# Report Summary

## Exterior Areas

### Page 6 Item: 3

**Exterior Wall Covering Condition**
- Rear of the garage- Siding is in contact with the soil. This condition will increase the potential for moisture damage and pest intrusion behind the siding. Recommend having the soil removed from contact with siding.
- Rear of the house- Damaged vinyl siding observed at the exterior garage wall. Damage likely caused by using an outdoor grill too close to the siding. Recommend further evaluation and replacement of the damaged vinyl by a qualified contractor.

### Page 7 Item: 5

**Exterior Flashing and Trim Condition**
- Front facing wall of the garage- Loose shutter observed. Recommend repair as needed by a qualified.

### Page 8 Item: 6

**Exterior Doors**
- Rear of the house at the deck- Rear entry door missing a door knob. Recommend repair as needed by a qualified contractor.

### Page 9 Item: 12

**Deck Condition**
- There is no handrail installed at the steps to the deck. Typically any stairs over three step risers require a handrail for increased safety. Recommend having a handrail installed by a qualified contractor.
- Rear of the house, right of the steps- The band joist appears to have sagged. The joist does not appear to be properly supported. Recommend further evaluation and repair as needed by a qualified contractor.

### Page 9 Item: 15

**Exterior Paint**
- The paint on the plywood cupola, on top of the garage, appears to be very thin. This condition creates the potential for moisture intrusion and damage. Recommend having the cupola painted for increased longevity.

### Page 10 Item: 16

**Exterior Vegetation**
- Multiple locations around the house- Vegetation in contact with the house. Recommend cutting back/trimming all plants, shrubs and trees that are in contact with the exterior siding or the roof to prevent damage to the exterior siding, windows and roof covering.

## Roof

### Page 11 Item: 2

**Roof Structure Condition**
- The weather vane has fallen over at the cupola at the main house. Recommend further evaluation and repair as needed by a qualified contractor.

### Page 11 Item: 4

**Condition**
- Rear of the house- Missing shingles observed. Recommend having the missing shingles replaced by a qualified roofing contractor to prevent moisture intrusion.

## Grounds
<table>
<thead>
<tr>
<th>Page 14 Item: 2</th>
<th>Grounds Electrical</th>
</tr>
</thead>
</table>
| • Front of the house- Exterior outlet located under the front porch did not have power at the time of the home inspection. Unable to locate a reset for the outlet. Recommend further evaluation and repair as needed by a qualified electrical contractor.  
  • Front of the house, under the porch- No outlet installed at the left side of the junction box. Recommend having an outlet installed as needed, by a qualified electrical contractor. |

<table>
<thead>
<tr>
<th>Page 17 Item: 7</th>
<th>Walkway Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Left side of the house- There is no handrail installed at the walkway steps at the side of the house. Recommend having a handrail installed for increased safety.</td>
<td></td>
</tr>
</tbody>
</table>

**Garage**

<table>
<thead>
<tr>
<th>Page 18 Item: 7</th>
<th>Window Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Broken window observed at the rear wall. Recommend having the damaged window glass replaced or repaired by a qualified contractor.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 19 Item: 9</th>
<th>Garage Door Operating Condition</th>
</tr>
</thead>
</table>
| • Left side garage door did not close without holding the operator button. Its possible that the automatic reverse is set too sensitively. Recommend further evaluation and repair or adjustment as needed by a qualified contractor.  
  • Minor damage observed at the exterior of the (2) smaller garage doors. Recommend repair or replacement as needed by a qualified contractor.  
  • Right side garage door- Unable to operate. The motor hummed when the button was pressed, but the door did not operate. Recommend further evaluation and repair as needed by a qualified contractor. |

<table>
<thead>
<tr>
<th>Page 20 Item: 11</th>
<th>Door Parts</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Right side garage door- The drive chain was hanging out of position. Recommend further evaluation and repair as needed by a qualified contractor.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 20 Item: 12</th>
<th>Safety Beam</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Left side garage door- Electronic sensor was broken. Recommend repair as needed by a qualified contractor for increased safety.</td>
<td></td>
</tr>
</tbody>
</table>

