Property Inspection Report



R2 HOME INSPECTIONS
859-979-4040

Steve Roberts License #248065
R2 Home Inspections

123 Sample St
Inspection Prepared For: Sample Report
Agent: -

Date of Inspection: 11/1/2021
Year Built: 1986 Size: 1336
Weather: 30’s Sunny

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds

Page 14 Item: 2	Driveway/Parking	• The driveway/parking material is asphalt. Asphalt should be kept sealed and larger cracks filled to prevent frost damage. Consult a professional contractor as needed.
Page 14 Item: 3	Porch	• There are typical cracks on the cement floor. Monitor and consult with a professional contractor to fill the cracks as needed to help prevent water penetration.
Page 15 Item: 5	Patio	• The patio had some cracking and settlement but was in usable condition. Repair as needed.
Page 15 Item: 6	Deck/Balcony	• The rear deck is considered to be in poor condition and needs extensive repairs or replacement, which is a safety hazard. Recommend a licensed contractor evaluation and repair or replacement prior to use. • There are areas of rot/moisture damage beginning on the deck. Rot will shorten the life of the deck. Recommend removing/treating the rotted areas. A licensed contractor should replace any damaged wood as needed. • There are columns not correctly centered on the footings for the deck support. Monitor and consult a licensed contractor as needed.
Page 16 Item: 9	Landscape Affecting Foundation	• There are low areas next to or near the foundation. Recommend additional back fill as needed. In addition, recommend maintaining a positive slope away from the foundation for proper water flow. • There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.
Page 17 Item: 11	Hose Bibs	• At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.

Roof

Page 19 Item: 8	Vents	• The rubber boot on the plumbing vent is old and cracked, which can allow water to penetrate and cause damage to the roof coverings. Recommend a licensed roofer repair.

Exterior

Page 20 Item: 1	Chimney Chase	• The chimney flue is not visible and could not be evaluated. Recommend a licensed chimney sweep clean and evaluate before use. • A rain cap/spark arrestor is missing on the chimney. Recommend a licensed contractor install a rain cap/spark arrestor on the chimney. • Chimney flue has been capped with a stepping stone and not secured. This is a safety hazard, recommend having stone removed and proper cap applied if fireplace is not going to be in use.
Page 20 Item: 2	Gutters	• The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.
Page 21 Item: 3	Siding	• The siding had some damage, recommend a licensed contractor repair/replace damaged sections. • The siding has an improper clearance from the ground, which may allow moisture damage over time. The recommended clearance is 6-8" from the ground to the bottom of the siding. Recommend repairing and monitoring. Consult a licensed contractor as needed.
Page 21 Item: 4	Trim	• There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.
Page 22 Item: 8	Caulking	• Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.
Page 23 Item: 14	Exterior Doors	• The screen door pneumatic closer is damaged. Recommend a professional contractor repair or replace.

Garage/Carport

Page 25 Item: 9	Floor	• The garage floor has expected cracks. Recommend a professional contractor to seal the cracks to help prevent additional damage.

Living Room

Page 26 Item: 2	Walls & Ceiling	• There are typical cracks on the walls/ceilings. Monitor and repair as needed.
Page 27 Item: 8	Windows	• Windows in living room will not open at time of inspection, recommend repair

Kitchen

Page 28 Item: 5	Walls & Ceiling	• Typical cracking present in the kitchen walls/ceiling. Recommend monitoring and repair as needed.
Page 29 Item: 9	Appliances	• Appliances only tested for operation, working or not. Quality or extent of operation are not part of the testing or inspection. • The dishwasher drain line is not looped beneath the counter top, which is a potential safety concern. Recommend a qualified contractor repair. • There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

Laundry Room

Page 30 Item: 7	Electrical	• GFCI receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety. • There is a cover plate missing at the receptacle in the laundry room, which is a safety concern. Recommend a licensed electrician install a cover plate.

Bathroom 1

Page 31 Item: 2	Sinks	• There is corrosion on at least one valve. Recommend a licensed plumber repair.
Page 32 Item: 4	Showers	• Recommend caulking/grouting in the shower area to help prevent damage from water penetration.
Page 33 Item: 11	Doors	• Door strikes door frame, recommend repair
Page 33 Item: 13	Receptacles	• The bathroom is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)

Bathroom 2

Page 35 Item: 4	Showers	• Recommend caulking/grouting in the shower area to help prevent damage from water penetration.
Page 35 Item: 7	Toilet	• The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the sub floor is still in good condition. Repair as needed.
Page 36 Item: 15	Exhaust Fan	• The exhaust fan was not operating in the bathroom. Recommend repair/replacement.

Bedroom 1

Page 37 Item: 5	Electrical	• At least one cover plate is missing at a receptacle in the bedroom, which is a potential safety concern. Recommend installing cover plates.

Bedroom 2

Page 39 Item: 7	Bedroom Egress	• The bedroom egress is restricted in the bedroom, which is a safety concern. Recommend a licensed contractor repair.
Page 39 Item: 9	Window(s)	• One or more window will not open. Recommend a professional contractor repair.

Bedroom 3

Page 40 Item: 8	Door	• One or more doors in bedroom strikes door frame, recommend repair

Fireplace

Page 42 Item: 6	Fireplace	• One or more fireplace and/or fireplace appliances are present in the home. Recommend an inspection by a qualified fireplace professional before closing. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is insufficient to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, test procedures, mirrors, and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, we further recommend annual inspections by a qualified fireplace professional.

Stairs, Steps, Hallways

Page 42 Item: 1	Stairs, Steps, Hallways	• There are typical cracks present in the hallway walls and or ceiling. Monitor and repair as needed.

