ATN Inspection Services, LLC

Propery Inspection Report

2346 Anystreet, Anytown, AR 79999
Inspection prepared for: John Client
Date of Inspection: 2/1/2015 Time: 14:00
Age of Home: 8 Size: 1780
Weather: Overcast, 41 degrees

Inspector: Alton Darty
License #HI-1496
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INTRODUCTION
We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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 age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non code, non cosmetic concerns that the inspector feels may need further investigation or repair.

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

PURPOSE AND SCOPE
This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance Standards of Practice set forth by the Arkansas Home Inspectors registration Board and the SOP can be viewed at www.ahib.org. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

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

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the Standards of Practice; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off the cuff comments made by contractors (made after the fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Exterior

1. Door Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: Metal
Observations:
• Functional
• You should consider rekeying all locks at exterior doors to insure that you control all the keys to the home. You should also consider reprogramming keypads and remotes for garage doors as a security precaution.

Exterior Door Condition

2. Storm doors

Good	Fair	Poor	N/A	S/H
			X	

3. Wall Comments

Good	Fair	Poor	N/A	S/H
X				

Method: Conventional Stick Framing, Brick
Observations:
• Recommend sealing all cracks and crevices to promote a tight building structure which prevents water,insects and rodents from entering structure

Damaged/missing receptacle cover near front entry

4. Siding Comments

Good	Fair	Poor	N/A	S/H

Materials: Brick
Observations:
• Functional
• Recommend sealing all cracks and crevices to promote a tight building structure which prevents water,insects and rodents from entering structure
• Gaps in mortar joint observed, recommend sealing to prevent cracks and or spalling

5. Trim Condition

Good	Fair	Poor	N/A	S/H
	X			

Trim Materials: Metal, Vinyl
Observations:
• Deterioration noted to caulking around window or door trim. Recommend removing any loose material before application using a high quality silicone based caulk.

6. Window Conditions

Good	Fair	Poor	N/A	S/H
X				

Window Types: Vinyl
Observations:
• Recommend annual inspection and caulking of any failed gaps/seams with a high quality grade caulk.

• Damaged or missing screen/s noted at time of inspection. Recommend confirming that all screens are present.

• One or more screens have damage/holes and are in need of repair.

7. Door Bell

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Operated
• Damaged button

8. Hose Bibb Condition

Good	Fair	Poor	N/A	S/H
X				

Valve type: Frost Proof Type
Observations:
• Appears Functional

9. Lighting Comments

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Appears Serviceable

10. Receptacle/Wiring Comments

Good	Fair	Poor	N/A	S/H
X				

Observations:
• GFCI was tested and operated correctly.
• Broken/Missing water proof cover noted at exterior outlet, repairs recommended for enhanced safety to occupants.

11. Chimney Condition

Good	Fair	Poor	N/A	S/H
			X	

Locations: N/A

12. Brick/Stone

Good	Fair	Poor	N/A	S/H
	X			

Materials: Brick
Observations:
• Loose/deteriorated mortar noted, recommend repairs to prevent further deterioration to wall covering.

13. Vent Covers

Good	Fair	Poor	N/A	S/H

Dryer vent loose at wall

Grounds

1. Driveway

Good	Fair	Poor	N/A	S/H
X				

Materials: Concrete
Observations:
• Appears Serviceable

2. Sidewalks

Good	Fair	Poor	N/A	S/H
X				

Materials: Concrete
Observations:
• Appears Serviceable

3. Retaining Walls

Good	Fair	Poor	N/A	S/H
			X	

Locations: Front of Structure

4. Patio conditions

Good	Fair	Poor	N/A	S/H
X				

Locations: Front of Structure
Patio Materials: Brick, Concrete
Observations:
• appears serviceable
• Bricks are settled/displaced at perimeter of patio. Seal gaps to prevent water intrusion into the area.

5. Porch condition

Good	Fair	Poor	N/A	S/H
X				

Locations: Front of Structure
Materials: Concrete, Same as exterior walls
Observations:
• Appears Serviceable

6. Deck/s

Good	Fair	Poor	N/A	S/H
			X	

Locations: N/A

7. Stairs

Good	Fair	Poor	N/A	S/H
			X	

Locations: N/A

8. Landing

Good	Fair	Poor	N/A	S/H
			X	

9. Railings

Good	Fair	Poor	N/A	S/H
			X	

10. Fence & Gates

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Repairs needed to gates.
• Some loose boards noted.