**Interior Areas**

<table>
<thead>
<tr>
<th>Page 21 Item: 1</th>
<th>Floor Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>• There is no finished flooring in the basement. According to the buyer there was a water event. Recommend budgeting for the installation of finished flooring throughout the basement.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 22 Item: 3</th>
<th>Ceiling Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Living room ceiling above the fireplace- Moisture staining observed. The stain was tested with a moisture meter and was dry at the time of the home inspection.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 23 Item: 8</th>
<th>Doors</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Living room- Right of the fireplace- Door handle is missing. Recommend having proper door hardware installed.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 23 Item: 9</th>
<th>Fireplace Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Safety Recommendation: Without knowing when a fireplace was last cleaned, it is always recommended that a chimney be swept and inspected by a qualified chimney sweep prior to the first use. A dirty chimney flue presents a serious fire and safety hazard. Recommend having the chimney and flue inspected and cleaned by a qualified chimney sweep for increased safety.</td>
<td></td>
</tr>
<tr>
<td>Page 24 Item: 13</td>
<td>Smoke Detectors</td>
</tr>
<tr>
<td>-----------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>Page 25 Item: 14</td>
<td>Carbon Monoxide Detector Condition</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Oven Operation</td>
</tr>
<tr>
<td>Page 28 Item: 20</td>
<td>Dishwasher Operation</td>
</tr>
<tr>
<td>Bedroooms</td>
<td>Floor Condition</td>
</tr>
</tbody>
</table>
| Page 30 Item: 3 | Wall Condition | • Master Bedroom- Drywall damage observed behind the bedroom door. Recommend repair as needed by a qualified contractor.  
• Basement bedrooms- The baseboard has been removed. Recommend budgeting for the replacement of the baseboard trim by a qualified contractor. |
<p>| Bathroom | Exhaust Fan | • Basement half shower bath- Bath vent exhaust fan did not operate. Recommend having the fan repaired or replaced by a qualified contractor. |
| Page 34 Item: 18 | Bath Tubs | • Master bath- Tub drains slowly. Recommend further evaluation and repair by a qualified plumber. |
| Page 35 Item: 20 | Sinks | • Master bath- Both sink stoppers are broken/ missing. Recommend repair as needed by a qualified contractor. |</p>
<table>
<thead>
<tr>
<th>Page 40 Item: 2</th>
<th>Heating System Condition / Operation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Given the ages of these gas furnaces, it is recommended that they both be inspected by a qualified HVAC contractor. Gas furnaces may, over time, develop cracks inside the heat exchanger. These cracks create the potential for a carbon monoxide leak and severe health hazard. Home inspectors are not generally able to fully inspect heat exchangers, due the the interior location of the heat exchanger.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 42 Item: 7</th>
<th>TPRV discharge pipe</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The TPRV discharge pipe present is not safe. If the TRP valve were to open hot water and steam would create a safety hazard. The TPRV discharge pipe should be directed towards the floor and terminate no more than 6&quot; above the floor. Strongly recommend having a proper discharge pipe installed for safety.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Page 43 Item: 8</th>
<th>Flues and Venting Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Gas water heater vent flue pipe is not properly secured. This condition creates the potential for carbon monoxide poisoning if the flue were to become loose from the top of the water heater. The draft hood and vent pipe should be secured with sheet metal screws. Recommend having a qualified contractor repair as needed for increased safety.</td>
<td></td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Attic</th>
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<tbody>
<tr>
<td>Page 46 Item: 4</td>
</tr>
<tr>
<td>• The insulation coverage in the attic was consistent, however the level of insulation does not provide and insulation level of R38. Recommend having additional insulation installed in the attic for increased comfort and energy savings.</td>
</tr>
</tbody>
</table>
Exterior Areas

1. Exterior Views

Observations: Rear view of the house, Right side view of the house (relative to the front), Left side view of the house (relative to the front)
2. Exterior Wall Covering Material

Observations:
• Vinyl siding- Exterior walls were covered with vinyl siding.
• Stone- Exterior walls of the home were covered with stone.

3. Exterior Wall Covering Condition

Observations:
• Exterior wall covering appears to be in serviceable condition. Exception noted.
• Rear of the garage- Siding is in contact with the soil. This condition will increase the potential for moisture damage and pest intrusion behind the siding. Recommend having the soil removed from contact with siding.
• Rear of the house- Damaged vinyl siding observed at the exterior garage wall. Damage likely cause by using an outdoor grill go closely to the siding. Recommend further evaluation and replacement of the damaged vinyl by a qualified contractor.
Rear of the house- Damaged vinyl siding observed at the exterior garage wall. Damage likely cause by using an outdoor grill go closely to the siding. Recommend further evaluation and replacement of the damaged vinyl by a qualified contractor.

4. Exterior Flashing and Trim Material

Observations:
- Aluminum Trim
- Vinyl Trim
- Wood Trim

5. Exterior Flashing and Trim Condition

Observations:
- Serviceable condition
- Front facing wall of the garage- Loose shutter observed. Recommend repair as needed by a qualified.
6. Exterior Doors

Observations:
- Serviceable condition. Exception noted.
- Rear of the house at the deck- Rear entry door missing a door knob. Recommend repair as needed by a qualified contractor.

7. Window Material and Type

Observations:
- Wood frame/ double hung/ double pane

8. Window Condition

Observations:
- Serviceable condition- A check of the windows from the exterior of the house was performed.

9. Porch Location and Material

Observations:
- Wooden/ composite porch located at the front of the house.

10. Porch Condition

Observations:
- Porch located at the front of the house appears to be in serviceable condition.

11. Deck Material and Location

Observations:
- Wood/ composite deck located at the rear of the house.
12. Deck Condition
Observations:
• Wooden deck located at the rear of the house appears to be in serviceable condition. Exception noted.
• There is no handrail installed at the steps to the deck. Typically any stairs over three step risers require a handrail for increased safety. Recommend having a handrail installed by a qualified contractor.
• Rear of the house, right of the steps- The band joist appears to have sagged. The joist does not appear to be properly supported. Recommend further evaluation and repair as needed by a qualified contractor.

13. Eaves, Soffits and Fascia Condition
Materials: Slotted Vinyl Soffit, Fascia covered with metal
Observations:
• Serviceable condition

14. Exterior Faucet Condition
Observations:
• Exterior faucets were operated and were in serviceable condition at the time of the inspection.

