

Inspection Report

This inspection performed in accordance with current "Standards of Practice" of the American Society of Home Inspectors.



*This inspection report
prepared specifically for:*

**John Smith
1234 Street St
Dayton, OH 45458**



Inspected by: **Mark Bromer**



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About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See "Terminology" below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE

The item is performing its intended function as of the date of inspection in response to normal use.

NOT PRESENT

The item does not exist in the structure being inspected.

NOT INSPECTED or INACCESSIBLE

The item could not be inspected due to physical limitations.

DEFECTIVE

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.



PROPERTY / CLIENT INFORMATION

Report Date: **3/19/2018**

Customer File # **2314**

Agent: **Jennifer Durbin - Irongate**

Client: **John Smith**

Address: **1234 Road St**

Dayton, OH 45420

Phone: **(937) 231-5944**

Fax:

Email: **johnsmith@gmail.com**

Inspection location: **1234 Street St**

Dayton, OH 45458

Send report to: **John Smith**

Phone:

County: **Montgomery**

Area/Neighborhood: **Washington Township**

Sub-division: **N/A**

GENERAL INFORMATION

Main entry faces: **South**

Estimated Age: **22**

Type Structure: **Two Story Single Family Home**

Stories: **2**

Type Foundation: **Basement**

Soil condition: **Dry**

Bedrooms: **4**

Vehicle Garages: **1**

Approx. Sq Footage: **3000+**

Full Baths: **2**

Half Baths: **1**

3/4 Baths: **0**

Weather: **Clear**

Temp: **65**

Date: **4/12/2017**

Time: **9am**

Unit occupied: **no**

Client present: **yes**

Attendees: **Buyer & Buyer's Family**

General Overview:

All information contained herein reflects the condition as of today's date

Inspector: _____ **17110221**

Mark Bromer

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the -1/8/2018 date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.



Customer: **John Smith**
Contact: **Jennifer Durbin - Irongate**
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This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or an attorney.

1 - Roof

1. Down spout is draining onto roof above garage. Recommend extending down spout to lower gutter to help extend the life of the roof in this area. Recommend hiring a reputable contractor. Roof is very steep. (see photo 1).
2. Gutters are clean other than some shingle granules. Typical for a roof of this age. (see photo 2).
3. Down spout on the front right side of house has become disconnected from the drain pipe. Recommend extending down spout into drain pipe to help avoid possible water intrusion and damage to concrete slab. (see photo 3).
4. Down spout on the front left side of house has become disconnected from the drain pipe. Recommend extending away from foundation to help avoid possible water intrusion and damage to foundation. Unsure of where the buried drain pipe is draining to. (see photo 4).
5. Down spout trough is leaning back towards the house (back left of house). I recommend building the grade up against the house to help water drain away from foundation. (see photo 5).
6. Down spout trough is not going to be effective in this position (back right of house). I recommend building the grade up against the house to help water drain away from foundation. (see photo 6).
7. Down spout strap has snapped exposing sharp metal edges. Could cause injury if someone unknowingly brushed up against it. Recommend replacement. (see photo 7).

2 - Exterior

1. Defective flashing above gutter over back door. Recommend repair or replacement to avoid possible water and pest intrusion. (see photo 1).
2. Paint and caulk in poor condition behind down spout on roof above garage. I recommend scraping off old paint and caulk. Resealing, and repainting to avoid water intrusion and wood rot. (see photo 2).
3. Chipped paint on drip edge around the majority of house. Recommend scraping off and repainting to avoid wood rot. (see photo 3).
4. Many windows have deteriorating caulk around the trim. Recommend removal of old caulk, then resealing. (see photo 4).
5. Inside corners where the siding butts up against chimney have deteriorating caulk. Recommend removing, then re-caulking to avoid possible water intrusion and rot. (see photo 5).
6. Missing cover on outlet next to the front door. Recommend repair or replacement to keep out water and insects. I was unable to test this outlet due to mud daubers. (see photos 6,7).
7. Outlet cover next to back deck needs to be sealed with caulk to avoid water and pest intrusion. Outlet is GFCI protected via an outlet in the garage. (see photo 8).
8. Loose light fixtures on both sides of garage and next to back door. Recommend hiring an electrician to securely fasten to walls, then caulk to avoid water and pest intrusion. (see photos 9, 10, 11).
9. Caulk is in poor condition around garage door trim. Recommend removal and re-caulking to avoid possible water intrusion. (see photo 12).
10. Paint is in poor condition on base of garage door trim and wood is starting to rot. It's not too far gone though. Recommend repainting to help avoid further water intrusion and rot. (see photo 13).



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11. Paint is cracked and chipping on fascia board above garage door (both sides). Recommend removal of damaged paint then repainting to avoid further damage to wood. (see photos 14,15).
12. Missing caulk - Trim next to windows on back deck. Recommend caulking to avoid possible water and pest intrusion. (see photo 16).
13. Base of trim, and threshold of sliding door in rear has damaged/missing paint. Recommend repainting to avoid water intrusion and wood rot. (see photo 17).
14. Damaged foundation corner on the front left side of house. Damage appears to be old. Recommend hiring a reputable concrete contractor to repair to avoid further deterioration. Or sealing to keep water from penetrating which can lead to further damage. (see photo 18).
15. Holes in foundation from previous air conditioner. Recommend sealing with caulk or concrete to avoid water and pest intrusion. (see photo 19).
16. There are a couple of settling cracks in foundation in different spots around the house. Recommend sealing with a high quality caulk (Quad) to avoid water intrusion which can lead to further damage to the foundation. (see photo 20).
17. Unpainted trim around sliding door. Recommend painting to avoid water intrusion and wood rot. (see photo 21).
18. Sump pump discharge pipe on back patio. Recommend extending away from house to keep water from draining back towards foundation. (see photo 22).
19. Bulge in brick patio. Unsure of what is causing bulge. (see photo 23).

