Advanced Pro Inspections LLC

Confidential - Property Inspection Report - Confidential

Sample
Inspection prepared for:
Date of Inspection: 5/20/2013

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ADVANCED PRO
INSPECTIONS LLC
The First Step to a Solid Investment

NOTICE TO THIRD PARTIES This Report is the exclusive property of Advanced Pro Inspections LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the service of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roofing

Page 10 Item: 6	Chimney(s)	• Recommend having chimney professional evaluate and repair any issues found. Recommend getting estimates for repair before the expiration of your Inspection Objection Deadline. • Indications of cracked & missing mortar joints was observed at the bricks of the exterior chimney. Further deterioration and expensive repairs to the masonry chimney may be the result of not having the mortar joints repaired. Recommendation is for a mason specialist to properly tuck point the damaged mortar joints. • The masonry chimney has damaged; loose & missing bricks. This is a safety concern and an expensive repair. Recommend a mason specialist provide an estimate on the cost of repairs and or replacement before the expiration of your Inspection Objection Deadline.

The masonry chimney has damaged; loose & missing bricks. This is a safety concern and an expensive repair. Recommend a mason specialist provide an estimate on the cost of repairs and or replacement before the expiration of your Inspection Objection Deadline.

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Laundry

Page 17 Item: 5	Dryer Vent	• The dryer vent is plastic, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.

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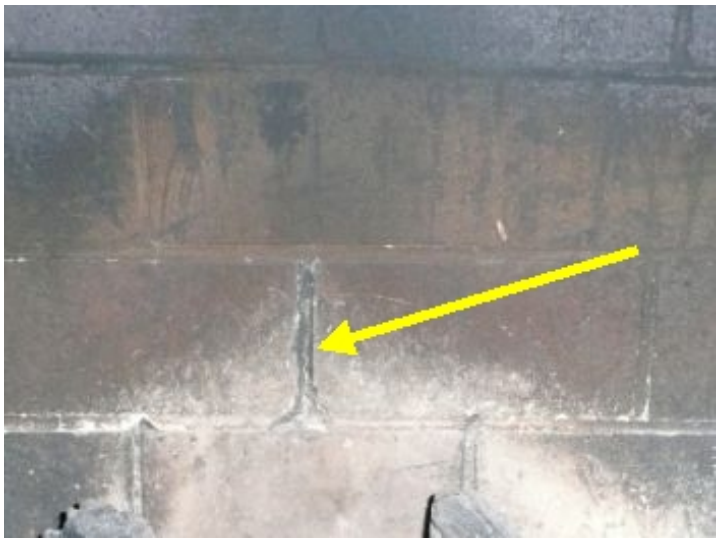
Interior Areas

Page 20 Item: 10	Fireplace	• Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org). • Recommend having fireplace professional evaluate and repair any issues found before attempting to use fireplace. Recommend getting estimates for repair before the expiration of your Inspection Objection Deadline.



It was observed that some of the mortar around the firebox was failing; have a qualified individual evaluate and repair to avoid possible safety issue.

Bathrooms

Page 23 Item: 12	Plumbing	• Illegal plastic flex line used on bathroom sink drain. Master Bathroom • Visible leaking noted under the both sinks in upper Hall bathroom. We recommend contacting a licensed plumbing contractor for repair options.

Illegal plastic flex line used on bathroom sink drain. Master Bathroom

Visible leaking noted under the both sinks in upper Hall bathroom. We recommend contacting a licensed plumbing contractor for repair options.

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Page 25 Item: 18	Toilets	• Leak observed at the supply line and the water inlet on the tank. • A licensed plumber should evaluate, correct and/or repair any issues found with toilets or any issues of plumbing throughout the home, that need to be addressed.

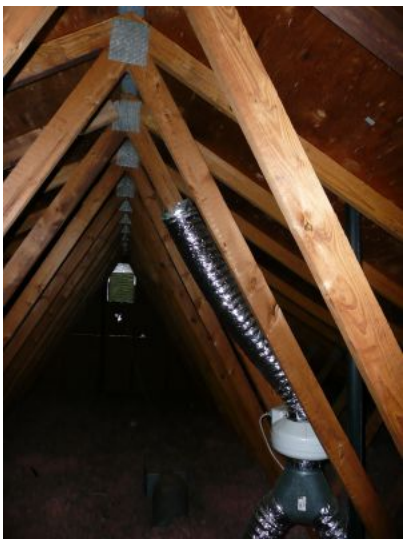
Leak observed at the supply line and the water inlet on the tank.

Attic and Insulation

Page 28 Item: 6	Electrical	• Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety. • Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.

Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

Page 29 Item: 9	Exhaust	• Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.



Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.

Plumbing

Page 36 Item: 8	Private Sewage Disposal (Septic) System	• Highly recommend that PRIOR to close of escrow: This septic system be inspected by a licensed septic company--to include locating and visually inspecting the distribution box(s). A plat of the exact measurements of the septic field component locations on the grounds should be obtained from the owner or the County Health Dept. • Septic tanks should be pumped a minimum of every five (5) years and more frequently, every three (3) years, for larger families. Recommend tank be pumped, by a licensed septic company, if it has not been done within the last year.

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

BLACK colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

COMMONLY USED TERMS:

"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.

"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.

"IMPROVE": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"FMI": For More Information: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.

"FYI": For Your Information: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues;and useful tips or suggestions for home ownership.

KEY TO RATINGS:

Sat= **Satisfactory:** A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

Mar = **Marginal:** Indicates the component will probably require repair or replacement anytime within five years.

Poor = **Poor:** A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

N/A = A system or component did not exist or was not evident on this property at the time of inspection.