Attic/Structure/Framing/Insulation

Page 43 Item: 3	Insulation	• Insulation in the attic shows evidence of current or past leaking, recommend evaluation by professional roofer or contractor and repair as needed
Page 44 Item: 14	Evidence of condensation/moisture/leaking	• Sheathing, examined from the attic, had some moisture staining, unable to determine if new or old staining. Recommend monitoring and repair if needed.
Page 45 Item: 16	Electrical	• There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.

Crawl Space

Page 45 Item: 2	Foundation Walls	• There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active. • Moisture stains present on the crawl space walls. Monitor and consult a licensed professional as needed.
Page 47 Item: 9	Electrical	• There is at least one open junction box in the crawl space. This is a safety concern. Recommend a licensed electrician repair. • There are spliced electric wires outside a junction box in the crawlspace. This is a safety concern. A licensed electrician should repair.
Page 47 Item: 10	Insulation	• The insulation in the crawl space is installed incorrectly. The vapor barrier side should be installed toward the living area of the house. This may allow moisture to be trapped between the subfloor in the insulation vapor barrier and cause damage. Recommend a licensed professional repair.
Page 47 Item: 11	Vapor Barrier	• The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.

Water Heater

Page 50 Item: 6	Relief Valve	• The temperature-pressure relief valve extension was improper on the water heater. The extension should be installed to be 4"-6" off of the floor - this is a Safety Concern. Recommend a licensed plumber repair.

Page 51 Item: 8	Comments	• There are corroded/rusted pipes at the water heater. Recommend a licensed plumber repair.

Heating System 1

Page 52 Item: 7	Distribution	• Damaged duct work in the crawlspace, recommend repair by professional HVAC technician

Cooling System 1

Page 55 Item: 4	Condensate Line	• The condensation line is discharging water next to the foundation. Air conditioners produce 10-15 gallons of water a day when cooling. This water should be piped away from the foundation to help prevent foundation problems. Recommend extending condensation drain line further away from the foundation.
Page 56 Item: 5	Secondary Condensate Line	• There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.

Overview

1. Scope of Inspection

• All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

• A home inspection is NOT a code inspection, however, it is important to remember that state, county, or city codes will almost always take precedence over the IRC unless the IRC has been totally adopted. Always check with your state, county, or city because they will likely have exceptions and/or alterations to the IRC standard.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces west.

3. State of Occupancy

• Occupied

4. Weather Conditions

• Sunny

5. Recent Rain/Snow

• No

6. Ground Cover

• Dry

7. Approximate Age

• 30-35 years

House Photos

1. House Photo's



The front of the house



The side of the house



The back of the house

House Photos (continued)



The side of the house

Grounds

1. Service Walks

Materials
• Concrete

2. Driveway/Parking

Materials:
• Asphalt
Condition:
• Typical cracks
• Fill cracks and seal
Observations:
• The driveway/parking material is asphalt. Asphalt should be kept sealed and larger cracks filled to prevent frost damage. Consult a professional contractor as needed.

3. Porch

Materials:
• Concrete
Observations:
• There are typical cracks on the cement floor. Monitor and consult with a professional contractor to fill the cracks as needed to help prevent water penetration.



Front Porch



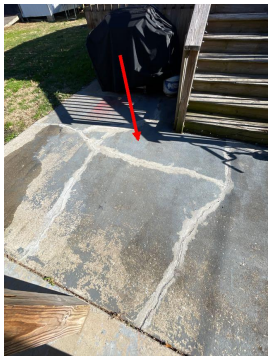
Cracking

4. Steps/Stoop

Grounds (continued)

5. Patio

Materials:
• Concrete
Condition:
• Settling cracks
Observations:
• The patio had some cracking and settlement but was in usable condition. Repair as needed.



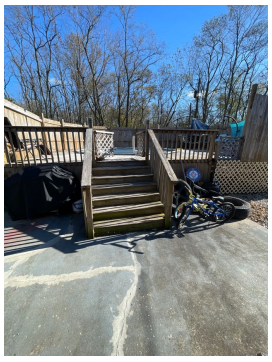
Cracking

6. Deck/Balcony

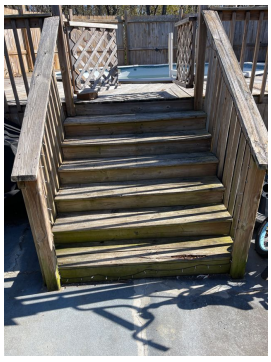
Materials:
• Wood
• Treated
Condition:
• Safety hazard
Observations:
• The rear deck is considered to be in poor condition and needs extensive repairs or replacement, which is a safety hazard. Recommend a licensed contractor evaluation and repair or replacement prior to use.

• There are areas of rot/moisture damage beginning on the deck. Rot will shorten the life of the deck. Recommend removing/treating the rotted areas. A licensed contractor should replace any damaged wood as needed.

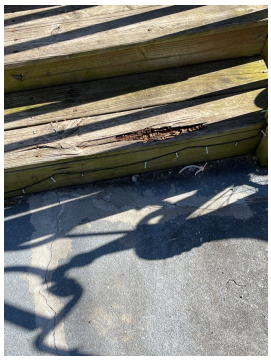
• There are columns not correctly centered on the footings for the deck support. Monitor and consult a licensed contractor as needed.