3 - Grounds

1. Improperly secured rail on rear deck. Recommend repair or replacement to avoid possible bodily injury. (see photos 1,2).
2. There are a couple nail pops on deck surface. Recommend repair or replacement to avoid possible bodily injury if someone is walking barefoot. (see photo 3).
3. Insufficient deck support. Both posts are leaning away from house. Recommend removal and replace with stronger support posts. (see photo 4).
4. Block steps leading to rear deck. Blocks are securely fastened currently, but if construction adhesive happens to fail. Someone could trip if a block pops up when stepping on the nose. (see photo 5).
6. Multiple tripping hazards on front walk leading to front door. Recommend repair or replacement by a reputable concrete contractor. (see photos 6,7).
7. Open window wells on side and rear of house. Recommend covering to avoid water intrusion and to keep someone from falling into them. (see photo 8,9).
8. Open gas shut off pipe in middle of front yard. Could cause someone to trip, or cause serious injury to a child if they get their foot stuck in it. (see photo 10).
9. Overgrown hedge in front of house. Recommend trimming back from house to avoid possible pest intrusion. (see photo 11).

4 - HVAC

1. Air conditioning was not tested as the outdoor temperature was below 60 degrees Fahrenheit. Running an air conditioner when it's below 60 degrees can damage the compressor. As the unit is newer and appears to be in great condition, I doubt there are any current issues.
2. Some debris in air conditioner. Recommend removing debris to avoid air flow obstruction and possible pest intrusion. (see photo 1).



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3. Flames on furnace looked great. Unit is newer and very clean. Recommend yearly service by a reputable licensed HVAC company to ensure efficiency and safety. (see photo 2).

4. Dirty filter. Recommend replacing filter monthly or bi monthly depending on how quickly it becomes dirty to ensure system efficiency. (see photo 3).

5. Broken switch plate on furnace shut of switch. Recommend replacement. (see photo 4).

5 - Plumbing

1. Possible water leak on supply pipes to the left of water heater. Leak appeared to be old, but I would recommend hiring a licensed plumber to inspect, repair or replace to make sure it does not spring a major leak and cause water damage to the surrounding area. (see photos 1,2).

6 - Electrical

1. Grounding attached to plumbing using a zip tie. It will function properly like this, but plastic can become brittle and break over time. Recommend attaching to pipe using a metal grounding clamp. (see photo 1).

2. Light switch next to back door. Unsure of what it goes to. (see photo 2).

3. Broken GFCI reset switch next to kitchen sink. Still functions. I recommend replacement by a licensed electrician. (see photo 3).

4. Outlets on the left and right side of kitchen counter are not properly secured to their boxes. I recommend repair or replacement by a licensed electrician. (see photo 4).

5. GFCI outlet above desk in kitchen does not trip properly. I recommend repair or replacement by a licensed electrician. (No Photo) GFCI is not necessary here, a basic grounded outlet would be sufficient.

6. No issues observed in electric panel. Pictures are FYI (see photos 5,6).

7 - Kitchen & Laundry

1. Sediment deposit on washing machine hookup. Recommend cleaning with a wire brush and using Teflon tape before attaching hose. Continue to monitor to make sure it is not leaking. (see photo 1).

2. Water dispenser on refrigerator not functioning properly. Water only trickles out. Recommend replacing filter to see if that fixes the issue. (see photo 2).

3. Broken drawer sliders on kitchen desk drawer, and on the bottom drawer of the peninsula. (see photos 3,4).

8 - Bathroom

1. Water drains slightly slower in the right sink of the master bathroom. Still functions fine. (see photo 1).

2. Inside corners of tile around Jacuzzi have caulking in poor condition. Recommend removing old caulk and sealing with new caulk to avoid possible water damage. (see photo 2).

3. Shower door opens and touches towel rack. Recommend moving towel rack, or installing a door stop to avoid possible damage to door. (see photo 3).

4. Loose towel rack in master bathroom. Recommend repair or replacement. (see photo 4).

5. Loose towel rack in bathroom off the stairs. Recommend repair or replacement. (see photo 5).

9 - Interior Rooms

1. Door knob to basement is not functioning properly. Knob must be turned to right in order to disengage latch. Recommend repair or replacement. (see photo 1).

2. SAFETY HAZARD - Smoke detector in basement beeps quietly when tested. All detectors in the house appear to be



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yellowed and older. Detectors have a limited life span. The older they get, the less effective they become. I recommend replacing all smoke detectors. AT LEAST one per level of the house. (see photo 2).

3. SAFETY HAZARD - I only observed one carbon monoxide detector in the basement utility room. Detector is hard wired to ADT security system and appears to be old . I recommend removal, then installing AT LEAST one carbon monoxide detector per level of the home.