Scope of the Inspection

ADVANCED PRO INSPECTIONS LLC endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors® (INTERNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the INTERNACHI Standards—except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the INTERNACHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

A complete copy of the INTERNACHI® Standards of Practice is available at:
http://www.nachi.org/sop.htm

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the INTERNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the INTERNACHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspection and Site Details

1. Inspection Time

Start: 07:00 AM
End : 11:00 AM

2. Attending Inspection

Client present, Buyer Agent present

3. Residence Type/Style

Single Family Home, Colonial Style

4. Garage

Attached 2-Car Garage

5. Age of Home or Year Built

1975 (38 years old)

6. Square Footage

3806 sq ft

7. Direction Of Front Entrance

South

8. Bedroom # Designation - Location -- for the purposes of this report

#1 Upper level - South East, #2 Upper level - North East, #3 Upper level - North West, #4 Upper level - South West

9. Bathroom # Designation - Location - Type -- for the purposes of this report

#2 Master Bath - Upper level • #1 Powder room - Main level - half • #3 Upper Level - Hall • #4 Basement Hall

10. Occupancy

Vacant • The utilities were on at the time of inspection.

11. Weather Conditions

Clear, sunny sky
75 degrees

Grounds

1. Walkways

Sat	Mar	Poor	N/A
✔			

Materials: Flagstone
Observations: Walkways appeared functional and satisfactory, at time of inspection., Improve: Typical cracking was observed at the stone mortar joints. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.

2. Driveway/Parking

Sat	Mar	Poor	N/A
✔			

Materials: Asphalt
Observations: Driveway in good shape for age and wear. No deficiencies noted.

3. Grading

Sat	Mar	Poor	N/A
✔			

Observations: The exterior drainage is generally away from foundation -- except where noted below.

4. Window Wells

Sat	Mar	Poor	N/A
✔			

Materials: Plastic
Observations: Appear functional

5. Vegetation

Sat	Mar	Poor	N/A
✔			

Observations: No major system safety or functional concerns noted at time of inspection., Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

6. Stoop/Steps

Sat	Mar	Poor	N/A
✔			

Materials: Stone
Observations: Steps appear to be in satisfactory condition at time of inspection.

7. Patio

Sat	Mar	Poor	N/A
✔			

Materials: Rear patio:, Natural Stone set in mortar Noted.
Observations: Patio had some cracking/settlement, but was in usable condition.

8. Exterior Hose Bibs/Spigots

Sat	Mar	Poor	N/A
✔			

Description: Standard hose bibs at front, rear and Northside
Observations:
- Operated properly when tested
- IMPROVE: Install the frost-free type faucet to reduce the risks of a bursted/frozen pipe or faucet.

9. Main Gas Valve Condition

Sat	Mar	Poor	N/A
✔			

Materials: South side. • Main gas shut off located at outside meter - South side.
Observations:
- Appeared to be in serviceable condition at time of inspection.

Roofing

1. Roof Style and Pitch

Materials:
- Gabled
- Normal slope: roof angle (pitch) from 30 - 40 degrees

2. Method of Roof Inspection

Materials:
- Viewed from the ground level with the aid of binoculars
- Due to the steep slope/pitch of the roof, only a limited inspection could be made. Viewed from ladder at eaves and with binoculars
- The roof surface was wet at the time of inspection.

3. Roof Covering

Sat	Mar	Poor	N/A
✔			

Description:
• Fiberglass-based asphalt shingles
Interior Shutoffs: 1-5 years
Observations:
• Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.
• These shingles appear to be in the first third of their life cycle.

4. Flashings

Sat	Mar	Poor	N/A
✔			

Materials: Galv/Alum
Observations:
• Visible areas appeared functional, at time of inspection

5. Roof Penetrations

Sat	Mar	Poor	N/A
✔			

Description:
• PVC Piping for plumbing vent stack(s)
Observations:
• Plumbing vent(s) functional and properly flashed.
• Appeared functional, at time of inspection

6. Chimney(s)

Sat	Mar	Poor	N/A
		✔	

Description:
• Chase Material Brick
• Masonry -- for wood burning fireplace with terracotta flue
Observations:
• Recommend having chimney professional evaluate and repair any issues found. Recommend getting estimates for repair before the expiration of your Inspection Objection Deadline.
• Indications of cracked & missing mortar joints was observed at the bricks of the exterior chimney. Further deterioration and expensive repairs to the masonry chimney may be the result of not having the mortar joints repaired. Recommendation is for a mason specialist to properly tuck point the damaged mortar joints.
• The masonry chimney has damaged; loose & missing bricks. This is a safety concern and an expensive repair. Recommend a mason specialist provide an estimate on the cost of repairs and or replacement before the expiration of your Inspection Objection Deadline.

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7. Ventilation System

Sat	Mar	Poor	N/A
✔			

Materials:
- Ridge
- Gable
- Powered

Observations:
- Appears to be satisfactory at the time of the inspection.

8. Gutter/Scuppers/Eavestrough

Sat	Mar	Poor	N/A
✔			

Description:
- Galvanized/Aluminum

Observations:
- The roof drainage system was in serviceable condition with gutter screens installed. Routinely monitor to keep gutter/screens from clogging -- clean and seal gutters as needed
- All gutters protected from debris with a gutter cover product.
- Downspout discharge extension damaged on back side of house....recommend repair/replace.

Downspout discharge extension damaged on back side of house....recommend repair/replace.

Exterior

1. Exterior Cladding

Sat	Mar	Poor	N/A
✔			

Description: Brick Veneer full front
- Brick veneer all around on ground level. • Composition/cement-based siding - such as "HardiePlank"

Observations:
- Siding appeared to be all intact and in overall satisfactory condition.