11. Grading

Good	Fair	Poor	N/A	S/H
		X		

Observations:
• Lot appears to be mostly flat with very limited slope for water drainage away from structure <FYI>
• Improper slope or low spot of grading near foundation noted. Recommend upgrading drainage to prevent water intrusion into structure.

Poor drainage. French drain, regrading or other repairs needed

12. Sprinkler System

Good	Fair	Poor	N/A	S/H
			X	

Roof

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see **www.gaf.com** for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Number of layers

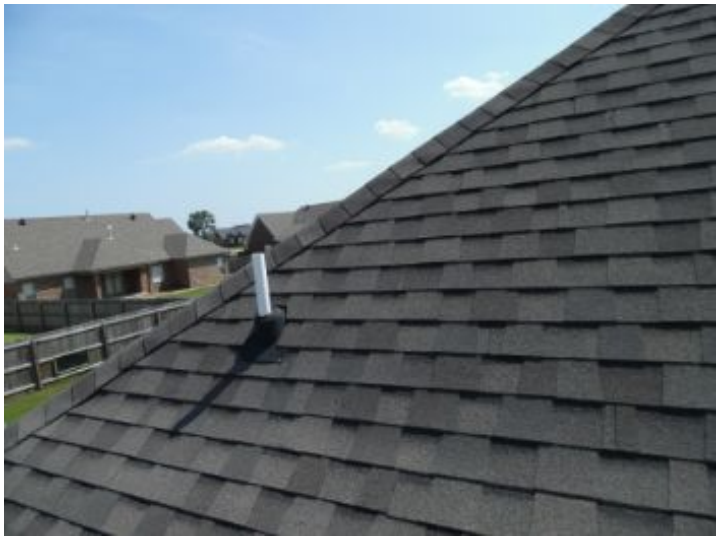
Good	Fair	Poor	N/A	S/H
X				

Inspected By: View from ladder
Number of Layers:
• appears to be 1 layer

2. Roof Comments

Good	Fair	Poor	N/A	S/H
X				

Method: Gable roof, Rafter Framing
Materials: Asphalt



Boots at plumbing penetrations require more frequent repair/replacement than roof covering.

3. Low Slope Roof

Good	Fair	Poor	N/A	S/H
	X			

Material: not fully visible for identification
Observations:
• Recommend annual inspection of material/seams and removal of debris to extend the roofs useful lifespan.

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4. Shingle Condition

Good	Fair	Poor	N/A	S/H
X				

Shingle Type: Asphalt Composition
Observations:
• Shingles appear to be 5-10 years into the 20-25 year average service lifespan for this type of roofing material.
• Shingles appear to be in serviceable condition at time of inspection. With PROPER maintenance roof should have a minimum of 5 years of service life left. Recommend annual review of shingles for signs of cracking, curling, missing shingles, loss of granules, moss growth and exposed fasteners. The normal life expectancy of asphalt shingles is 15-25 years. Shingles can wear out prematurely due to improper/lack of attic ventilation, recommend evaluation of ventilation performance by a qualified roofing contractor to assure that sufficient ventilation is present which will void most shingle manufacturers warranty due to improper installation practices.

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5. Soffit & Fascia Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: Metal, vinyl
Observations:
• Appears Serviceable

6. Gutters/Downspouts

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Recommend addition of properly installed gutters and downspouts to enhance water drainage away from structure.
• Partially installed in areas
• Recommend extending downspouts to enhance drainage AWAY from structure.

Recommend extending downspouts to enhance drainage AWAY from structure.

7. Flashing

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional
• Not visible for review or inspection at time of inspection due to snow covering surface.

8. Skylights

Good	Fair	Poor	N/A	S/H
			X	

9. Chimney

Good	Fair	Poor	N/A	S/H
			X	

10. Spark Arrestor

Good	Fair	Poor	N/A	S/H
			X	

11. Vent Caps

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Homes ventilation appears to be insufficient, recommend evaluation by qualified roofing contractor for suggestions on upgrading to extend the shingle life expectancy.
• Turbine vent is damaged and is not functional.

Turbine vent is damaged

12. Roof Notes

Good	Fair	Poor	N/A	S/H

Observations:
• Satellite dish/antenna was observed mounted directly to shingles. This is considered poor practice as wind can cause fasteners to loosen which causes caulking failure. Moisture intrusion can lead to structural damage if left undetected due to lack of maintenance. Recommend relocating to a better suited location to prevent potential roof leaks in the future.

