

# *Sherlock Homes Inspection & Appraisal, LLC*

## Property Inspection Report



1234 Sample Report Ln., Sweet, CO 80000

Inspection prepared for: Jane Doe & John Doe

Date of Inspection: 1/10/2014 Time: 10:00 AM-2:00 PM

Age of Home: 2007 Size: 3382

Weather: Snowing and cold.

The inspector notes that the maintenance and care overall for this home has been very good.

Inspector: Rick Moore

NACHI16091601

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sherlockhomesco.com



# Report Summary

This summary report is intended to emphasize conditions that might significantly affect your purchase consideration; that represent a safety hazard, that might require significant expense, or that require action of some type. It is not a complete list of home system deficiencies. No standard exists to provide a clear dividing line between what must be included in the summary, and what can be left in the body of the report. Because opinions about what is- and is not- important vary with individual perception, you should be sure to read the entire report.

Interior Areas		
Page 7 Item: 9	Smoke Detectors	<ul style="list-style-type: none"><li>• <b>SAFETY CONCERN:</b> No CO detectors were observed at time of inspection on the main floor. With a gas burning fireplace there should be a CO detector on the main floor. I do recommend a CO detector on every level of the home as well as within 15' of all bedrooms as required by modern standards.</li></ul>
Page 8 Item: 17	Fireplace	<ul style="list-style-type: none"><li>• The inspector noted the smell of natural gas when the fireplace was activated. Highly recommend contacting a licensed contractor for further evaluation and repair as necessary. The current owner was notified of this deficiency as the inspector felt this was an impending safety hazard. As well the inspector turned off the gas supply to the fireplace as a courtesy / concern for the owners safety.</li><li>• The inspector highly recommends that a licensed contractor evaluate and repair the fireplace as necessary due to the deficiencies noted.</li></ul>
Kitchen		
Page 13 Item: 15	Patio Doors	<ul style="list-style-type: none"><li>• The lock on the sliding patio door is not functioning correctly. Recommend repair.</li></ul>
Laundry		
Page 17 Item: 8	GFCI	<ul style="list-style-type: none"><li>• The receptacles near laundry machines are polarized and should be <b>GFCI</b> protected.</li></ul>
Heat/AC		
Page 20 Item: 4	Venting	<ul style="list-style-type: none"><li>• The <b>PVC</b> CO exhaust vent is leaking condensation on the basement floor, please see pictures. The inspector believes the elbow in the picture is leaking at the joint. Recommend contacting a licensed HVAC contractor for further evaluation and repair / correction as necessary.</li></ul>



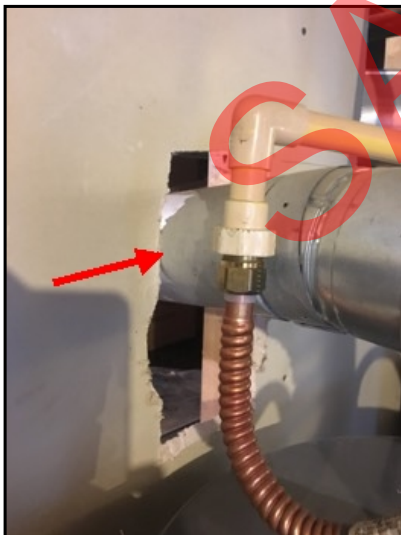
The furnace exhaust flue is leaking condensation. The inspector believes the furnace exhaust flue is leaking here.

### Water Heater

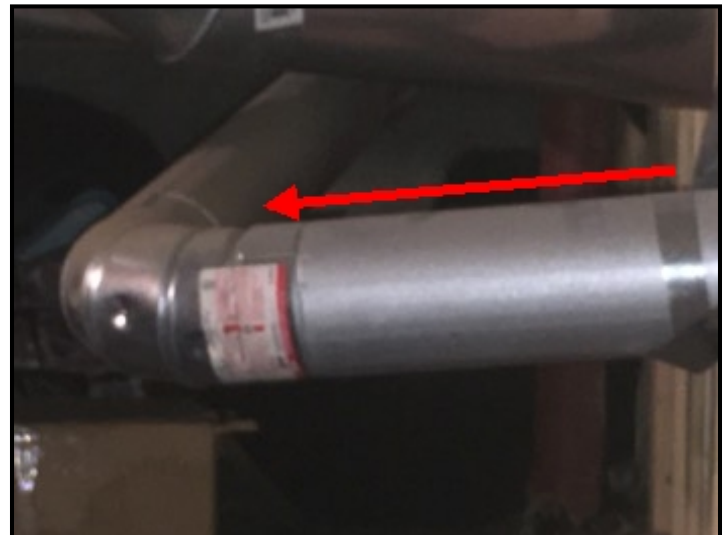
Page 25 Item: 4

Venting

- Minimum water heater single wall vent pipe clearance from combustable material is 6", this condition does not exist here and is a fire / safety hazard. Recommend immediate correction.
- SAFETY CONCERN: Improperly sloped vent pipes will allow combustion products to escape. The exhaust vent for the water heater should rise with a minimum slope of 1/4" per foot. This condition does not exist as the vent improperly slopes down for several feet. Recommend licensed HVAC contractor repair / correct as needed.



No double wall pipe through penetration as required.



Exhaust flue improperly slopes down.


### Garage

Page 32 Item: 14

Garage Door's  
Reverse Status

- The single bay opener has no eye beam sensors installed. This is a safety hazard, recommend correction.

### Attic

Page 39 Item: 4	Vent Screens	<ul style="list-style-type: none"><li>• Birds have built a nest in one of the vents and subsequently broken the screen. Recommend repairing / replacing as necessary.</li></ul>
<div></div> <div></div>		
<p>Bird nest in roof vent, screen has been damaged. Recommend repair.</p> <p>Birds nest in vent screen.</p>		
Master Bedroom		
Page 72 Item: 7	Smoke Detectors	<ul style="list-style-type: none"><li>• <b>**Carbon Monoxide Detectors**</b></li><li>• No CO detector within 15' of Master bedroom does not meet modern standards and is a safety hazard. Recommend replacing smoke detector in the master bedroom ceiling with a combo Smoke / CO unit.</li></ul>

# Inspection Details

## THANK YOU!

Thank you for choosing us to perform this General Home Inspection. The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

## The Inspection is not Pass/Fail:

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection.

Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

## Read the Report!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

## Repairs, Evaluations and Corrections

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves.

Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

## Do a Final Walk-Through!

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

## WHAT is INCLUDED?

Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems.

Because performing research lies beyond the InterNACHI Standards of Practice, does not typically include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits or structure setbacks. Any comments on proper installation are by courtesy only.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection.

To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors (InterNACHI) at [www.nachi.org/sop](http://www.nachi.org/sop).

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

## We're Here to Help!

If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.



**1. Attendance**

In Attendance: Client present

**2. Home Type**

Home Type: Single Family Home

**3. Occupancy**

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

SAMPLE

# Interior Areas

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

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

## 1. Locations

Locations: Interior areas include interior rooms not covered in the bathroom, bedroom, kitchen, laundry room, basement sections of this report:

## 2. Bar

Good	Fair	Poor	N/A	None
				X

Observations:

- No formal bar area in this home.

## 3. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

## 4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- The interior ceilings were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 5. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- The interior walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 6. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Flooring Types: Carpet is noted. • Ceramic tile is noted.

Observations:

- The interior rooms flooring appears to be in good serviceable condition.



### 7. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

### 8. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The readily accessible receptacles and lights were tested and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.

### 9. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:

- **\*\*Smoke Detectors\*\***
- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- **\*\*Carbon Monoxide Detectors\*\***
- **SAFETY CONCERN: No CO detectors were observed at time of inspection on the main floor. With a gas burning fireplace there should be a CO detector on the main floor. I do recommend a CO detector on every level of the home as well as within 15' of all bedrooms as required by modern standards.**

### 10. Cabinets

Good	Fair	Poor	N/A	None
				X

### 11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Insulated glass noted.

Observations:

- Operated windows appeared functional, at time of inspection

### 12. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet appears to be in good serviceable condition.



## 13. Doors

Good	Fair	Poor	N/A	None
X				

## Observations:

- Hollow wood doors.
- The interior doors and interior closet doors were tested and appear to be functioning as intended with no issues or concerns noted at the time of this inspection.