2. Eaves, Soffits, Fascia and Trim

Sat	Mar	Poor	N/A
✔			

Description: Wood

Observations:
- Trim/soffit/Fascia/Eves appear to be intact and in overall maintained condition.

3. Window/Door Frames and Trim

Sat	Mar	Poor	N/A
✔			

Description:
- Metal-covered wood
- Wood

Observations:
- Components appeared in satisfactory condition at time of inspection.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

4. Exterior Caulking

Sat	Mar	Poor	N/A
✔			

Comments: The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Observations:
- No deficiencies noted on visible areas.

5. Window/Screens

Sat	Mar	Poor	N/A
✔			

Description:
- Wood framed double hung window noted.
- Bay type window noted.

Observations:
- Components appeared in satisfactory condition at time of inspection.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

6. Storm Windows

Sat	Mar	Poor	N/A
✔			

Description: Metal

Observations:
- Components appeared in satisfactory condition at time of inspection.

7. Service Entry

Sat	Mar	Poor	N/A
✔			

Description: Underground • Meter Location North • Outside wall of residence. • Aluminum

Observations:
- Service Entry appears to be satisfactory at the time of inspection.

Service Entry appears to be satisfactory at the time of inspection.

8. Grounds Electrical

Sat	Mar	Poor	N/A
✔			

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

9. GFCI

Sat	Mar	Poor	N/A
✔			

Observations:
- GFCI (Ground Fault Circuit interrupter) receptacles are in good condition.

10. Exterior Walls Construction

Sat	Mar	Poor	N/A
			✔

Description: Not Visible

11. Exterior Doors

Sat	Mar	Poor	N/A
✔			

Description: Main Entrance: • Wood • Patio: • Fiberglass • Hinged French Door. • Rear: • Wood • Garage: • Metal garage side service door

Observations:

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

12. Exterior A/C - Heatpump #1

Sat	Mar	Poor	N/A
✔			

Materials:

• Exterior unit is level.
• Maximum fuse/breaker rating (amps): 45
• Fuse/Breaker Installed (amps):40
• Energy Source: Electric
• Air Cooled Central Air Conditioner

Observations:

• Trane
• 4TTX5042A1000BA
• 11463W922F
• Approximate AGE: 2011/ 2 years old
• No deficiencies noted at the time of inspection.

Garage/Carport

1. Roof Condition

Sat	Mar	Poor	N/A
✔			

Materials: Asphalt shingles noted. • Approximate Age:1-5 • 1 visible layer observed

Observations:

• Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.

2. Gutter/Scuppers/Eavestrough

Sat	Mar	Poor	N/A
✔			

Description:

• Galvanized/Aluminum

Observations:

• The house roof drainage system was in serviceable condition with gutter screens installed. Routinely monitor to keep gutter/screens from clogging -- clean and seal gutters as needed

3. Exterior Cladding

Sat	Mar	Poor	N/A
✔			

Description: Same as House • Brick Veneer -- all sides • Composition/cement-based siding - such as "HardiePlank"

Observations:

• Same as House

4. Window/Door Frames and Trim

Sat	Mar	Poor	N/A
✔			

Description: Wood

Observations:

• Components appeared in satisfactory condition at time of inspection.

5. Garage Door(s)

Sat	Mar	Poor	N/A
✔			

Description:

• One 16' upgraded insulated steel door

Observations:

• Garage door was in nromal working order.

6. Garage Door Opener(s)

Sat ✔ Mar Poor N/A

Description:
- One automatic opener - Manufacturer:
- CHAMBERLAIN

Observations:
- Appeared functional using normal controls, at time of inspection.

7. Garage Door Safety Features

Sat ✔ Mar Poor N/A

Safety Reverse:
- Present

Safety Sensor:
- Present

Observations:
- Safety sensors operated normally, reversing the door when tested..
- The automatic garage door opener(s) reversed direction when met with resistance.
- The automatic opener safety reverse feature was operating properly at the time of inspection.

8. Garage Floor and Sill Plates

Sat ✔ Mar Poor N/A

Description:
- Concrete
- Elevated sill plates

Observations:
- Sill plates behind finished surfaces could not be viewed.
- Typical cracking was observed at the concrete garage floor. Additional cracking will occur. Recommend sealing the cracks to prolong the life of the concrete.

9. Electrical Receptacles

Sat ✔ Mar Poor N/A

Materials:
- Open Ground

Observations:
- Ground-fault outlet was not operating properly, won't trip, needs repair or replacement.
- Open ground is a potential safety hazard.

10. Fire Separation Doors, Walls & Ceilings

Sat ✔ Mar Poor N/A

Material: Present • Fire Door: • Solid wood

Observations:
- Appeared satisfactory and functional, at time of inspection.
- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

11. Garage/Carport Attic

Sat Mar Poor N/A ✔

Access: No Visible Access

Kitchen

1. Countertops

Sat ✔ Mar Poor N/A

Materials: Granite tops noted.

Observations:
- Countertops had normal wear.

2. Cabinets

Sat ✔ | Mar | Poor | N/A

Materials: Wood laminate
Observations:
• Overall Cabinets appeared functional and in satisfactory condition, at time of inspection.
• There appears to be water stains/damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.

3. Plumbing

Sat ✔ | Mar | Poor | N/A

Observations:
• Water flow was normal with several fixtures operated at the same time.

• Drain lines had no visible leaks or signs of backup at the time of inspection.
• There were no visible active piping leaks at the time of the inspection.

4. Faucets

Sat ✔ | Mar | Poor | N/A

Observations:
• Operated normally, at time of inspection.