Satellite dish/antenna was observed mounted directly to shingles. This is considered poor practice as wind can cause fasteners to loosen which causes caulking failure. Moisture intrusion can lead to structural damage if left undetected due to lack of maintenance. Recommend relocating to a better suited location to prevent potential roof leaks in the future.

Attic

1. Access

Good	Fair	Poor	N/A	S/H
	X			

Observations:
- could not access all areas
- personal item prevent complete inspection
- Access to attic area is limited and not accessible too all areas.

2. Chimney

Good	Fair	Poor	N/A	S/H
			X	

3. Duct Work

Good	Fair	Poor	N/A	S/H
	X			

Observations:
- functional
- air leaking at plenum. Recommend that plenum and air handler case be properly sealed when service is carried out.

4. Electrical

Good	Fair	Poor	N/A	S/H
X				

Observations:
- most not accessible due to insulation

5. Exhaust Vent

Good	Fair	Poor	N/A	S/H
		X		

Observations:
•
Bathroom exhaust fan/s terminate into the attic, recommend proper venting to "exterior" air using an appropriate vent cap to prevent excess moisture in attic, which could lead to possible mold issues in the future if not corrected. Recommend review and repair by a Qualified Contractor.
• One or more exhaust fan ducts not visible for confirmation that bathroom exhaust fans terminate properly to the exterior, recommend further review to assure that there is no unwanted moisture terminating into the attic. It is not uncommon for bath fans to be improperly vented into the attic space which could potentially cause moisture buildup and possible indoor mold issues to arise.

6. Insulation Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials: loose fill, blown in insulation
Depth: 3-6 inches
Observations:
• Functional
• One or more areas not accessible for inspection of insulation.

Attic Insulation Condition

7. Structure

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

Attic Structure

Attic Structure

8. Ventilation

Good	Fair	Poor	N/A	S/H
		X		

Observations:
• Ventilation appears to be minimal. High attic temperatures dramatically reduce the service life expectancy of shingles. Recommend review and repair/upgrading of the attic ventilation system in the future by qualified roofing contractors

9. Vent Screens

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

10. Attic Comments

Good	Fair	Poor	N/A	S/H
X				

Observations: Not all areas of the roof structure where visible for inspection due to limited/no access.

11. Flue Comments

Good	Fair	Poor	N/A	S/H

Materials: B-vent
Observations: Flue vent pipe appears to lack the proper 1 inch clearance from combustible. Recommend review and repair by a qualified contractor. (Flue pipe at water heater)

Foundation

1. Foundation Type

Type: Slab on Grade

2. Basement Walls

Good	Fair	Poor	N/A	S/H
			X	

3. Cripple Walls

Good	Fair	Poor	N/A	S/H
			X	

4. Slab on Grade

Good	Fair	Poor	N/A	S/H
X				

Observations:
- Slab is not visible due to construction type & style.
- Slab is not visible at homes interior due to floor finishes installed.

5. Chimney Condition

Good	Fair	Poor	N/A	S/H
			X	

6. Foundation Windows

Good	Fair	Poor	N/A	S/H
			X	

7. Door Comments

Good	Fair	Poor	N/A	S/H
			X	

8. Floor Joist/Beam

Good	Fair	Poor	N/A	S/H
			X	

9. Insulation Condition

Good	Fair	Poor	N/A	S/H
			X	

Crawlspace

1. Crawlspace

Good	Fair	Poor	N/A	S/H
			X	

2. Ventilation

Good	Fair	Poor	N/A	S/H
			X	

3. Vent Screens

Good	Fair	Poor	N/A	S/H
			X	

4. Access Panel

Good	Fair	Poor	N/A	S/H
			X	

5. Foundation Walls

Good	Fair	Poor	N/A	S/H
			X	

6. Cripple Walls

Good	Fair	Poor	N/A	S/H
			X	

7. Floor Joist/Beam

Good	Fair	Poor	N/A	S/H
			X	

Garage

1. Walls/Firewall

Good	Fair	Poor	N/A	S/H
X				

Observations:
- Functional
- Common dents and dings present

2. Anchor Bolts/Straps

Good	Fair	Poor	N/A	S/H

Observations:
- could not access

3. Exterior Door

Good	Fair	Poor	N/A	S/H
			X	

4. Fire Door

Good	Fair	Poor	N/A	S/H
	X			

Observations:

Functional

5. Steps

Good	Fair	Poor	N/A	S/H
	X			

Materials: Brick

6. Electrical

Good	Fair	Poor	N/A	S/H
X				

Observations:
- Appears Functional

- Some areas not available due to personal belongings. Recommend removal of items to fully inspect wiring before the close of escrow.