15. Exterior Paint
Observations:
• The paint on the plywood cupola, on top of the garage, appears to be very thin. This condition creates the potential for moisture intrusion and damage. Recommend having the cupola painted for increased longevity.
The paint on the plywood cupola, on top of the garage, appears to be very thin. This condition creates the potential for moisture intrusion and damage. Recommend having the cupola painted for increased longevity.

16. Exterior Vegetation

Observations:
• Multiple locations around the house- Vegetation in contact with the house. Recommend cutting back/trimming all plants, shrubs and trees that are in contact with the exterior siding or the roof to prevent damage to the exterior siding, windows and roof covering.

Multiple locations around the house- Vegetation in contact with the house. Recommend cutting back/trimming all plants, shrubs and trees that are in contact with the exterior siding or the roof to prevent damage to the exterior siding, windows and roof covering.

Multiple locations around the house- Vegetation in contact with the house. Recommend cutting back/trimming all plants, shrubs and trees that are in contact with the exterior siding or the roof to prevent damage to the exterior siding, windows and roof covering.

1. Roof Inspected From:

Observations:
• Inspected the roof covering from the ground with a remotely controlled camera mounted on an extension pole.
### 2. Roof Structure Condition

**Materials:** Hip Roof  
**Observations:**  
- Roofing structure appears to be in serviceable condition. Exception noted.  
- The weather vane has fallen over at the cupola at the main house. Recommend further evaluation and repair as needed by a qualified contractor.

![Image of a hip roof with a weather vane at the cupola]

### 3. Material

**Materials:**  
- Dimensional asphalt shingle roof

### 4. Condition

**Observations:**  
- Serviceable condition- Unable to determine the age of this roof covering. Materials covering the roof, including shingles, flashing and vents, appeared to be in serviceable condition at the time of the inspection. Exception noted.  
- Rear of the house- Missing shingles observed. Recommend having the missing shingles replaced by a qualified roofing contractor to prevent moisture intrusion.

![Image of a roof with missing shingles]
Serviceable condition- Unable to determine the age of this roof covering. Materials covering the roof, including shingles, flashing and vents, appeared to be in serviceable condition at the time of the inspection. Exception noted.

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Serviceable condition- Unable to determine the age of this roof covering. Materials covering the roof, including shingles, flashing and vents, appeared to be in serviceable condition at the time of the inspection. Exception noted.

Rear of the house- Missing shingles observed. Recommend having the missing shingles replaced by a qualified roofing contractor to prevent moisture intrusion.
Rear of the house - Missing shingles observed. Recommend having the missing shingles replaced by a qualified roofing contractor to prevent moisture intrusion.

5. Gutters and Downspouts Condition

Materials: Aluminum gutters, Aluminum downspouts
Observations:
• Serviceable condition

6. Roof Flashing Condition

Materials: Step Flashing installed at the chimney, Rubber flashing boots installed at the plumbing vents.
Observations:
• Flashing appears to be in serviceable condition.

7. Chimney Condition

Materials: Stone Chimney
Observations:
• Stone chimney appears to be in serviceable condition.
8. Condition of Roofing Penetrations

Materials: Plumbing vents
Observations:
• Roof penetrations appear to be in serviceable condition.

9. Ventilation

Observations:
• Ridge vent
• Soffit vents

Grounds

1. Grading

Observations:
• Grading generally prevents water from being directed toward the foundation.

2. Grounds Electrical

Observations:
• Exterior electrical outlets had power when tested.
• Front of the house- Exterior outlet located under the front porch did not have power at the time of the home inspection. Unable to locate a reset for the outlet. Recommend further evaluation and repair as needed by a qualified electrical contractor.
• Front of the house, under the porch- No outlet installed at the left side of the junction box. Recommend having an outlet installed as needed, by a qualified electrical contractor.
Front of the house- Exterior outlet located under the front porch did not have power at the time of the home inspection. Unable to locate a reset for the outlet. Recommend further evaluation and repair as needed by a qualified electrical contractor.

Front of the house, under the porch- No outlet installed at the left side of the junction box. Recommend having an outlet installed as needed, by a qualified electrical contractor.

3. GFCI

Observations:
• Exterior outlet located at the rear of the house is GFCI protected. The outlet is reset at the GFCI reset outlet located in the garage.
• Exterior outlet located at the rear of the house, left of the garage pedestrian entry door, is GFCI protected. The outlet is reset at the GFCI reset outlet located in the garage.
Exterior outlet located at the rear of the house is GFCI protected. The outlet is reset at the GFCI reset outlet located in the garage.

4. Retaining Wall Location and Material
Observations:
• Block retaining wall located at the left side of the house.

5. Retaining Wall Condition
Observations:
• Block retaining wall located at the left side of the house appears to be in serviceable condition.

Block retaining wall located at the left side of the house appears to be in serviceable condition.

6. Driveway Condition
Materials: Concrete
Observations:
• The driveway appeared to be in serviceable condition at the time of the inspection.
• Common cracks (¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.
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Common cracks (¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

7. Walkway Condition

Materials: Concrete
Observations:
• Home walkways appeared to be in serviceable condition at the time of the inspection.
• Left side of the house- There is no handrail installed at the walkway steps at the side of the house. Recommend having a handrail installed for increased safety.