5. Sinks

Sat ✔ | Mar | Poor | N/A

Observations:
• Operated normally, at time of inspection.
• Functional Drainage was normal.

6. Wall and Ceiling Finishes

Sat ✔ | Mar | Poor | N/A

Materials: There are drywall ceilings noted. • Drywall walls noted.
Observations:
• General condition of walls and ceilings appeared satisfactory.
• Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.
• The drywall is patched in areas. The reason for the patch could not be determined.

7. Heating/Cooling Source

Sat ✔ | Mar | Poor | N/A

Observations:
• Heating source was present at time of inspection. Recommend cleaning grill as needed.

8. Floors

Sat ✔ | Mar | Poor | N/A

Materials: Vinyl squares (tiles) are noted.
Observations:
• No deficiencies noted - with normal ware and age.

9. Dishwasher

Sat ✔ | Mar | Poor | N/A

Description:
• Kitchenaid
Observations:
• Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.
• Operated through one cycle and appeared to be in working order at time of inspection.

10. Garbage Disposal

Sat ✔ | Mar | Poor | N/A

Description:
• InSinkErator
Observations:
• Operated - appeared functional at time of inspection.

11. Ranges, Ovens, Cooktops

Sat	Mar	Poor	N/A
✔			

Description:
- General Electric
- Cooktop: Electric coils
- Cooktop: Glass - ceramic surface
- Oven(s): Electric

Observations:
- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.
- The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

12. Hood/Exhaust Fan

Sat	Mar	Poor	N/A
✔			

Description:
- Exterior Vented

Observations:
- Functioned and operated normally when tested.

13. Microwave

Sat	Mar	Poor	N/A
✔			

Description:
- GE

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

14. Refrigerator

Sat	Mar	Poor	N/A
✔			

Description: KitchenAid

Observations:
- Appeared functional, at time of inspection.

15. Window Condition

Sat	Mar	Poor	N/A
✔			

Materials: Wood framed double hung window noted.

Observations:
- Operated windows appeared functional, at time of inspection

16. Electrical

Sat	Mar	Poor	N/A
✔			

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

17. GFCI

Sat	Mar	Poor	N/A
	✔		

Observations:
- No GFCI -

Electrical outlets in this Kitchen appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection.
Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.
Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture.
This can be achieved by:
1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in this bathroom circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit which contains these bathroom outlets with a GFCI breaker.

Laundry

1. Locations

Materials: Main level North side.

2. Cabinets

Sat	Mar	Poor	N/A
✔			

Materials:
• Wood laminate
Observations:
• Cabinets appeared functional and in satisfactory condition, at time of inspection.

3. Washer

Sat	Mar	Poor	N/A
✔			

Description: Whirlpool
Observations:
• Operated as designed using normal controls

4. Dryer

Sat	Mar	Poor	N/A
✔			

Description: Kitchen Aid
Observations:
• Operated as designed using normal controls

5. Dryer Vent

Sat	Mar	Poor	N/A
	✔		

Observations:
• Recommend replacing dryer vent duct material with rigid or corrugated semi-rigid metal duct.
• MAINTENANCE: Annual cleaning of dryer vent duct recommended, as fire safety.
• The dryer vent is plastic, accordion-type ducting material. These flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.

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6. Electricals

Sat	Mar	Poor	N/A
✔			

Observations:
• Outlets were randomly tested and had correct polarity, except as noted.

7. Wash Basin

Sat	Mar	Poor	N/A
✔			

Observations:
• Wash Basin showed no signs of leaking at time of inspection

8. Plumbing

Sat	Mar	Poor	N/A
✔			

Observations:
• Water flow was normal with several fixtures operated at the same time.

• Drain lines had no visible leaks or signs of backup at the time of inspection.
• There were no visible active piping leaks at the time of the inspection.

9. Ceiling Condition

Sat	Mar	Poor	N/A
✔			

Materials: There are drywall ceilings noted.
Observations:
• General condition of the ceilings appeared satisfactory.
• Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.

10. Walls Condition

Sat	Mar	Poor	N/A
✔			

Materials: Drywall walls noted.
Observations:
• Walls appear to be in satisfactory condition.

11. Floor Condition

Sat	Mar	Poor	N/A
✔			

Materials:
• Vinyl squares (tiles) are noted
Observations:
• Floors appear to be in satisfactory condition.

12. Doors

Sat	Mar	Poor	N/A
✔			

Observations:
• No major system safety or function concerns noted at time of inspection.

Interior Areas

1. Wall and Ceiling Finishes

Sat	Mar	Poor	N/A
✔			

Materials: There are drywall ceilings noted. • Drywall walls noted.
Observations:
• General condition of walls and ceilings appeared satisfactory.
• Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.

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2. Heating/Cooling Source

Sat	Mar	Poor	N/A
✔			

Observations:
- Heating/Cooling source was present at time of inspection.

3. Closets

Sat	Mar	Poor	N/A
✔			

Observations:
- The closet is in serviceable condition.

4. Floors Condition

Sat	Mar	Poor	N/A
✔			

Materials:
- Hardwood flooring is noted.
- Natural stone floors noted.

Observations:
- No deficiencies noted - with normal ware and age.

5. Door

Sat	Mar	Poor	N/A
✔			

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

6. Door Bell

Sat	Mar	Poor	N/A
✔			

Observations:
- Operated normally when tested.

7. Electrical

Sat	Mar	Poor	N/A
✔			

Observations:
- The majority of grounded receptacles , were tested and found to be wired correctly.
- Most receptacles , except where noted, are in fair condition and tested ok, some are painted over.