7. GFCI

Good	Fair	Poor	N/A	S/H
X				

Observations:
- Tested and operated correctly

8. 220 Volt

Good	Fair	Poor	N/A	S/H
			X	

Observations: N/A

9. Flooring Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: Concrete
Observations:
• Functional
• appears serviceable

10. Garage door condition

Good	Fair	Poor	N/A	S/H
X				

Materials: Roll-up panel type
number of doors: 1
Observations:
• Functional

Functional

11. Garage Door Parts

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional
• Recommend routine lubrication to extend useable service expectancy.
• recommend adjustment
• Garage door is equipped with a key pad entry feature located at an exterior location. This feature was not able to test without the code. Recommend obtaining instruction manual for instructions on how to operate features and change/update code.

12. Garage Opener Status

Good	Fair	Poor	N/A	S/H
	X			

Functional. Adjustment needed to closing force of operator

13. Garage Door's Reverse Status

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• operated
• Eye beam system present, functional at time of inspection.
• Testing the garage door for proper operation of the reverse tension safety feature by applying upward pressure while door is lowering revealed that it needs adjusting or is not a feature of the tested opener to enhance safety to occupants/children. Recommend repair/adjustment or upgrading older opener to provide enhanced safety to occupants and guests.

14. Roof Condition

Good	Fair	Poor	N/A	S/H
X				

Location: same as the main structure
Materials: asphalt shingles
Observations: inspection was limited to viewing from ladder at eaves

15. Rafters & Ceiling

Good	Fair	Poor	N/A	S/H
X				

Observations: Functional

16. Wash Basin

Good	Fair	Poor	N/A	S/H
			X	

17. Storm/Screen Door

Good	Fair	Poor	N/A	S/H
			X	

18. Vent Screens

Good	Fair	Poor	N/A	S/H
			X	

19. Cabinets

Good	Fair	Poor	N/A	S/H
			X	

20. Counters/shelves

Good	Fair	Poor	N/A	S/H
			X	

Plumbing

1. Main Water Line

Good	Fair	Poor	N/A	S/H
X				

Location: City Water
Material: Not visible for identification
Observations:
• Appears Functional at time of inspection.
• Not fully visible for inspection due to insulation/limited view of material.

2. Water Pressure

Good	Fair	Poor	N/A	S/H
X				

PSI Observed:
• 40 PSI

3. Supply Lines

Good	Fair	Poor	N/A	S/H
X				

Materials: Cross Linked Polyethylene "PEX", Copper
Observations:
• Appears Functional
• plumbing pipes not fully visible for inspection due to finished ceilings and walls

4. Fuel/Gas Line

Good	Fair	Poor	N/A	S/H
X				

Fuel type: Natural Gas
Location: Left side of structure
Observations:
• Gas shut-off valve location was shown to client for emergency purposes.
• Inspection of gas line was possible due to limited access to all visible areas of gas line.

5. Drain/Waste/Vent Pipes

Good	Fair	Poor	N/A	S/H
X				

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

6. Well

Good	Fair	Poor	N/A	S/H
			X	

7. Septic

Good	Fair	Poor	N/A	S/H
			X	

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	S/H

Heater type: Gas
Location: Attic
Observations:
• Typical lifespan of a domestic water heater is 7-12 years. Unit could be nearing the end of its useful lifespan and fail without notice. Recommend budgeting for possible replacement in the near future.

Typical lifespan of a domestic water heater is 7-12 years. Unit could be nearing the end of its useful lifespan and fail without notice. Recommend budgeting for possible replacement in the near future.

2. Number of Gallons

Good	Fair	Poor	N/A	S/H

Observations:
• 50 gallons

3. Heater Enclosure

Good	Fair	Poor	N/A	S/H
X				

Observations:
• located in an open area(no enclosure)

4. Gas Valve

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• unsecured gas line
• Gas line lacks installation of a properly installed drip leg which stops moisture/debris from entering burner orifice. Recommend review and repair by qualified plumber.