Deck around pool



No graspable handrails



Damaged wood

Grounds (continued)



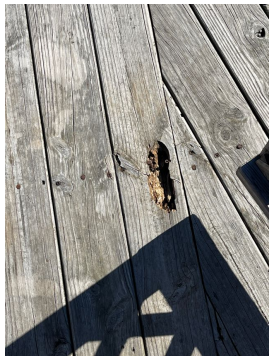
Leaning/incorrectly installed support columns



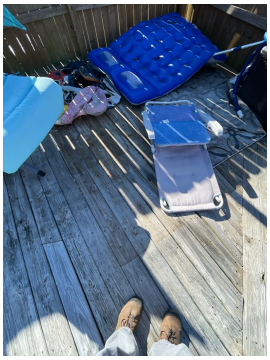
Non-professionally installed bracing



Incorrectly installed support columns



Damaged wood



Soft/bowing wood

7. Deck/Porch/Patio Covers

N/A

8. Fence/Wall

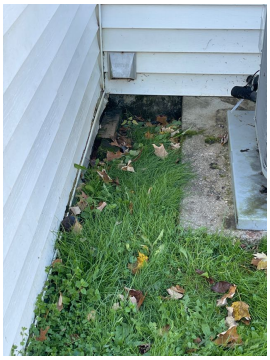
N/A

9. Landscape Affecting Foundation

Satisfactory

• Negative grade: Satisfactory
Condition:
• Recommend additional backfill
• Trim back trees/shrubberies
Observations:
• There are low areas next to or near the foundation. Recommend additional back fill as needed. In addition, recommend maintaining a positive slope away from the foundation for proper water flow.
• There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.

Grounds (continued)



Low areas of grading around foundation



Vegetation in contact with house and low areas of grading near foundation

10. Retaining Wall

N/A

11. Hose Bibs

Satisfactory

Hose Bibs:
• Yes, operable
Condition:
• No anti-siphon valve
• Recommend anti-siphon valve
Observations:
• At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.



No anti siphon device

Roof

1. Roof General: Visibility

Visibility:
• All
Inspected From:
• Ground

Roof (continued)

2. Roof Style: Type/Style

Type/Style:
• Metal
• Gable
Layers/Age/Location:
• Layers 1+
• Unknown
• Location: House

3. Ventilation System

Satisfactory

Type:
• Soffit
• Gable

4. Flashing

Satisfactory

Materials:
• Galv/Alum



Chimney Flashing

5. Valleys

Satisfactory

Materials:
• Galvanized/Aluminum

6. Condition of Roof Covering

Satisfactory



Roof



Roof



Roof

Roof (continued)


Roof


Roof


Roof

7. Skylights

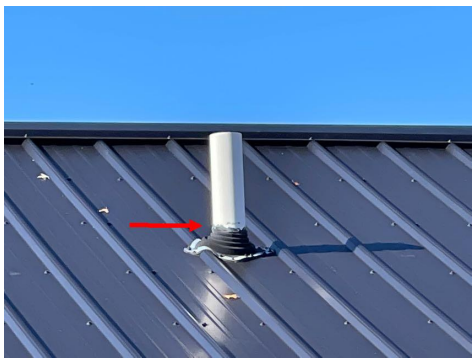
N/A

8. Vents

Marginal

Observations:
• The rubber boot on the plumbing vent is old and cracked, which can allow water to penetrate and cause damage to the roof coverings. Recommend a licensed roofer repair.


Plumbing vent stack


Recommend caulking

Exterior

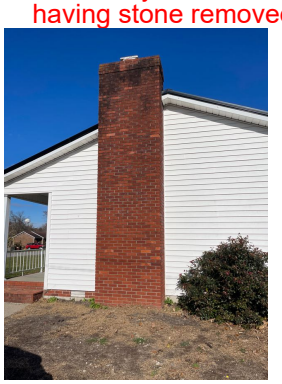
1. Chimney Chase

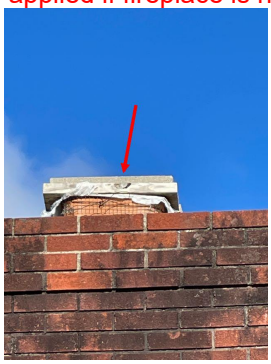
Marginal

General:
• Location: South Side of Roof
• Viewed From: Ground (Inspection Limited)
• Rain Cap/Spark Arrestor: No
• Rain Cap/Spark Arrestor: Recommend
• Chase: Brick
Observations:
• Evidence of: Flaking
• Flue: Tile
• Evidence of: Not evaluated
• Evidence of: Have flue(s) cleaned and re-evaluated
Observations:
• The chimney flue is not visible and could not be evaluated. Recommend a licensed chimney sweep clean and evaluate before use.

• A rain cap/spark arrestor is missing on the chimney. Recommend a licensed contractor install a rain cap/spark arrestor on the chimney.

• Chimney flue has been capped with a stepping stone and not secured. This is a safety hazard, recommend having stone removed and proper cap applied if fireplace is not going to be in use.


Chimney

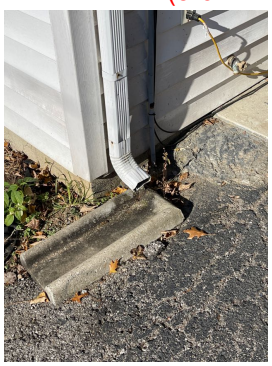

Improper chimney cap

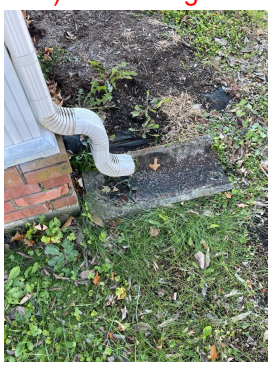

Brick face popping off (flaking)

2. Gutters

Satisfactory

Materials:
• Galvanized/Aluminum
Condition:
• Extensions needed: North
• Extensions needed: South
• Extensions needed: East
• Extensions needed: West
Observations:
• The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.