## 14. Patio Doors

Good	Fair	Poor	N/A	None
	X			

## Observations:

- **\*\*Sliding Patio Doors\*\***
- The sliding patio door was functional during the inspection.

## 15. Screen Doors

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Sliding door screen is functional.

## 16. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

## Observations:

- No window or wall mounted HVAC system installed on this home.

## 17. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living room

Materials: Gas fireplace noted.

## Observations:

- **\*\*Gas Fireplaces\*\***
- The gas fireplace is very dirty, recommend a professional cleaning and evaluation for continued safe operation.
- The inspector noted the smell of natural gas when the fireplace was activated. Highly recommend contacting a licensed contractor for further evaluation and repair as necessary. The current owner was notified of this deficiency as the inspector felt this was an impending safety hazard. As well the inspector turned off the gas supply to the fireplace as a courtesy / concern for the owners safety.
- The inspector highly recommends that a licensed contractor evaluate and repair the fireplace as necessary due to the deficiencies noted.



Fireplace is dirty and needs cleaned.



Fireplace gas flue appears functional.

### 18. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The interior stairway and handrails were carefully inspected and found to be in serviceable condition. The landing half way down the basement steps at the turn is a little "bouncy". It may be a good idea to shore this up with cross bracing or further support underneath.

### 19. Security Bars

Good	Fair	Poor	N/A	None
				X

#### Observations:

- No security bars are present in this room.

# Kitchen

Inspection of kitchens typically includes the following:

## ROOM

- wall, ceiling and floor
- windows, skylights and doors

## APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

## CABINETS

- exterior and interior
- door and drawer

## SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

## ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

**Note:** Appliances are operated at the discretion of the Inspector:

### 1. Dishwasher

Good	Fair	Poor	N/A	None
	X			

#### Observations:

- The dishwasher was operated in a short rinse cycle. The unit was functioning as intended with no visible leaks, issues, or concerns noted at the time of this inspection.

### 2. Cook top condition

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Electric cook top noted.
- Burners: Electric radiant heating coils or infrared halogen.
- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.



### 3. Microwave

Good	Fair	Poor	N/A	None
X				

#### Observations:

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

### 4. Oven & Range

Good	Fair	Poor	N/A	None
X				

#### Observations:

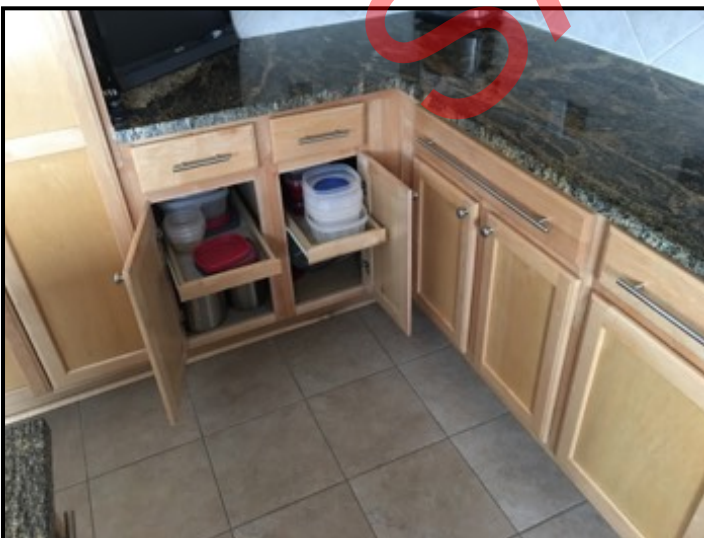
- Oven: Electric radiant heating coils or infrared halogen heating elements noted.
- All heating elements operated when tested.

### 5. Cabinets

Good	Fair	Poor	N/A	None
X				

#### Observations:

- No deficiencies observed appeared in good serviceable condition.





## 6. Counters

Good	Fair	Poor	N/A	None
X				

## Observations:

- Granite counter tops noted.
- No discrepancies noted, the counter tops are functioning as intended with no issues or concerns noted at the time of this inspection.

## 7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

## Observations:

- The ceilings were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

## Observations:

- The walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

## Observations:

- Kitchen flooring appears to be in good serviceable condition at the time of this inspection with no issues or concerns noted.



## 10. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating

## Observations:

- Exhaust fan is functional and operating as intended at the time of this inspection.

## 11. Electrical

Good	Fair	Poor	N/A	None
X				

## Observations:

- No major system safety or function concerns noted at time of inspection. Accessible outlets and electrical components were inspected with no issues or concerns noted at the time of this inspection.



## 12. GFCI

Good	Fair	Poor	N/A	None
X				

## Observations:

- **GFCI** tested and functioned properly.

## 13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted. • Insulated glass noted.

## Observations:

- Operated windows appeared functional, at time of inspection

## 14. Doors

Good	Fair	Poor	N/A	None
			X	X

## 15. Patio Doors

Good	Fair	Poor	N/A	None
	X			

## Observations:

- **\*\*Sliding Patio Doors\*\***

• The sliding patio door was functional during the inspection.

- **The lock on the sliding patio door is not functioning correctly. Recommend repair.**

## 16. Screen Doors

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Sliding door screen is functional.
- Door screen has a couple small holes in the screen.

## 17. Sinks

Good	Fair	Poor	N/A	None
X				

## Observations:

- Kitchen has an under mounted sink with touch on / touch off controls.
- **\*\*DRAINS\*\***
- The visible portions of the sink drains in the bathroom appear to be functioning as intended at the time of this inspection.
- **\*\*SUPPLY\*\***
- No deficiencies observed.
- Operated normally, at time of inspection.

## 18. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

## Observations:

- Operated - appeared functional at time of inspection.

**19. Drinking Fountain**

Good	Fair	Poor	N/A	None
				X

Observations:

- There was no drinking fountain present in this kitchen.

**20. Spray Wand**

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

**21. Hot Water Dispenser**

Good	Fair	Poor	N/A	None
				X

Observations:

- No dedicated hot water dispenser installed in this kitchen.

**22. Soap Dispenser**

Good	Fair	Poor	N/A	None
		X		

Observations:

- The soap dispenser did not operate.

**23. Plumbing**

Good	Fair	Poor	N/A	None
	X			

Observations:

- The visible portions of the kitchen plumbing were fully inspected and appear to be in good serviceable condition.



**24. Trash Compactor**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- No compactor in this kitchen.

**25. Security Bars**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- There are no security bars installed in the kitchen.

SAMPLE

# Laundry

## 1. Locations

Locations: Garage entry.

## 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

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

## 3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate tops noted.
- The counter tops were inspected and were found to be in serviceable condition with no issues or concerns noted at the time of this inspection.

## 4. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- The ceilings were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 5. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- The walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

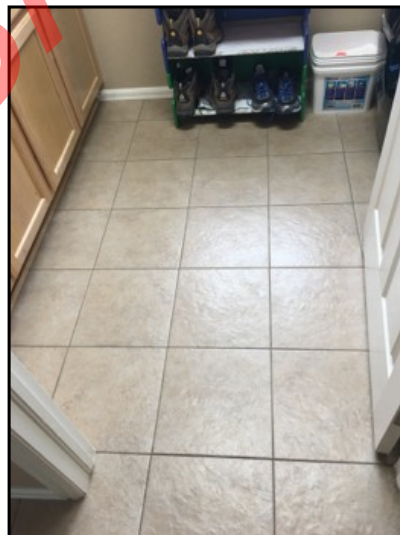
## 6. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Laundry room flooring appears in serviceable condition at the time of this inspection.



## 7. Electrical

Good	Fair	Poor	N/A	None
	X			

## Observations:

- No major system safety or function concerns noted at time of inspection. Accessible outlets and electrical components were inspected with no issues or concerns noted at the time of this inspection.

## 8. GFCI

Good	Fair	Poor	N/A	None
				X

## Observations:

- The receptacles near laundry machines are polarized and should be GFCI protected.