5. Plumbing

Good	Fair	Poor	N/A	S/H

Materials: PEX
Observations:
• Recommend plumber to evaluate due to: unit is in need of cleaning, service.

6. Combustion

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Functional
• rust flakes noted in burner chamber, this is a sign of deterioration to water heater from continuous heating and cooling. Recommend monitor and replace before tank failure which could result in water damage to structure/personnal belongings.

7. Venting

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Functional
• Vent pipe appears to lacks "minimum" 1 inch clearance from combustible materials, recommend review and repair by qualified contractor.

Flue pipe is to close to HVAC duct

Electrical

1. Cable Feeds

Good	Fair	Poor	N/A	S/H
X				

Service Type:
• Underground service conductors noted, not visible for inspection.

2. Main Amp Capacity

Good	Fair	Poor	N/A	S/H
X				

Main Amp: 200 amp

3. Breakers in Off position

Good	Fair	Poor	N/A	S/H
X				

Observations: 0

4. Electrical Panel

Good	Fair	Poor	N/A	S/H
X				

Location: Garage
Sub Panel Location: none located
Observations:
• Main shut off switch location is noted for future reference. Home owners should have this information in the event of an emergency.
• Circuits do not appear to be properly/completely labeled at dead front cover, recommend identifying and labeling ALL circuits for enhanced safety to occupants. The main disconnect breaker is especially important to locate quickly in case of an emergency.

Main shut off switch location is noted for future reference. Home owners should have this information in the event of an emergency.

5. Breakers

Good	Fair	Poor	N/A	S/H
X				

Panel Brand: Cutler Hammer
Observations:
• Functional

6. Fuses

Good	Fair	Poor	N/A	S/H
			X	

7. Conductor Comments

Good	Fair	Poor	N/A	S/H
X				

Wiring Method: Non metallic sheathed copper wiring
Observations:
• Functional

8. Wiring Notes

Good	Fair	Poor	N/A	S/H

Label breakers

9. Security System

Good | Fair | Poor | N/A | S/H

Observations: Security systems are not inspected as part of a home inspection.

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. **It is recommended that the HVAC equipment be cleaned, serviced and inspected at least once each year.**

1. Heater Condition

Good | Fair | Poor | N/A | S/H

Location/s: Attic
Heat Type/s: Gas, Conventional forced air
Observations:
- Not operated due to outdoor temperatures.
- Unit does not appear to have been serviced annually per manufacturers instructions. Recommend having unit serviced annually to maintain efficiency and longevity of unit

HVAC equipment should be serviced at least once each year

2. Heater Base

Good	Fair	Poor	N/A	S/H
			X	

3. Enclosure

Good	Fair	Poor	N/A	S/H
X				

Observations:
• none present, unit is installed in an open area, recommend leaving sufficient space around furnace to assure proper air for combustion.

4. Gas Line/Valves

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Does not appear to have a properly installed drip leg which is required by current building standards to catch debris/moisture in gas line. Recommend review and repair by a Qualified HVAC contractor.

5. Filters

Good	Fair	Poor	N/A	S/H
		X		

Location: interior area wall
Observations:
• Dirty filter noted, recommend replacement with a high quality pleated filter to enhance the indoor air quality for occupants.
• Recommend changing/cleaning filter monthly in heating season to enhance air quality as well as extending the furnaces lifespan.

Return air grilles in all bedrooms. Change filters each 30 days

6. Burners

Good	Fair	Poor	N/A	S/H

Observations:
• The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some funaces are designed in such a way that inspection is almost impossible.

7. Venting

Good	Fair	Poor	N/A	S/H

Observations:
• Functional

8. Air Supply

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

9. Registers

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

10. Refrigerant Lines

Good	Fair	Poor	N/A	S/H

Observations:
• Functional

11. AC Compress Condition

Good	Fair	Poor	N/A	S/H
X				

Type: Electric
Location: Exterior Left
Observations:
• Operated

12. Condensate Pump

Good	Fair	Poor	N/A	S/H
			X	

13. Condensate Line

Good	Fair	Poor	N/A	S/H
X				

14. A/C Power

Good	Fair	Poor	N/A	S/H
X				

Materials: 240 vac
Observations: Functional

15. Thermostats

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

16. Radiators

Good	Fair	Poor	N/A	S/H
			X	

17. Ductwork

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.

