



Home Inspection Report



Inspection Date:
December 9th, 2022

Prepared For:
[REDACTED]

Prepared By:
Clearview Inspections LLC
3454 Oak Alley Court Suite 505
Toledo OH 43606
567-218-1304
Office@clearview-inspect.com

Report Number:
120922CR2

Inspector:
Curtis Reineck

License/Certification #:
OHI.2022006819

Inspector Signature:

A handwritten signature in black ink, appearing to read "C. Reineck".

Report Overview

Scope of Inspection

1. The inspection is a detailed visual inspection that is not technically exhaustive. "Technically exhaustive" means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
2. The inspection was completed in accordance with the Standards of Practice. The client was made aware of these standards, and the standards were made available to the client.
3. All areas of visible suspected wood deterioration, in: siding, trim work, soffit, fascia, decking components, etc., and visible, accessible structural components were probed to determine areas of actual wood deterioration. The results of these findings are included in the report. In the majority of cases, wood deterioration, and the cause of the deterioration, require a more invasive inspection to determine the extent of damage, the required repair, and resulting cost.
4. You are advised to seek two professional opinions and acquire estimates of repair for any defects and recommendations documented in this report. We also recommend that all professionals making any repair to the home inspect the defects documented in this report further and conduct a more invasive inspection in order to discover and repair related problems that may be revealed during a more invasive inspection. It is recommended that all repairs, corrections, and cost estimates be completed and documented prior to purchasing the property.
5. This report was designed to be viewed from a computer, tablet, or smart phone. When printing the report, picture quality will be lost. The report is color coded, and, if printed, should be printed in color.
6. Reporting of fogged windows is not a requirement of the standards of practice. However, our inspectors make every effort to determine if sealed windows are fogged, which is an indication of a broken seal. In some instances, depending on the time of day, weather conditions, or cleanliness of the windows, it may be difficult to determine if a window is fogged or has a broken seal. Some windows may not show signs of fogging or moisture between panes of glass under some conditions. If you are concerned about the possibility of fogged windows, you should conduct a final walk through of the property prior to purchase to ensure you are satisfied with the condition of the windows. We make every effort to disclose fogged windows to a client, but cannot be held responsible for fogged windows that were not indicated in this report, because it is not a requirement of the SOP.
7. All directional indications noted in the report are given as if facing the main entry, unless otherwise noted.
8. An indication that an item/component/system or visible portion of an item/component/system were noted in the report as satisfactory indicates that the item/component/system was operating as intended at the time of the inspection, that the visible portions of the item/component/system were free of visible defects, and that the item/component/system did not appear to be reaching the end of its serviceable life. The item/component/system may still have cosmetic defects and defects that were concealed/covered that were not visible. The inspector is not responsible for defects that were concealed/covered and were not visible at the time of the inspection.
9. In cases of homes that were fully occupied, contained stored household goods or staged furniture on the day of the inspection, a walk-through of the home is recommended prior to purchase, to determine if any concealed/covered defects are present that would not have been visible to the inspector on the day of the inspection.
10. An indication in the report of any of the following: not fully tested/evaluated; not visible; only partially visible; not tested; or limited access for any item, component, or system found in the home; is an indication that the item, component, or system could not be fully evaluated, and there may be defects present in the item, component, or system that were not visible. In instances where a satisfactory condition was noted in addition to any of the above listed conditions, only the visible portions of the item, component, or system were inspected and only the visible portions are indicated as satisfactory and there may still be defects present that were not visible.
11. Read the entire report, as something may have been inadvertently left off the summary. We also strive to include informational comments and descriptions in the body of the report that may be of interest to you, these informational comments and descriptions are not included in the summary.

State of Occupancy

Semi occupied; had some of the homeowners materials in the home

Weather Conditions

Dusk; cloudy 40 Degree Fahrenheit snow with Rain Mix

Report Summary

Summary

This summary is not the entire report. The complete report may include additional information of interest or concerns to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or attorney.

Further Evaluation Items

~There is a hole in the **foundation** wall *left of the garage where the foundation meets the driveway on the exterior of the home*. This can allow pest, wildlife, or water entry into the crawlspace. Recommend a skilled professional make repair. (Foundation)

~There are loose and cracked **tile** in an *exterior service walk going into the front door*. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs. (Flooring)

~A **railing** is loose on the *stoop on the side of the home outside of the office door*. Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs. (Safety Feature)

~There is a crack in a **foundation wall** for the raised *Patio*. Further evaluation is needed. This crack may be evidence of structural movement. It is difficult to determine during a limited visual inspection if further cracking or other damage will occur over time. Home inspectors do not perform complete structural evaluations that include calculations or testing. Further cracking or damage may occur if left in this condition. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.(Foundation)

~**Bolts** are improperly spaced on the Components visible on Exterior at the *deck off of the kitchen*, connection to the outer band board/rim joist of the home. Decks that lack a strong connection, and are not supported near the home from directly below are more likely to fail/collapse. Recommend a qualified contractor/skilled professional make all necessary repairs. (Hardware)

~The *balcony flooring outside of the master bedroom* is a **rubber roof covering**, with some ponding evidence. If left in this condition further issues will occur. Further evaluation is needed. Recommend a qualified contractor to repair all that is necessary.(Roofing)

~A **railing** is loose on the *Balcony off of the master bedroom* and the *patio off the bedrooms of front of the home*. Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs. (Safety Feature)

~**The Retaining Wall(s) has the following conditions including, but not limited to and further evaluation is needed:**

~The retaining wall(s) was/were not fully evaluated. Some of the structural components for the retaining wall(s) may be buried below the ground and are not visible. The client may wish to have the retaining wall(s) evaluated by a qualified contractor. (Landscaping)

~An exterior **retaining wall** appears to be leaning. The retaining wall is located to the *right side of the driveway near the creek*. Further evaluation is needed. Leaning of foundation walls is considered evidence of structural movement. It is difficult to determine if further movement or other damage may occur over time during a limited visual inspection. Home inspectors do not perform complete structural evaluations that include calculations or testing. Further movement or damage may occur if left in this condition. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs. (Landscaping)

~There is an area of ponding on the **flat roof of the Roof of the Home** *off of the master bedroom*. Further evaluation is needed. Most experts agree that pooled water on a flat roof should dissipate within 24 to 48 hours. In some cases, water ponding on a flat roof may increase the likelihood of leaks, and in other situations, ponding may be evidence of a concealed defect in the structure or roof decking. It is difficult to determine during a limited visual inspection if there are concealed defects. Recommend a qualified roofing contractor evaluate the roof to determine the appropriate course of action and all necessary repairs. (Roofing)

~There is staining below/around the **chimney chase** in the *attic space*. This is evidence of a past/present leak. [See the attic section and summary page for more information concerning this condition.](#) (Chimney)

~A **sink water supply lines** are corroded on *several supply lines leading to faucets throughout the home*. Further deterioration and a leak may occur if left in this condition. Further evaluation is needed. Recommend a qualified plumber make all necessary repairs. (Plumbing)

~There is an **electrical outlet** that does not appear to be powered in the *1/2 Bath in the basement*. The outlet does not appear to be working as designed. This condition may require further evaluation. Unless the current owner can inform the client of a switch or breaker that powers this outlet, a qualified electrician should evaluate and make all necessary repairs. (Electrical)

~The **controls for the attic fan** were not operational located in the *hall away on the upper level*. Further evaluation is needed. Recommend a qualified HVAC technician to repair all that is necessary. (HVAC)

~There is an area of staining on the **ceiling** in the *Utility Room*. This is evidence of a current/past leak or moisture intrusion. This area was tested with a surface type moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if the area is confirmed to be an active leak or moisture intrusion, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client should also consult with the current owner to determine if a history of this condition exists. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning moisture stains that are found in the home.

~There appears to be water stains near the **water meter** on the *foundation walls*. If left in this condition further damage may occur. Further evaluation is needed. Recommend a qualified contractor to repair all that is necessary.

~There is a crack in a **wall** in the *Utility Room*. Further evaluation is needed. Further damage will occur if left in this condition. This may be evidence of structural movement. A qualified contractor should evaluate this condition to determine the appropriate course of action and all

necessary repairs.

~The gas was not turned on to the **Fireplace** in the *Family Room*. The fireplace could not be fully evaluated. Recommend a qualified chimney sweep evaluate the fireplace and all associated components. (Plumbing and Fireplace)

~Moisture stains on the and around the **chimney chase**, in the *attic* further evaluation is needed. Recommend a qualified contractor to repair all that is necessary. (Chimney)

~The air conditioner/cooling unit **HVAC system** in the *attic* has the following conditions including, but not limited to, and further evaluation is needed:

~Makeshift duct work repairs, missing air filter, evidence of water pooling in the pan, air handling in the *attic* unit not operated due to the outside temperature. Recommend a HVAC technician to repair all that is necessary. (HVAC)

Components/Systems Not Operating or Requiring Service

Items that require servicing:

Electrical

~The electrical panel in the *laundry room* and all the sub panels *throughout the home*. None were inspected in the inspection because of a safety concern. Further evaluation is needed. Recommend a qualified electrician to repair all that is necessary or any electrical concerns of the clients.

HVAC

~The boiler(*utility room*), cooling unit (*backyard*), and air handling unit (*attic*) weren't fully inspected, limited access to all units components. Further evaluation is needed. Recommend a qualified HVAC technician to repair all that is necessary.

Plumbing

~The gas lines (CSST) and the dryer vent in the *laundry room* appear to be not properly secured or professionally installed. Further evaluation is needed. Recommend a qualified plumber to repair all that is necessary.

~Several water supply lines under several sinks throughout the home are corroded and if left in this condition further damage could occur. Further evaluation is needed. Recommend a qualified plumber to repair all that is necessary.