4. Split door to the basement office. Still functions. (see photo 3).

5. Gas fireplace functioned when gas turned on and lit. Gas pressure is good. Does not appear that it has been used for a few years, as the flue pipe and firebox had quite a bit of dirt build up. Damper door does not close properly as well which could lead to energy loss and pest intrusion. I recommend cleaning out firebox, and having flue cleaned by a chimney contractor before use. If used regularly I highly recommend frequent cleaning and inspections by a chimney contractor. (see photo 4).

6. Broken hinge on glass fireplace door. Recommend repair or replacement. (see photo 5).

7. Pocket door to the walk in closet in master bedroom is hanging slightly askew. Still functions. (see photo 6).

8. SAFETY HAZARD - Hand rail leading upstairs is not secure. Wobbles heavily. Recommend repair or replacement by a reputable contractor. (see photo 7).

10 - Garage

1. SAFETY HAZARD - Missing outlet cover. I recommend adding one to avoid possible electric shock should a child place fingers in box. (see photo 1).

All outlets in garage are GFCI protected

11 - Attic

1. As of today's inspection, the attic and all of its components are in good working condition

12 - Foundation

1. There are a couple very small settling cracks in foundation in the utility room. Some efflorescence (mineral deposits) around cracks lead me to believe water has leaked in at some point. This might be caused by the down spout on the back patio causing water to seep down between bricks and the foundation. I recommend injecting cracks with an Epoxy Crack injection repair kit. This will fill all gaps inside the foundation wall all the way to the outside of foundation. (see photos 1,2).

2. SAFETY HAZARD - Window in utility room is not functioning properly. Both windows in basement are single pane glass. Recommend removal and replacement to avoid a point of entry for unwanted visitors. Also, glass could cause bodily injury if broken. (see photo 3).

Roof

INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

Roof

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	Acceptable	
2	Ventilation:	Acceptable	
3	Flashings:	See Comments Below	Maintenance Item
4	Skylights:	Not Present	
5	Chimneys:	Acceptable	
6	Gutter system:	See Comments Below	Maintenance Item
7	Antenna:	Not Present	
8	:		

INFORMATION

9	Main roof age:	10	Appears at Mid-Life Condition	14	Ventilation:	Combination Roof & Soffitt
10	Other roof age:			15	Chimney:	Brick
11	Inspection method:	Walked partial roof		16	Chimney flue:	Metal
12	Roof covering:	Asphalt Shingle		17	Gutters:	Aluminum
13	Roofing layers:	2nd		18	Roof Style:	Gable

ROOF COMMENTS

- 19 1. Down spout is draining onto roof above garage. Recommend extending down spout to lower gutter to help extend the life of the roof in this area. Recommend hiring a reputable contractor. Roof is very steep. (see photo 1).
2. Gutters are clean other than some shingle granules. Typical for a roof of this age. (see photo 2).
3. Down spout on the front right side of house has become disconnected from the drain pipe. Recommend extending down spout into drain pipe to help avoid possible water intrusion and damage to concrete slab. (see photo 3).
4. Down spout on the front left side of house has become disconnected from the drain pipe. Recommend extending away from foundation to help avoid possible water intrusion and damage to foundation. Unsure of where the buried drain pipe is draining to. (see photo 4).
5. Down spout trough is leaning back towards the house (back left of house). I recommend building the grade up against the house to help water drain away from foundation. (see photo 5).
6. Down spout trough is not going to be effective in this position (back right of house). I recommend building the grade up against the house to help water drain away from foundation. (see photo 6).
7. Down spout strap has snapped exposing sharp metal edges. Could cause injury if someone unknowingly brushed up against it. Recommend replacement. (see photo 7).



Roof

ROOF COMMENTS - Continued

18



INSPECTION PHOTOS

Roof

#R1



Down spout draining onto roof

Roof

#R2



Gutters are clean other than some granules - typical amount for a mid-life roof

Roof

#R3



Down spout disconnected from drainage pipe

Roof

#R4



Down spout disconnected from drain pipe

Roof

#R5



Down Spout trough is leaning slightly towards foundation

Roof

#R6



Trough is not placed correctly

INSPECTION PHOTOS

Roof

#R7



Broken down spout - Sharp edges

Exterior

INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

VENEER

Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of "brick ties". Veneer also requires a proper footing to carry its weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

DOORS

Doors may be wood or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

WINDOWS

Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can be fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality.

HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.

ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.

Exterior

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Siding:	Acceptable		
2 Trim/fascias/soffits:	Acceptable	See Comments Below	Maintenance Item
3 Veneer:	Acceptable		
4 Doors:	Acceptable		
5 Windows:	Acceptable		
6 Hose faucets:	Acceptable		
7 Electrical cable:	Acceptable		
8 Exterior electrical:	Acceptable	See Comments Below	Minor Concern

INFORMATION

9 Siding type:	Wood	13 Window Type:	Double Hung & Casement
10 Veneer type:	Brick		
11 Trim/fascias type:	Aluminum	14 Window material:	Wood
12 Door type:	Insulated Metal	15 Electric service cable:	Buried