Left side of the house- There is no handrail installed at the walkway steps at the side of the house. Recommend having a handrail installed for increased safety.

Garage

1. Garage Location
Observations:
• Attached garage located at the left side of the house.
2. General Condition

Observations:
• Serviceable condition
• Occupied- This garage was occupied at the time of this inspection. Some areas of the garage were inaccessible or not visible for inspection due to presence of personal items. Recommend further evaluation of the space during the final walk through, prior to closing, to insure that no defects were hidden during the home inspection.

3. Flooring Condition

Materials: Poured concrete floor
Observations:
• Serviceable condition
• Home occupied at the time of this inspection. Personal items prevented complete inspection of the garage flooring. Recommend further evaluation of the space during the final walk through, prior to closing, to insure that no defects were hidden during the home inspection.

4. Wall Condition

Materials: Drywall
Observations:
• Serviceable condition
• Home occupied at the time of this inspection. Personal items prevented complete inspection of garage walls. Recommend further evaluation of the space during the final walk through, prior to closing, to insure that no defects were hidden during the home inspection.

5. Ceiling Condition

Materials: Drywall
Observations:
• Serviceable condition

6. Window Type / Material

Observations:
• Vinyl frame/ single hung/ double pane

7. Window Condition

Observations:
• Serviceable condition. Exception noted.
• Broken window observed at the rear wall. Recommend having the damaged window glass replaced or repaired by a qualified contractor.
Broken window observed at the rear wall. Recommend having the damaged window glass replaced or repaired by a qualified contractor.

8. Garage Door Type / Material

Observations:
• (3) Sectional metal doors with insulation

9. Garage Door Operating Condition

Observations:
• Center garage door operated as expected.
• Left side garage door did not close without holding the operator button. Its possible that the automatic reverse is set too sensitively. Recommend further evaluation and repair or adjustment as needed by a qualified contractor.
• Minor damage observed at the exterior of the (2) smaller garage doors. Recommend repair or replacement as needed by a qualified contractor.
• Right side garage door- Unable to operate. The motor hummed when the button was pressed, but the door did not operate. Recommend further evaluation and repair as needed by a qualified contractor.

Minor damage observed at the exterior of the (2) smaller garage doors. Recommend repair or replacement as needed by a qualified contractor.

Minor damage observed at the exterior of the (2) smaller garage doors. Recommend repair or replacement as needed by a qualified contractor.
10. Opener Operation

Observations:
- Operated as expected

11. Door Parts

Observations:
- Right side garage door: The drive chain was hanging out of position. Recommend further evaluation and repair as needed by a qualified contractor.

12. Safety Beam

Observations:
- Left side garage door: Electronic sensor was broken. Recommend repair as needed by a qualified contractor for increased safety.

13. Exterior Door

Observations:
- Garage pedestrian door appeared to be in serviceable condition. Operated as expected.
14. Electrical

Observations:
• Outlets operated as expected
• This house was occupied. Some outlets may not have been tested. Furniture and/or personal items may have been blocking access to additional outlets.

15. GFCI

Observations:
• All outlets that were accessible at the time of the home inspection are GFCI protected

Interior Areas

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

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

1. Floor Condition

Materials: Hardwood

Observations:
• Serviceable condition
• Home was occupied at the time of this inspection. Some areas not accessible due to personal items. Recommend further evaluation of the space during the final walk through, prior to closing, to insure that no defects were hidden during the home inspection.
• There is no finished flooring in the basement. According to the buyer there was a water event. Recommend budgeting for the installation of finished flooring throughout the basement.

There is no finished flooring in the basement. According to the buyer there was a water event. Recommend budgeting for the installation of finished flooring throughout the basement.
2. Wall Condition

Materials: Drywall
Observations:
• Serviceable condition
• Home was occupied at the time of this inspection. Some areas not accessible due to personal items. Recommend further evaluation of the space during the final walk through, prior to closing, to insure that no defects were hidden during the home inspection.

3. Ceiling Condition

Materials: Drywall
Observations:
• Serviceable condition
• Living room ceiling above the fireplace- Moisture staining observed. The stain was tested with a moisture meter and was dry at the time of the home inspection.

4. Ceiling Fans

Observations:
• Operated as expected

5. Window Type and Material

Observations:
• Wood frame/ double hung/ double pane

6. Window Condition

Observations:
• Serviceable condition

7. Electrical

Observations:
• Serviceable condition
• This house was occupied. Some outlets may not have been tested. Furniture and/or personal items may have been blocking access to additional outlets.
8. Doors

Observations:
• Serviceable condition. Exception noted.
• Living room- Right of the fireplace- Door handle is missing. Recommend having proper door hardware installed.

9. Fireplace Operation

Materials: Living Room
Materials: Factory Built

Observations:
• Wood burning fireplace appeared to be in serviceable condition.
• Damper appeared to be in serviceable condition.
• Gas supply line stubbed off in the firebox. Available for use with gas logs.
• Safety Recommendation: Without knowing when a fireplace was last cleaned, it is always recommended that a chimney be swept and inspected by a qualified chimney sweep prior to the first use. A dirty chimney flue presents a serious fire and safety hazard. Recommend having the chimney and flue inspected and cleaned by a qualified chimney sweep for increased safety.
Safety Recommendation: Without knowing when a fireplace was last cleaned, it is always recommended that a chimney be swept and inspected by a qualified chimney sweep prior to the first use. A dirty chimney flue presents a serious fire and safety hazard. Recommend having the chimney and flue inspected and cleaned by a qualified chimney sweep for increased safety.