Recommend downspout extensions


Recommend downspout extensions


Recommend downspout extensions

Exterior (continued)

3. Siding

Materials:
• Metal/Vinyl
Condition:
• Loose/Missing/Holes
Observations:
• The siding had some damage, recommend a licensed contractor repair/replace damaged sections.

• The siding has an improper clearance from the ground, which may allow moisture damage over time. The recommended clearance is 6-8" from the ground to the bottom of the siding. Recommend repairing and monitoring. Consult a licensed contractor as needed.



Hole in siding



Loose siding

4. Trim

Materials:
• Vinyl
Condition:
• Recommend repair/painting
Observations:
• There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.



Incompletely installed trim

5. Soffit

Materials:
• Vinyl

6. Fascia

Materials:
• Aluminum/Steel

Exterior (continued)

7. Flashing

Satisfactory

8. Caulking

Satisfactory

Observations:
• Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

9. Windows/Screens

Satisfactory

Materials:
• Wood

10. Storm Windows

N/A

11. Slab-On-Grade Foundation

Satisfactory

Materials/Condition:
• Concrete block
Observations:
• There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement, which can not be predicted. Recommend sealing and monitoring. Consult a licensed foundation expert if any cracks start leaking or become active.

12. Service Entry

Satisfactory

Location:
• Overhead



Electrical Service Meter

13. Exterior Receptacles

Satisfactory

Receptacles/Condition:
• Exterior receptacles: Yes
• Exterior receptacles, operable: Yes
• GFCI present: Yes
• GFCI, operable: Yes

Exterior (continued)

14. Exterior Doors

- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Rear door condition: Satisfactory
- Rear door weatherstripping: Satisfactory

Observations:

- The screen door pneumatic closer is damaged. Recommend a professional contractor repair or replace.



The screen door pneumatic closer is missing

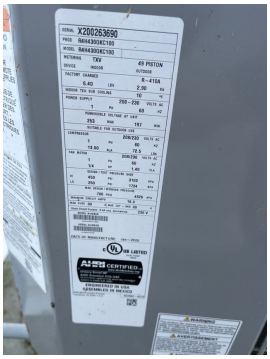
Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1

- Location: East
- Brand: Carrier
- Approximate Age: 1-5+ years
- Energy source: Electric
- Unit Type: Air cooled
- Unit Type: Heat pump
- Outside disconnect: Yes
- Maximum fuse/breaker rating (amps):30
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No



Exterior AC/ Heat pump



Data Plate

Exterior A/C - Heat Pump 2

Garage/Carport

1. Type

Satisfactory

Type:
• Attached
• Carport



Carport

2. Automatic Opener

N/A

3. Safety Reverse

N/A

4. Roofing

Satisfactory

Materials:
• Same as house

5. Gutters

Satisfactory

Gutters:
• Same as house

6. Siding

N/A

7. Trim

N/A

Garage/Carport (continued)

8. Window

N/A

9. Floor

Satisfactory

Materials:
• Concrete
Condition:
• Expected cracks
Observations:
• The garage floor has expected cracks. Recommend a professional contractor to seal the cracks to help prevent additional damage.



Cracking

10. Sill Plates

Type:
• Not visible

N/A

11. Overhead Door(s)

N/A

12. Exterior Service Door

N/A

13. Electrical Receptacles

N/A

14. Fire Separation Walls & Ceiling

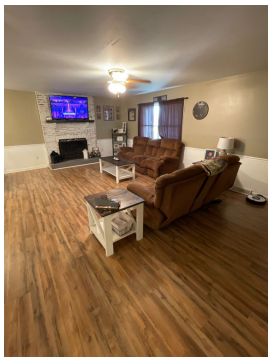
N/A

Living Room

1. Location

Satisfactory

Location:
• First floor

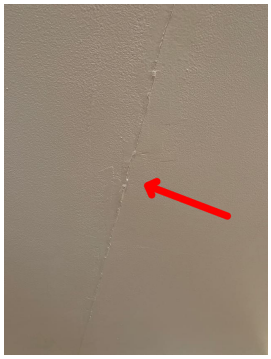


The Living Room

2. Walls & Ceiling

Marginal

Condition:
• Typical cracks
Observations:
• There are typical cracks on the walls/ceilings. Monitor and repair as needed.



Cracking

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

Condition:
• Satisfactory

Living Room (continued)

5. Electrical

Satisfactory

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source

- Heating source present: Yes

Satisfactory

7. Doors

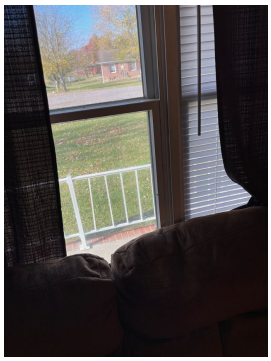
N/A

8. Windows

Marginal

Observations:

- Windows in living room will not open at time of inspection, recommend repair



Windows in living room will not open

Dining Room

Sun Room

Family Room

Kitchen

1. Kitchen Photo



The Kitchen

2. Countertops

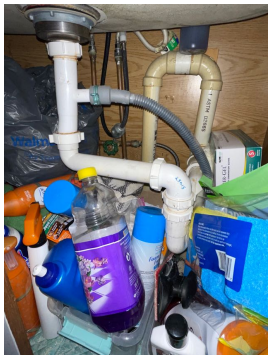
Observations:
• There is normal wear noted for the age of the counter tops.