8. Patio/Screen Doors

Sat	Mar	Poor	N/A
✔			

Materials: French Doors noted.

Observations:
- French door appeared to be in serviceable condition.

9. Smoke Detectors

Sat	Mar	Poor	N/A
✔			

Observations:
- **SMOKE DETECTORS**
- Operated when tested.

Operated when tested.

10. Fireplace

Sat	Mar	Poor	N/A
	✔		

Materials: Living Room
Materials:
- Masonry fireplace noted.

Observations:
- Damper was opened and closed several times.
- It was observed that some of the mortar around the firebox was failing; have a qualified individual evaluate and repair to avoid possible safety issue.
- Have a gas fireplace professional service/evaluate fireplace before operating.
- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- Recommend having fireplace professional evaluate and repair any issues found before attempting to use fireplace. Recommend getting estimates for repair before the expiration of your Inspection Objection Deadline.

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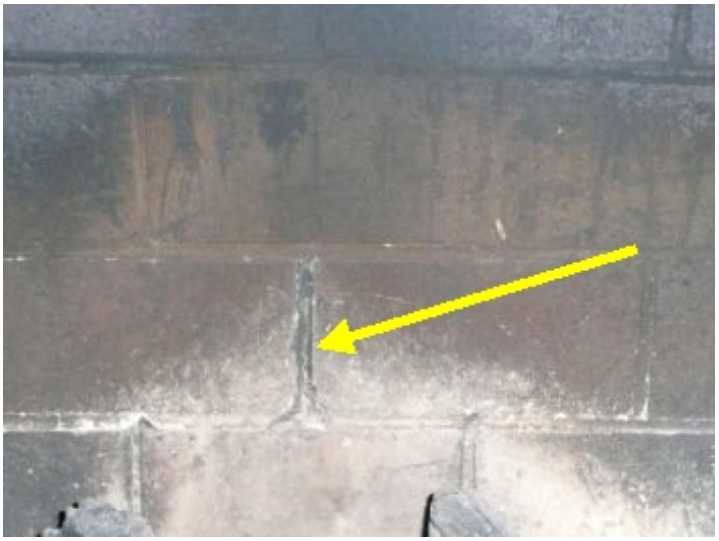


It was observed that some of the mortar around the firebox was failing; have a qualified individual evaluate and repair to avoid possible safety issue.

Recommend cleaning out ashes from basement Clean-out.

11. Window Condition

Sat	Mar	Poor	N/A
✔			

Materials: Wood framed double hung window noted.

Observations:

- Some windows are very difficult to open and some were not able to open, this may be because of the paint.
- One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.

12. Stairs

Sat	Mar	Poor	N/A
✔			

Observations:

- Stairs appear to be in satisfactory condition.

13. Bar

Sat	Mar	Poor	N/A
✔			

Observations:
- The bar area appears functional at the time of inspection.
- There is a non GFCI protected outlet next to the bar sink. Recommend installation of a GFCI protected outlet.

Bathrooms

1. Locations

Materials:
- Master Bathroom
- Basement Bathroom
- Upstairs Hall bathroom
- Half bathroom Main Floor

2. Cabinets

Sat	Mar	Poor	N/A
	✔		

Materials:
- Wood laminate

Observations:
- Cabinets appeared functional and in satisfactory condition, at time of inspection.
- The stains present may not be limited to the visible area and issues noted. Anticipate the possibility of additional hidden water damage beyond the surface or under the unit or in the wall cavity which could not be determined during a visual inspection.

3. Counters

Sat	Mar	Poor	N/A
✔			

Observations:
- Solid Surface tops noted.
- There is normal wear noted for the age of the counter tops.

4. Wall and Ceiling Finishes

Sat	Mar	Poor	N/A
✔			

Materials:
- There are drywall ceilings noted.
- Drywall walls noted.

Observations:
- Ceilings appear to be in satisfactory condition.
- Small cracking in the wall finish is noted. This is probably caused by the joint compound (spackle) drying too quickly during application.

5. Door

Sat	Mar	Poor	N/A
✔			

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

6. Electrical

Sat	Mar	Poor	N/A
✔			

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

7. GFCI

Sat	Mar	Poor	N/A
✔			

Observations:
- GFCI tested and functioned properly.

8. Exhaust Fan

Sat	Mar	Poor	N/A
✔			

Observations:
• The bath fan was operated and no issues were found.

9. Floors

Sat	Mar	Poor	N/A
✔			

Materials:
• Marble/Tile floors noted.
• Carpeted Floor noted in mater bath.

Observations:
• No deficiencies noted - with normal ware and age. @@Except where noted.
• Carpets installed in bathrooms can trap moisture, substances that can cause structural damage and health problems. Monitor regularly for any signs of moisture.

Carpets installed in bathrooms can trap moisture, substances that can cause structural damage and health problems. Monitor regularly for any signs of moisture.

10. Heating/Cooling Source

Sat	Mar	Poor	N/A
✔			

Observations:
• Central heating and cooling noted in all bathrooms. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Sat	Mar	Poor	N/A
✔			

Observations:
• Bathroom mirrors appeared to be in satisfactory condition at time of inspection.

12. Plumbing

Sat	Mar	Poor	N/A
		✔	

Observations:
• Water flow was normal with several fixtures operated at the same time.

• Illegal plastic flex line used on bathroom sink drain. Master Bathroom
• Visible leaking noted under the both sinks in upper Hall bathroom. We recommend contacting a licensed plumbing contractor for repair options.

Illegal plastic flex line used on bathroom sink drain. Master Bathroom

Visible leaking noted under the both sinks in upper Hall bathroom and. We recommend contacting a licensed plumbing contractor for repair options.