10. Closets
Observations:
- Serviceable condition
- Unable to fully inspect the inside of all of the closets. The home was occupied at the time of this inspection.

11. Door Bell
Observations:
- Door bell operated as expected.
- Door bell operated as expected.

12. Stairs, Handrails, Balconies
Observations:
- Stairs, handrails and railings appear to be in serviceable condition.

13. Smoke Detectors
Observations:
- Smoke detectors operated as expected.
- Basement room at the left rear corner- Smoke detector missing. This creates the potential for a severe fire safety issue. Strongly recommend replacing the missing smoke detector for increased fire safety.
Basement room at the left rear corner- Smoke detector missing. This creates the potential for a severe fire safety issue. Strongly recommend replacing the missing smoke detector for increased fire safety.

14. Carbon Monoxide Detector Condition

Observations:
- There was no visible CO (Carbon Monoxide) detector(s) found in the home at the time of the inspection. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. Carbon Monoxide (CO) is a potentially lethal gas. CO is invisible, tasteless, odorless and is produced in normal amounts whenever you use an appliance which burns a combustible fuel such as gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

At a minimum, recommend installing an alarm near the sleeping rooms on each level in your home. Carbon Monoxide (CO) is a potentially lethal gas.

Kitchen

1. Floor Condition
Materials: Hardwood
Observations:
- Serviceable condition

2. Wall Condition
Materials: Drywall
Observations:
- Serviceable condition

3. Ceiling Condition
Materials: Drywall
Observations:
- Serviceable condition

4. Window Type and Material
Observations:
- Wood frame/ double hung/ double pane
## 5. Window Condition

<table>
<thead>
<tr>
<th>Observations:</th>
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</thead>
<tbody>
<tr>
<td>• Serviceable condition.</td>
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</table>

## 6. Electrical

<table>
<thead>
<tr>
<th>Observations:</th>
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</thead>
<tbody>
<tr>
<td>• Serviceable condition</td>
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</table>

## 7. GFCI

<table>
<thead>
<tr>
<th>Observations:</th>
</tr>
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<tbody>
<tr>
<td>• All outlets above the kitchen counter, near the sink, are GFCI protected.</td>
</tr>
</tbody>
</table>

## 8. Plumbing

<table>
<thead>
<tr>
<th>Observations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Serviceable condition</td>
</tr>
<tr>
<td>• No visible leak observed.</td>
</tr>
<tr>
<td>• Home occupied at the time of this inspection. Unable to fully inspect area under the sink.</td>
</tr>
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</table>

## 9. Cabinets

<table>
<thead>
<tr>
<th>Observations:</th>
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<tbody>
<tr>
<td>• Serviceable condition</td>
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## 10. Counters

<table>
<thead>
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<th>Observations:</th>
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<tbody>
<tr>
<td>• Serviceable condition</td>
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## 11. Sinks

<table>
<thead>
<tr>
<th>Observations:</th>
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</thead>
<tbody>
<tr>
<td>• Serviceable condition</td>
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</table>

## 12. Refrigerator Operation

<table>
<thead>
<tr>
<th>Observations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Refrigerator operated as expected</td>
</tr>
</tbody>
</table>

Refrigerator operated as expected
13. Refrigerator Data

Observations:
• Make: Whirlpool

14. Oven Operation

Observations:
• Electric double oven operated as expected. Exception noted.
• Upper oven, bottom element did not operate. Recommend evaluation and repair as needed by a qualified contractor.

![Electric double oven operated as expected.](image1)

![Upper oven, bottom element did not operate.](image2)

15. Oven Data

Observations:
• Make: Frigidaire

16. Cooktop Operation

Observations:
• Electric cooktop operated as expected.

![Electric cooktop operated as expected.](image3)
### 17. Cooktop Data

**Observations:**
- Make: Amana

### 18. Microwave Operation

**Observations:**
- Microwave operated as expected.

### 19. Microwave Data

**Observations:**
- Make: Kenmore

### 20. Dishwasher Operation

**Observations:**
- Dishwasher operated as expected.
- The handles are broken off of both dishwasher drawers. Recommend repair as needed by a qualified contractor.
The handles are broken off of both dishwasher drawers. Recommend repair as needed by a qualified contractor.

21. Dishwasher Data

Observations:
- Make: Fisher-Paykel

22. Disposal Operation

Observations:
- Disposal operated as expected.

23. Disposal Data

Observations:
- Make: InSinkErator

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.
### Bedrooms

#### 1. Bedroom Locations

**Observations:**
- Bedroom #1 master / Right front corner/ Main Level
- Bedroom #2 / Right front corner/ Basement
- Bedroom #3 / Left front corner/ Basement

#### 2. Floor Condition

**Materials:** Hardwood  
**Observations:**
- Serviceable condition  
- Home was occupied at the time of this inspection. Some areas not accessible due to personal items. Recommend further evaluation of the space during the final walk through, prior to closing, to insure that no defects were hidden during the home inspection.  
- There is no finished flooring in the basement. According to the buyer there was a water event. Recommend budgeting for the installation of finished flooring throughout the basement.