3. Cabinets

Condition:
• Normal cabinet wear and tear

4. Plumbing

• Faucet leaks: No
• Pipes leak/corroded: No
• Sink/Faucet: Satisfactory
• Functional drainage: Satisfactory
• Functional flow: Satisfactory



Underneath kitchen sink

5. Walls & Ceiling

Condition:
• Typical cracks
Observations:
• Typical cracking present in the kitchen walls/ceiling. Recommend monitoring and repair as needed.

6. Windows

Kitchen (continued)

7. Heating/Cooling Source

• Heating source: Yes

Satisfactory

8. Floor

Satisfactory

9. Appliances

Satisfactory

Appliances:
• Dishwasher airgap: No
• Dishwasher drain line looped: No
• GFCI Installed: No
• Recommend GFCI receptacles: Yes
• GFCI: Potential Safety Hazard
• Open ground/Reverse polarity: No
Observations:
• Appliances only tested for operation, working or not. Quality or extent of operation are not part of the testing or inspection.
• The dishwasher drain line is not looped beneath the counter top, which is a potential safety concern. Recommend a qualified contractor repair.

• There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

Laundry Room

1. Doors/Walls/Ceiling

Satisfactory



The Laundry Room

2. Window

N/A

Laundry Room (continued)

3. Laundry Sink

N/A

4. Heat Source Present

N/A

Heat Source Present:
• No

5. Room Vented

Satisfactory

Room Vented:
• Yes

6. Dryer Vented

Satisfactory

Dryer Vented:
• Floor



Dryer discharge within 3 feet of exterior ac/heat pump

7. Electrical

Safety

Electrical:
• GFCI present: No
• Recommend GFCI receptacles
• Safety Hazard
Observations:
• GFCI receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
• There is a cover plate missing at the receptacle in the laundry room, which is a safety concern. Recommend a licensed electrician install a cover plate.

8. Appliances

Satisfactory

Appliances:
• Washing machine
• Dryer
• Water heater

9. Washer Hook-up Lines

Satisfactory

Washer Hook-up Lines:
• Satisfactory

Laundry Room (continued)



Washing machine hook-up

10. Gas Shut-off Valve

N/A

Bathroom 1

1. Location

Satisfactory

Location:
• Master bath


Bathroom

2. Sinks

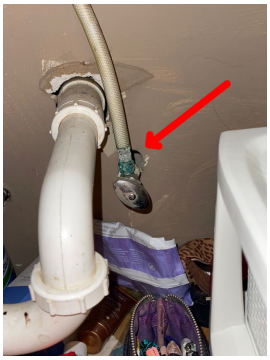
Marginal

• Faucet leaks: No
• Pipes leak: No
Observations:
• There is corrosion on at least one valve. Recommend a licensed plumber repair.

Bathroom 1 (continued)



Underneath bathroom sink



Corrosion

3. Bathtubs

Satisfactory

• Faucet leak: No
• Pipes leak: Not visible
Observations:
• Recommend caulking/grouting in the bathtub area to help prevent damage from water penetration.

4. Showers

Satisfactory

Showers:
• Recommend caulking at the shower area

• Faucet leaks: No
• Pipes leak: Not visible
Observations:
• Recommend caulking/grouting in the shower area to help prevent damage from water penetration.

5. Shower/Bathtub Area

Satisfactory

Shower/Bathtub Area:
• Ceramic/Plastic
• Caulk/Grout needed: Yes

6. Whirlpool

N/A

7. Toilet

Satisfactory

• Bowl loose: No
• Operable: Yes

8. Drainage

Satisfactory

9. Water Flow

Satisfactory

10. Moisture Stains Present

Satisfactory

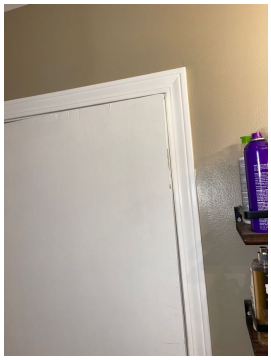
Moisture Stains:
• No

Bathroom 1 (continued)

11. Doors

Marginal

Observations:
• Door strikes door frame, recommend repair



Door strikes door frame

12. Window

N/A

13. Receptacles

Safety

• Present: Yes
• Operable: Yes
• GFCI present: No
• Recommend GFCI
Observations:
• The bathroom is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)



Not GFCI protected

14. Heat Source Present

Satisfactory

Heat Source:
• Yes

15. Exhaust Fan

Satisfactory

Exhaust Fan:
• Yes

Bathroom 1 (continued)

Bathroom 3

Bathroom 4

Bathroom 5

Bathroom 2

1. Location

Satisfactory

Location:
• First floor bath



Bathroom

2. Sinks

Satisfactory

• Faucet leaks: No
• Pipes leak: No


Underneath bathroom sink

Bathroom 2 (continued)

3. Bathtubs

N/A

4. Showers

Satisfactory

Showers:
• Recommend caulking at the shower area

• Faucet leaks: No
• Pipes leak: Not visible
Observations:
• Recommend caulking/grouting in the shower area to help prevent damage from water penetration.

5. Shower/Bathtub Area

Satisfactory

Shower/Bathtub Area:
• Other
• Caulk/Grout needed: Yes

6. Whirlpool

N/A

7. Toilet

Marginal

• Bowl loose: Yes
• Operable: Yes
Observations:
• The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the sub floor is still in good condition. Repair as needed.