Heat/AC Ductwork

18. Heating Notes

Good	Fair	Poor	N/A	S/H

Furnace manufactured in 2008

19. Humidifier notes

Good	Fair	Poor	N/A	S/H
			X	

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. Window Condition

Good	Fair	Poor	N/A	S/H
	X			

Type/s: Vinyl single hung
Observations:
• Functional
• Some windows were blocked by window treatments/personal items which prevented full review and operation of all windows. Recommend performing a walk thru inspection before close of escrow to confirm that all windows are operational and without defects or damage.
• Missing screen/s at one or more windows.

2. Wall Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials: drywall
Observations:
• Common nail holes and patched areas noted as one or more locations.

3. Ceiling Condition

Good	Fair	Poor	N/A	S/H

Materials: Drywall

Observations:
• Poor finishing details noted on seams at ceilings in some areas.

4. Doors

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

5. Ceiling Fans

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Operated

6. Electrical

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

7. Closets

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Functional

8. Fireplace

Good	Fair	Poor	N/A	S/H
	X			

Location/s: Living Room
Type: Prefabricated, Gas Log
Observations:
• Appears Functional
• Gas burning only<FYI>

9. Floor Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: multiple materials used
Observations:
• Appear Serviceable

10. Sliding Doors

Good	Fair	Poor	N/A	S/H
			X	

11. Screen Doors

Good	Fair	Poor	N/A	S/H
			X	

12. Smoke Detectors

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• possible alarm system present, not tested

13. Stairs & Handrails

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Current building standards require that the handrail returns to the wall to prevent loose clothing or a purse strap for example to get caught and potentially present a safety hazard. Recommend review and repairs by a Qualified Contractor.

14. Bar

Good	Fair	Poor	N/A	S/H

Observations:
• none

15. Cabinets

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• worn hardware
• loose hinges
• drawers difficult to slide

16. Window-Wall AC/ Heat

Good	Fair	Poor	N/A	S/H
			X	

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. When possible kitchen appliances are tested for function. Burners are turned on, dishwasher operated, disposal turned on, range elements &ovens operated, etc. Testing is only of operation and I cannot determine the efficiency of operation, the calibration of equipment and so forth. Often older appliances function but may not operate with the energy efficiency, convenience and features of more modern equipment. Older appliances and equipment may also require a high level of maintenance for continued operation.

1. Cabinets

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• drawers difficult to slide
• most not visible for inspection due to personal belongings.

2. Ceiling Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: drywall

3. Counters

Good	Fair	Poor	N/A	S/H
X				

Observations:
- Functional
- some not visible due to personal items

4. Dishwasher

Good	Fair	Poor	N/A	S/H
X				

Observations:
- Operated at time of inspection.

Kitchen Dishwasher

5. Doors

Good	Fair	Poor	N/A	S/H
X				

Observations:
- functional

6. Electrical

Good	Fair	Poor	N/A	S/H
X				

Observations:
- Functional

7. GFCI

Good	Fair	Poor	N/A	S/H
X				

Observations:
- GFCI tested and functioned properly

8. Floor Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: Tile

9. Garbage Disposal

Good	Fair	Poor	N/A	S/H
X				

10. Microwave

Good	Fair	Poor	N/A	S/H
X				

Observations:
- Functional
- Operated at time of inspection.

11. Cook top condition

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Operated at time of inspection.
• electric

12. Oven & Range

Good	Fair	Poor	N/A	S/H

Observations:
• Functional at time of inspection
• Electric
• **No anti tip bracket installed on range.**

Anti tip bracket needed at range

13. Plumbing

Good	Fair	Poor	N/A	S/H

Observations:
• Personal belongings prevented inspection of much of the plumbing areas under sink. Recommend review of plumbing pipes for areas of damage or leaks before the close of escrow.

Kitchen Plumbing

14. Sinks

Good	Fair	Poor	N/A	S/H
X				

Observations: Functional

15. Vent Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: self filtering with fan
Observations:
• Operated

16. Wall Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials: drywall

Bathrooms

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. Our home inspection will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring, tubs, and shower pans. **Note that floor finishes obscure views from the living space and construction style or insulation may obscure views from underneath.** Ventilation is an important issue with bathrooms and all bathrooms in existing homes should have either an operable window or a properly installed and operational exhaust fan. In new construction standards have changed to require both natural ventilation (an operable window) and mechanical ventilation (an exhaust fan). All exhaust fans are required to terminate at the exterior of the structure and not into the attic space (manufacturers installation instructions and modern standards). In larger baths a single fan may not be sufficient to ventilate the space, we will not be able to determine the CFM (cubic feet per minute) rating of the any fans installed and will not be able to determine if the fan or fans have sufficient capacity to ventilate the area.