![Image of unfinished basement floor](image)

#### 3. Wall Condition

**Materials:** drywall  
**Observations:**
- Serviceable condition. Exception noted.  
- Home was occupied at the time of this inspection. Some areas not accessible due to personal items. Recommend further evaluation of the space during the final walk through, prior to closing, to insure that no defects were hidden during the home inspection.  
- Master Bedroom- Drywall damage observed behind the bedroom door. Recommend repair as needed by a qualified contractor.  
- Basement bedrooms- The baseboard has been removed. Recommend budgeting for the replacement of the baseboard trim by a qualified contractor.
4. Ceiling Condition
Materials: drywall
Observations:
• Serviceable condition

5. Ceiling Fans
Observations:
• Operated as expected

6. Electrical
Observations:
• Serviceable condition
• This house was occupied. Some outlets may not have been tested. Furniture and/or personal items may have been blocking access to additional outlets.
• Basement bedrooms- Missing a couple of electrical outlet covers. This condition creates the potential for a safety hazard. Recommend having electrical outlet covers installed prior to closing for increased safety.

7. Closets
Observations:
• Serviceable condition
• Unable to fully inspect the inside of all of the closets. The home was occupied at the time of this inspection.

8. Doors
Observations:
• Serviceable condition. Operated as expected.

9. Smoke Detectors
Observations:
• Smoke detectors located in each bedroom operated as expected.
10. Type of Heat Source

Observations:
• Forced air heat

11. Location of Heat Source

Observations:
• Floor register

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

<table>
<thead>
<tr>
<th>Bathroom</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. locations</strong></td>
</tr>
<tr>
<td>Materials: Main level/ Master bath, Basement/ Shower half bath, Basement/ Half bath, Basement/ Jack-n-Jill bath</td>
</tr>
<tr>
<td><strong>2. Floor Condition</strong></td>
</tr>
<tr>
<td>Materials: Tile</td>
</tr>
<tr>
<td>Observations:</td>
</tr>
<tr>
<td>• Serviceable condition</td>
</tr>
<tr>
<td>• Home was occupied at the time of this inspection. Some areas not accessible due to personal items. Recommend further evaluation of the space during the final walk through, prior to closing, to insure that no defects were hidden during the home inspection.</td>
</tr>
<tr>
<td><strong>3. Wall Condition</strong></td>
</tr>
<tr>
<td>Materials: Drywall</td>
</tr>
<tr>
<td>Observations:</td>
</tr>
<tr>
<td>• Serviceable condition</td>
</tr>
<tr>
<td>• Basement jack and jill bath- Moisture staining observed in the baseboard behind the toilet. The stain(s) were tested with a moisture meter and were dry at the time of the home inspection.</td>
</tr>
<tr>
<td>• Basement shower half bath- Moisture staining observed right of the shower stall. The stain(s) were tested with a moisture meter and were dry at the time of the home inspection.</td>
</tr>
</tbody>
</table>
## 4. Ceiling Condition

**Materials:** Drywall  
**Observations:**  
- Serviceable condition

## 5. Window Type and Material

**Observations:**  
- Wood frame/ double hung/ double pane  
- Wood frame/ stationary / double pane

## 6. Window Condition

**Observations:**  
- Serviceable condition

## 7. Electrical

**Observations:**  
- Serviceable condition

## 8. GFCI

**Observations:**  
- Basement jack and jill bath- The outlet near the bathroom sink is GFCI protected.  
- Master bath -GFCI reset outlet at the right sink operated as expected.  
- Basement half bath- The outlet near the bathroom sink is GFCI protected.

## 9. Plumbing

**Observations:**  
- Water pressure adequate  
- No active leaks observed

## 10. Doors

**Observations:**  
- Serviceable condition. Operated as expected.
11. Heating
Observations:
• Floor forced air vent

12. Cabinets
Observations:
• Serviceable condition
• Unable to fully inspect the inside of the bathroom cabinets. The home was occupied at the time of this inspection.

13. Counters
Observations:
• Serviceable condition

14. Exhaust Fan
Observations:
• Operated as expected
• Basement half shower bath- Bath vent exhaust fan did not operate. Recommend having the fan repaired or replaced by a qualified contractor.

15. Mirrors
Observations:
• Serviceable condition

16. Showers
Observations:
• Serviceable condition

17. Shower Walls
Observations:
• Serviceable condition

18. Bath Tubs
Observations:
• Bath tubs appeared to be in serviceable condition.
• Master bath- Tub drains slowly. Recommend further evaluation and repair by a qualified plumber.

Master bath- Tub drains slowly. Recommend further evaluation and repair by a qualified plumber.
19. Enclosure

Observations:
• Serviceable condition

20. Sinks

Observations:
• Serviceable condition
• Master bath- Both sink stoppers are broken/ missing. Recommend repair as needed by a qualified contractor.

Master bath- Both sink stoppers are broken/ missing. Recommend repair as needed by a qualified contractor.

21. Toilets

Observations:
• Toilets operated as expected.