Visible leaking noted under the both sinks in upper Hall bathroom. We recommend contacting a licensed plumbing contractor for repair options.

Visible leaking noted under the both sinks in upper Hall bathroom. We recommend contacting a licensed plumbing contractor for repair options.

13. Showers

Sat	Mar	Poor	N/A
✔			

Observations:

- Shower base is functional and appears to be in satisfactory condition.
- Handheld Shower Head Leaks, recommend repair/replace.

Handheld Shower Head Leaks, recommend repair/replace.

14. Showers Walls

Sat	Mar	Poor	N/A
✔			

Observations:
- Ceramic tile noted.
- Fiberglass surround noted.

15. Bath Tubs

Sat	Mar	Poor	N/A
✔			

Observations:
- Tub appeared to be in satisfactory condition at time of inspection.

16. Enclosure

Sat	Mar	Poor	N/A
✔			

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

17. Sink

Sat	Mar	Poor	N/A
✔			

Observations:
- **SUPPLY**
- Operated normally, at time of inspection.

18. Toilets

Sat	Mar	Poor	N/A
✔		✔	

Observations:
- Operated when tested. Appeared functional, at time of inspection - except as noted.
- Leak observed at the supply line and the water inlet on the tank.
- A licensed plumber should evaluate, correct and/or repair any issues found with toilets or any issues of plumbing throughout the home, that need to be addressed.

Leak observed at the supply line and the water inlet on the tank.

Leak observed at the connection between the tank and the base in basement bathroom.

19. Window Condition

Sat	Mar	Poor	N/A
✔			

Materials: Wood framed double hung window noted.

Observations:
- Operated windows appeared functional, at time of inspection
- Some windows are very difficult to open and some were not able to open, this may be because of the paint.

Bedrooms

1. Bedroom # Designation - for the purposes of this report

Materials:
- #1 Master Bedroom - Upper level - South East
- #2 Upper level - South West
- #3 Upper level - North West
- #4 Upper level - North East.

2. Wall and Ceiling Finishes

Sat	Mar	Poor	N/A
✔			

Materials:
- There are drywall ceilings noted.
- Drywall walls noted.

Observations:
- General condition of walls and ceilings appeared satisfactory.
- A couple of nail pops in ceiling/walls. Common for the age of home.

3. Ceiling Fans

Sat	Mar	Poor	N/A
✔			

Observations:
- Operated normally when tested, at time of inspection.

4. Smoke Detectors

Sat	Mar	Poor	N/A
✔			

Observations:
- **SMOKE DETECTORS**
- Tested and functional at time of inspection.

5. Closets

Sat	Mar	Poor	N/A
✔			

Observations:
• The closets are in serviceable condition.

6. Door

Sat	Mar	Poor	N/A
✔			

Observations:
• No major system safety or function concerns noted at time of inspection.

7. Floor Finishes

Sat	Mar	Poor	N/A
✔			

Materials:
• Carpeted Floors noted.
Observations:
• No deficiencies noted - with normal ware and age. @@Except where noted.

8. Electrical

Sat	Mar	Poor	N/A
✔			

Observations:
• Outlets were randomly tested and had correct polarity, except as noted.
• The majority of grounded receptacles , were tested and found to be wired correctly.
• No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Building codes with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.
Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.
Arc-fault protection can be provided using either of two methods:
1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

9. Heating/Cooling Source

Sat	Mar	Poor	N/A
✔			

Observations:
• Heating source was present at time of inspection.

10. Window Condition

Sat	Mar	Poor	N/A
	✔		

Materials: Wood framed double hung window noted.
Observations:
• Operated windows appeared functional, at time of inspection
• Some windows are very difficult to open and some were not able to open, this may be because of the paint.
• One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.

Attic and Insulation

1. Access

Sat	Mar	Poor	N/A
✔			

Observations:
• Scuttle Hole located in:
• Bathroom closet ceiling.

2. Structure

Sat	Mar	Poor	N/A
✔			

Observations:
- I did not observe any indications of leaking during my inspection.

3. Vent Piping Through Attic

Sat	Mar	Poor	N/A
✔			

Materials: ABS plumbing vents
Observations:
- No deficiencies noted.

4. Ventilation

Sat	Mar	Poor	N/A
✔			

Observations:
- Ridge exhaust venting noted.
- Thermostatically controlled Power Ventilator on roof field noted.
- Gable louver vents noted.

5. Duct

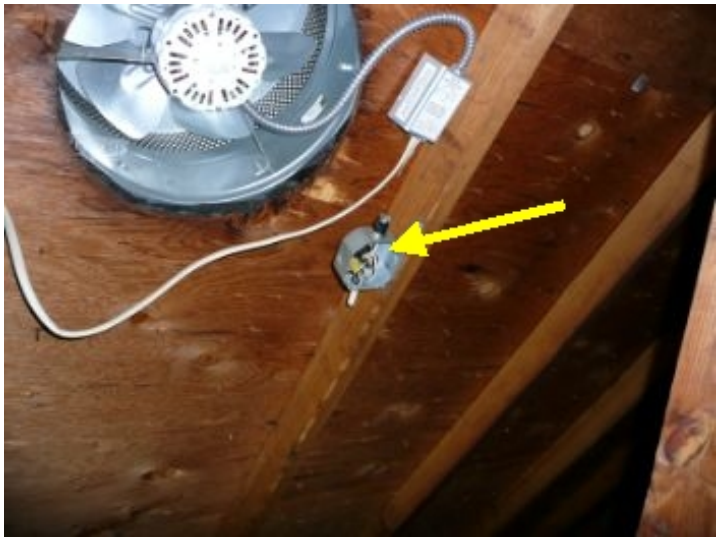
Sat	Mar	Poor	N/A
✔			

Observations:
- Ducts appear to be in satisfactory condition at time of inspection.

