determine the condition of the walls and the ceiling that were not visible.

## 10.4 Walls:

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

## 10.5 Ceilings:

Satisfactory - The ceiling is satisfactory.

## 10.6 Floor:

Satisfactory - The floor coverings are in satisfactory condition. Be sure to check the condition of the floor covering material after the movers have removed the washer and clothes dryer to determine if the floor covering materials were damaged when moving the appliances. The floor covering material is vinyl.

## 10.7 Windows:

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

## 10.8 Electrical Outlets:

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

## 10.9 Lighting:

Satisfactory - Lighting in the laundry is adequate.

## 10.10 Washer & Dryer

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

## 10.11 Washer Hookup:

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

## 10.12 Dryer Hookup:

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

## 10.13 Dryer Ventilation:

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

## 10.14 Area Ventilation:

Satisfactory - The area ventilation seems adequate.

# BATHROOMS

## Master Bathroom

### 11.1 Location:

2nd Floor.

### 11.2 Entry Door:

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

### 11.3 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

### 11.4 Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory. The window is in a wet area that will need periodic inspection to check for moisture damage.

### 11.5 Ceiling:

**Attention Needed - The ceiling in this bathroom needs some repair. Water Damage - The damage to the ceiling in this bathroom appears to be caused by a possible leak in the roof.** The leak does not appear to be active.

### 11.6 Floor:

ceramic or glazed tile.

### 11.7 Lighting:

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

### 11.8 Ventilation Fans:

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

### 11.9 Ground Fault Interrupt Outlets:

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

### 11.10 Electrical Outlets:

There is a grounded outlet correctly installed.

### 11.11 Light Switch:

Satisfactory - The light switch is satisfactory.

### 11.12 Vanity Cabinet:

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

### 11.13 Sink and Drain Fixture:

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

### 11.14 Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

### 11.15 Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional. We would recommend caulking around the base of the toilet to create a seal between the toilet and the floor to prevent any accidental toilet overflow from entering into the sub-floor.

### 11.16 Tub:

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

### 11.17 Tub Mixing Valve & Stopper:

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

### 11.18 Shower/Shower Head and Mixing Valves:

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

### 11.19 Shower Pan:

Fiberglass - The fiberglass shower pan does not appear to leak at this time. Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

### 11.20 Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

### 11.21 Tub/Shower Drain:

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

### 11.22 Glass Tub/Shower Door:

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

### 11.23 Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory. We would recommend caulking around the base of the toilet to create a seal between the toilet and the floor to prevent any accidental toilet overflow from entering into the sub-floor.

### 11.24 Heat Source:

Satisfactory - There is a heat source in this room.

## Bathroom

### 11.25 Location:

Upstairs, Jack and Jill.

### 11.26 Entry Door:

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

### 11.27 Walls:

Satisfactory - The walls in this bathroom are satisfactory.

### 11.28 Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory. The window is in a wet area that will need periodic inspection to check for moisture damage.

### 11.29 Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

### 11.30 Floor:

Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is vinyl.

### 11.31 Lighting:

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

### 11.32 Ventilation Fans:

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

### 11.33 Ground Fault Interrupt Outlets:

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

### 11.34 Light Switch:

Satisfactory - The light switch is satisfactory.

### 11.35 Vanity Cabinet:

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

### 11.36 Sink and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory. We did note that there was a cup located directly underneath the P-Trap in the guest bedroom bathroom area. There was no known leak though at the time of the inspection.



### **11.37 Faucet and Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory.

### **11.38 Toilet Condition**

Satisfactory - The toilet in this bathroom appears to be functional. We would recommend caulking around the base of the toilet to create a seal between the toilet and the floor to prevent any accidental toilet overflow from entering into the sub-floor.

### **11.39 Tub:**

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

### **11.40 Tub Mixing Valve & Stopper:**

Action Necessary - Tub mixing valve needs repair. Valve does not shut off water supply completely when shower is ran.

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

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

### **11.42 Tub & Shower Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

### **11.43 Tub/Shower Drain:**

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

### **11.44 Glass Tub/Shower Door:**

Tub Yes - The bathtub has sliding glass doors installed. The glass appears to be safety glass.

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

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

### **11.46 Heat Source:**

Satisfactory - There is a heat source in this room.

## **Partial Bathroom**

### **11.47 Location:**

Main Level.

### **11.48 Entry Door:**

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

### **11.49 Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

### **11.50 Windows:**

None - There is no window in this bathroom.

### **11.51 Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

### **11.52 Floor:**

Satisfactory - The flooring in this bathroom is satisfactory.

### **11.53 Lighting:**

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

### **11.54 Ventilation Fans:**

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

### **11.55 Ground Fault Interrupt Outlets:**

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

### **11.56 Light Switch:**

Satisfactory - The light switch is satisfactory.

**11.57 Vanity Cabinet:**

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

**11.58 Sink and Drain Fixture:**

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

**11.59 Faucet and Supply Lines:**

Satisfactory - Faucets and supply lines appear satisfactory.

**11.60 Toilet Condition**

Satisfactory - The toilet in this bathroom appears to be functional. We would recommend caulking around the base of the toilet to create a seal between the toilet and the floor to prevent any accidental toilet overflow from entering into the sub-floor.

**11.61 Caulking/Water Contact Areas:**

See above.

# BEDROOMS

## Master Bedroom

### 12.1 Location:

Second Floor.

### 12.2 Entry Door:

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

### 12.3 Closet:

Satisfactory - The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible. This closet was extremely large and full of shelving and space. An extremely nice selling point.