## 9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

## Observations:

- Appeared functional, at time of inspection.

## 10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Insulated glass noted.

## Observations:

- Operated windows appeared functional, at time of inspection

## 11. Doors

Good	Fair	Poor	N/A	None
X				

## Observations:

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

## 12. Wash Basin

Good	Fair	Poor	N/A	None
				X

## Observations:

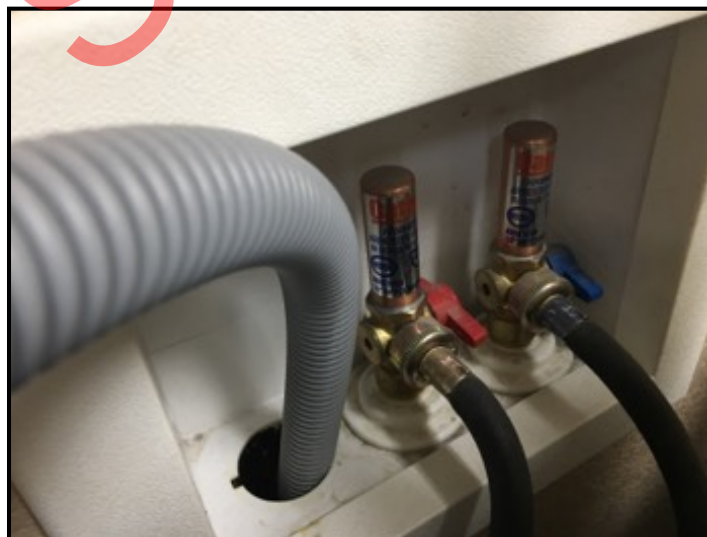
- No wash basin in the laundry area.

## 13. Plumbing

Good	Fair	Poor	N/A	None
X				

## Observations:

- The visible portions of the laundry room plumbing were inspected with no issues or concerns noted at the time of this inspection.





**14. Dryer Vent**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The dryer vent was inspected and appears to be in good serviceable condition.

**15. Gas Valves**

Good	Fair	Poor	N/A	None
				X

**Observations:**

- None visible.

**16. Security Bars**

Good	Fair	Poor	N/A	None
				X

**Observations:**

- No security bars are present in this room.

SAMPLE

# Heat/AC

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

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

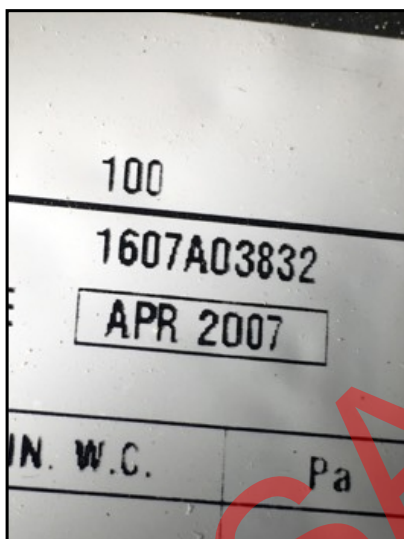
## 1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Location: • The furnace is located in the basement.  
Materials: High efficiency gas fired forced hot air furnace noted.

Observations:

- The heater was inspected and found to be functioning as intended.
- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible, suggest review by a licensed heating contractor if a more detailed inspection is desired.



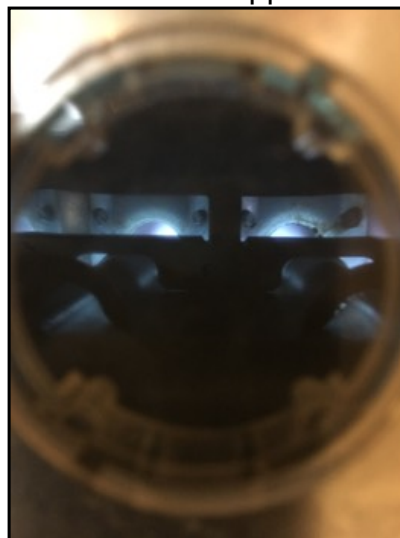
The furnace was manufactured April of 2007.



Carrier brand HVAC appliances noted.



The glow plugs properly activate from the thermostat.



The gas jets ignite as intended.

**2. Heater Base**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The heater base appears to be functional.

**3. Enclosure**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- **IMPROVE:** The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

**4. Venting**

Good	Fair	Poor	N/A	None
	X	X		

**Observations:**

- **\*\*VENTING MATERIALS\*\***
- Plastic - **PVC** vent noted.
- **\*\*VENTING OBSERVATIONS\*\***
- The visible portions of the vent pipes appeared functional with no deficiencies noted at the time of this inspection except as noted below.
- The PVC CO exhaust vent is leaking condensation on the basement floor, please see pictures. The inspector believes the elbow in the picture is leaking at the joint. Recommend contacting a licensed HVAC contractor for further evaluation and repair / correction as necessary.



The furnace exhaust flue is leaking condensation. The inspector believes the furnace exhaust flue is leaking here.

### 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.



Gas supply shut off valve for the furnace.

### 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.



## 7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- NOTE: Unit(s) not tested in the cooling mode. AC compressor should not be operated when the ambient temperature does not exceed 65 degrees farenheight for the previous 24 hours prior to operation. Operating the unit without these conditions present can damage the compressor and pump. Recommend HVAC service and check before operation this next summer / spring as temperatures denote.
- The AC condensing unit is approximately 11 years old as determined by the manufacturers coding in the serial number.







The AC compressor was manufactured the 12th week of 2007 and is thus approximately 11 years old.

### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The return air supply system appears to be functional.

### 9. Registers

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The registers and distribution supply system appear to be functional.

### 10. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located inside heater cabinet.

#### Observations:

- The air filter has been recently replaced and appears to be in good serviceable condition at the time of this inspection.



Furnace filter is located here.





Filter size is 20"x25"x2".

### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Location:
- Kitchen.
- Digital - programmable type.
- Functional at the time of inspection.



# Water Heater

## 1. Base

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The water heater base appears functional.

## 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The water heater enclosure is functional.

## 3. Combustion

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The combustion chamber appears to be in functional condition.



## 4. Venting

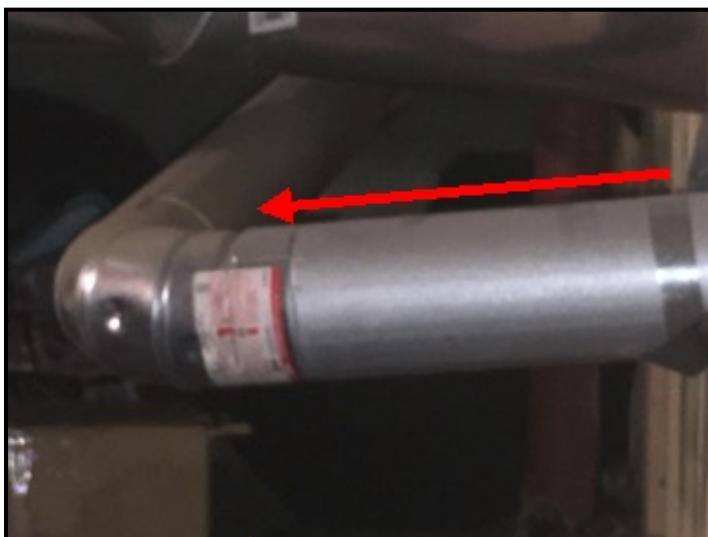
Good	Fair	Poor	N/A	None
		X		

**Observations:**

- Minimum water heater single wall vent pipe clearance from combustible material is 6", this condition does not exist here and is a fire / safety hazard. Recommend immediate correction.
- **SAFETY CONCERN:** Improperly sloped vent pipes will allow combustion products to escape. The exhaust vent for the water heater should rise with a minimum slope of 1/4" per foot. This condition does not exist as the vent improperly slopes down for several feet. Recommend licensed HVAC contractor repair / correct as needed.



No double wall pipe through penetration as required.



Exhaust flue improperly slopes down.