Safety Concerns

~There is no GFCI protection on most electrical several outlets on the *exterior of the home*. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair. (Electrical)

~There is a hole in the *ceiling in the Garage*. **This is a safety concern.** In the event of a fire in the garage, the fire can more readily spread throughout the home when there are holes in the ceiling of the garage. Recommend a skilled professional make all necessary repairs. (Safety Feature)

~There is no GFCI protection on several **electrical outlets** in the *Garage*. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

-A handrail is missing on the stairs, and **this is a safety concern.** A person is more likely to fall when proper railings are not installed. Recommend a skilled professional make all necessary repairs. (Electrical)

~There are no returns installed on few of the **handrails** in the home for the *stairs*, and **this is a safety concern.** A person's clothing can catch on railings without proper returns, and a person can fall and be injured. Recommend a skilled professional make all necessary repairs. (Safety Feature)

~The hot and neutral wires appear to be reversed on an **electrical outlet** in the *Wet Bar Room*. **This is a safety concern.** Recommend a qualified electrician evaluate this condition and make all necessary adjustments/repairs. (Electrical)

~The **gas line** is improper for the dryer in the *Laundry Room*. **This may be a safety concern.** Recommend a qualified plumber make all necessary repairs. (Plumbing)

~The **dryer vent** is installed improperly on the interior of the home for the dryer in the *Laundry Room*. **This may be a safety concern.** The vent may not work properly. Recommend a skilled professional make all necessary repairs. (Plumbing)

~There is no GFCI protection on an **electrical outlet** in the *Laundry Room*. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair. (Electrical)

~The hot and neutral wires appear to be reversed on an **electrical outlet** in the *Bedroom at the Top of the Stairs*. **This is a safety concern.** Recommend a qualified electrician evaluate this condition and make all necessary adjustments/repairs. (Electrical)

~An **electrical outlet** has an open ground in the *Living Room*. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs. (Electrical)

~An **electrical outlet** has an open ground in the *Formal Living Room*. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs. (Electrical)

~An **electrical outlet** has an open ground in the *Dining Room*. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs. (Electrical)

~There are improperly supported **gas/fuel lines** in the *laundry room*. **This is a safety concern and fire hazard.** Damage and gas leaks

could occur if left in this condition. Recommend a qualified plumber make all necessary repairs. (Plumbing)

~There is an improperly installed **gas/fuel line** in the *theatre where the water main shutoff is located*. **This is a safety concern and fire hazard.** Damage and gas leaks could occur if left in this condition. Recommend a qualified plumber make all necessary repairs. (Plumbing)

Items to Monitor

~There is an area of cracking in the *utility room on the wall* It is difficult to determine during a limited visual inspection the exact cause of this cracking. This does appear to be typical cracking but further deterioration may occur. Recommend sealing the cracking and monitoring, and if the cracking gets larger, or more cracks appear, recommend a structural engineer evaluate the siding and foundation. The client may wish to have further evaluation now. (Structural)

~There are cracks that appear to be typical in an **exterior service walk**. This can allow water entry, and further damage may occur, especially during colder months when freezing temperatures occur. Recommend sealing the cracks.

~There are cracks on several spots on the **exterior Patio flooring**. This can allow water entry, and further damage may occur, especially during colder months when freezing temperatures occur. Recommend sealing the cracks.

~There is an area of noticeable repair to an **interior wall** in the *Kitchen*. Areas of repair may be an indication of a past leak or prior condition that led to damage. In some cases, the cause of the damage may not have been properly repaired, and further damage or leaks may occur. This area was tested with a surface moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if staining, sagging, or other noticeable defects occur, a qualified contractor should evaluate the condition to determine the appropriate course of action and all necessary repairs. The client should consult with the current owner to determine if a history of this repair exists.

~There are stained **floor coverings** near the toilet in the *1/2 Bath in the basement*. In some cases, this is evidence the toilet may have been leaking in the past or may be currently leaking. Further damage may occur if left in this condition. Recommend a qualified plumber make all necessary repairs. (Plumber)

~There is what appears to be a typical crack in the **ceiling** in the *Bedroom at the top of the stairs to the right off to the right*. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. (Structural)

~There is an area of noticeable repair to an **interior wall** in the *Bedroom at the top of the stairs to the right off to the right*. Areas of repair may be an indication of a past leak or prior condition that led to damage. In some cases, the cause of the damage may not have been properly repaired, and further damage or leaks may occur. This area was tested with a surface moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if staining, sagging, or other noticeable defects occur, a qualified contractor should evaluate the condition to determine the appropriate course of action and all necessary repairs. The client should consult with the current owner to determine if a history of this repair exists. The client may wish to have further evaluation now.

~There is a crack in the **ceiling** in the *Living Room*. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning cracks found in the home. (Structural)

~There is what appears to be a typical crack in the **ceiling** in the *Family Room*. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. (Structural)

~There is an area of noticeable repair to the **ceiling** in the *Formal Living Room*. Areas of repair may be an indication of a past leak or prior condition that led to damage. In some cases, the cause of the damage may not have been properly repaired, and further damage or leaks may occur. This area was tested with a surface moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if staining, sagging, or other noticeable defects occur, a qualified contractor should evaluate the condition to determine the appropriate course of action and all necessary repairs. The client should consult with the current owner to determine if a history of this repair exists.

~A closet door drags on **flooring** in the *Foyer*. The door is not working as designed. At minimum monitor for further issues. Recommend a qualified contractor to repair all that is necessary.

Limited Access Areas and Items not Evaluated

1. An indication in the report of any of the following: not fully tested/evaluated; not visible; only partially visible; not tested; or limited access for any item, component, or system found in the home; is an indication that the item, component, or system could not be fully evaluated, and there may be defects present in the item, component, or system that were not visible. In instances where a satisfactory condition was noted in addition to any of the above listed conditions, only the visible portions of the item, component, or system were inspected and only the visible portions are indicated as satisfactory and there may still be defects present that were not visible.

~I did not test any *outside* hose **faucets** due to the temperature, in caution of damaging the hose faucets.(plumbing)

~The carbon monoxide CO alarm(s) were not tested. There may be defects that were not identified. Recommend the CO alarm(s) be tested prior to closing/purchasing the property.(Safety)

~The smoke alarm(s) were not tested. There may be defects that were not identified. Recommend the smoke alarm(s) be tested prior to closing/purchasing the property.

The Attic Space has the following conditions including, but not limited to and further evaluation is needed:

~There was **limited access** in the *attic space*. The attic space is not floored in. In some cases, it is not safe for an inspector to move through attic spaces without proper flooring, and moving through an attic space without proper flooring is left up to the discretion of the individual inspector. There may be defects present that were not identified. Recommend the client consult with a qualified contractor to determine the feasibility of installing flooring in the attic space. (Safety)

~The **main panel** was not inspected located in the *laundry room*, there was a breaker tripped. Once reset it caused it to spark. The cover was not removed, and the sub panels were also not inspected. Further evaluation is needed. Recommend a qualified electrician to repair all that is necessary. (Electrical)

~**Sub panels** *throughout the home (3)* were not inspected, the safety concern from the main panel that halted to inspect all sub panels. Further evaluation is needed. Recommend a qualified electrician to repair all that is necessary. (Electrical)

~The **AC unit/ air handling unit** in the *attic and outside of the hoem* were not operated because of the low temperature. further evaluation is needed. Recommend a HVAC technician to repair all that is needed. (HVAC)

Deferred Cost Items

~The **roof coverings** on the *Roof of the balcony floor on the Home* outside of the master bedroom appear to be 8-13 years old. This is only a rough estimate, and the client should consult with the current owner to determine if a more accurate age of the roof coverings can be determined. Recommend budgeting for future replacement. The client may wish to consult with a qualified roofing contractor to determine an appropriate course of action. (Roofing)

-The **Gas Water Heater** in the *utility room* is rusted and appears to be over 10 years old. **This is a deferred cost item, and monitoring is recommended.** The water heater may be nearing the end of its serviceable life. Recommend monitoring and budgeting for replacement in the near future. The client may wish to replace the water heater now. (Plumbing)

Receipt/Invoice

Clearview Inspections LLC
3454 Oak Alley Court Suite 505
Toledo OH 43606
567-218-1304

Date: December 9th, 2022
Inspected By: Curtis Reineck
Client: [REDACTED]

Property Address

[REDACTED]
[REDACTED]

Inspection Number: 120922CR2

Payment Method:

Payment Status: Paid

Inspection

Fee

Home Inspection
Home Inspection Discount

[REDACTED]
[REDACTED]

Total

[REDACTED]

Components visible on Exterior

Foundation Walls (Crawlspace Home)

Foundation Walls (Crawlspace Foundation) Only partially visible Concrete block Hole(s) in foundation wall(s)



There is a hole in the foundation wall on the exterior of the home. Left side of the garage.

Comments: There is a hole in the foundation wall on the exterior of the home. This can allow pest, wildlife, or water entry into the crawlspace. Recommend a skilled professional make repair.

Wall Structure on Exterior

Type of Exterior Wall Structure Not visible Framed

Wall Structure Not visible

Wall Cladding/Trim/Soffit/Eaves/Fascia/Rake

Status/Recommendation Satisfactory

Type(s) of Exterior Wall Cladding Brick Veneer Wood

Exterior Wall Cladding Crack(s) in brick work

Trim Work Metal wrap covering trim. Wood components not visible. Deteriorated paint

Soffit/Eaves Satisfactory

Fascia/Rake Satisfactory Gutters installed on fascia. Fascia is only partially visible.



There is an area of cracking in the exterior brick wall cladding. On the front window.



There is an area of deteriorated paint on the exterior trim work. The side door outside of the office.

Comments: There is an area of cracking in the exterior brick wall cladding. It is difficult to determine during a limited visual inspection the exact cause of this cracking. This does appear to be typical cracking but further deterioration may occur. Recommend sealing the cracking and monitoring, and if the cracking gets larger, or more cracks appear, recommend a structural engineer evaluate the siding and foundation. The client may wish to have further evaluation now.

There is an area of deteriorated paint on the exterior trim work. Deterioration may occur if left in this condition. Recommend the trim work be painted.

Flashing on Exterior

Flashing Satisfactory Only partially visible

Caulking on Exterior

Caulking Caulking missing in area(s)



There is an area of missing caulk on the exterior of the home. On the front window



There is an area of missing caulk on the exterior of the home. On the side of the home.

Comments: There is an area of missing caulk on the exterior of the home. Moisture intrusion and damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Exterior Windows & Doors

Exterior Windows Satisfactory The condition/operation of windows is reported on in each interior room in the report The condition of screens on the exterior windows is not reported on. The condition of storm windows is not reported on. The energy efficiency of windows and is not calculated or reported on.

Exterior Doors Satisfactory The condition/operation of doors is reported on in each interior room in the report The condition of storm and screen doors is not reported on The energy efficiency of doors is not calculated or reported on.

Exterior Vent(s)

Exterior Vent(s) Satisfactory See laundry room for comment(s) concerning dryer vent

Exterior Electrical

Outlet(s) No GFCI protection on outlet(s). Recommend GFCI protection be installed.