8. Drainage

Satisfactory

9. Water Flow

Satisfactory

10. Moisture Stains Present

Satisfactory

Moisture Stains:
• No

11. Doors

Satisfactory

12. Window

N/A

Bathroom 2 (continued)

13. Receptacles

Satisfactory

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

14. Heat Source Present

Satisfactory

Heat Source:
- Yes

15. Exhaust Fan

Poor

Exhaust Fan:
- Yes
- Operable: No

Observations:
- The exhaust fan was not operating in the bathroom. Recommend repair/replacement.



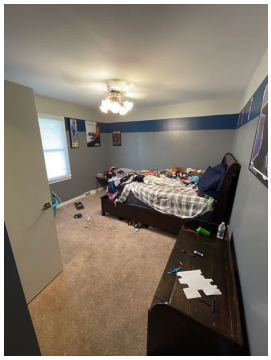
Exhaust fan not working

Bedroom 1

1. Location

Satisfactory

Location:
- First floor



Bedroom

Bedroom 1 (continued)

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

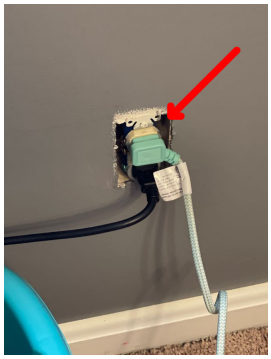
4. Ceiling Fan

Satisfactory

5. Electrical

Marginal Safety

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No
• Cover plate(s) missing
• Safety Hazard
Observations:
• At least one cover plate is missing at a receptacle in the bedroom, which is a potential safety concern. Recommend installing cover plates.



Missing cover plate

6. Heating Source Present

Satisfactory

Heating Source:
• Yes

7. Bedroom Egress

Satisfactory

Egress:
• Egress restricted: No

8. Door

Satisfactory

Bedroom 1 (continued)

9. Window(s)

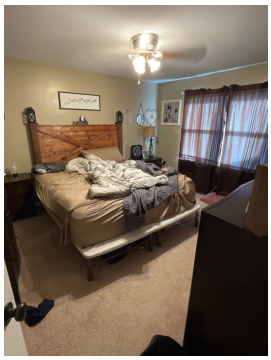
Satisfactory

Bedroom 2

1. Location

Satisfactory

Location:
• First floor



Bedroom

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No

6. Heating Source Present

Satisfactory

Heating Source:
• Yes

Bedroom 2 (continued)

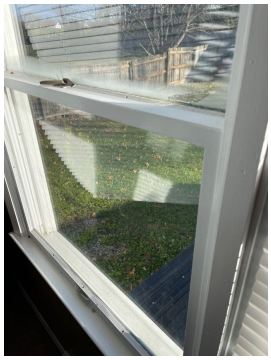
7. Bedroom Egress

Egress:
• Egress restricted: Yes
Observations:
• The bedroom egress is restricted in the bedroom, which is a safety concern. Recommend a licensed contractor repair.

8. Door

9. Window(s)

Observations:
• One or more window will not open. Recommend a professional contractor repair.



Windows will not open

Bedroom 3

1. Location

Location:
• First floor



Bedroom

Bedroom 3 (continued)

2. Walls & Ceiling

Satisfactory

3. Floor

Satisfactory

4. Ceiling Fan

Satisfactory

5. Electrical

Satisfactory

Electrical:
• Switches operable: Yes
• Receptacles operable: Yes
• Open ground/Reverse polarity: No

6. Heating Source Present

Satisfactory

Heating Source:
• Yes

7. Bedroom Egress

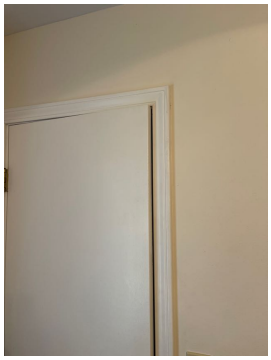
Satisfactory

Egress:
• Egress restricted: No

8. Door

Marginal

Observations:
• One or more doors in bedroom strikes door frame, recommend repair



Door strikes door frame

9. Window(s)

Satisfactory

Bedroom 3 (continued)

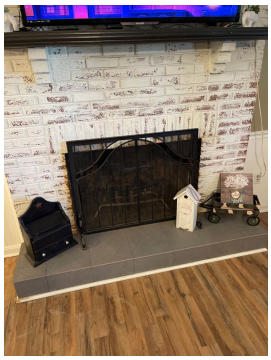
Bedroom 4

Bedroom 5

Fireplace

1. Location

Location:
• Living room



Fireplace(s)

2. Type

Type:
• Wood

3. Material

Material:
• Masonry

4. Miscellaneous

Miscellaneous:
• The damper was operable
• The hearth extension was adequate

5. Mantel

Materials:
• Secure

Fireplace (continued)

6. Fireplace

Marginal

Fireplace:
• Recommend having flue cleaned and re-examined
Observations:
• One or more fireplace and/or fireplace appliances are present in the home. Recommend an inspection by a qualified fireplace professional before closing. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is insufficient to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, test procedures, mirrors, and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, we further recommend annual inspections by a qualified fireplace professional.

Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Satisfactory

Observations:
• There are typical cracks present in the hallway walls and or ceiling. Monitor and repair as needed.