### 5. Water Heater Condition

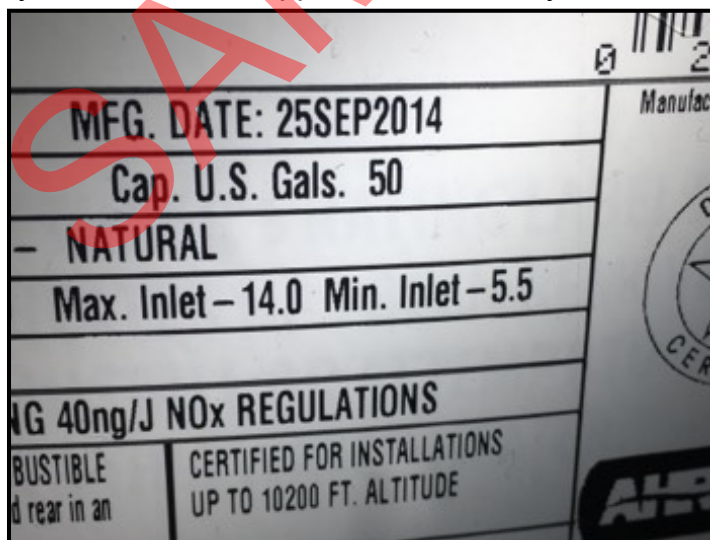
Good	Fair	Poor	N/A	None
X				

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Water Source: Public
- Gas fired water heater tank systems have an average life expectancy of 8-12 years. This tank appears to be \*\*\*\* years old currently.
- Tank appears to be in satisfactory condition and functioning as intended with no deficiencies noted at the time of this inspection.
- Gas fired water heater tank systems have an average life expectancy of 8-12 years. This tank appears to be 4 1/2 years old currently.



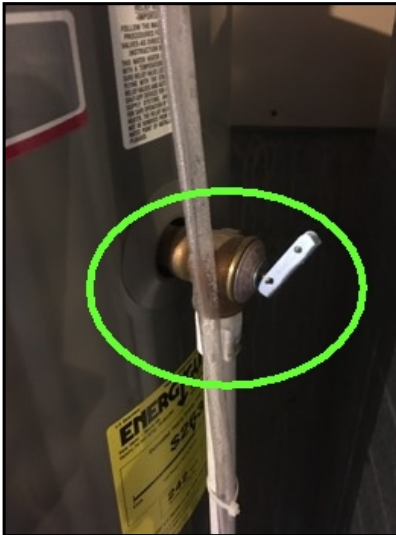
The water heater was manufactured September 25, 2014 and is approximately 4 1/2 years old.

### 6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.



### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
• 50 gallons.

### 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appears functional.



Gas supply shutoff valve for the water heater.

### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper • PVC

Observations:  
• No deficiencies observed at the visible portions of the supply piping.





### 10. Overflow Condition

Good	Fair	Poor	N/A	None
	X	X		

Materials: PVC

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- Appears to be in satisfactory condition with no issues or concerns noted at the time of this inspection.



### 11. Strapping

Good	Fair	Poor	N/A	None
				X

Observations:

- No strapping required in this zone.

# Garage

## 1. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

- Snow covered; not fully inspected.
- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.

## 2. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared satisfactory, at time of inspection.

## 3. Anchor Bolts

Good	Fair	Poor	N/A	None
				X

Observations:

- The anchor bolts were not visible.

## 4. Garage Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete garage floor noted.

Observations:

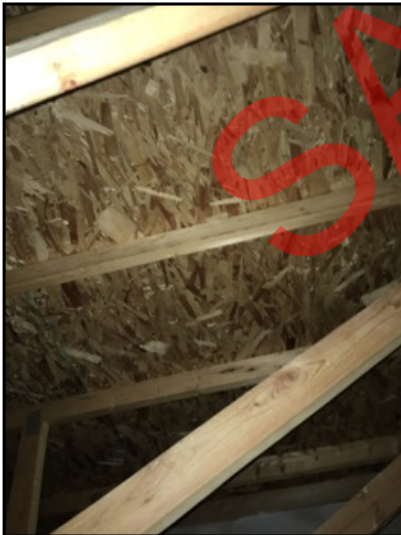
- No major system safety or function concerns noted at time of inspection.

## 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Engineered wood roof truss framing noted.
- OSB Sheathing noted.
- No deficiencies observed at the visible portions of the roof structure.





## 6. Electrical

Good	Fair	Poor	N/A	None
X				

### Observations:

- The garage electrical components including outlets, switches, lights, and controls were inspected and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.

## 7. GFCI

Good	Fair	Poor	N/A	None
X				

### Observations:

- GFCI in place and operational

## 8. 240 Volt

Good	Fair	Poor	N/A	None
				X

### Observations:

- There are no 240 volt outlets visible in this room.

## 9. Exterior Door

Good	Fair	Poor	N/A	None
			X	X

## 10. Fire Door

Good	Fair	Poor	N/A	None
X				

### Observations:

- Appeared satisfactory and functional, at time of inspection.

## 11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' aluminum door. • One 8' aluminum door

### Observations:

- The garage doors were fully inspected and found to be functioning as intended with no issues or concerns noted at the time of this inspection.

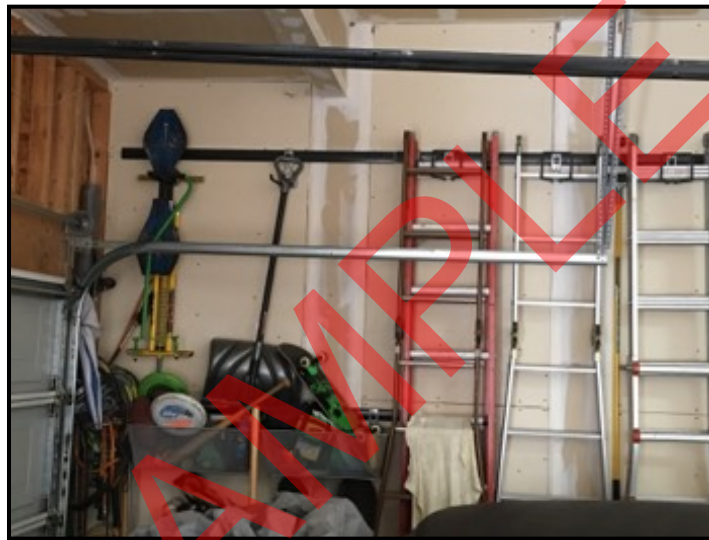
## 12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

### Observations:

- The garage door appeared functional during the inspection.





### 13. Garage Opener Status

Good	Fair	Poor	N/A	None
X	X			

#### Observations:

- Belt drive opener noted.
- Appeared functional using normal controls, at time of inspection.



## 14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X		X		

## Observations:

- Garage vehicle door auto-reverse is functioning on the double door.
- Eye beam system present and operating on the double door.
- Garage vehicle door auto-reverse is not installed on the single bay garage door opener. Although this is not required on single bay doors, the inspector recommends installing this feature for safety reasons none the less.
- The single bay opener has no eye beam sensors installed. This is a safety hazard, recommend correction.

## 15. Ventilation

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Under eave soffit inlet vents noted.

## 16. Vent Screens

Good	Fair	Poor	N/A	None
	X			

## Observations:

- Vent screens noted as functional.

## 17. Cabinets

Good	Fair	Poor	N/A	None
				X

## Observations:

- No permanently mounted cabinets installed in the garage.

## 18. Counters

Good	Fair	Poor	N/A	None
				X

## Observations:

- No permanently mounted counter top installed in the garage.

## 19. Washbasin

Good	Fair	Poor	N/A	None
				X

## Observations:

- No wash basin installed in the garage.



# Electrical

Over the years, many different types and brands of electrical components have been installed. Electrical components and standards have changed and continue to change. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

Inspection of the home electrical system typically includes the following:

- service drop: conductors, weatherhead, and service mast;
- electric meter exterior;
- service panel and sub-panels;
- service and equipment grounding;
- system and component bonding; and
- visible branch wiring: receptacles (representative number), switches, lighting.