## Laundry

### 1. Laundry General Condition

Observations:
- All laundry room components appeared to be in serviceable condition at the time of the inspection.
- Unable to fully inspect the laundry room. Washer and dryer were installed at the time of the home inspection.

### 2. Floor Condition

Materials: Tile  
Observations:  
- Serviceable condition  
- Home was occupied at the time of this inspection. Some areas not accessable due to personal items.

### 3. Wall Condition

Materials: Drywall  
Observations:  
- Serviceable condition  
- Home was occupied at the time of this inspection. Some areas not accessable due to personal items.

### 4. Ceiling Condition

Materials: Drywall  
Observations:  
- Serviceable condition

### 5. Window Type and Material

Observations:  
- Wood frame/ double hung/ double pane

### 6. Window Condition

Observations:  
- Serviceable condition

### 7. Electrical

Observations:  
- Serviceable condition  
- This house was occupied. Some outlets may not have been tested. Furniture and/or personal items may have been blocking access to additional outlets.

### 8. Plumbing

Observations:  
- Plumbing fixtures at the washer area appear serviceable.  
- No visible signs of active leaking.

### 9. Doors

Observations:  
- Serviceable condition. Operated as expected.
10. Cabinets  
Observations:  
• Serviceable condition

11. Counters  
Observations:  
• Serviceable condition

12. Dryer Vent  
Observations:  
• Dryer exhaust vent/ duct appears to be in serviceable condition.

13. Wash Basin  
Observations:  
• The laundry sink was in serviceable condition.

## Electrical

1. Service Drop  
Observations:  
• Under Rear- The electrical service is underground and the meter is located at the rear of the house.

2. Grounding Location  
Observations:  
• Electrical ground wire is located under the meter at the exterior of the house

3. Main Electrical Service Distribution Panel Location  
Observations:  
• Electrical service panel is located in the basement utility closet.
4. Main Electrical Service Distribution Panel Condition

Observations:
• Service panel appears to be in serviceable condition
• The cover panel was removed and the interior of the electrical service panel was inspected.
• There is no main disconnect present in the service panel. The main disconnect is located at the exterior of the house at the exterior panel.

The cover panel was removed and the interior of the electrical service panel was inspected.

5. Main Electrical Service Panel amp/vac Capacity

Observations:
• Apparent 200 amp/240 vac service

6. Entrance Conductors Type

Observations:
• Copper Strand

7. Entrance Conductors Condition

Observations:
• Service entrance conductors appear to be in serviceable condition.

8. Branch Wiring Type

Observations:
• The visible branch circuit wiring was insulated copper wire.

9. Branch Wiring Condition

Observations:
• The visible branch wiring appeared to be in serviceable condition at the time of the inspection.

10. Circuit Breaker Condition

Materials: No circuit breakers were in the off position during this inspection.
Observations:
• Breakers all appear to be in serviceable condition.
• Did not attempt to operate the AFCI breakers. The home was occupied at the time of the home inspection. Disrupting power to the AFCI protected circuits while the home is occupied may potentially turn off power to a system that the current home owner does not want cycled.
Did not attempt to operate the AFCI breakers. The home was occupied at the time of the home inspection. Disrupting power to the AFCI protected circuits while the home is occupied may potentially turn off power to a system that the current home owner does not want cycled.

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

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

1. Heating System Type and Location

Observations:
• (2) Gas furnaces are located in the basement utility closet.

(2) Gas furnaces are located in the basement utility closet.
2. Heating System Condition / Operation

Observations:
• Given the ages of these gas furnaces, it is recommended that they both be inspected by a qualified HVAC contractor. Gas furnaces may, over time, develop cracks inside the heat exchanger. These cracks create the potential for a carbon monoxide leak and severe health hazard. Home inspectors are not generally able to fully inspect heat exchangers, due the the interior location of the heat exchanger.

3. Heating System Data

Observations:
• Left gas furnace- Manufacture: Rheem, Model Number: RGRA-04EMAES , Serial Number: EJ5D702F030309263 , Manufacture Date: 01/2003
• Right gas furnace- Manufacture: Rheem, Model Number: RGRA-07EMAES , Serial Number: EJ5D702F020302513 , Manufacture Date: 01/2003

4. Air Conditioner Location

Observations:
• (2) Air Conditioners located at the right side of the house.

5. Air Conditioner Operation

Observations:
• Air conditioners operated as expected.

6. Air Conditioning System Data

Observations:
• Left A/C- Manufacture: Rheem, Model Number: RAKA-037JAZ , Serial Number: 5429 M0803 05004 , Manufacture Date: 02/ 2003
• Right A/C- Manufacture: Rheem, Model Number: RAKA-024JAZ , Serial Number: 5882 M1103 13290 , Manufacture Date: 03/2003
### 7. Thermostat Operation

**Materials:** Wall mount digital type thermostat  
**Materials:** Living room wall/ Main level heating and cooling zone, Downstairs hall wall/ Lower level heating and cooling zone  
**Observations:**  
- Thermostats operated as expected.