Switch(es) No visible switches

Lighting Satisfactory

Wiring No visible exterior wiring Exposed wiring



There is no GFCI protection on an electrical outlet on the exterior of the home.



There is exposed wiring on the exterior of the home. On the right side of the garage.

Comments: There is no GFCI protection on most electrical outlets on the exterior of the home. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

There is exposed wiring on the exterior of the home. This type of wiring should not be left exposed, and damage could occur if left in this condition. Recommend a qualified electrician/contractor make all necessary repairs.

Components visible on Exterior

Grading/Landscaping

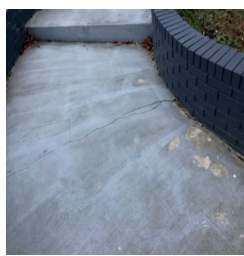
Condition ☑ Satisfactory

Service Walk(s)

Condition ☑ Crack(s) ☑ Crack(s) that appear to be typical ☑ Loose brick(s)



Service Walk(s)



There are cracks that appear to be typical in an exterior service walk.



There are cracks that appear to be typical in an exterior service walk.



There are cracks that appear to be typical in an exterior service walk.



There are cracked and loose tiles on the steps on the service walk, leading into the front door.



There are cracks in an exterior service walk.

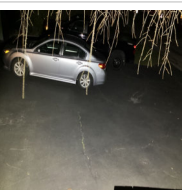
Comments: There are loose and cracked tile in an exterior service walk. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There are cracks that appear to be typical in an exterior service walk. This can allow water entry, and further damage may occur, especially during colder months when freezing temperatures occur. Recommend sealing the cracks.

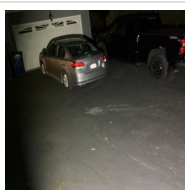
There are cracks in an exterior service walk. This can allow water entry, and further damage may occur, especially during colder months when freezing temperatures occur. Recommend sealing the cracks.

Driveway

Condition ☑ Crack(s) that appear to be typical



There appears to be typical found cracks in the driveway.



There appears to be typical found cracks in the driveway.



There appears to be typical found cracks in the driveway.

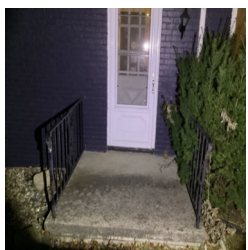
Comments: There are what appear to be typical cracks in the driveway. This is a typical condition that occurs in driveways. Further damage may occur if left in this condition. Recommend the cracks be sealed.

Stoop(s)

Flooring Satisfactory

Step(s) None

Railings/Balusters None Railing(s) loose



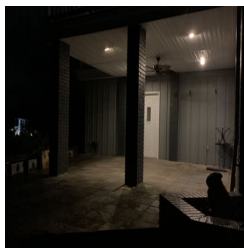
It appears both railings are loose on the stoop off of the office.

Comments: A railing is loose on the Stoop(s). Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Patio(s)

Slab/Flooring Crack(s)

Foundation Walls Poured concrete Crack(s) in foundation wall(s)



Patio(s)



Patio(s)



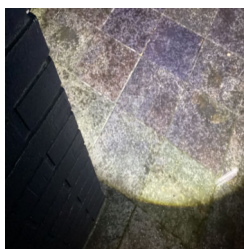
There are missing tile on the exterior Patio(s).



There are cracked, loose and missing tiles on the exterior Patio(s).



There are cracks in the exterior Patio(s).



There are cracks in the exterior Patio(s).



There is a crack in a foundation wall for the raised Patio.

Comments: There are cracks on the exterior Patio(s). This can allow water entry, and further damage may occur, especially during colder months when freezing temperatures occur. Recommend sealing the cracks.

There is a crack in a foundation wall for the raised Patio. **Further evaluation is needed.** This crack may be evidence of structural movement. It is difficult to determine during a limited visual inspection if further cracking or other damage will occur over time. Home inspectors do not perform complete structural evaluations that include calculations or testing. Further cracking or damage may occur if left in this condition. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.

Deck

Status/Recommendation Satisfactory

Access Below Deck Satisfactory

Pier(s)/Column(s) None Wood

Post(s) Satisfactory

Beam(s) Wood 2x10 beam(s) Bolts improperly spaced at attachment

Joists Satisfactory Wood 2x10 joists

Decking Satisfactory

Railing(s)/Baluster(s) Satisfactory

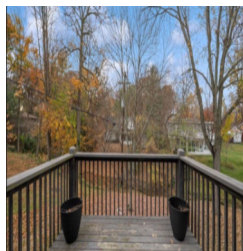
Step(s) None



Bolts are improperly spaced on the Components visible on Exterior at the deck.



Bolts are improperly spaced on the Components visible on Exterior at the deck.



Deck

Comments: Bolts are improperly spaced on the Components visible on Exterior at the deck connection to the outer band board/rim joist of the home. Decks that lack a strong connection, and are not supported near the home from directly below are more likely to fail/collapse. Recommend a qualified contractor/skilled professional make all necessary repairs.

Balcony

Status/Recommendation Satisfactory

Pier(s)/Column(s) None

Post(s) Not visible

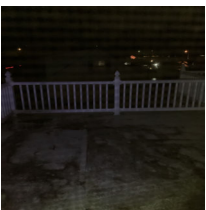
Beam(s) Not visible

Joists Not visible

Decking/Flooring Satisfactory

Railing(s)/Baluster(s) Railing(s) loose

Step(s) None



A railing is loose on the Balcony.



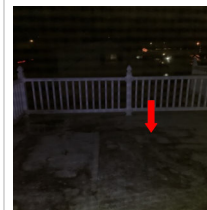
Ponding on the patio floor outside of the master bedroom.



Balcony off the front two rooms upstairs.



Ponding on the patio floor outside of the master bedroom.



Ponding on the patio floor outside of the master bedroom.

Comments: A railing is loose on the Balcony off of the master bedroom and the patio off the bedrooms of front of the home. Further damage will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

The patio flooring outside of the master bedroom is a rubber roof covering, with some ponding evidence. If left in this condition further issues will occur. Further evaluation is needed. Recommend a qualified contractor to repair all that is necessary.

The patio flooring off of the front bedrooms, is asphalt rolled roofing that is satisfactory.

Hose Faucet(s)

Condition Not tested

Comments: I did not test any outside hose faucets due to the temperature, in caution of damaging the hose faucets.

Retaining Wall(s)

Status/Recommendation Some repairs/maintenance are needed Multiple defects are present Further evaluation is needed Recommend a qualified contractor evaluate and make repairs Not fully evaluated

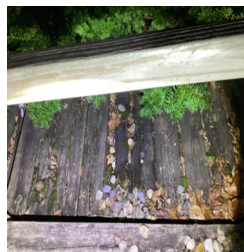
Condition Not fully evaluated Structural components that are below grade are not evaluated. Damaged area(s) in retaining wall Deterioration in retaining wall Dug out area(s) near retaining wall Hole(s) in retaining wall Leaning retaining wall



There is an area of damage in an exterior retaining wall steps with vegetation in the way of the steps.



There is an area of damage in an exterior retaining wall.



There is an area of damage in an exterior retaining wall.



There is no balusters on the steps on the retaining wall.



There is a dugout area near an exterior retaining wall.



There is a dugout area near an exterior retaining wall.



There is an area of deterioration in an exterior retaining wall.



An exterior retaining wall appears to be leaning.



An exterior retaining wall appears to be leaning.



There is a hole in an exterior retaining wall.



An exterior retaining wall appears to be leaning.



There is an area of damage in an exterior retaining wall.



There is an area of damage in an exterior retaining wall.



There is an area of damage in an exterior retaining wall.



Retaining Wall off the driveway going into the front of the home



Retaining wall
Detaching from the
steps.



There is an area of
damage in an exterior
retaining wall.



There is an area of
damage in an exterior
retaining wall.



There is an area of
damage in an exterior
retaining wall.

Comments: The retaining wall(s) was/were not fully evaluated. Some of the structural components for the retaining wall(s) may be buried below the ground and are not visible. The client may wish to have the retaining wall(s) evaluated by a qualified contractor.

The Retaining Wall(s) has the following conditions including, but not limited to and further evaluation is needed:

Recommend a qualified contractor evaluate the Retaining Wall(s) to determine the appropriate course of action and make all necessary repairs

Recommend a qualified contractor evaluate the Components visible on Exterior to determine the appropriate course of action and make all necessary repairs

There is a dugout area near an exterior retaining wall. This can allow water to pool near the retaining wall. Recommend a skilled professional make all necessary repairs.

There is an area of deterioration in an exterior retaining wall. Further deterioration will occur if left in this condition, and it may result in structural movement in the home. Recommend a qualified contractor make all necessary repairs.

There is a hole in an exterior retaining wall. Further damage may occur if left in this condition. Recommend a skilled professional make repair.

An exterior retaining wall appears to be leaning. **Further evaluation is needed.** Leaning of foundation walls is considered evidence of structural movement. It is difficult to determine if further movement or other damage may occur over time during a limited visual inspection. Home inspectors do not perform complete structural evaluations that include calculations or testing. Further movement or damage may occur if left in this condition. Recommend a qualified contractor/structural engineer evaluate this condition to determine the appropriate course of action and all necessary repairs.

There is an area of damage in an exterior retaining wall. Further damage may occur if left in this condition, and this could result in structural movement in the home. Recommend a qualified contractor make all necessary repairs.

Roof of the Home

Status/Recommendation Satisfactory

Roof coverings were viewed from/with: Deck(s)/Balcony(s) Walking on the roof

Visibility/Limitations of the roof inspection All of the roof coverings were visible

Roof Structure Description Flat Hip

Roof Pitch(es) Flat Low

Type(s) of Coverings 1-2 Layers of asphalt shingles Rolled roofing material Rubber

Approximate Age in Years 3-5 5-10 8-13

Condition of Roof Coverings Ponding

Roof Flashing Only partially visible Hole(s) is flashing

Roof Plumbing Vent Pipe Boot(s) Boot(s) pulling up at edges

Roof Vent(s) Satisfactory

Skylight(s) None

Roof Drainage System(s) Satisfactory



There is a hole in roof flashing on the Roof of the Home.



There is an area of ponding on the flat roof of the Roof of the Home.



There is an area of ponding on the flat roof of the Roof of the Home.



A plumbing drain waste vent pipe boot is pulling up at the edges on the Roof of the Home.