## 1. Electrical Panel

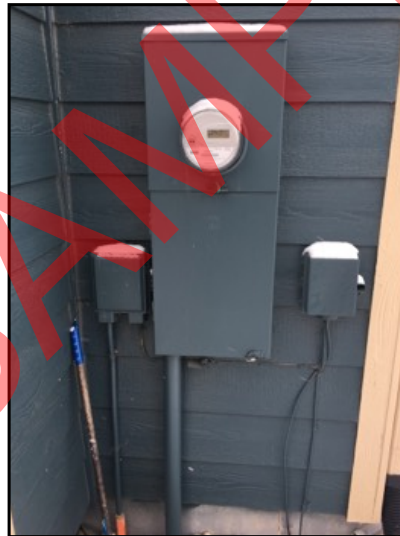
Good	Fair	Poor	N/A	None
X				

Location: Main Electrical Panel Location: • North side of the house.

Location: No Sub Panels located.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Due to weather conditions the panel could not be fully opened safely for inspection. The visible portions do appear to be in very good condition.

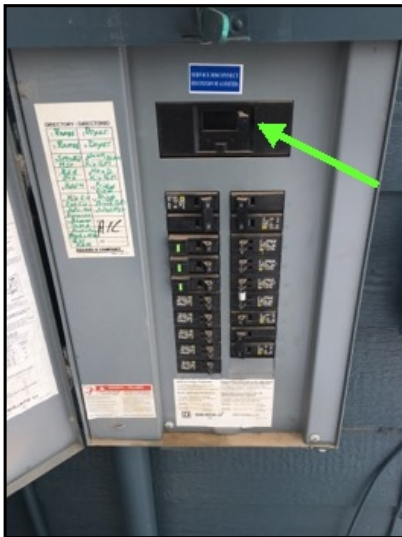


## 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 150 amp



Main electrical breaker for the home.

**3. Breakers in off position**

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

**4. Cable Feeds**

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.
- The cable feeds for the electrical supply could not be fully inspected due to weather conditions. The panel could not be fully opened safely as it was snowing and wet.

**5. Breakers**

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

**6. Fuses**

Good	Fair	Poor	N/A	None
				X

# Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

## 1. Roof Condition

Good	Fair	Poor	N/A	None
			X	

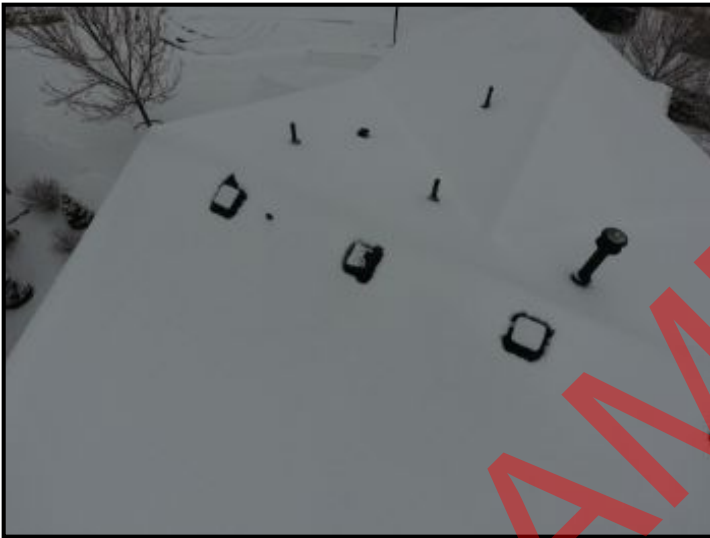
Materials: Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.

Materials: Asphalt shingles noted.

Observations:

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





## 2. Flashing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- The roof flashing appears to be functional.

## 3. Chimney

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Observations:

- No chimney on this home.

## 4. Sky Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Observations:

- No skylights on this home.

## 5. Spark Arrestor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 6. Vent Caps

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- The vent caps appear functional at the time of this inspection, limited inspection due to snow covering the roof.



7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection, gutters and downspout's appear to be in serviceable condition. Limited inspection due to snow and freezing temperatures.



# Attic

Inspection of the attic typically includes visual examination the following:

- roof structure (framing and sheathing);
- attic space ventilation;
- thermal insulation;
- electrical components (outlets, switches and lighting);
- plumbing components (supply and vent pipes, bathroom vent terminations);
- HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

## 1. Access

Good	Fair	Poor	N/A	None
	X			

Observations:

- \*\*Location of access\*\*
- Master bedroom closet ceiling.
- Appeared functional - with batt insulation over hatch door.

## 2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- The attic structure was in excellent condition during this inspection. The trusses, sheathing, shear walls were all dry with no signs of past or present leaks noted at the time of this inspection.





### 3. Ventilation

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The attic ventilation is very good with no issues or concerns noted at the time of this inspection.
- Under eave soffit inlet vents noted.
- Roof louver vents noted.

### 4. Vent Screens

Good	Fair	Poor	N/A	None
X		X		

#### Observations:

- Vent screens noted as functional with one exception.
- Birds have built a nest in one of the vents and subsequently broken the screen. Recommend repairing / replacing as necessary.



Bird nest in roof vent, screen has been damaged.  
Recommend repair.



Birds nest in vent screen.



Debris from the birds nest on the attic floor.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:  
• Functional.



The ducts in the attic are very nicely wrapped.





## 6. Electrical

Good	Fair	Poor	N/A	None
X				

### Observations:

- Most areas not accessible due to insulation.
- The visible portions of the attic electrical components were inspected and found to be functioning as intended with no issues or concerns noted at the time of this inspection.

## 7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

### Observations:

- **ABS** plumbing vents
- No deficiencies noted in the visible portions of the plumbing vent piping.



## 8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

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

Depth: Insulation averages about 16-18 inches in depth.

### Observations:

- The insulation levels in the attic are excellent and appear to be adequate for our zone 5 climate.



Insulation levels in the attic are awesome in this home.

### 9. Chimney

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:  
• No chimney on this home.

### 10. Exhaust Vent

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
• The visible portions of the exhaust vents were inspected and found to be functioning as intended with no issues or concerns noted at the time of this inspection.







## Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

### 1. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:

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

### 2. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Suggest sealing / caulking around doors and windows as necessary during routine annual maintenance.



### 3. Siding Condition

Good	Fair	Poor	N/A	None
X				

**Materials:** Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete / block foundation.

**Observations:**

- The external building envelope (Siding & Trim) were inspected and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.



#### 4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

##### Observations:

- Soffits at the home appeared to be in serviceable condition at the time of the inspection.
- Fascia covering the ends of rafter or truss tails appeared to be in serviceable condition at the time of this inspection. Notable exceptions will be listed in this report.



#### 5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

##### Observations:

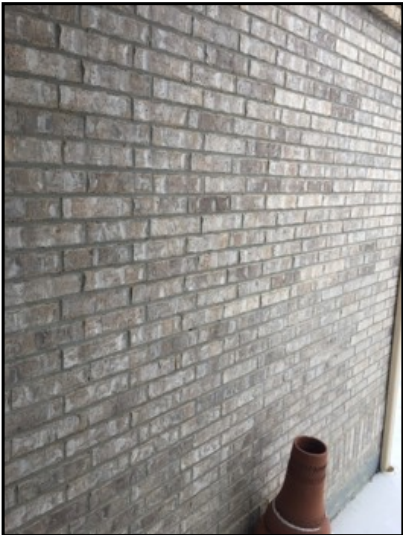
- Paint on exterior is in fair shape overall.

#### 6. Veneer Brick / Stone

Good	Fair	Poor	N/A	None
X				

##### Observations:

- **\*\*Veneer Brick\*\***
- The exterior brick appears to be in good condition with no issues or concerns noted at the time of this inspection.



7. Stucco Condition

Good	Fair	Poor	N/A	None
			X	X

SAMPLE

# Foundation

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

## 1. Foundation Floor

Good	Fair	Poor	N/A	None
X				

### Observations:

- Visible areas appear satisfactory.
- Concrete slab noted.
- Dirt floor noted with proper vapor barrier in place.



## 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

### Observations:

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

## 3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

### Observations:

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

## 4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

### Observations:

- The cripple walls were inspected and found to be in good serviceable condition at the time of this inspection.