EXTERIOR COMMENTS

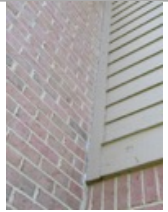
- 16 1. Defective flashing above gutter over back door. Recommend repair or replacement to avoid possible water and pest intrusion. (see photo 1).
2. Paint and caulk in poor condition behind down spout on roof above garage. I recommend scraping off old paint and caulk. Resealing, and repainting to avoid water intrusion and wood rot. (see photo 2).
3. Chipped paint on drip edge around the majority of house. Recommend scraping off and repainting to avoid wood rot. (see photo 3).
4. Many windows have deteriorating caulk around the trim. Recommend removal of old caulk, then resealing. (see photo 4).
5. Inside corners where the siding butts up against chimney have deteriorating caulk. Recommend removing, then re-caulking to avoid possible water intrusion and rot. (see photo 5).
6. Missing cover on outlet next to the front door. Recommend repair or replacement to keep out water and insects. I was unable to test this outlet due to mud daubers. (see photos 6,7).
7. Outlet cover next to back deck needs to be sealed with caulk to avoid water and pest intrusion. Outlet is GFCI protected via an outlet in the garage. (see photo 8).
8. Loose light fixtures on both sides of garage and next to back door. Recommend hiring an electrician to securely fasten to walls, then caulk to avoid water and pest intrusion. (see photos 9, 10, 11).
9. Caulk is in poor condition around garage door trim. Recommend removal and re-caulking to avoid possible water intrusion. (see photo 12).
10. Paint is in poor condition on base of garage door trim and wood is starting to rot. It's not too far gone though. Recommend repainting to help avoid further water intrusion and rot. (see photo 13).
11. Paint is cracked and chipping on fascia board above garage door (both sides). Recommend removal of damaged paint then repainting to avoid further damage to wood. (see photos 14,15).
12. Missing caulk - Trim next to windows on back deck. Recommend caulking to avoid possible water and pest intrusion. (see photo 16).



Exterior

EXTERIOR COMMENTS - Continued

16



5



6



7



8



9



10



11

Exterior

EXTERIOR COMMENTS - Continued

16



Exterior

EXTERIOR COMMENTS - Continued

16



INSPECTION PHOTOS

Exterior

#EX1



Loose flashing above gutter - Above back door

Exterior

#EX2



Paint and caulking damaged behind down spout on roof above garage

Exterior

#EX3



Paint on drip edge is in poor condition

Exterior

#EX4



Multiple windows need to be recaulked around trim

Exterior

#EX5



Caulk between chimney and siding is in poor condition

Exterior

#EX6



Missing outlet cover - Front of house

INSPECTION PHOTOS

Exterior

#EX7



Unable to test front outlet due to mud daubers

Exterior

#EX8



Outlet just off back porch - Missing caulk

Exterior

#EX9



Light fixture is loose - left side of garage

Exterior

#EX10



Light fixture is loose - right side of garage

Exterior

#EX11



Light fixture is loose - back porch

Exterior

#EX12



Caulk is in poor condition around garage door trim

INSPECTION PHOTOS

Exterior

#EX13



Paint in poor condition at base of garage door trim

Exterior

#EX14



Paint chipping on fascia above garage - Front of house

Exterior

#EX15



Paint chipping on fascia above garage - Front of house

Exterior

#EX16



Caulk in poor condition on trim - to the left of window over the porch

Exterior

#EX17



Trim and threshold paint are in poor condition - Wood beginning to show signs of rot

Exterior

#EX18



Corner of foundation damage - front left of home

INSPECTION PHOTOS

Exterior

#EX19



Holes from previous air conditioner in foundation

Exterior

#EX20



Example of minor settling cracks in foundation

Exterior

#EX21



unpainted sliding door trim

Exterior

#EX22



Open pvc pipe to the left of back porch - Most likely for the sump pump

Exterior

#EX23



Bulge in brick patio

Grounds & Drainage

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property

DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls and should be reported when these conditions are not present.

Grounds & Drainage

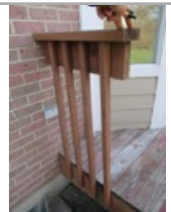
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Drainage:	Acceptable		
2 Trees & shrubs:	Acceptable	See Comments Below	Maintenance Item
3 Walks & Steps:	Acceptable	See Comments Below	Safety Hazard
4 Porch/Deck:	Acceptable	See Comments Below	Safety Hazard
5 Driveway:	Acceptable		
6 Retaining walls:	Not Present		
7 Lot Drainage:	Acceptable		
8 Sprinkler System:	Not Present		

INFORMATION

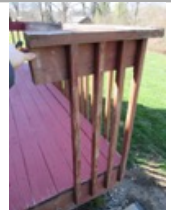
9 Walks & Steps:	Concrete	13 Porch:	Concrete
10 Patio:	Wood & Block	14 Location:	Front
11 Location:	Rear	15 Retaining walls:	Not Present
12 Driveway:	Concrete	16 :	

GROUNDS & DRAINAGE COMMENTS

- 17 1. Improperly secured rail on rear deck. Recommend repair or replacement to avoid possible bodily injury. (see photos 1,2).
2. There are a couple nail pops on deck surface. Recommend repair or replacement to avoid possible bodily injury if someone is walking barefoot. (see photo 3).
3. Insufficient deck support. Both posts are leaning away from house. Recommend removal and replace with stronger support posts. (see photo 4).
4. Block steps leading to rear deck. Blocks are securely fastened currently, but if construction adhesive happens to fail. Someone could trip if a block pops up when stepping on the nose. (see photo 5).
6. Multiple tripping hazards on front walk leading to front door. Recommend repair or replacement by a reputable concrete contractor. (see photos 6,7).
7. Open window wells on side and rear of house. Recommend covering to avoid water intrusion and to keep someone from falling into them. (see photo 8,9).
8. Open gas shut off pipe in middle of front yard. Could cause someone to trip, or cause serious injury to a child if they get their foot stuck in it. (see photo 10).
9. Overgrown hedge in front of house. Recommend trimming back from house to avoid possible pest intrusion. (see photo 11).