Comments: There is a hole in roof flashing on the Roof of the Home. A roof leak may occur if left in this condition or may have already occurred. Recommend a skilled professional make all necessary repairs.

There is an area of ponding on the flat roof of the Roof of the Home. **Further evaluation is needed.** Most experts agree that pooled water on a flat roof should dissipate within 24 to 48 hours. In some cases, water ponding on a flat roof may increase the likelihood of leaks, and in other situations, ponding may be evidence of a concealed defect in the structure or roof decking. It is difficult to determine during a limited visual inspection if there are concealed defects. Recommend a qualified roofing contractor evaluate the roof to determine the appropriate course of action and all necessary repairs.

The roof coverings on the Roof of the Home appear to be 8-13 years old. This is only a rough estimate, and the client should consult with the current owner to determine if a more accurate age of the roof coverings can be determined. Recommend budgeting for future replacement. The client may wish to consult with a qualified roofing contractor to determine an appropriate course of action.

A plumbing drain waste vent pipe boot is pulling up at the edges on the Roof of the Home. Leaks may occur if left in this condition. Recommend a qualified roofing specialist make all necessary repairs.

Chimney(s)

Status/Recommendation Satisfactory

Inspected/Viewed From Roof

Chase(s) Satisfactory

Flashing Detached loose flashing Staining below chimney in interior or attic

Rain Cap(s) Only partially visible No rain cap(s) installed

Chase Cap(s) Only partially visible Detached chase cap Deteriorated chase cap

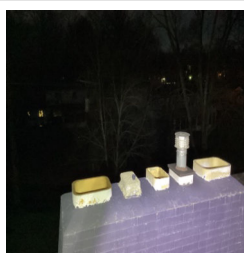
Flue Satisfactory Only partially visible



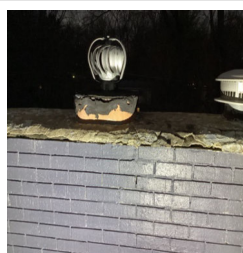
Flashing is loose on the exterior chimney chase.



There is no rain cap installed on an exterior chimney.



There is no rain cap installed on an exterior chimney.



The chimney chase cap is deteriorated and detaching on the exterior of the home.



There is staining below/around the chimney chase in the attic space.



There is staining below/around the chimney chase in the attic space.



There is staining below/around the chimney chase in the attic space.



There is staining below/around the chimney chase in the attic space.

Comments: Flashing is loose on the exterior chimney chase. Further damage and leaks could occur if left in this condition. Recommend a roofing specialist make all necessary repairs.

There is no rain cap installed on an exterior chimney. Rain could enter the flue and cause damage if left in this condition. Recommend a skilled professional make all necessary repairs.

The chimney chase cap is deteriorated on the exterior of the home. Further deterioration and leaks will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

The chimney chase cap is detached on the exterior of the home. Further damage and leaks could occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is staining below/around the chimney chase in the attic space. This is evidence of a past/present leak. See the attic section and summary page for more information concerning this condition.

Garage

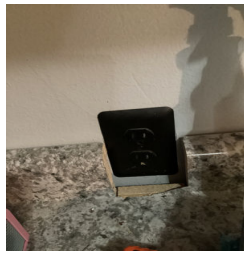
Foundation Wall(s)	<input checked="" type="checkbox"/> Not visible
Sill Plates	<input checked="" type="checkbox"/> Not visible
Ceiling	<input checked="" type="checkbox"/> Crack(s) <input checked="" type="checkbox"/> Hole(s) in ceiling
Walls	<input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Limited access. There may be defects present that were not visible.
Floor/Concrete Slab	<input checked="" type="checkbox"/> Sloping
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Exterior Door(s)	<input checked="" type="checkbox"/> Satisfactory
Interior Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> No GFCI protection on outlet(s). Recommend GFCI protection be installed.
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Electrical Wiring	<input checked="" type="checkbox"/> Not visible
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory
Deep Sink(s)	<input checked="" type="checkbox"/> None



There is a crack in the ceiling in the Garage.



There is a hole in the ceiling in the Garage.



There is no GFCI protection on an electrical outlet in the Garage.



There is sloping in the concrete slab/floor of the Garage, and **further evaluation is needed.**

Comments: There is a crack in the ceiling in the Garage. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning cracks found in the home.

There is a hole in the ceiling in the Garage. **This is a safety concern.** In the event of a fire in the garage, the fire can more readily spread throughout the home when there are holes in the ceiling of the garage. Recommend a skilled professional make all necessary repairs.

There is no GFCI protection on an electrical outlet in the Garage. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

There is sloping in the concrete slab/floor of the Garage, and **further evaluation is needed.** This may be evidence of movement of the slab. It is difficult to determine during a limited visual inspection if further movement or other damage will occur if left in this condition. Recommend a qualified contractor evaluate this condition to determine the appropriate course of action.

There was limited access to the interior walls in the Garage. Only portions of the walls were visible. There may be defects present that were not visible or identified. The client should conduct a walk through prior to closing to determine if any defects are present.

Overhead Door Components

Trim Work/Header above Overhead Door Deteriorated trim at base on side(s) of overhead door

Status/Recommendation of Overhead Door(s) Satisfactory

Overhead Door(s) Satisfactory

Automatic Opener(s) Satisfactory

Safety Reverse(s) Satisfactory



There is deteriorated trim at the base of the overhead garage door in the Garage.

Comments: There is deteriorated trim at the base of the overhead garage door in the Garage. Further deterioration will occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Stairs/Steps/Balconies on Interior

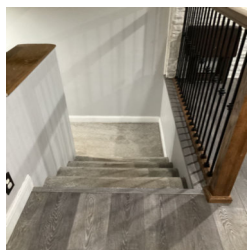
Handrail(s)/Guard Rail(s) Handrail(s) missing No returns on handrail(s)

Balusters Satisfactory

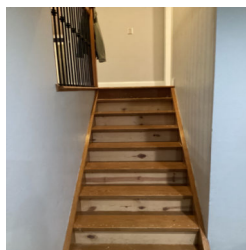
Risers/Treads Satisfactory



There are no returns installed on the handrail for the stairs, and **this is a safety concern.**



A handrail is missing on the stairs, and **this is a safety concern.**



There are no handrails for the stairs, and **this is a safety concern.**



There are no returns installed on the handrail for the stairs, and **this is a safety concern.**

Comments: A handrail is missing on the stairs, and **this is a safety concern.** A person is more likely to fall when proper railings are not installed. Recommend a skilled professional make all necessary repairs.

There are no returns installed on the handrail for the stairs, and **this is a safety concern.** A person's clothing can catch on railings without proper returns, and a person can fall and be injured. Recommend a skilled professional make all necessary repairs.

Kitchen

Ceiling Satisfactory

Walls Areas(s) of noticeable repair

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) Satisfactory

Door(s) None

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Ceiling Fan(s) None

Lighting Satisfactory

Counter(s) Satisfactory

Cabinet(s) Satisfactory If the home was occupied the interior of the cabinets were likely only partially visible

Sink(s) Satisfactory



Kitchen



There is an area of noticeable repair to an interior wall in the Kitchen.

Comments: There is an area of noticeable repair to an interior wall in the Kitchen. Areas of repair may be an indication of a past leak or prior condition that led to damage. In some cases, the cause of the damage may not have been properly repaired, and further damage or leaks may occur. This area was tested with a surface moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if staining, sagging, or other noticeable defects occur, a qualified contractor should evaluate the condition to determine the appropriate course of action and all necessary repairs. The client should consult with the current owner to determine if a history of this repair exists. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains additional information concerning areas of noticeable repair that are found in the home.

Kitchen Appliances

Dishwasher Satisfactory

Range(s) Burner(s) not operational

Oven(s) Satisfactory

Microwave(s) None

Exhaust Fan(s) None

Disposal(s) Satisfactory

Trash Compactor None

Refrigerator(s) Satisfactory

Ice Maker Not tested



A burner was not operational on the range in the Kitchen.

Comments: A burner was not operational on the range in the Kitchen. The burner is not working properly. Recommend a qualified appliance repair technician make all necessary repairs. One of the knobs is broken on the stove top.

Wet Bar Room

Ceiling Satisfactory

Walls Satisfactory

Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Hot & neutral(s) reversed <input checked="" type="checkbox"/> Open junction box(es)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory
Counter(s)	<input checked="" type="checkbox"/> Satisfactory
Cabinet(s)	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> If the home was occupied the interior of the cabinets were likely only partially visible
Sink(s)	<input checked="" type="checkbox"/> Drain pipe(s) leak <input checked="" type="checkbox"/> Grout/caulking needed



Wet Bar Room



The hot and neutral wires appear to be reversed on an electrical outlet in the Wet Bar Room.



There is a leak in a drain pipe below the sink in the Wet Bar Room.



Grout/caulking is needed around a sink in the Wet Bar Room.



There is an open junction box in the Wet Bar Room. Under the sink.

Comments: The hot and neutral wires appear to be reversed on an electrical outlet in the Wet Bar Room. **This is a safety concern.** Recommend a qualified electrician evaluate this condition and make all necessary adjustments/repairs.

There is a leak in a drain pipe below the sink in the Wet Bar Room. The leak may get worse and further damage may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

Grout/caulking is needed around a sink in the Wet Bar Room. Water entry and damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is an open junction box in the Wet Bar Room. The wiring is not properly protected. Recommend installing a proper cover.

Wet Bar Area Appliances

Dishwasher	<input checked="" type="checkbox"/> None
Microwave(s)	<input checked="" type="checkbox"/> None
Disposal(s)	<input checked="" type="checkbox"/> Not tested
Trash Compactor	<input checked="" type="checkbox"/> None
Refrigerator(s)	<input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> Not required to evaluate
Ice Maker	<input checked="" type="checkbox"/> None

Laundry Room

Ceiling	<input checked="" type="checkbox"/> Moisture stain(s) on ceiling
Walls	<input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Hole(s) in wall(s)
Flooring	<input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Soft spot(s) in flooring
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> None
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> No GFCI protection on outlet(s). Recommend GFCI protection be installed. <input checked="" type="checkbox"/> Open junction box(es)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory
Counter(s)	<input checked="" type="checkbox"/> Satisfactory
Cabinet(s)	<input checked="" type="checkbox"/> Satisfactory
Sink(s)	<input checked="" type="checkbox"/> None



Laundry Room



There is an area of staining on the ceiling in the Laundry Room.