6. Electrical

Sat	Mar	Poor	N/A
		✔	

Observations:
- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
- Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.



Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

7. Attic Plumbing

Sat	Mar	Poor	N/A
✔			

Observations:
- PVC plumbing vent pipe appeared functional, at time of inspection.
- ABS plumbing vents

8. Insulation Condition

Sat	Mar	Poor	N/A
✔			

Materials:
- Loose fill insulation noted.
- Blown in fiberglass insulation noted.

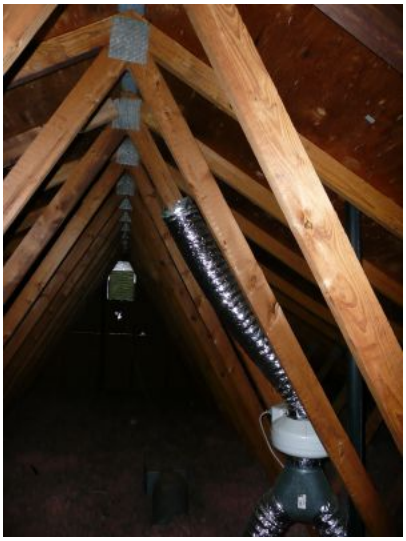
Materials:
- Insulation averages about 10-12 inches in depth

Observations:
- Insulation appears adequate.

9. Exhaust

Sat	Mar	Poor	N/A
	✔		

Observations:
- Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.



Exhaust fan duct appears to terminate in attic. Have duct routed to exterior to minimize moisture an possible development of mold.

Basement/Crawlspace

1. Stairs

Sat	Mar	Poor	N/A
✔			

Observations:
- Stairs appeared to be in satisfactory condition at time of inspection.

2. Railings

Sat	Mar	Poor	N/A
✔			

Observations:
- Railings appeared to be in satisfactory condition at time of inspection.

3. Framing

Sat	Mar	Poor	N/A
✔			

Observations:
- **JOISTS**
- Appears Functional.
- Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.
- Joist were partially visible from basement in utility room.
- Beams are finished, unable to inspect.

4. Subfloor

Sat	Mar	Poor	N/A
✔			

Observations:
- Not fully visible for inspection due to lack of access.
- Limited inspection due to finished ceiling.
- Sub flooring is partially visible from basement.

5. Walls

Sat	Mar	Poor	N/A
			✔

Materials: **BASEMENT** • Fully finished basement.

Observations:
- Limited review due to walls covered with paneling/drywall, foundation walls not visible, not evaluated.
- Freshly painted ceilings/walls noted. This could be concealing a defect that could not be determined.
- Visible portions of foundation wall were dry at the time of the inspection.

6. Slab Floors

Sat	Mar	Poor	N/A
✔			

Observations:
- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.
- Some minor cracks in basement floor. (common)

Snake noted in glue trap, unknown as to have it entered the home.

7. Finished Floors

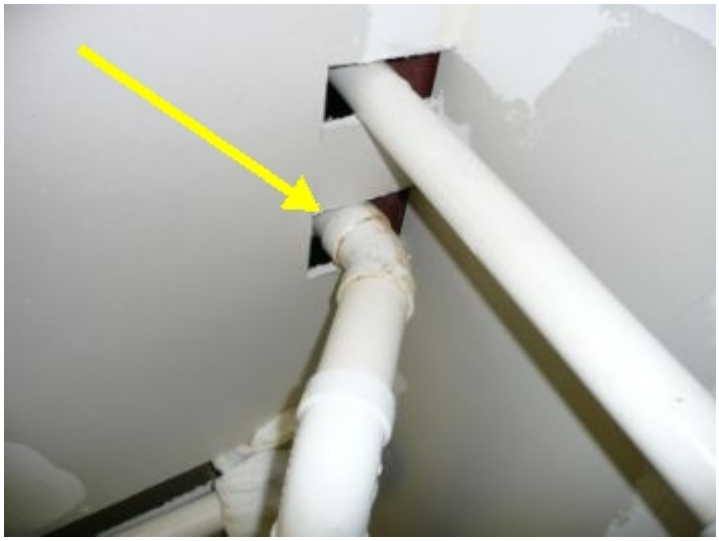
Sat	Mar	Poor	N/A
✔			

Observations:
- The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.

8. Sump/Grinder Pump

Sat	Mar	Poor	N/A
	✔		

Observations:
- Functional at time of inspection.
- Grinder pumps are waste-management devices used to grind up household waste into a finely ground slurry and then force it into the sewer system.
- Grinder pump noted...recommend securing plumbing pipes, when pump comes on pipes vibrate against drywall.



Grinder pump noted...recommend securing plumbing pipes, when pump comes on pipes vibrate against drywall.

9. Columns

Sat	Mar	Poor	N/A
			✔

Observations:
- Columns are finished or concealed, unable to inspect.

10. Piers

Sat	Mar	Poor	N/A
			✔

Observations:
- Finished walls prevent full review/ inspection of all support posts/beams and foundation walls.

11. Plumbing Material

Sat	Mar	Poor	N/A
✔			

Materials:
- Inspection of all areas of the drain pipes was not possible due to limited access/finshed walls and ceilings to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage.
- Vent and Drain lines are not fully visible for inspection due to finished walls/ceiling preventing full view of plumbing.