1



2



3

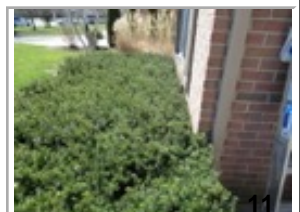


4

Grounds & Drainage

GROUND & DRAINAGE COMMENTS - Continued

17



INSPECTION PHOTOS

Grounds

#GD1



Improperly secured rail on back porch

Grounds

#GD2



Improperly secured rail on back porch

Grounds

#GD3



Multiple nail pops on deck

Grounds

#GD4



Crooked deck supports

Grounds

#GD5



Block stairs to porch - Could come loose

Grounds

#GD6



Tripping hazard near the front step

INSPECTION PHOTOS

Grounds

#GD7



Major tripping hazard on sidewalk near driveway

Grounds

#GD8



Open window well

Grounds

#GD9



Open window well

Grounds

#GD10



Vectren pipe sticking up in front yard

Grounds

#GD11



Overgrown bushes in the front of house

Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 A/C operation:	Not Inspected	See comments below	
2 Heating operation:	Acceptable		
3 System back-up:	Not Present		
4 Exhaust system:	Acceptable		
5 Distribution:	Acceptable		
6 Thermostat:	Acceptable		
7 Gas Piping:	Acceptable		
8 Heat Exchanger:	Acceptable		
9 Humidifier:	Not Present		
10 Filter:	Acceptable	Replace	Maintenance Item

INFORMATION

11 # Heating Units: 1	18 # Cooling Units: 1
12 Heating Types: Forced Air	19 A/C Types: Electric Central Air
13 Heating Ages: 2-3 years	20 A/C age: 2-3
14 Heating Fuels: Gas	21 Filter: Cleanable Media
15 Distribution: Forced Air	22 Heat Source Mfr. Bryant
16 Duct Insulation Type: None	23 A/C Source Mfr. Bryant
17 Gas Shutoff Location: North	

HEATING & COOLING COMMENTS

- 24 1. Air conditioning was not tested as the outdoor temperature was below 60 degrees Fahrenheit. Running an air conditioner when it's below 60 degrees can damage the compressor. As the unit is newer and appears to be in great condition, I doubt there are any current issues.
2. Some debris in air conditioner. Recommend removing debris to avoid air flow obstruction and possible pest intrusion. (see photo 1).
3. Flames on furnace looked great. Unit is newer and very clean. Recommend yearly service by a reputable licensed HVAC company to ensure efficiency and safety. (see photo 2).
4. Dirty filter. Recommend replacing filter monthly or bi monthly depending on how quickly it becomes dirty to ensure system efficiency. (see photo 3).
5. Broken switch plate on furnace shut of switch. Recommend replacement. (see photo 4).



INSPECTION PHOTOS

HVAC

#HC1



Debris in air conditioner

HVAC

#HC2



Flames in furnace look great!

HVAC

#HC3



Dirty filter, needs replaced

HVAC

#HC4



Broken plate on furnace shutoff switch

Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

Plumbing

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Supply pipes:	Acceptable		
2 Waste/vent pipes:	Acceptable		
3 Funct'l water flow:	Acceptable		
4 Funct'l waste drain:	Acceptable		
5 Well system:	Not Present		
6 Septic system:	Not Present		
7 Water heater:	Acceptable		
8 TPR Valve:	Acceptable		

INFORMATION

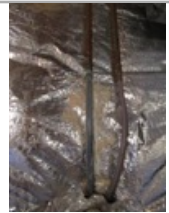
9 Water supply represented as:	Municipal	14 Waste system represented as:	Municipal
10 Supply pipes:	Copper	15 Septic location:	
11 Pipe insulation type:	None	16 Waste/Vent pipes:	Plastic
12 Water Shutoff Location:	Basement	17 Water Heater Mfr.:	Whirlpool
13 Well location:		18 Water Heater Gallons:	50
		19 Water Heater Fuel:	Gas
			Age: 2-3 years

PLUMBING COMMENTS

- 20 1. Possible water leak on supply pipes to the left of water heater. Leak appeared to be old, but I would recommend hiring a licensed plumber to inspect, repair or replace to make sure it does not spring a major leak and cause water damage to the surrounding area. (see photos 1,2).



1



2

INSPECTION PHOTOS

Plumbing

#P1



Evidence of water leak from hose - to the left of furnace

Plumbing

#P2



Evidence of water leak from hose - to the left of furnace

Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

Electrical System

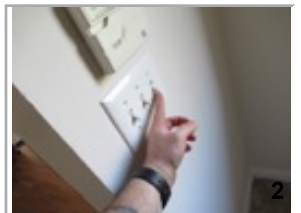
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Wiring at main box:	Acceptable		
2 Ground:	Acceptable	See comments below	Maintenance Item
3 GFCI:	Acceptable	See comments below	Maintenance Item
4 Amperage:	Acceptable		
5 Wiring:	Acceptable		
6 :			
7 :			
8 :			