## 5. Ventilation

Good	Fair	Poor	N/A	None
X				

### Observations:

- Foundation ventilation appeared to be adequate with no issues or concerns noted at the time of this inspection.



## 6. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

## 7. Access Panel

Good	Fair	Poor	N/A	None
X				

Observations:

- The foundation access panel is installed and functional during the inspection.

## 8. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

## 9. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

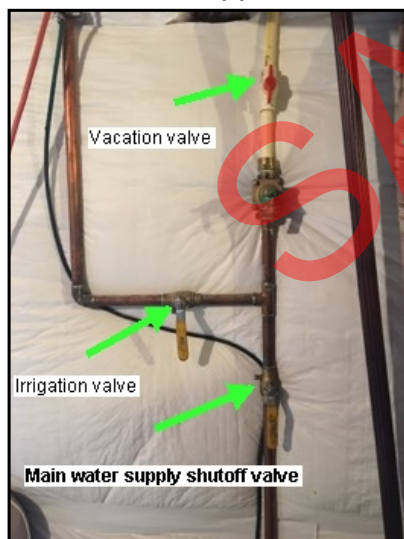
- Visible portions of the foundation electrical components were inspected and found to be in good serviceable condition.

## 10. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SUPPLY\*\***
- 3/4 inch copper
- 3/4 inch PVC
- **\*\*DRAIN, WASTE, VENT\*\***
- Poly Vinyl Chloride "PVC" waste and vent pipes noted.
- **\*\*OBSERVATIONS\*\***
- Appears Functional at time of inspection.



Main water supply shutoff valves and irrigation water supply valve.

# Grounds

Inspection of the property grounds typically includes:

- adequate exterior surface drainage;
- driveway and walkways;
- identification of features that introduce moisture to soil near the foundation;
- window wells;
- exterior electrical components;
- exterior plumbing components;
- potential tree problems; and
- retaining walls that may affect the home structure.

**Note:** The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas except as ancillary inspections.

## 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Snow covered; not fully inspected.
- The visible portions of the driveway and sidewalk were in good shape for age and wear. No deficiencies noted.

## 2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building wherever possible.

## 3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- The gates were inspected and functioning as intended at the time of this inspection.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.



**6. Stairs & Handrail**

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

**7. Grounds Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

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

**8. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

**9. Main Gas Valve Condition**

Good	Fair	Poor	N/A	None
X				

Materials: North side.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Gas meter and main gas supply shut off valve for the home.

**10. Plumbing**

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted. • PVC piping noted.

Observations:

- Visible portions of the external plumbing were in fair shape with no issues or concerns noted.

**11. Water Pressure**

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water pressure appeared adequate for the structure.

**12. Pressure Regulator**

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted.

**13. Exterior Faucet Condition**

Good	Fair	Poor	N/A	None
			X	

Location: South side of house. • West side of house.

Observations:

- Could not test due to icing / low temperature. No leaking noted during the inspection.

**14. Balcony**

Good	Fair	Poor	N/A	None
				X

Observations:

- No balcony on this home.

**15. Patio Enclosure**

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

**16. Patio and Porch Condition**

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure.

Observations:

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



### 17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood

Observations:

- **\*\*FENCING\*\***
- Appeared serviceable at time of inspection.



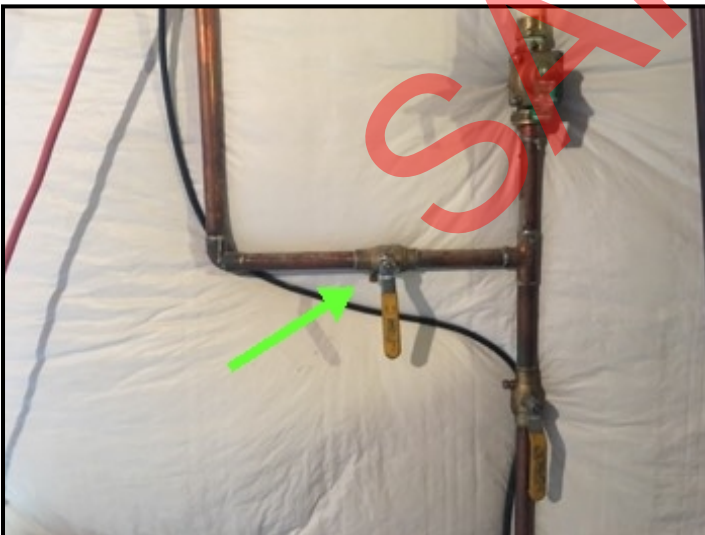
The fence has a nice coat of stain on it.

### 18. Sprinklers

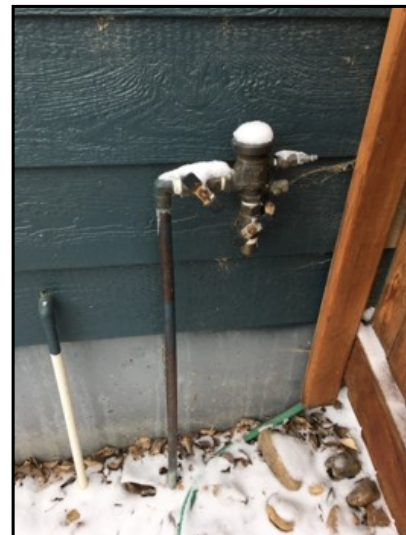
Good	Fair	Poor	N/A	None
			X	

Observations:

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



Irrigation water supply valve.



Irrigation PVB appears to be properly winterized.

# Basement/Crawlspace

## 1. Bar

Good	Fair	Poor	N/A	None
				X

### Observations:

- No formal bar area in this home.

## 2. Walls

Good	Fair	Poor	N/A	None
X				

Materials: **\*\*BASEMENT\*\*** • Unfinished basement . • **\*\*CRAWLSPACE\*\*** • Crawlspace noted. • Combination Basement and Crawlspace

### Observations:

- No deficiencies were observed at the visible portions of the basement / crawlspace walls of the home.
- Limited review due to insulation cover and finished walls.



## 3. Insulation

Good	Fair	Poor	N/A	None
X				

### Observations:

- The visible portions of the foundation insulation were found to be in good serviceable condition.



#### 4. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted. • Insulated glass noted.

Observations:

- Operated windows appeared functional, at time of inspection

#### 5. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: **\*\*WASTE\*\*** • Appears Functional. • **\*\*SUPPLY\*\*** • Appears Functional.

Observations:

- ABS
- Copper
- PVC
- The visible portions of the plumbing materials located in the basement / crawlspace areas were inspected and found to be in good serviceable condition.



#### 6. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.



## 7. GFCI

Good	Fair	Poor	N/A	None
			X	

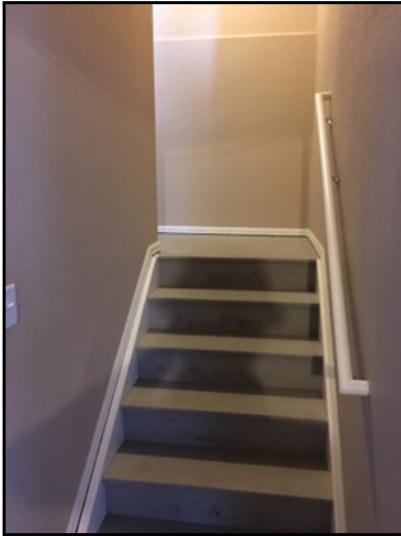
## 8. Access

Good	Fair	Poor	N/A	None
X				

Materials: Interior stairway noted. • Interior hatch door for crawlspace noted.

Observations:

- Interior entrance is in serviceable condition.
- Interior crawlspace hatch is noted as functioning as intended with no issues or concerns noted.



## 9. Stairs

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairs are in good condition with no issues or concerns noted in the visible portions of the stairs.

## 10. Railings

Good	Fair	Poor	N/A	None
X				

Observations:

- The handrail on the stairs appeared in serviceable condition.

## 11. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- The visible portions of the slab floor appear to be in good serviceable condition with no issues or concerns noted at the time of this inspection.