### 8. Chimneys, Flues, Venting

**Observations:**  
- Gas furnace vent exits through an exterior wall.

### 9. Switch Location

**Materials:** Within sight of both furnace units

### 10. Heater Base

**Observations:**  
- Serviceable condition

### 11. Enclosure

**Observations:**  
- Serviceable condition

### 12. Gas Valves

**Observations:**  
- Appears to be in serviceable condition

### 13. Air Supply

**Observations:**  
- Air supply appears adequate.

### 14. Registers

**Observations:**  
- Serviceable condition

### 15. Refrigerant Lines

**Observations:**  
- Appear to be in serviceable condition

### 16. Cold Air Return and Filter Locations

**Observations:**  
- Cold Air Return Location- Main level living room wall/ 20x30"  
- Cold Air Return Location- Downstairs hallway wall/ 20x30"

### 17. Return and Filter Conditions

**Observations:**  
- Cold air return vent and filter(s) appeared to be in serviceable condition.

---

**Water Heater**
1. Water Heater Type and Location
Observations:
- Gas water heater located in the basement utility closet.

![Gas water heater located in the basement utility closet.](image)

2. Water Heater Condition / Operation
Observations:
- Water heater operated as expected.

3. Water Heater Data
Observations:

4. Plumbing
Materials: Copper
Observations:
- Appears functional

5. Combustion
Observations:
- Functional

6. Gas Valve
Observations:
- Gas cut-off valve appears to be in serviceable condition.

7. TPRV discharge pipe
Observations:
- The TPRV discharge pipe present is not safe. If the TRP valve were to open hot water and steam would create a safety hazard. The TPRV discharge pipe should be directed towards the floor and terminate no more than 6” above the floor. Strongly recommend having a proper discharge pipe installed for safety.
The TPRV discharge pipe present is not safe. If the TRP valve were to open hot water and steam would create a safety hazard. The TPRV discharge pipe should be directed towards the floor and terminate no more than 6" above the floor. Strongly recommend having a proper discharge pipe installed for safety.

8. Flues and Venting Condition

Materials: Gas flue is vented through the ceiling.
Observations:
• Gas water heater vent flue pipe is not properly secured. This condition creates the potential for carbon monoxide poisoning if the flue were to become loose from the top of the water heater. The draft hood and vent pipe should be secured with sheet metal screws. Recommend having a qualified contractor repair as needed for increased safety.

Gas water heater vent flue pipe is not properly secured. This condition creates the potential for carbon monoxide poisoning if the flue were to become loose from the top of the water heater. The draft hood and vent pipe should be secured with sheet metal screws. Recommend having a qualified contractor repair as needed for increased safety.
| 1. Type of Water Service | Observations:  
|                          | • Municipal water supply |
| 2. Condition of Water Service | Observations:  
|                          | • Water service was on at the time of the inspection |
| 3. Supply Pipe Type | Materials:  
|                          | • The visible home water distribution pipes were copper. |
| 4. Supply Pipe Condition | Observations:  
|                          | • Plumbing supply pipes appeared to be in serviceable condition. |
| 5. Drain Pipe Type | Materials:  
|                          | • PVC - poly vinyl chloride |
| 6. Drain Pipe Condition | Observations:  
|                          | • Serviceable condition |
| 7. Plumbing Fixtures | Materials: Plumbing fixtures were inspected in the kitchen, each bathroom, the laundry, the garage and at the exterior of the house. See individual locations within the report for operational conditions and recommendations. |
| 8. Sewer Service | service:  
|                          | • Unknown |
| 9. Main Water Cut-Off Valve Location | location:  
|                          | • Main water cut-off is located in the basement jack and jill bath closet. |
Main water cut-off is located in the basement jack and jill bath closet.

10. Main Water Cut-Off Valve Condition

Observations:
• Main water cut off appears to be in serviceable condition.

Gas Service

1. Gas Service/ Meter Location

Observations:
• The gas meter is located at the rear of the house.

The gas meter is located at the rear of the house.

2. Gas Service Condition

Observations:
• Natural gas
• Gas service was on at the time of the inspection.
1. Attic Access Type and Location

Materials: Attic was inspected by fully entering the attic.
Observations:
• Attic ladder access located in the bedroom closet ceiling. Access serviceable.

2. Electrical

Observations:
• Attic electrical wiring and components, that are visible, appear to be in serviceable condition.

3. Exhaust Vent

Observations:
• Bathroom exhaust ducts were not visible due to insulation coverage. Unable to observe bathroom exhaust ducts.

4. Insulation Condition

Materials: Blown in **cellulose** insulation
Materials: Attic floor insulation depth averages 6 to 8 inches. The Inspector recommends installing additional insulation to comply with local energy codes.
Observations:
• The insulation coverage in the attic was consistent, however the level of insulation does not provide and insulation level of R38. Recommend having additional insulation installed in the attic for increased comfort and energy savings.

5. Attic Plumbing

Observations:
• Vents only

6. Structure

Observations:
• No evidence of active leaking
7. Ventilation

Observations:
• Serviceable condition

8. Roof Structure Manufactured Trusses

Observations:
• The roof was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

• Roof trusses appeared to have been properly installed and in serviceable condition. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

Foundation Structure

1. Foundation Type

Observations:
• Basement Type Foundation

2. Foundation Condition

Observations:
• Foundation wall structure appears to be in serviceable condition.
• The home foundation walls were hidden behind interior wall covering materials (drywall) in the finished basement. The Inspector was unable to determine their condition or the material from which they were constructed. The Inspector disclaims responsibility for confirming their condition.