INFORMATION

9 Amps:	200	14 Branch circuit wiring:	Copper
10 Volts:	120/240	15 Grounding:	Water Pipes & Ground
11 Main box location:	Laundry	16 Ground fault protection at:	Kitchen, Baths, Garage, Exterior
12 Main Disconnect:	Laundry	17 Main box type:	Breakers
13 Main service conductor:	Aluminum	18 Wiring type:	Romex

ELECTRICAL SYSTEM COMMENTS

- 19 1. Grounding attached to plumbing using a zip tie. It will function properly like this, but plastic can become brittle and break over time. Recommend attaching to pipe using a metal grounding clamp. (see photo 1).
2. Light switch next to back door. Unsure of what it goes to. (see photo 2).
3. Broken GFCI reset switch next to kitchen sink. Still functions. I recommend replacement by a licensed electrician. (see photo 3).
4. Outlets on the left and right side of kitchen counter are not properly secured to their boxes. I recommend repair or replacement by a licensed electrician. (see photo 4).
5. GFCI outlet above desk in kitchen does not trip properly. I recommend repair or replacement by a licensed electrician. (No Photo) GFCI is not necessary here, a basic grounded outlet would be sufficient.
6. No issues observed in electric panel. Pictures are FYI (see photos 5,6).



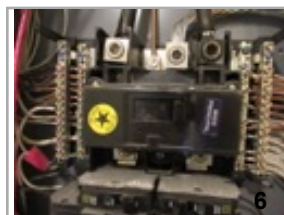
Electrical System

ELECTRICAL SYSTEM COMMENTS - Continued

19



5



6

INSPECTION PHOTOS

Electrical

#EL1



Zip tie used to attach ground to water pipe

Electrical

#EL2



Switch next to back door - Unsure of what it turns on/off

Electrical

#EL3



Broken reset switch - still functions
GFCI above desk in kitchen is not functioning (No pic)

Electrical

#EL4



Outlets/plates on left and right side of counter are loose on bottom

Electrical

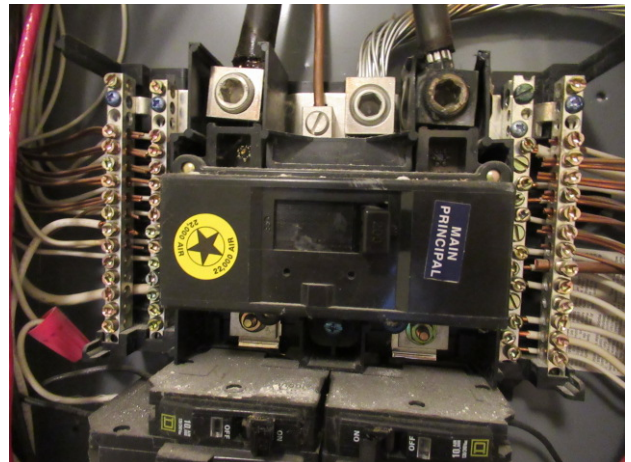
#EL5



Electric panel - No issues

Electrical

#EL6



200 amp service

Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

Kitchen & Laundry

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
KITCHEN			
1 Walls/ceiling/floor:	Acceptable		
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets/shelves:	Acceptable	See comments below	Maintenance Item
5 Sink plumbing:	Acceptable		

APPLIANCES			
6 Disposal:	Acceptable		
7 Dishwasher:	Acceptable		
8 Refrigerator:	Acceptable	See comments below	Maintenance Item
9 Exhaust fan:	Acceptable		
10 Microwave:	Acceptable		
11 Ice-Maker:	Acceptable		
12 :			
13 Range/oven:	Acceptable		
14 Gas or electric?	Electric		

LAUNDRY			
15 Walls/ceiling/floor:	Acceptable		
16 Doors & windows:	Acceptable		
17 Washer plumbing:	Acceptable	See comments below	Maintenance Item
18 Sink plumbing:	Acceptable		
19 Cabinets/shelves:	Acceptable		
20 Heating & cooling:	Acceptable		
21 Dryer vent:	Acceptable		
22 :			
23 :			
24 Dryer service:	Acceptable		
25 Gas or electric?	Electric		

KITCHEN AND LAUNDRY COMMENTS

- 26 1. Sediment deposit on washing machine hookup. Recommend cleaning with a wire brush and using Teflon tape before attaching hose. Continue to monitor to make sure it is not leaking. (see photo 1).
2. Water dispenser on refrigerator not functioning properly. Water only trickles out. Recommend replacing filter to see if that fixes the issue. (see photo 2).
3. Broken drawer sliders on kitchen desk drawer, and on the bottom drawer of the peninsula. (see photos 3,4).