## 12. Finished Floor

Good	Fair	Poor	N/A	None
			X	X

## 13. Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- The home has an interior drainage system. It is advised to obtain documentation and warranty information from current owner.

## 14. Sump Pump

Good	Fair	Poor	N/A	None
				X

## Observations:

- No pump installed, Pit is dry. Monitor occasionally moving forward, if water is noted as present in the pit at anytime, recommend installing sump pump and discharge plumbing.



Pit is dry with no signs of water.

## 15. Framing

Good	Fair	Poor	N/A	None
X				

## Observations:

- **\*\*JOISTS\*\***
- Appears Functional.
- **\*\*BEAMS\*\***
- Steel beam and post supports noted.
- The visible portions of the support beams, posts, and piers were inspected and found to be in good serviceable condition with no deficiencies noted at the time of this inspection.







16. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:

- Visible portions of the subfloor appear to be in good condition with no leaks or water damage noted at the time of this inspection.



17. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

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



18. Piers

Good	Fair	Poor	N/A	None
X				

Observations:

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



19. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks were observed at the time of the inspection. Appears to be in good serviceable condition.



# Master Bathroom

## 1. Locations

Locations: Master bathroom #1

## 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed appeared in good serviceable condition.

## 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- The ceilings were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- The walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

Observations:

- Bathroom flooring appears in serviceable condition at the time of this inspection.



## 6. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate counter tops noted.
- No discrepancies noted, the counter tops are functioning as intended with no issues or concerns noted at the time of this inspection.

## 7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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



## 8. Electrical

Good	Fair	Poor	N/A	None
X				

## Observations:

- No major system safety or function concerns noted at time of inspection. Accessible outlets and electrical components were inspected with no issues or concerns noted at the time of this inspection.

## 9. GFCI

Good	Fair	Poor	N/A	None
X				

## Observations:

- GFCI in place and operational
- GFCI in this bathroom resets the GFCI receptacles in the other bathrooms.

## 10. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

## Observations:

- The bath fan was operated and no issues were found.

## 11. Heating

Good	Fair	Poor	N/A	None
X				

## Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 12. Mirrors

Good	Fair	Poor	N/A	None
X				

## Observations:

- The mirrors appear to be installed correctly and are functioning as intended with no issues or concerns noted at the time of this inspection.

## 13. Sinks

Good	Fair	Poor	N/A	None
X				

## Observations:

- **\*\*DRAINS\*\***
- The visible portions of the sink drains in the bathroom appear to be functioning as intended at the time of this inspection.
- **\*\*SUPPLY\*\***
- No deficiencies observed.



## 14. Plumbing

Good	Fair	Poor	N/A	None
X				

## Observations:

- The visible portions of the bathroom plumbing were fully inspected and appear to be in good serviceable condition.





### 15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Tub
- Functioning as intended.

### 16. Showers

Good	Fair	Poor	N/A	None
X				

#### Observations:

- **\*\*SHOWER BASE\*\***
- Appears functional.
- **\*\*SHOWER FAUCET\*\***
- Operating as intended at the time of this inspection.
- **\*\*SHOWER DOORS\*\***
- Appears in serviceable condition with no issues or concerns noted at the time of this inspection.

### 17. Shower Walls

Good	Fair	Poor	N/A	None
	X			

#### Observations:

- **\*\*MATERIALS\*\***
- Ceramic tile noted.
- **\*\*OBSERVATIONS\*\***
- The shower walls were inspected and appear to be functioning as intended with no issues or concerns noted at the time of this inspection.
- Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
- Some corrosion / bio growth noted. Recommend cleaning and then sealing as necessary. I do recommend re-sealing the grout and caulking as necessary in the showers and tubs areas of the home.



Master shower needs a good cleaning.

### 18. Enclosure

Good	Fair	Poor	N/A	None
X				

#### Observations:

- A safety glass enclosure is noted.
- The shower enclosure was functional at the time of the inspection.

### 19. Toilets

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Observed as functional and in good visual condition.

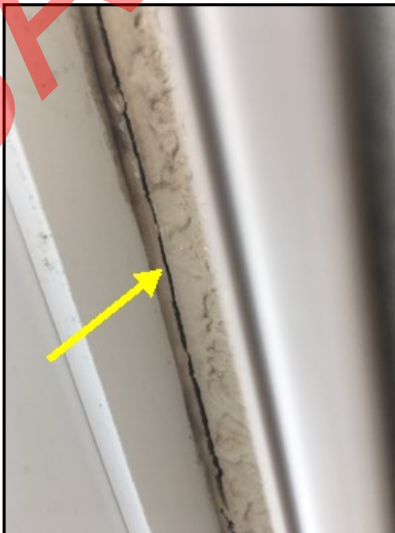
### 20. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed sliding window noted. • Insulated glass noted.

#### Observations:

- Operated windows appeared functional, at time of inspection



Seal / caulk around interior windows as necessary during routine annual maintenance.

### 21. Security Bars

Good	Fair	Poor	N/A	None
				X

#### Observations:

- There are no security bars installed in the bathrooms.

# Main Floor Bathroom

## 1. Locations

Locations: Main floor bath #3.

## 2. Cabinets

Good	Fair	Poor	N/A	None
				X

## 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- The ceilings were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- The walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

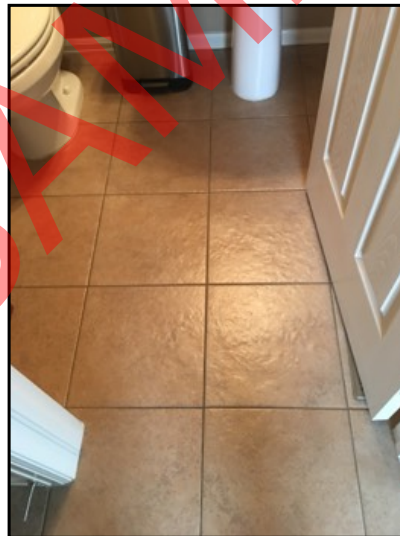
## 5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Bathroom flooring appears in serviceable condition at the time of this inspection.



## 6. Counters

Good	Fair	Poor	N/A	None
				X

## 7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

## 8. Electrical

Good	Fair	Poor	N/A	None
X				

## Observations:

- No major system safety or function concerns noted at time of inspection. Accessible outlets and electrical components were inspected with no issues or concerns noted at the time of this inspection.

## 9. GFCI

Good	Fair	Poor	N/A	None
X				

## Observations:

- GFCI in place and operational

## 10. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

## Observations:

- The bath fan was operated and no issues were found.

## 11. Heating

Good	Fair	Poor	N/A	None
X				

## Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

## 12. Mirrors

Good	Fair	Poor	N/A	None
X				

## Observations:

- The mirrors appear to be installed correctly and are functioning as intended with no issues or concerns noted at the time of this inspection.

## 13. Plumbing

Good	Fair	Poor	N/A	None
X				

## Observations:

- The visible portions of the bathroom plumbing were fully inspected and appear to be in good serviceable condition.



## 14. Security Bars

Good	Fair	Poor	N/A	None
				X

## Observations:

- There are no security bars installed in the bathrooms.

## 15. Showers

Good	Fair	Poor	N/A	None
			X	X

## 16. Shower Walls

Good	Fair	Poor	N/A	None
			X	

## 17. Bath Tubs

Good	Fair	Poor	N/A	None
			X	X

## 18. Enclosure

Good	Fair	Poor	N/A	None
			X	

## 19. Sinks

Good	Fair	Poor	N/A	None
	X			

## Observations:

- **\*\*DRAINS\*\***
- The visible portions of the sink drains in the bathroom appear to be functioning as intended at the time of this inspection.
- **\*\*SUPPLY\*\***
- No deficiencies observed.
- Stopper is not fully seating on the sink and thus will not hold water.

## 20. Toilets

Good	Fair	Poor	N/A	None
X				

## Observations:

- Observed as functional and in good visual condition.

## 21. Window Condition

Good	Fair	Poor	N/A	None
				X



# Spare Bedrooms

## 1. Locations

Locations: Upstairs South West #2 • Upstairs North West #4 • Upstairs West #3

## 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- The ceilings were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- The walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

Observations:

- The bedroom carpeting appears in good shape with no major issues or concerns noted at the time of this inspection.