There is an area of staining on the ceiling in the Laundry Room.



There is an area of staining on the ceiling in the Laundry Room.



Improper dryer duct installation in the laundry room.



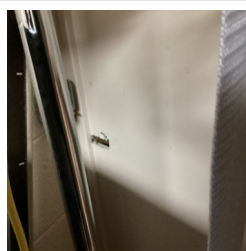
There is no GFCI protection on an electrical outlet in the Laundry Room.



There is an area of soft flooring in the Laundry Room.



There is an open junction box in the Laundry Room.



There is a hole in an interior wall in the Laundry Room.

Comments: There is an area of staining on the ceiling in the Laundry Room. This is evidence of a current/past leak or moisture intrusion. This area was tested with a surface type moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if the area is confirmed to be an active leak or moisture intrusion, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client should also consult with the current owner to determine if a history of this condition exists. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning moisture stains that are found in the home.

There is no GFCI protection on an electrical outlet in the Laundry Room. **This is a safety concern and shock hazard.** Recommend a qualified electrician make repair.

There is an area of soft flooring in the Laundry Room. When the inspector walked on the flooring this area moved downward some. No other evidence of deterioration was noted below this area. It is difficult to determine the exact cause of this condition during a limited visual inspection. Damage to the floor coverings may still occur if left in this condition. The client may wish to have this area repaired by a qualified contractor/skilled professional.

There is an open junction box in the Laundry Room. The wiring is not properly protected. Recommend installing a proper cover.

There is a hole in an interior wall in the Laundry Room. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Washer Plumbing/Dryer Venting

Washer Plumbing Satisfactory Only partially visible Washer drain and water supply not evaluated

Dryer Venting Only partially visible Dryer exhaust ductwork is not fully evaluated. The ductwork must be cleaned regularly. Dryer vent is improper

Gas Dryer Gas Line/Pipe Only partially visible Improper gas line/pipe



The gas line is improper for the dryer in the Laundry Room.



The dryer vent is improper on the interior of the home for the dryer in the Laundry Room.



Washer Plumbing/Dryer Venting

Comments: 1. The inside of the the ductwork for the dryer exhaust could only inspected from the ductwork openings on the interior and exterior of the home, if the openings were accessible. Dryer ductwork must be maintained/cleaned at least once a year. It is impossible to determine if the entire length of ductwork is free of lint buildup during a limited visual inspection. According to the standards of practice, washers and dryers are not considered built in appliances and are not operated during a home inspection. The client should have a skilled professional clean the ductwork routinely, and the client may wish to have it cleaned now, or consult with the current owner to determine when the ductwork was last cleaned.

The gas line is improper for the dryer in the Laundry Room. **This may be a safety concern.** Recommend a qualified plumber make all necessary repairs.

The dryer vent is improperly installed on the interior of the home for the dryer in the Laundry Room. **This may be a safety concern.** The vent may not work properly. Recommend a skilled professional make all necessary repairs.

Master Bathroom

Ceiling Satisfactory

Walls Satisfactory

Flooring Tile(s) cracked

HVAC Register Vent(s) Satisfactory

Window(s) Satisfactory

Door(s) Satisfactory

Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Exhaust Fan(s) Noisy while in operation

Lighting Satisfactory

Ceiling Fan(s) None



Master Bathroom



Master Bathroom



Master Bathroom



There are cracked floor tiles in the Master Bathroom.

Comments: There are cracked floor tiles in the Master Bathroom. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

A bathroom exhaust fan was noisy while in operation in the Master Bathroom. The fan may be reaching the end of its serviceable life. Recommend a skilled professional/qualified electrician make all necessary repairs.

Cabinets/Plumbing

Counter(s) Satisfactory

Cabinets Satisfactory

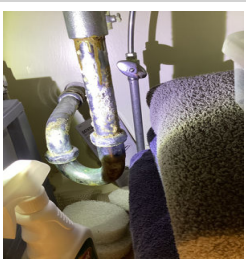
Sink(s) Corroded supply line(s)

Toilet(s) Satisfactory

Shower(s) Satisfactory

Tub(s) Satisfactory

Whirlpool/Jet Tub None



A sink water supply line is corroded in the Master Bathroom.

Comments: A sink water supply lines are corroded on several supply lines leading to faucets throughout the home. Further deterioration and a leak may occur if left in this condition. Further evaluation is needed. Recommend a qualified plumber make all necessary repairs.

1/2 Bath in the basement

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) None

Door(s) Damaged

Electrical Outlet(s) Outlet(s) not powered

Electrical Switch(es) Satisfactory

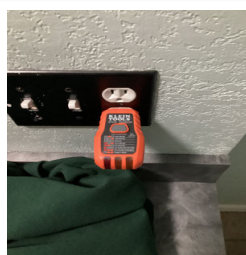
Exhaust Fan(s) Satisfactory

Lighting Satisfactory

Ceiling Fan(s) None



A door is damaged in the 1/2 Bath in the basement.



There is an electrical outlet that does not appear to be powered in the 1/2 Bath in the basement.

Comments: A door is damaged in the 1/2 Bath in the basement. The door may not work as designed, and further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There is an electrical outlet that does not appear to be powered in the 1/2 Bath in the basement. The outlet does not appear to be working as designed. **This condition may require further evaluation.** Unless the current owner can inform the client of a switch or breaker that powers this outlet, a qualified electrician should evaluate and make all necessary repairs.

Cabinets/Plumbing

Counter(s) Satisfactory

Cabinets Satisfactory

Sink(s) Satisfactory

Toilet(s) Stained/damaged floor coverings near toilet

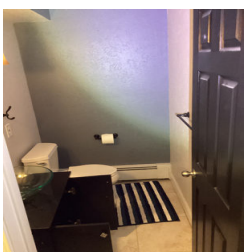


There are stained/damaged floor coverings near the toilet in the 1/2 Bath in the basement.

Comments: There are stained/damaged floor coverings near the toilet in the 1/2 Bath in the basement. In some cases, this is evidence the toilet may have been leaking in the past or may be currently leaking. Further damage may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

1/2 Bath upstairs off the hall

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> None
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Exhaust Fan(s)	<input checked="" type="checkbox"/> Noisy while in operation
Lighting	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None <input checked="" type="checkbox"/> Noisy operation



1/2 Bath upstairs off the hall

Comments: A bathroom exhaust fan was noisy while in operation in the 1/2 Bath upstairs off the hall. The fan may be reaching the end of its serviceable life. Recommend a skilled professional/qualified electrician make all necessary repairs.

Cabinets/Plumbing

Counter(s)	<input checked="" type="checkbox"/> Satisfactory
Cabinets	<input checked="" type="checkbox"/> Satisfactory

Sink(s) Corroded supply line(s)

Toilet(s) Satisfactory



A sink water supply line is corroded in the 1/2 Bath upstairs off the hall.

Comments: A sink water supply line is corroded in the 1/2 Bath upstairs off the hall. Further deterioration and a leak may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

Full Bathroom off the Hallway Upstairs

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) None

Door(s) Satisfactory

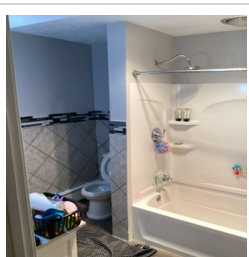
Electrical Outlet(s) Satisfactory

Electrical Switch(es) Satisfactory

Exhaust Fan(s) Satisfactory

Lighting Satisfactory

Ceiling Fan(s) None



Full Bathroom off the Hallway

Cabinets/Plumbing

Counter(s) Satisfactory

Cabinets Satisfactory

Sink(s)	<input checked="" type="checkbox"/> Corroded supply line(s) <input checked="" type="checkbox"/> Stopper valve(s) missing
Toilet(s)	<input checked="" type="checkbox"/> Satisfactory
Shower(s)	<input checked="" type="checkbox"/> Satisfactory
Tub(s)	<input checked="" type="checkbox"/> Stopper valve missing
Whirlpool/Jet Tub	<input checked="" type="checkbox"/> None



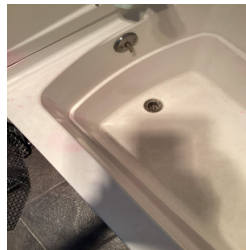
A sink water supply line is corroded in the Full Bathroom off the Hallway.



A sink water supply line is corroded in the Full Bathroom off the Hallway.



A stopper valve is missing on a sink in the Full Bathroom off the Hallway.



The stopper valve is missing in a tub in the Full Bathroom off the Hallway.

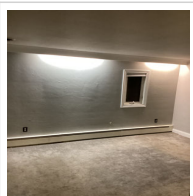
Comments: A sink water supply line is corroded in the Full Bathroom off the Hallway. Further deterioration and a leak may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

A stopper valve is missing on a sink in the Full Bathroom off the Hallway. The valve is not working as designed. Recommend a qualified plumber make all necessary repairs.

The stopper valve is missing in a tub in the Full Bathroom off the Hallway. The tub cannot be filled with water. Recommend a qualified plumber make all necessary repairs.

Master Bedroom

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



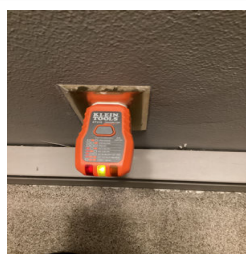
Master Bedroom

Bedroom at the Top of the Stairs

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Hot & neutral(s) reversed
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



Bedroom at the Top of the Stairs



The hot and neutral wires appear to be reversed on an electrical outlet in the Bedroom at the Top of the Stairs.

Comments: The hot and neutral wires appear to be reversed on an electrical outlet in the Bedroom at the Top of the Stairs. **This is a safety concern.** Recommend a qualified electrician evaluate this condition and make all necessary adjustments/repairs.

Bedroom at the Top of the Stairs on the Right

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> Satisfactory
Lighting	<input checked="" type="checkbox"/> Satisfactory



Bedroom at the Top of the Stairs on the Right



Bedroom at the Top of the Stairs on the Right

Comments: The balcony off of the front room has a flat asphalt rolled roof in good condition.