Kitchen & Laundry

KITCHEN AND LAUNDRY COMMENTS - Continued

26



INSPECTION PHOTOS

Kitchen & Laundry

#K1



Some sediment deposits on laundry hookup

Kitchen & Laundry

#K2



Water dispenser on fridge not functioning properly

Kitchen & Laundry

#K3



broken sliders - Bottom drawer

Kitchen & Laundry

#K4



Broken drawer sliders on desk in kitchen

Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

Bathrooms

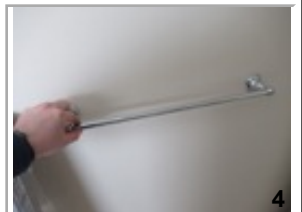
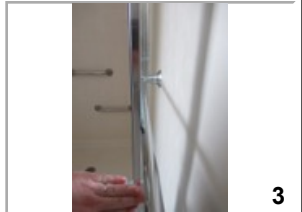
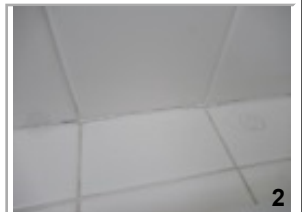
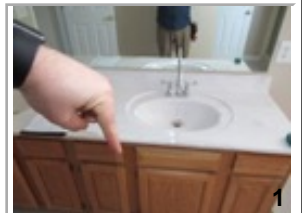
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable	See comments below	Maintenance Item
2 Doors & windows:	Acceptable		
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Vents:	Acceptable		
6 Sinks:	Acceptable	See comments below	Maintenance Item
7 Toilets:	Acceptable		
8 Tubs:	Acceptable		
9 Showers:	Acceptable		
10 Jacuzzi:	Acceptable	See comments below	Maintenance Item

BATHROOMS INSPECTED

11 # of Half baths: 1 12 # of Full baths: 2 13 # of 3/4 baths: 0

BATHROOM COMMENTS

- 14
1. Water drains slightly slower in the right sink of the master bathroom. Still functions fine. (see photo 1).
 2. Inside corners of tile around Jacuzzi have caulking in poor condition. Recommend removing old caulk and sealing with new caulk to avoid possible water damage. (see photo 2).
 3. Shower door opens and touches towel rack. Recommend moving towel rack, or installing a door stop to avoid possible damage to door. (see photo 3).
 4. Loose towel rack in master bathroom. Recommend repair or replacement. (see photo 4).
 5. Loose towel rack in bathroom off the stairs. Recommend repair or replacement. (see photo 5).



Bathrooms

BATHROOM COMMENTS - Continued

14



INSPECTION PHOTOS

Bathroom

#B1



Right sink in master bathroom drains a little slow

Bathroom

#B2



Caulk in poor condition around Jacuzzi tub

Bathroom

#B3



Shower door in master bathroom opens and hits towel bar

Bathroom

#B4



Loose towel bar - master bathroom

Bathroom

#B5



Loose towel bar - upstairs bathroom

Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

Interior Rooms

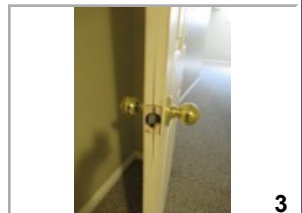
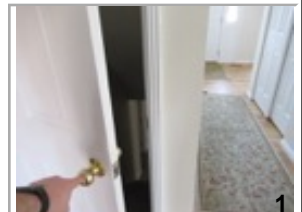
COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Walls, ceiling, floor:	Acceptable		
2 Doors & windows:	Acceptable	See comments below	Maintenance Item
3 Heating & cooling:	Acceptable		
4 Cabinets & counter:	Acceptable		
5 Window Type::	Acceptable		
6 Fireplc/woodstove:	Acceptable	See comments below	Maintenance Item
7 Smoke detectors:	Acceptable	See comments below	Safety Hazard
8 CO detectors:	Acceptable	See comments below	Safety Hazard
9 Stairs/balcony/rails:	Acceptable	See comments below	Safety Hazard
10 Trim:			

INFORMATION

11 Rooms inspected:		
Bedrooms #: 4	12	Walls & Ceilings Type: Sheet Rock
Dining Room	13	Floors: Carpet, vinyl, tile & hardwood
Entranceway	14	:
Family Room	15	:
Great Room	16	:
Living Room		

INTERIOR ROOM COMMENTS

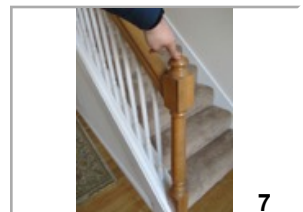
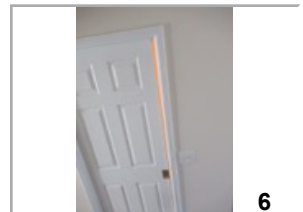
- 17 1. Door knob to basement is not functioning properly. Knob must be turned to right in order to disengage latch. Recommend repair or replacement. (see photo 1).
2. SAFETY HAZARD - Smoke detector in basement beeps quietly when tested. All detectors in the house appear to be yellowed and older. Detectors have a limited life span. The older they get, the less effective they become. I recommend replacing all smoke detectors. AT LEAST one per level of the house. (see photo 2).
3. SAFETY HAZARD - I only observed one carbon monoxide detector in the basement utility room. Detector is hard wired to ADT security system and appears to be old. I recommend removal, then installing AT LEAST one carbon monoxide detector per level of the home.
4. Split door to the basement office. Still functions. (see photo 3).
5. Gas fireplace functioned when gas turned on and lit. Gas pressure is good. Does not appear that it has been used for a few years, as the flue pipe and firebox had quite a bit of dirt build up. Damper door does not close properly as well which could lead to energy loss and pest intrusion. I recommend cleaning out firebox, and having flue cleaned by a chimney contractor before use. If used regularly I highly recommend frequent cleaning and inspections by a chimney contractor. (see photo 4).
6. Broken hinge on glass fireplace door. Recommend repair or replacement. (see photo 5).
7. Pocket door to the walk in closet in master bedroom is hanging slightly askew. Still functions. (see photo 6).
8. SAFETY HAZARD - Hand rail leading upstairs is not secure. Wobbles heavily. Recommend repair or replacement by a reputable contractor. (see photo 7).