Hallway cracks

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Satisfactory

Materials:
• Smoke detectors are present
Observations:
• Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

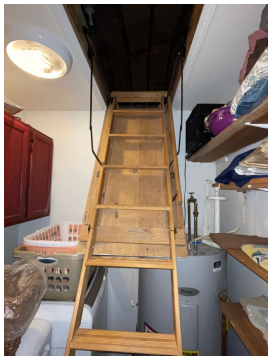
Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Satisfactory

Access Inspected From:
• Access: Pulldown
• Inspected from: In the attic
• Location: Closet

Attic/Structure/Framing/Insulation (continued)



The Attic Access

2. Flooring

Flooring:
• None

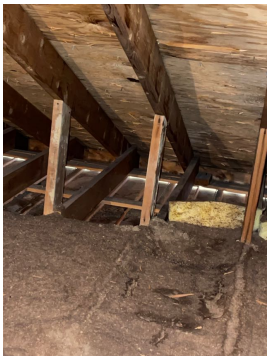
3. Insulation

Marginal

Insulation:
• Cellulose
Materials:
• Compressed
• Recommend additional insulation
Observations:
• Insulation in the attic shows evidence of current or past leaking, recommend evaluation by professional roofer or contractor and repair as needed



Moisture damaged insulation



Moisture damaged insulation

4. Insulation Installed In

Satisfactory

Insulation Installed In:
• Between ceiling joists

5. Vapor Barriers

N/A

Vapor Barrier:
• Not visible

6. Ventilation

Satisfactory

Ventilation:
• Recommend additional ventilation
Observations:
• Recommend additional ventilation in the attic space. Calculating the attic ventilation is out of scope for a home inspection; however, there were visible deficiencies. Recommend a licensed contractor add additional ventilation.

Attic/Structure/Framing/Insulation (continued)

7. Fans exhaust to

Fans Exhaust To:
• Not visible

8. HVAC Duct

9. Chimney Chase

10. Structural problems observed

Structural Problems:
• No

11. Roof Structure

Roof Structure:
• Rafters
• Wood

12. Ceiling joists

Ceiling Joists:
• Wood

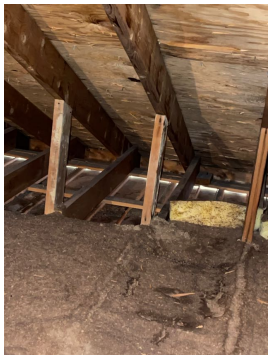
13. Sheathing

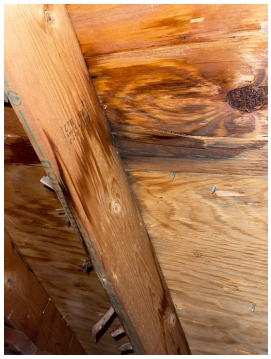
Sheathing:
• Plywood
• Stained

14. Evidence of condensation/moisture/leaking

Condensation/Moisture/Leaking:
• Evidence of condensation: No
• Evidence of moisture: No
• Evidence of leaking: Yes
Observations:
• Sheathing, examined from the attic, had some moisture staining, unable to determine if new or old staining. Recommend monitoring and repair if needed.


Moisture staining


Moisture staining


Moisture staining

Attic/Structure/Framing/Insulation (continued)

15. Firewall between units

N/A

16. Electrical

Safety

Electrical:
• Open junction box(es)
Observations:
• There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.

17. Attic/Structure/Framing/Insulation: Other

Satisfactory

Crawl Space

1. Access

Satisfactory

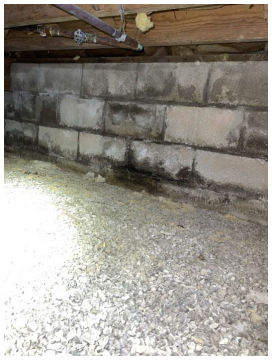
Materials:
• Full Crawlspace
• Conditioned: No

2. Foundation Walls

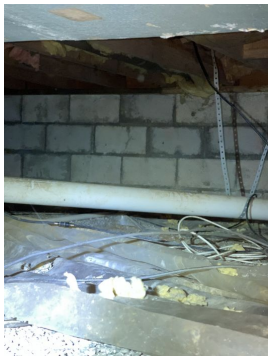
Satisfactory

Materials:
• Concrete block
Observations:
• There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.

• Moisture stains present on the crawl space walls. Monitor and consult a licensed professional as needed.


Moisture staining on foundation walls


Foundation walls


Foundation walls

Crawl Space (continued)



Moisture staining

3. Floor

Satisfactory

Materials:
• Gravel
Condition:
• Vapor barrier present

4. Drainage

Satisfactory

Drainage:
• Sump pump: No
• Standing water: No
• Evidence of moisture damage: No

5. Ventilation

Marginal

Ventilation:
• Location: Wall vents
Conditioon:
• Additional ventilation recommended
Observations:
• Crawlspace vents were closed at the time of inspection, crawlspace vents should remain open at all times as long as sufficient insulation is installed in the crawlspace

6. Girders/Beams/Columns

Satisfactory

Materials:
• Wood
• Masonry



The column(s)

7. Joists

Satisfactory

Materials:
• Wood

Crawl Space (continued)

8. Subfloor

Condition:
• Not visible

9. Electrical

Observations:
• There is at least one open junction box in the crawl space. This is a safety concern. Recommend a licensed electrician repair.
• There are spliced electric wires outside a junction box in the crawlspace. This is a safety concern. A licensed electrician should repair.



Non-professionally installed wiring and not cap on junction box

10. Insulation

Materials:
• Fiberglass

Location:
• Between ceiling joists
Observations:
• The insulation in the crawl space is installed incorrectly. The vapor barrier side should be installed toward the living area of the house. This may allow moisture to be trapped between the subfloor in the insulation vapor barrier and cause damage. Recommend a licensed professional repair.



Insulation incorrectly installed

11. Vapor Barrier

Vapor Barrior:
• Present: Yes
• Plastic
Condition:
• Improperly installed
Observations:
• The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.