Bedroom at the top of the stairs to the right off to the right

Ceiling Crack(s) that appear to be typical

Walls Area(s) of noticeable repair

Flooring Satisfactory

HVAC Register Vent(s) Satisfactory

Window(s) None

Door(s) Satisfactory

Electrical Outlet(s) Satisfactory

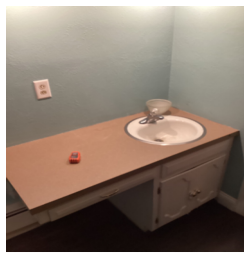
Electrical Switch(es) Satisfactory

Ceiling Fan(s) None

Lighting Satisfactory



Bedroom at the top of the stairs to the right off to the right



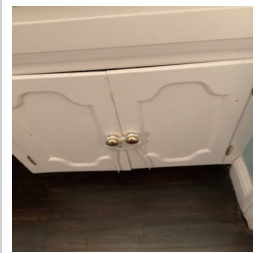
Bedroom at the top of the stairs to the right off to the right has a sink.



There is what appears to be a typical crack in the ceiling in the Bedroom at the top of the stairs to the right off to the right.



There is an area of noticeable repair to an interior wall in the Bedroom at the top of the stairs to the right off to the right.



In this bedroom there is a sink, no access under the sink the cabinet is locked.

Comments: There is what appears to be a typical crack in the ceiling in the Bedroom at the top of the stairs to the right off to the right. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now.

There is an area of noticeable repair to an interior wall in the Bedroom at the top of the stairs to the right off to the right. Areas of repair may be an indication of a past leak or prior condition that led to damage. In some cases, the cause of the damage may not have been properly repaired, and further damage or leaks may occur. This area was tested with a surface moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if staining, sagging, or other noticeable defects occur, a qualified contractor should evaluate the condition to determine the appropriate course of action and all necessary repairs. The client should consult with the current owner to determine if a history of this repair exists. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains additional information concerning areas of noticeable repair that are found in the home.

There is a sink in good condition, in the room.

Theatre

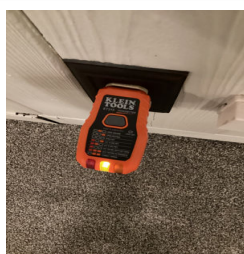
Ceiling	<input checked="" type="checkbox"/> Crack(s)
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input type="checkbox"/> None
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Open ground(s)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Some bulb(s) in fixture(s) failed to illuminate



Living Room



There is a crack in the ceiling in the Living Room.



An electrical outlet has an open ground in the Living Room.



An electrical outlet has an open ground in the Living Room.

Comments: There is a crack in the ceiling in the Living Room. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning cracks found in the home.

An electrical outlet has an open ground in the Living Room. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs.

Some light bulb(s) in a fixture failed to illuminate in the Living Room. The fixture is not working as designed. The light bulb(s) in the fixture should be replaced with new bulb(s), and if all the light bulbs in the fixture still fail to illuminate, a qualified electrician should evaluate the fixture/circuit to determine the appropriate course of action and all necessary repairs.

Family Room

Ceiling	<input checked="" type="checkbox"/> Crack(s) that appear to be typical
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Loose HVAC register vent(s)
Window(s)	<input type="checkbox"/> None
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory

Electrical Switch(es) Satisfactory

Ceiling Fan(s) None

Lighting Satisfactory



Family Room



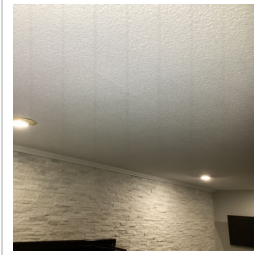
There is a loose HVAC system register vent in the Family Room.



There is what appears to be a typical crack in the ceiling in the Family Room.



There is what appears to be a typical crack in the ceiling in the Family Room.



There is what appears to be a typical crack in the ceiling in the Family Room.

Comments: There is a loose HVAC system register vent in the Family Room. The vent may fully detach and airflow may not be properly dispersed from the vent. Recommend a skilled professional make repair.

There was limited access to the interior walls in the Family Room. Only portions of the walls were visible. There may be defects present that were not visible or identified. The client should conduct a walk through prior to closing to determine if any defects are present.

There is what appears to be a typical crack in the ceiling in the Family Room. It is difficult to determine if further cracking or damage will occur during a limited visual inspection. At a minimum, this area of cracking should be repaired by a skilled professional and monitored. If further cracking or other defects appear, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client may wish to have further evaluation now.

Formal Living Room

Ceiling Areas(s) of noticeable repair

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) No HVAC register vent(s) present

Window(s) Satisfactory

Door(s) None

Electrical Outlet(s) Open ground(s)

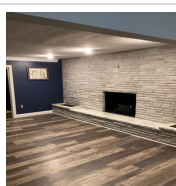
Electrical Switch(es) Satisfactory

Ceiling Fan(s) None

Lighting Satisfactory



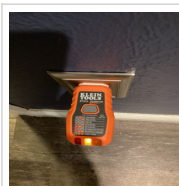
Formal Living Room



Formal Living Room



There is an area of noticeable repair to the ceiling in the Formal Living Room.



An electrical outlet has an open ground in the Formal Living Room.

Comments: There is an area of noticeable repair to the ceiling in the Formal Living Room. Areas of repair may be an indication of a past leak or prior condition that led to damage. In some cases, the cause of the damage may not have been properly repaired, and further damage or leaks may occur. This area was tested with a surface moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if staining, sagging, or other noticeable defects occur, a qualified contractor should evaluate the condition to determine the appropriate course of action and all necessary repairs. The client should consult with the current owner to determine if a history of this repair exists. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains additional information concerning areas of noticeable repair that are found in the home.

An electrical outlet has an open ground in the Formal Living Room. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs.

Dining Room

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> None
Electrical Outlet(s)	<input checked="" type="checkbox"/> Open ground(s)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



Dining Room



An electrical outlet has an open ground in the Dining Room.

Comments: An electrical outlet has an open ground in the Dining Room. **This is a safety concern and shock hazard.** Recommend a qualified electrician evaluate and make all necessary repairs.

Eat in Area off the Kitchen

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> Satisfactory

Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> No visible outlet(s)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> Satisfactory
Lighting	<input checked="" type="checkbox"/> Satisfactory



Eat in Area off the Kitchen

Foyer

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> Satisfactory
Window(s)	<input checked="" type="checkbox"/> None
Door(s)	<input checked="" type="checkbox"/> Difficult to open/close <input checked="" type="checkbox"/> Drags on flooring
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



Foyer



A closet door drags on flooring in the Foyer.

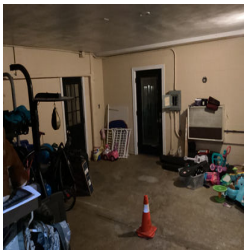


Front door screen door has a screen at the bottom is come detached.

Comments: A closet door drags on flooring in the Foyer. The door is not working as designed. At minimum monitor for further issues. Recommend a qualified contractor to repair all that is necessary.

Rec Room

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Hole(s) in wall(s)
Flooring	<input checked="" type="checkbox"/> Area rug(s) covering flooring. Only partially visible.
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Damaged electrical outlet(s)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



Rec Room



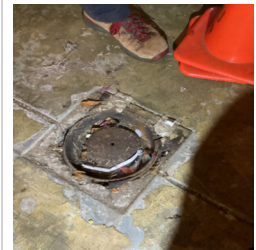
Rec Room



There is a hole in an interior wall in the Rec Room.



There is a damaged electrical outlet in the Rec Room.



Floor drain found in the rec room

Comments: There is a hole in an interior wall in the Rec Room. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

There were large area rugs in the Rec Room. The flooring was not visible in these areas. There may be defects present that were not visible.

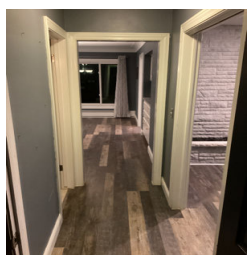
There is a damaged electrical outlet in the Rec Room. Further damage will occur if left in this condition. Recommend a qualified electrician make all necessary repair.

Hallway

Ceiling	<input checked="" type="checkbox"/> Satisfactory
Walls	<input checked="" type="checkbox"/> Satisfactory
Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> None
Door(s)	<input checked="" type="checkbox"/> None
Electrical Outlet(s)	<input checked="" type="checkbox"/> No visible outlet(s)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory

Ceiling Fan(s) None

Lighting Satisfactory



Hallway

Hallway top floor

Ceiling Satisfactory

Walls Satisfactory

Flooring Satisfactory

HVAC Register Vent(s) No HVAC register vent(s) present

Window(s) None

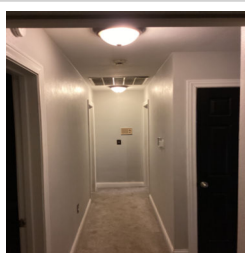
Door(s) Satisfactory

Electrical Outlet(s) No visible outlet(s)

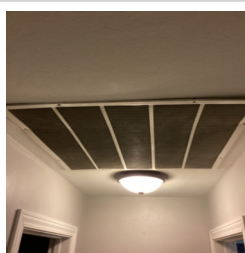
Electrical Switch(es) Satisfactory

Ceiling Fan(s) None

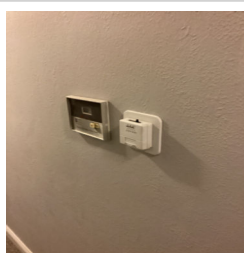
Lighting Satisfactory



Hallway top floor



Grate Found in the upstairs hallway



Attic fan controls not operational in the upstairs hallway.

Comments: The controls for the attic fan were not operational. Further evaluation is needed. Recommend a qualified contractor to repair all that is necessary.

Office

Ceiling Satisfactory

Walls Satisfactory

Flooring	<input checked="" type="checkbox"/> Satisfactory
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> Satisfactory
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



Office

Utility Room

Ceiling	<input checked="" type="checkbox"/> Moisture stain(s) on ceiling
Walls	<input checked="" type="checkbox"/> Limited access. There may be defects present that were not visible. <input checked="" type="checkbox"/> Crack(s)
Flooring	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
HVAC Register Vent(s)	<input checked="" type="checkbox"/> No HVAC register vent(s) present
Window(s)	<input checked="" type="checkbox"/> None
Door(s)	<input checked="" type="checkbox"/> Satisfactory
Electrical Outlet(s)	<input checked="" type="checkbox"/> No visible outlet(s)
Electrical Switch(es)	<input checked="" type="checkbox"/> Satisfactory
Ceiling Fan(s)	<input checked="" type="checkbox"/> None
Lighting	<input checked="" type="checkbox"/> Satisfactory



Utility Room



There is an area of staining on the ceiling in the Utility Room.