Interior Rooms

INTERIOR ROOM COMMENTS - Continued

17



INSPECTION PHOTOS

Interior Rooms

#IR1



knob only works when turned to the right

Interior Rooms

#IR2



Possibly defective smoke alarm in basement - beeped very quietly when tested

Interior Rooms

#IR3



Office door downstairs split along side

Interior Rooms

#IR4



Light debris in chimney - damper does not fully close

Interior Rooms

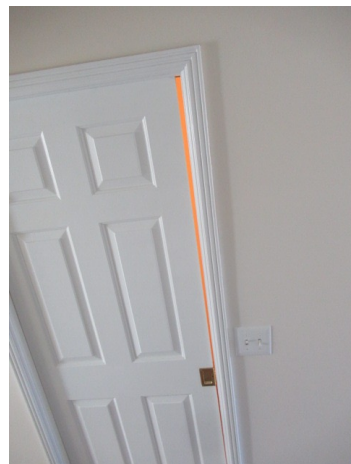
#IR5



Broken hinge on fireplace door

Interior Rooms

#IR6



Walk in closet pocket door is slightly askew - master bedroom

INSPECTION PHOTOS

Interior Rooms

#IR7



Improperly secured rail on stairs

Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	Acceptable	
2	Walls:	Acceptable	
3	Eaves:	Acceptable	
4	Electrical:	Acceptable	
5	Gutters:	Acceptable	
INTERIOR			
6	Walls/ceiling/floor:	Acceptable	
7	Firewall/firedoor:	Acceptable	
8	Doors & windows:	Acceptable	
9	Garage doors:	Acceptable	
10	Door openers:	Acceptable	
11	Electrical:	See comments below	Safety Hazard
12	Heating & cooling:	Not Present	

INFORMATION

EXTERIOR		INTERIOR	
13	Location: <u>Attached garage - same as house</u>	17	Walls & ceilings: <u>Sheet rock</u>
14	Roof covering: <u>Shingle</u>	18	Floors: <u>Concrete</u>
15	Roof age: <u>10-15 Appears at Mid-Life Condition</u>	19	Garage door: <u>Double Overhead</u>
16	Gutters: <u>Aluminum</u>		

GARAGE & CARPORT COMMENTS

- 20 1. **SAFETY HAZARD** - Missing outlet cover. I recommend adding one to avoid possible electric shock should a child place fingers in box. (see photo 1).

All outlets in garage are GFCI protected



1

INSPECTION PHOTOS

Garage

#GC1



Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1 Access:	Acceptable		
2 Framing:	Acceptable		
3 Sheathing:	Acceptable		
4 Insulation:	Acceptable		
5 Ventilation:	Acceptable		
6 Exposed wiring:	Not Present		
7 Plumbing vents:	Acceptable		
8 Chimney & flues:	Acceptable		
9 Vapor Retarder:	Acceptable		
10 Built-in Shelving:	Not Present		

INFORMATION

11 # of Attic areas: 2	14 Framing: Engineered
12 Access locations: Garage & Master Bathroom	15 Sheathing: OSB
13 Access by: Hatch	16 Insulation: Rockwool

ATTIC COMMENTS

- 17 1. As of today's inspection, the attic and all of its components are in good working condition



INSPECTION PHOTOS

Attic

#AT1



Sufficient insulation

Attic

#AT2



OSB sheathing in excellent condition

Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Foundation

COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
Foundation Type	Basement		
1 Access:	Acceptable		
2 Foundation walls:	Acceptable	See comments below	Maintenance Item
3 Floor framing:	Acceptable		
4 Insulation:	Acceptable		
5 Ventilation:	Acceptable		
6 Sump pump:	Acceptable		
7 Dryness/drainage:	Acceptable		
8 Floor/Slab:	Acceptable		
9 Vapor Retarder:	Acceptable		
10 Enter Value :			

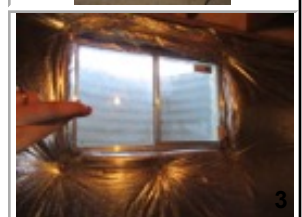
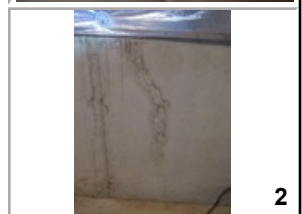
INFORMATION

11 Foundation walls:	Poured Concrete	14	Beams:	Steel I Beam
12 Floors:	Concrete Floor & Carpet	15	Piers:	Steel Columns
13 Joist/Truss Detail:	2x10s	16	Sub Floor:	Boards
		17	Insulation:	Band Joist / Perimeter walls

FOUNDATION COMMENTS

- 18 1. There are a couple very small settling cracks in foundation in the utility room. Some efflorescence (mineral deposits) around cracks lead me to believe water has leaked in at some point. This might be caused by the down spout on the back patio causing water to seep down between bricks and the foundation. I recommend injecting cracks with an Epoxy Crack injection repair kit. This will fill all gaps inside the foundation wall all the way to the outside of foundation. (see photos 1,2).

2. **SAFETY HAZARD** - Window in utility room is not functioning properly. Both windows in basement are single pane glass. Recommend removal and replacement to avoid a point of entry for unwanted visitors. Also, glass could cause bodily injury if broken. (see photo 3).



INSPECTION PHOTOS

Foundation

#F1



Foundation

#F2



Foundation

#F3