Observations:
- Cast Iron
- PVC

12. Electrical

Sat	Mar	Poor	N/A
✔			

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

13. Insulation

Sat	Mar	Poor	N/A
			✔

Observations:
- Full view of foundation insulation was not available due to lack of access.
- Recommend thermal imaging to confirm that home is not missing insulation at other concealed exterior walls

14. Basement/Crawlspace Ductwork

Sat	Mar	Poor	N/A
✔			

Observations:
- Galvanized duct pipe noted. Appears to be in satisfactory condition in visible areas.
- Insulated duct pipe noted. Appears to be in satisfactory condition in visible areas.
- Ductwork was not visible due to a fully finished basement.

15. Window Condition

Sat	Mar	Poor	N/A
✔			

Materials:
- Steel framed awning window noted.

Observations:
- Operated windows appeared functional, at time of inspection
- All accessible windows operated.

Electrical

1. Main Service Panel(s)

Sat	Mar	Poor	N/A
✔			

Materials:
- Square D

Observations:
- The wiring within the panel appeared satisfactory - no deficiencies.

The wiring within the panel appeared satisfactory - no deficiencies.

2. Service Entrance Conductors

Sat	Mar	Poor	N/A
✔			

Materials:
- Aluminum
- 4/0 AWG wire

Observations:
- No deficiencies noted.

3. Main Disconnect

Materials: One 200 Amp Breaker on Main Service Panel. See photo.

4. Service Rating

Materials:
- 200 amps
- Voltage: 120/240 volts

5. Wiring Methods

Sat	Mar	Poor	N/A
✔			

Description:
- Copper

Observations:
- Visible wiring appeared functional no discrepancies noted.

6. Service Grounding

Sat	Mar	Poor	N/A
✔			

Description:
- Copper

Observations:
- No discrepancies noted.

7. Overcurrent Protection

Sat	Mar	Poor	N/A
✔			

Materials:
- Breakers

Observations:
- All of the circuit breakers appeared serviceable.

Heat/AC

1. Heating System

Sat	Mar	Poor	N/A
✔			

Materials:
- Forced air natural gas furnace
- Trane

Materials:
- Less than 2 years old

Observations:
- Trane
- TUD2C100A9V51
- 12103SM61G
- Age: 2012 / 1 yro
- Furnace was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures.

2. Venting

Sat	Mar	Poor	N/A
✔			

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

3. Combustion Air

Sat	Mar	Poor	N/A
✔			

Observations:
- The return air supply system appears to be functional.

4. Gas Valves

Sat	Mar	Poor	N/A
✔			

Observations:
- Gas shut off valves were present and functional.

5. Cooling System

Sat	Mar	Poor	N/A
✔			

Materials:
- Compressor/Condensing unit:
- Air Cooled Central Air Conditioner
- Trane brand

Materials:
- Approximately:
- 2 years

Observations:
- A/C Unit or Heat Pump appeared functional at the time of inspection.
- No deficiencies noted at the time of inspection.

6. Refrigerant Lines

Sat	Mar	Poor	N/A
✔			

Observations:
- Appeared to be in satisfactory condition at time of inspection.

7. Filters

Sat	Mar	Poor	N/A
✔			

Materials: Located inside heater cabinet.
Observations:
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

8. Thermostats

Sat	Mar	Poor	N/A
✔			

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

9. Description of Fuses / Circuit Breakers

Sat	Mar	Poor	N/A
✔			

Materials:
- 40 Amps

Observations:
- Appeared to be in satisfactory condition at time of inspection.

10. Description Distribution

Sat	Mar	Poor	N/A
✔			

Materials:
- Galvanized sheetmetal ductwork - floor registers

Observations:
- Appeared to be functional at time of inspection.

11. Safety Switch Description

Sat	Mar	Poor	N/A
✔			

Materials:
- Electric switch within sight of furnace unit

Observations:
- No deficiencies noted.

Plumbing

1. Main Water Shut Off

Sat	Mar	Poor	N/A
✔			

Location:
- Public municipal water supply
- Readily visible water supply pipes are:
- Copper

Observations:
- Located on left corner of basement.
- Tagged and Client made aware
- No deficiencies observed at the visible portions of the supply piping.

Located on left corner of basement.

2. Water Heater Description

Sat	Mar	Poor	N/A
✔			

Observations:
-
- GS650YBRT
- G05A062796
- AGE (Years): 2002 / 11 YRS
- Gallons: 40

3. Water Heater Condition

Sat	Mar	Poor	N/A
✔			

Materials:
- Gas

Materials:
- The heater is located in the basement.

Observations:
- Tank appears to be in satisfactory condition -- no concerns.

4. TPRV

Sat	Mar	Poor	N/A
✔			

Observations:
- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.

5. Fuel Supply and Distribution

Sat	Mar	Poor	N/A
✔			

Description:
- Black iron pipe used for gas branch/distribution service

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

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

6. Gas Valve

Sat	Mar	Poor	N/A
✔			

Observations:
- Appears functional.

7. Venting

Sat	Mar	Poor	N/A
✔			

Observations:
- Flue Pipe appeared to be in satisfactory condition at time of inspection.

8. Private Sewage Disposal (Septic) System

Sat	Mar	Poor	N/A
	✔		

Comments:
- This inspection did not access the septic tank.
- Highly recommend that PRIOR to close of escrow: This septic system be inspected by a licensed septic company--to include locating and visually inspecting the distribution box(s). A plat of the exact measurements of the septic field component locations on the grounds should be obtained from the owner or the County Health Dept.
- Septic tanks should be pumped a minimum of every five (5) years and more frequently, every three (3) years, for larger families. Recommend tank be pumped, by a licensed septic company, if it has not been done within the last year.

END OF REPORT