There is an area of staining on the ceiling in the Utility Room.



There is a crack in a wall in the Utility Room.

Comments: There is an area of staining on the ceiling in the Utility Room. This is evidence of a current/past leak or moisture intrusion. This area was tested with a surface type moisture meter, and the meter did not indicate an elevated level of moisture when compared to surrounding areas. At a minimum, recommend monitoring, and if the area is confirmed to be an active leak or moisture intrusion, a qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs. The client should also consult with the current owner to determine if a history of this condition exists. The client may wish to have further evaluation now. Note: also see the summary page "items to monitor" section of the report, which contains more information concerning moisture stains that are found in the home.

There was limited access to the interior walls in the Utility Room. Only portions of the walls were visible. There may be defects present that were not visible or identified. The client should conduct a walk through prior to closing to determine if any defects are present.

There is a crack in a wall in the Utility Room. **Further evaluation is needed.** Further damage will occur if left in this condition. This may be evidence of structural movement. A qualified contractor should evaluate this condition to determine the appropriate course of action and all necessary repairs.

Plumbing

Water & Fuel Supply Dist./Drain Waste Piping

Main Water Shutoff Location At meter

Location:

In a wall compartment in the theatre room.

Main Water Supply Line Satisfactory Copper

Water Supply/Distribution Lines Only partially visible Copper Only visible piping/lines can be evaluated Corrosion on line(s)

Drain Waste and Vent Piping (DWV) Satisfactory Only partially visible Brass Copper Only visible piping can be evaluated Septic/sewer system was not evaluated.

Main Gas/Fuel Shutoff Location Satisfactory At gas meter, no others were found, special tool required to turn off gas

Gas/Fuel Lines Only partially visible Black iron Corrugated Stainless Steel Tubing (CSST) Only visible piping/lines can be evaluated Improperly installed fuel pipe(s)/line(s) Improperly supported gas pipe(s)/line(s)

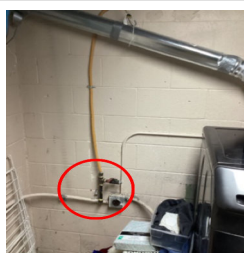
Interior Fuel Storage None installed



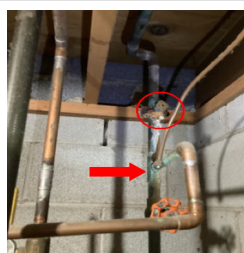
A water shutoff valve appears to be located at the meter, and no others were found by the inspector. Water stains appear by the water meter.



Water & Fuel Supply Dist./Drain Waste Piping



There are improperly supported gas/fuel lines in the home.



Corrosion was found on water distribution piping/lines in this home. Above the water heater.



Corrosion was found on water distribution piping/lines in this home. On top of the water heater.



There is an improperly installed gas/fuel line in the home.

Comments: A water shutoff valve appears to be located at the meter, and no others were found by the inspector. The client should still consult with the current owner to determine if any other water shutoff valves are located at the property or in the home. A special tool is required to shut the water off at the meter. The tool can typically be purchased at home improvement stores, and it is recommended the client keep the tool on hand in case of water leaks.

There appears to be moisture stains near the water meter on the foundation walls. If left in this condition further damage may occur. Further evaluation is needed. Recommend a qualified contractor to repair all that is necessary.

There are improperly supported gas/fuel lines in the home. **This is a safety concern and fire hazard.** Damage and gas leaks could occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

Corrosion was found on water distribution piping/lines in this home. Further corrosion and leaks may occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

There is an improperly installed gas/fuel line in the home. **This is a safety concern and fire hazard.** Damage and gas leaks could occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

The only gas shutoff located by the inspector was the gas shutoff as the gas meter. A special tool is required to shutoff the gas at the meter. Recommend consulting with the current owner to determine if another shutoff valve exists. If one does not exist, a qualified plumber should install one.

Gas Water Heater in the

Description

Manufacturer: State Industries

Capacity in Gallons: 50

Age not determined

Condition

Age of water heater and rusted (recommend monitoring and budgeting for replacement)
 Water heater is concealed on interior, not in pan with an exterior drain

Temperature Pressure Relief Valve (TPR)

Leaking

TPR Extension

Staining below extension

Combustion Air Venting

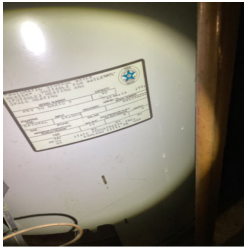
Rusted vent pipe

Gas Pipe/Line

No sediment trap/drip leg installed

Expansion tank

None installed



Gas Water Heater in the utility room.



Gas Water Heater in the



There is no sediment trap/drip leg installed on the gas line for the Gas Water Heater in the.



The temperature pressure relief valve is leaking on the Gas Water Heater in the.



The Gas Water Heater in the is concealed on the interior of the home and is not installed in a proper drain pan with a drain to the exterior.



Rust found on the top of the water heater and on the exhaust pipe.

Comments: There is no sediment trap/drip leg installed on the gas line for the Gas Water Heater in the. Sediment traps keep small particles of debris from entering the gas valve and potentially clogging the valve. Recommend a qualified plumber make all necessary repairs.

The temperature pressure relief valve is leaking on the Gas Water Heater in the. The leak may become worse, and damage to the home could occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

There was staining below the extension for the temperature pressure relief valve (TPR) on the Gas Water Heater in the. This is evidence that the TPR has leaked in the past. The client should consult with the current to determine if the TPR has been replaced. At a minimum, recommend frequent monitoring, and if the TPR is found to be leaking, a qualified plumber should make all necessary repairs. If the TPR has not been replaced in the recent past, the client may wish to have it replaced now by a qualified plumber.

The Gas Water Heater in the is rusted and appears to be over 10 years old. **This is a deferred cost item, and monitoring is recommended.** The water heater may be nearing the end of its serviceable life. Recommend monitoring and budgeting for replacement in the near future. The client may wish to replace the water heater now.

The Gas Water Heater in the is concealed on the interior of the home and is not installed in a proper drain pan with a drain to the exterior. In the event the water heater was to leak, damage to the home would occur. Recommend a skilled professional or qualified plumber install a proper pan with a drain to the exterior.

The exhaust pipe for the Gas Water Heater in the is rusted. Further deterioration could occur if left in this condition. Recommend a qualified plumber make all necessary repairs.

The age of the water heater was not determined by the inspector.

Smoke and Carbon Monoxide Alarm(s)

Smoke Alarm(s)

Not tested Recommend adding additional detectors

Carbon Monoxide (CO) Detector(s)

Not tested Recommend adding additional detectors

Comments: The smoke alarm(s) were not tested. There may be defects that were not identified. Recommend the smoke alarm(s) be tested prior to closing/purchasing the property.

The carbon monoxide CO alarm(s) were not tested. There may be defects that were not identified. Recommend the CO alarm(s) be tested prior to closing/purchasing the property.

Fireplace in the Formal Living Room

Description Electric fireplace Masonry

Operation Satisfactory

Damper None

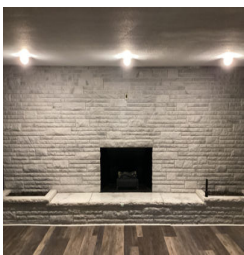
Flue None Not visible

Firebox Satisfactory

Blower None installed

Hearth Extension Crack(s)

Mantle None



Fireplace in the Formal Living Room



There are cracks in the hearth extension for the Fireplace in the Formal Living Room.

Comments: There are cracks in the hearth extension for the Fireplace in the Formal Living Room. Further damage may occur if left in this condition. Recommend a skilled professional make all necessary repairs.

Fireplace in the Family Room

Description Gas Fireplace Masonry Vented gas log fireplace

Operation Converted from wood to gas fireplace. Not fully evaluated. Gas turned off. Not evaluated.

Damper None

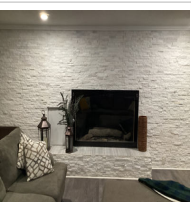
Flue None Not visible

Firebox Satisfactory

Blower None installed

Hearth Extension Satisfactory

Mantle Satisfactory



Fireplace in the Family Room

Comments: The gas was not turned on to the Fireplace in the Family Room. The fireplace could not be fully evaluated. Recommend a qualified chimney sweep evaluate the fireplace and all associated components.

Fireplace in the wet bar room

Description	<input checked="" type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood burning fireplace
Operation	<input checked="" type="checkbox"/> Wood burning fireplace not operated
Damper	<input checked="" type="checkbox"/> Satisfactory
Flue	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
Firebox	<input checked="" type="checkbox"/> Crack(s)
Blower	<input checked="" type="checkbox"/> None installed
Hearth Extension	<input checked="" type="checkbox"/> Satisfactory
Mantle	<input checked="" type="checkbox"/> None



The flue and damper in the fireplace in the wet bar room.



The Fireplace in the wet bar room is a wood burning fireplace.



There are crack(s) in the firebox of the Fireplace in the wet bar room.



There are crack(s) in the firebox of the Fireplace in the wet bar room.

Comments: The Fireplace in the wet bar room is a wood burning fireplace. The fireplace was not fully evaluated. The Chimney Safety Institute of America developed 3 levels of fireplace inspections. More information concerning fireplace inspections can be found at <https://www.csia.org/inspections.html>. Wood burning fireplaces are not fully evaluated by home inspectors, and it is highly recommended that a qualified chimney sweep inspect the fireplace and associated components.

There are crack(s) in the firebox of the Fireplace in the wet bar room. Further deterioration could occur if left in this condition. Recommend a qualified chimney sweep make all necessary repairs.