Plumbing

1. Main Shut-off Location

Location:
• In the crawl space



The main water shutoff

2. Water Entry Piping

Type:
• Copper/Galvanized

3. Lead Other Than Solder Joints

Condition:
• Unknown

4. Visible Water Distribution Piping

Materials:
• Copper

5. Flow

6. Pipes Supply/Drain

Plumbing (continued)

7. Drain/Waste/Vent Pipe

Satisfactory

Materials:
• PVC
Support/Insulationn
• Metal strapping

Observations:
• Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.

• The waste drain for the home is a septic-type system. Repair and maintenance are the homeowner's responsibility. Recommend a septic service professional pump and inspect the septic system before closing. (EPA INFORMATION- The average household septic system should be inspected at least every three years by a septic system professional. Household septic tanks are typically pumped every 3-5 years, according to the EPA. Systems that have mechanical parts like float switches, pumps, or alarms should be inspected annually.)

• Some plastic drain piping, as seen in the basement, are supported with metal hangers. Metal hangers can damage the plastic piping over time. Recommend replacing the metal hangers with proper plastic hangers.

8. Traps - Proper P-Type/Drainage

Satisfactory

Conndition:
• Yes
• Drainage: Satisfactory

9. Fuel Line

N/A

10. Main Fuel Shut-off Location

N/A

11. Well Pump

N/A

12. Sanitary/Grinder Pump

N/A

13. Sump Pump

N/A

Water Heater

1. Brand Name

Marginal



Water Heater



The Water Heater Data Tag

2. Approximate Age

Satisfactory

Materials:
• 5-10+

3. Capacity

Satisfactory

Capacity
• 50 gallons

4. Fuel

Satisfactory

Fuel:
• Electric

5. Combustion Air Venting Present

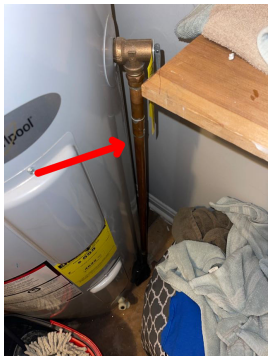
N/A

6. Relief Valve

Marginal Safety

Relief Vave:
• Relief valve installed
• Extension proper: No
• Extension proper: Yes recommend repair
Observations:
• The temperature-pressure relief valve extension was improper on the water heater. The extension should be installed to be 4"-6" off of the floor - this is a Safety Concern. Recommend a licensed plumber repair.

Water Heater (continued)



Temperature pressure relief valve drain pipe

7. Vent Pipe

N/A

8. Comments

Observations:

- There are corroded/rusted pipes at the water heater. Recommend a licensed plumber repair.



Rust/corrosion

Heating System 1

1. Brand



The furnace area



The furnace, data tag

2. Energy Source/Warm Air System

- Electric
- Central system

3. Heat Exchanger

Heat Exchanger:
- Sealed
- Not visible

4. Carbon Monoxide

Carbon Monoxide:
- N/A

5. Combustion Air Venting Present

Combustion Air Venting:
- N/A

6. Safety Controls

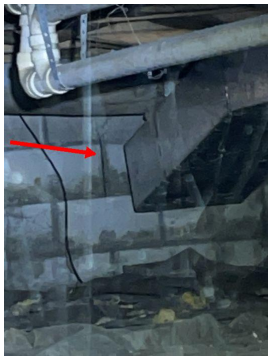
Safety Controls:
- Disconnect: Yes

7. Distribution

Distribution:
- Metal duct

Observations:
- Damaged duct work in the crawlspace, recommend repair by professional HVAC technician

Heating System 1 (continued)



Damaged duct work in crawlspace

8. Flue Piping

N/A

9. Filter

Filter:
• Standard

10. When Turned On By Thermostat

When Turned On:
• Fired
• Proper operation: Yes

11. Operation

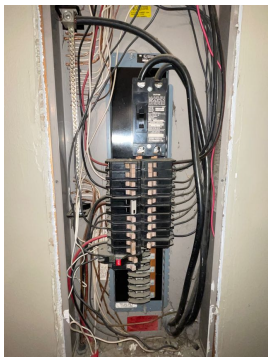
Heating System 2

Boiler

Other Heating System

Electric - Main Panel

1. Main Panel General



Electrical panel

2. Location

Location:
• Kitchen

3. Adequate Clearance To Panel

• Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Amperage/Voltage:
• 200a

5. Breakers/Fuses

• Breakers/Fuses: Breakers

6. Appears Grounded

• Appears Grounded: Yes

7. GFCI/AFCI Breaker

N/A

8. Main Wire

Main Wire:
• Copper

Electric - Main Panel (continued)

9. Branch Wire

Type:
• Copper

Electrical - Main Panel 2

Electric - Sub Panel

Cooling System 2

Cooling System 1

1. Cooling System: General

General:
• Central System
• Location: Crawlspace
Observations:
• The evaporator coil cabinet was taped shut, unable to inspect evaporator coils

2. Age

Age:
• Age: 1-5+ years

3. Evaporator Coil

Evaporator Coil:
• Not visible

4. Condensate Line

Materials:
• To pump
Observations:
• The condensation line is discharging water next to the foundation. Air conditioners produce 10-15 gallons of water a day when cooling. This water should be piped away from the foundation to help prevent foundation problems. Recommend extending condensation drain line further away from the foundation.

Cooling System 1 (continued)



Condensate drain lines and pump

5. Secondary Condensate Line

Secondary Condensate Line:
• Present: No
Observations:
• There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.

6. Differential

N/A

7. Condition

N/A

Condition:
• Not operated due to exterior temperature
Observations:
• The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the AC performance prior to using.