### 12.4 Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory. Due to large pieces of furniture noted in the room, some areas of the walls were unable to be inspected.

### 12.5 Ceiling:

Satisfactory - The ceiling is functional and as I expected.

### 12.6 Light and Light Switch.

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

### 12.7 Ceiling Fan:

Good - There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.

### 12.8 Floor:

Good - The floor covering is newer and should provide years of service. Only visible portions of the floor were noted during the inspection. Large furniture prevented the entire floor from being inspected.

The floor covering material is carpet.

### 12.9 Windows:

Attention Needed - At least one window or associated hardware in this bedroom needs attention. Locking hardware needs repair or replacement as there is currently no hardware installed on the far left window.



### 12.10 Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded. Attention Needed - At least one outlet noted needs to be refastened to the wall and face plate secured tightly. Located on the West wall behind the small chest cabinet.



### 12.11 Cable TV:

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

**12.12 Heat Source Noted:**

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

**12.13 Smoke Detector:**

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Bedrooms- All Other****12.14 Locations:**

Second Level.

**12.15 Entry Doors:**

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

**12.16 Closet:**

Satisfactory - The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

**12.17 Walls:**

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

**12.18 Ceiling:**

Satisfactory - The ceiling is functional and as I expected.

**12.19 Light and Light Switch.**

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

**12.20 Ceiling Fan:**

Good - There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.

**12.21 Floor:**

Good - The floor covering is newer, and it should provide years of service.

**12.22 Windows:**

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

**12.23 Electrical Outlets:**

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded. We did note that the outlets in the Green room had been painted over. This is not a problem however this does make it difficult to plug things into these outlets.

**12.24 Telephone Access or Jack:**

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

**12.25 Heat Source Noted:**

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

**12.26 Smoke Detector:**

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

# OTHER LIVING SPACES

## Front Entry & Main Hallway

### 13.1 The Main Entrance Faces:

West.

### 13.2 Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature. The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. This is a good safety feature.

### 13.3 Screen/Storm Door:

Attention Needed - There is some portion of the combination storm and screen door or its hardware that needs repair or adjustment as the door did not latch during the inspection.

### 13.4 Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition. The floor covering material is wood.

### 13.5 Main Hallway:

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

### 13.6 Smoke Detector:

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

### 13.7 Guest Closet:

Satisfactory - The guest closet is functional and of average size. Due to stored items in the closet, the inspector was unable to determine the condition of the walls and the ceiling that are not visible.

### 13.8 Main Staircase:

Satisfactory - The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.

### 13.9 Upper Level Hallway:

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

### 13.10 Upper Level Smoke Detector:

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

## Living Room

### 13.11 Location:

Main Level.

### 13.12 Walls:

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

### 13.13 Ceiling:

Satisfactory - The ceiling is functional and as expected.

### 13.14 Ceiling Fan:

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

### 13.15 Floor:

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

### 13.16 Windows:

Attention Needed - At least one window or associated hardware needs attention as the middle window did not stay open on its own when opened 1/4. This could potentially fall onto a child or a pet if opened and not supported.



### 13.17 Electrical Outlets:

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

### 13.18 Cable TV:

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

### 13.19 Heat Source Noted:

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

### 13.20 Fireplace:

Yes, Not Included - There is a fireplace in this room. A detailed inspection of the fireplace was not provided, only what could've been seen from the face of the fire place. See fire place at the beginning of this report for more details.

## Dining Room

### 13.21 Location:

Main Level.

### 13.22 Walls:

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

### 13.23 Ceiling:

Satisfactory - The ceiling is functional and as expected.

### 13.24 Floor:

Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is carpet.

### 13.25 Windows:

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

### 13.26 Electrical Outlets:

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

### 13.27 Heat Source Noted:

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

## Family Room / Formal Sitting Room

### 13.28 Location:

Main Level.

### 13.29 Walls:

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

### 13.30 Ceiling:

Attention Needed - There is a condition in the ceiling that needs attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.



### 13.31 Floor:

Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is carpet.

### 13.32 Windows:

Attention Needed - At least one window or associated hardware needs attention. The middle and the right bay window were tested for opening capability and did not open. The left window was not accessible due to furniture.

### 13.33 Electrical Outlets:

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

### 13.34 Heat Source Noted:

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

# GARAGE

## 14.1 Garage Type

The garage is attached.

## 14.2 Size of Garage:

Two car garage.

## 14.3 Number of Overhead Doors

There is a single overhead door. The doors are made of either solid wood or wood fiber.

## 14.4 Overhead Door and Hardware Condition:

Satisfactory - The overhead door is in satisfactory condition, and it is functional. Satisfactory - The overhead door is in satisfactory condition, and it is functional. There is a safety wire installed that will prevent the springs from swinging free when they fail which could cause damage or injury.

## 14.5 Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately. Testing the remote control for the automatic opener is not included as a part of this inspection.

## 14.6 Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch. **Attention Needed - The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required.** There is an electronic beam safety reverse system installed. It appears to be functional.

## 14.7 Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

## 14.8 Garage Walls Condition:

I was unable to determine if the installed sheetrock is fire rated. Due to stored items in the garage, I was unable to determine the condition of a portion of the walls hidden from view.

## 14.9 Fire Rated Ceiling:

I was unable to determine if the installed sheetrock is fire rated. **Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.**



## 14.10 Fire Rated Entry Door to Structure:

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

## 14.11 Garage Foundation:

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

**14.12 Electric Service to Garage:**

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