Boiler System

Boiler Heating System

Status/Recommendation Satisfactory

Boiler System Description

Brand:	Weil McLain
Location of Boiler System:	In the utility room
<input checked="" type="checkbox"/> Age not determined	
Fuel Source for Boiler:	Natural Gas
<input checked="" type="checkbox"/> Baseboard heating present	

Overall Condition & Operation Readily openable access cover(s)/panel(s) were removed by the inspector

Heat Exchanger Not required to evaluate per the SOP

Combustion Air Intake/Exhaust Satisfactory

Carbon Monoxide (CO) Not tested

Fuel Line(s) Satisfactory

Pressure Gauge(s) Satisfactory

Water Lines/Pipes Satisfactory

Elec. Disconnect Satisfactory



Boiler Heating System



Boiler Heating System Tag

HVAC System Furnace/Air Conditioner/Cooling Unit

HVAC System Furnace/Air Conditioner/Cooling Unit

Status/Recommendation Multiple defects are present in the HVAC system Recommend a qualified HVAC technician evaluate and make all necessary repairs

Furnace Description

Brand: NA

Air Conditioner Description

Brand: Goodman

Approx. age in years: 4

Location of air conditioner: In the Attic

Cooling Unit Description

Brand: Johnson

Approx. age in years: 7

Location of cooling unit: In the backyard outside

Overall Condition & Operation Limited access. The HVAC system could not be fully evaluated. The HVAC system could not be operated. The system was not evaluated. Readily openable access cover(s)/panel(s) were not removed by the inspector

Controls/Thermostat Not operated

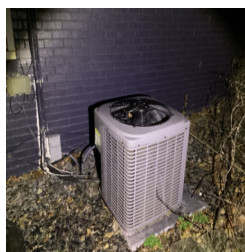
Furnace Heat Exchanger Not required to evaluate per the SOP

Combustion Air Intake/Exhaust Not visible

Carbon Monoxide (CO)	<input checked="" type="checkbox"/> Not tested
Gas Line/Pipe	<input checked="" type="checkbox"/> Not visible
Furnace Elec. Disconnect	<input checked="" type="checkbox"/> Satisfactory
Air Conditioner Coil	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
Air Conditioner Refrigerant Lines	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
Air Conditioner Elec. Disconnect	<input checked="" type="checkbox"/> Satisfactory
Air Conditioner Base	<input checked="" type="checkbox"/> Satisfactory
Air Conditioner Clearance	<input checked="" type="checkbox"/> Satisfactory
Cooling Unit Coil	<input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Coil dirty
Cooling Unit Refrigerant Lines	<input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Only partially visible
Cooling Unit Condensate Drainage	<p>Condensate drains to: Appears to be going outside</p> <p><input checked="" type="checkbox"/> Evidence water pooled below unit</p>
Filter(s)	<input checked="" type="checkbox"/> Not visible <input checked="" type="checkbox"/> Missing filter(s)
HVAC Ductwork Type & Condition	<input checked="" type="checkbox"/> Only partially visible <input checked="" type="checkbox"/> Insulated flex ductwork <input checked="" type="checkbox"/> See attic section for more information concerning the HVAC system ductwork <input checked="" type="checkbox"/> Makeshift repairs to ductwork



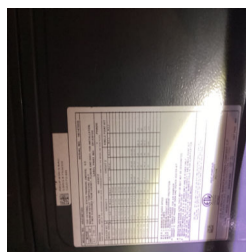
Cooling unit outside tag



Cooling unit outside needs cleaning



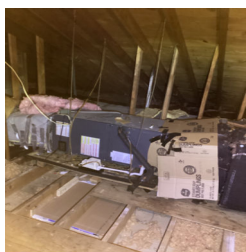
Corrosion found on the cooling unit outside



HVAC System in attic tag



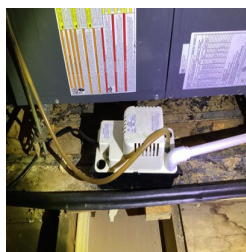
HVAC System Furnace/Air Conditioner/Cooling Unit



HVAC System Furnace/Air Conditioner/Cooling Unit



There are makeshift repairs to ductwork in the crawlspace.



There is evidence that water pooled below the HVAC system cooling unit at some point in the past.

Comments: Recommend a qualified HVAC technician evaluate the system and make all necessary repairs.

There was limited access to the exterior HVAC system air conditioner. The unit could not be fully evaluated. There may be defects present that were not identified.

The furnace/air conditioner/cooling unit HVAC system has the following conditions including, but not limited to, and **further evaluation is needed:**

There are makeshift repairs to ductwork in the crawlspace. These are not typical repair methods. Recommend a qualified HVAC technician make all necessary repairs.

A filter is missing for the HVAC system. This will cause dust and debris to clog the heat exchanger in the furnace, and the internal coil in the cooling unit. Recommend the filter be installed, and an HVAC technician may also need to clean the internal coil.

There is evidence that water pooled below the HVAC system cooling unit at some point in the past. This is typically an indication the unit was not draining properly. At a minimum, recommend monitoring, and if water is found below the unit, a qualified HVAC technician should make all necessary repairs. The client may wish to have the HVAC system evaluated now.

The furnace, air conditioner, and cooling unit HVAC system could not be operated. The system was not fully evaluated. There may be defects present that were not identified. Recommend the system be evaluated by a qualified HVAC technician or licensed home inspector prior to closing/purchasing the property.

The readily openable access covers installed for homeowner maintenance on the furnace, air conditioner, and cooling unit HVAC system components were not removed. The units were not fully evaluated. There may be defects present that were not visible/identified. Recommend a qualified HVAC technician evaluate the units/system before closing/purchasing the property.

The coil is dirty inside the cooling unit/indoor coil for the HVAC system. This can adversely affect the operation of the system and damage could occur if left in this condition. Recommend a qualified HVAC technician service the unit and make all necessary repairs.

Attic Space

Status/Recommendation	<input checked="" type="checkbox"/> Multiple defects are present
Attic Access Location(s)	Other: <input type="text" value="Closet off the hallaway upstairs"/>
Attic Entry Access Point(s)	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Door(s)
Attic Space Inspected From	<input type="checkbox"/> Attic space inspected from floored in area(s) only <input type="checkbox"/> Inside the attic <input type="checkbox"/> Limited access. There may be defects present that were not identified. <input checked="" type="checkbox"/> Not floored in. Limited access.
Roof Structure	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible <input type="checkbox"/> Collar ties <input type="checkbox"/> Knee wall(s) <input type="checkbox"/> Rafters <input type="checkbox"/> Rafter ties <input type="checkbox"/> Wood
Ceiling Structure	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Wood <input type="checkbox"/> Only partially visible
Roof and Wall Sheathing	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Only partially visible <input type="checkbox"/> Planking
Firewall(s)	<input type="checkbox"/> N/A
Flooring in Attic	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Partial flooring in attic
Insulation installed:	<input type="checkbox"/> Between ceiling joists
Insulation Condition	<input type="checkbox"/> Only partially visible <input type="checkbox"/> Batting <input type="checkbox"/> Loose fill <input checked="" type="checkbox"/> Area(s) of missing insulation
Vapor Barriers	<input type="checkbox"/> None <input type="checkbox"/> Not visible
Ventilation for attic space	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Ridge vent(s) <input type="checkbox"/> Soffit vent(s) <input type="checkbox"/> Only partially visible
Electrical Outlet(s)/Switch(es)/Wiring/Lighting	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> No visible outlet(s) <input type="checkbox"/> Only partially visible <input type="checkbox"/> Limited access in attic. Only visible/accessible electrical components were evaluated.
Bath and other Exhaust fan(s)	<input type="checkbox"/> Not visible

Chimney Chase(s)

 Satisfactory

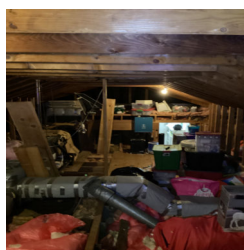
Window(s)

 None

There is an area of missing insulation in the attic space.



Chimney chase in the attic with some moisture stains.



Debris of all kind was in the attic making it limited access with limited flooring.



Moisture stains found in the Attic Space coming off of the gable vent on the left side

Comments: The Attic Space has the following conditions including, but not limited to and further evaluation is needed:

There is an area of missing insulation in the attic space. This can adversely affect the energy efficiency of the home. Home inspectors do not complete energy efficiency testing or calculations. Recommend a qualified contractor/skilled professional install an appropriate amount of insulation in the attic space.

There was limited access in the attic space. The attic space is not floored in. In some cases, it is not safe for an inspector to move through attic spaces without proper flooring, and moving through an attic space without proper flooring is left up to the discretion of the individual inspector. There may be defects present that were not identified. Recommend the client consult with a qualified contractor to determine the feasibility of installing flooring in the attic space.

Moisture stains on the and around the chimney chase, further evaluation is needed. Recommend a qualified contractor to repair all that is necessary.

Electrical Service Entry/Electrical Panel Enclosure(s)

Electrical Service Entry

Description

 Overhead electrical service entry

Condition

 Satisfactory

Electrical Service Entry

Main Electrical Panel Board Enclosure in the

Status/Recommendation

 Recommend a licensed electrician evaluate Main electrical panelboard enclosure could not be opened. Not Evaluated.

General Condition of Panel

Clearance

 Satisfactory

Amps/Volts

 200 amps 120-240 volts

Breakers/Fuses

 Breakers

Grounding	<input checked="" type="checkbox"/> Satisfactory
AFCI(s)	<input checked="" type="checkbox"/> Not required to test
GFCI(s)	<input checked="" type="checkbox"/> Not required to test
Main Wire Type/Condition	<input checked="" type="checkbox"/> Not visible
Branch Wire Type/Condition	<input checked="" type="checkbox"/> Not visible



Main Electrical Panel Board Enclosure in the

Comments: Recommend a licensed electrician/contractor evaluate and make all necessary repairs.

The main panel was not inspected, there was a breaker tripped. Once reset it caused it to spark. The cover was not removed, and the sub panels were also not inspected. Further evaluation is needed. Recommend a qualified electrician to repair all that is necessary.

Sub-Electrical Panel Board Enclosure in the

Status/Recommendation Recommend a licensed electrician evaluate

General Condition of Panel

Clearance Satisfactory

Amps/Volts

Breakers/Fuses Satisfactory

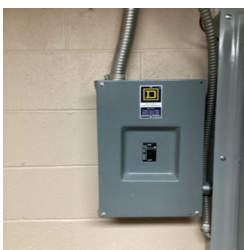
Grounding Satisfactory Only partially visible

AFCI(s) Not required to test

GFCI(s) Not required to test

Main Wire Type/Condition Not visible

Branch Wire Type/Condition Satisfactory Romex



Sub-Electrical Panel Board Enclosure in the laundry room.



Sub-Electrical Panel Board Enclosure in the rec room.



Sub-Electrical Panel Board Enclosure in the closet upstairs off the hallway.

Comments: Recommend a licensed electrician/contractor evaluate and make all necessary repairs.

Sub panels were not inspected, the safety concern from the main panel that halted to all sub panels. Further evaluation is needed. Recommend a qualified electrician to repair all that is necessary.