## 5. Ceiling Fans

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Operated normally when tested, at time of inspection.
- Chain is broken on the ceiling fan in the NE spare bedroom #4, fan does not operate currently.

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- The readily accessible receptacles and lights were tested and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.
- \*\*ARC FAULT PROTECTION\*\*
- Installed and appears in serviceable condition.

## 7. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

## Observations:

• **\*\*Smoke Detectors\*\***

• Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

• Smoke detectors last 6-10 years, recommend replacing with new units that are also hard wired smoke and Smoke / CO combination detectors within 15 feet of each bedroom, and one combo unit on each level.

• **\*\*Carbon Monoxide Detectors\*\***

• Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor. If a carbon monoxide detector sets its alarm from exposure to CO, it is no longer considered efficient to use as its sensor mechanism will have been depleted.

• After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.

## 8. Cabinets

Good	Fair	Poor	N/A	None
				X

## Observations:

• There are no cabinets installed in the bedrooms.

## 9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Insulated glass noted.

## Observations:

• Operated windows appeared functional, at time of inspection

## 10. Doors

Good	Fair	Poor	N/A	None
X				

## Observations:

• Hollow wood doors.

• The bedroom doors and bedroom closet doors were tested and appear to be functioning as intended with no issues or concerns noted at the time of this inspection.

## 11. Patio Doors

Good	Fair	Poor	N/A	None
				X

## Observations:

• There are no patio doors present in this room.

## 12. Screen Doors

Good	Fair	Poor	N/A	None
			X	

## 13. Closets

Good	Fair	Poor	N/A	None
X				

## Observations:

• The closet appears to be in good serviceable condition.

## 14. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

## Observations:

• No window or wall mounted HVAC system installed on this home.

## 15. Fireplace

Good	Fair	Poor	N/A	None
				X

## Observations:

• There are no fireplaces in the bedrooms.

16. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:

- No security bars are present in this room.

SAMPLE

# Master Bedroom

## 1. Locations

Locations: Master located: upstairs on the North East corner of the home.

## 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- The ceilings were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- The walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 4. Floor Condition

Good	Fair	Poor	N/A	None
X	X			

Flooring Types: Carpet is noted.

Observations:

- The bedroom carpeting appears in good shape with no major issues or concerns noted at the time of this inspection.



## 5. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

## 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*RECEPTACLES\*\***
- Most receptacles except where noted, are in fair condition and found to be wired correctly.
- **\*\*LIGHTS\*\***
- The readily accessible receptacles and lights were tested and found to be in good serviceable condition with no issues or concerns noted at the time of this inspection.
- **\*\*ARC FAULT PROTECTION\*\***
- In place and appears in serviceable condition.

## 7. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

## Observations:

- **\*\*Smoke Detectors\*\***
- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- **\*\*Carbon Monoxide Detectors\*\***
- **\*\*Carbon Monoxide Detectors\*\***
- **No CO detector within 15' of Master bedroom does not meet modern standards and is a safety hazard. Recommend replacing smoke detector in the master bedroom ceiling with a combo Smoke / CO unit.**

## 8. Cabinets

Good	Fair	Poor	N/A	None
				X

## Observations:

- There are no cabinets installed in the bedrooms.

## 9. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed single hung window noted. • Insulated glass noted.

## Observations:

- Operated windows appeared functional, at time of inspection

## 10. Doors

Good	Fair	Poor	N/A	None
X				

## Observations:

- Hollow wood doors.
- The bedroom doors and bedroom closet doors were tested and appear to be functioning as intended with no issues or concerns noted at the time of this inspection.

## 11. Patio Doors

Good	Fair	Poor	N/A	None
				X

## Observations:

- There are no patio doors present in this room.

## 12. Screen Doors

Good	Fair	Poor	N/A	None
			X	

## 13. Closets

Good	Fair	Poor	N/A	None
X				

## Observations:

- The closet appears to be in good serviceable condition.

## 14. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

## Observations:

- No window or wall mounted HVAC system installed on this home.

## 15. Fireplace

Good	Fair	Poor	N/A	None
				X

## Observations:

- There are no fireplaces in the bedrooms.

## 16. Security Bars

Good	Fair	Poor	N/A	None
				X

## Observations:

- No security bars are present in this room.



# Upstairs Bathroom

## 1. Locations

Locations: Upstairs bathroom #2

## 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed appeared in good serviceable condition.

## 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Observations:

- The ceilings were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 4. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- The walls were inspected with no signs of past or present leaks, dry at the time of this inspection.

## 5. Floor Condition

Good	Fair	Poor	N/A	None
	X			

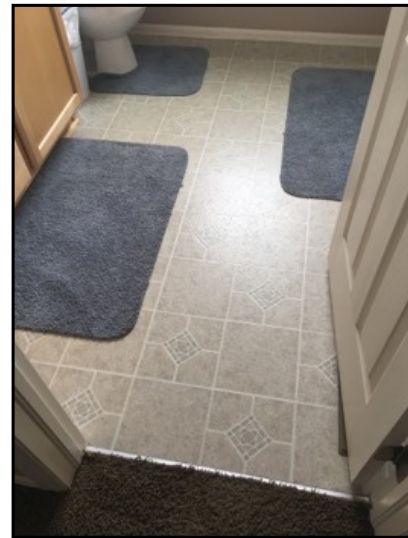
Materials: Sheet vinyl flooring is noted.

Observations:

- Bathroom flooring appears in serviceable condition at the time of this inspection.



Stains / blotches noted on the floor.



## 6. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate counter tops noted.
- No discrepancies noted, the counter tops are functioning as intended with no issues or concerns noted at the time of this inspection.

**7. Doors**

Good	Fair	Poor	N/A	None
X				

**Observations:**

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

**8. Electrical**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No major system safety or function concerns noted at time of inspection. Accessible outlets and electrical components were inspected with no issues or concerns noted at the time of this inspection.

**9. GFCI**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- GFCI in place and operational

**10. Exhaust Fan**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The bath fan was operated and no issues were found.

**11. Heating**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

**12. Mirrors**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The mirrors appear to be installed correctly and are functioning as intended with no issues or concerns noted at the time of this inspection.

**13. Plumbing**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- The visible portions of the bathroom plumbing were fully inspected and appear to be in good serviceable condition.





#### 14. Security Bars

Good	Fair	Poor	N/A	None
				X

##### Observations:

- There are no security bars installed in the bathrooms.

#### 15. Showers

Good	Fair	Poor	N/A	None
X				

##### Observations:

- **\*\*SHOWER BASE\*\***
- Appears functional.
- **\*\*SHOWER FAUCET\*\***
- Operating as intended at the time of this inspection.
- **\*\*SHOWER DOORS\*\***
- Appears in serviceable condition with no issues or concerns noted at the time of this inspection.

#### 16. Shower Walls

Good	Fair	Poor	N/A	None
X				

##### Observations:

- **\*\*MATERIALS\*\***
- Ceramic tile noted.
- **\*\*OBSERVATIONS\*\***
- The shower walls were inspected and appear to be functioning as intended with no issues or concerns noted at the time of this inspection.
- Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

#### 17. Bath Tubs

Good	Fair	Poor	N/A	None
X				

##### Observations:

- Tub
- Functioning as intended.

#### 18. Enclosure

Good	Fair	Poor	N/A	None
X				

##### Observations:

- A safety glass enclosure is noted.
- The shower enclosure was functional at the time of the inspection.

**19. Sinks**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- **\*\*DRAINS\*\***
- The visible portions of the sink drains in the bathroom appear to be functioning as intended at the time of this inspection.
- **\*\*SUPPLY\*\***
- Operated normally, at time of inspection.
- Neither sink has a functional stopper, thus they will not hold water and slowly leak. Recommend repair for best operation.

**20. Toilets**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Operated when tested. No deficiencies noted.

**21. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Insulated glass noted.

**Observations:**

- Operated windows appeared functional, at time of inspection

SAMPLE

## Glossary

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