1. Locations

Location/s: Master Bathroom, Main Floor Bathroom

2. Wall Condition

Good	Fair	Poor	N/A	S/H

Materials: drywall
Observations:
• wall paper is not recommended to be installed in bathrooms due to the potentially high moisture levels. The glue used to apply the wallpaper is cellulose based and is the perfect food for unwanted mold growth.

Please visit www.toxic-black-mold-info.com/findmold.htm for further information on mold.

3. Ceiling Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: drywall

4. Floor Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: Tile
Observations:
• Appear Serviceable

5. Doors

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Appear Serviceable
• Need door stops at all interior doors. Damage to walls will result if there is not a doorstop or if doorstop in installed improperly.

6. Cabinets

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Functional

7. Counters

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional
• Normal Wear

8. Electrical

Good	Fair	Poor	N/A	S/H
X				

9. Ground Fault Circuit Interupters

Good	Fair	Poor	N/A	S/H
X				

Observations:
• GFCI tested and functioned properly

10. Exhaust Fan

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Functional
• Vent does not terminate to exterior air, repairs needed to prevent indoor moisture issues.

11. Heating

Good	Fair	Poor	N/A	S/H
X				

Observations: central unit, did not operate

12. Toilets

Good	Fair	Poor	N/A	S/H

Observations:
• Functioned properly at time of inspection
• Toilet loose at floor, recommend wax ring replacement and proper fastening to closet flange drain by a qualified plumber. Water damage can occur due to toilet movement causing damage to the wax ring which allows waste water leakage.

13. Sinks

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

14. Plumbing

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

15. Showers

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional.
Light above tub in hall bath has a loose trim ring. Trim is not properly fitted and is not flush with ceiling.

16. Shower Walls

Good	Fair	Poor	N/A	S/H
X				

17. Bath Tubs

Good	Fair	Poor	N/A	S/H
X				

18. Whirlpool comments

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• Visual observation did not verify that motor is GFCI protected, recommend upgrading for enhanced safety to occupants.
• No access panel located for maintenance of pump and plumbing.<FYI>

19. Window Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: stationary

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all accessible 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. If the home is of recent construction (1999 or later) AFCI (arc fault circuit interrupter) protected circuits should be present in the home. While local standards in force at the time of construction may not have required AFCI protected at the time of construction you should give serious consideration to installing this feature as a safety upgrade.

1. Locations

main floor #1, main floor #2, Master

2. Doors

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional
• Door stops needed.

3. Wall Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials:
• drywall
Observations:
• some areas not accessible due to personal items

4. Floor Condition

Good	Fair	Poor	N/A	S/H
X				

Materials:
• carpet
Observations:
• Appear Serviceable

5. Ceiling Condition

Good	Fair	Poor	N/A	S/H
	X			

Materials:
• drywall
Observations:
• patched areas. Master bedroom ceiling has poor finishing of seams.

6. Window Condition

Good	Fair	Poor	N/A	S/H
X				

Material and Type: vinyl
Observations:
• functional

7. Closets

Good	Fair	Poor	N/A	S/H
X				

Observations:
• functional
• limited inspection due to personal belongings

8. Electric

Good	Fair	Poor	N/A	S/H
X				

Observations:
• some outlets not accessible due to personal belongings and furniture

9. Arc Fault Circuit Interupters

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional
• AFCI breakers are not tested in occupied homes. You should test the AFCI breakers at least once each month to assure proper operation.

10. Smoke Detectors

Good	Fair	Poor	N/A	S/H
X				

Observations:
• alarm system present not tested

11. Ceiling Fans

Good	Fair	Poor	N/A	S/H
X				

12. Fireplace

Good	Fair	Poor	N/A	S/H
			X	

13. Window-Wall AC/ Heat

Good	Fair	Poor	N/A	S/H

Observations: none

14. Screen Doors

Good	Fair	Poor	N/A	S/H

Observations:
• none

15. Cabinets

Good	Fair	Poor	N/A	S/H

Observations:
• none

16. Bar

Good	Fair	Poor	N/A	S/H

Observations:
• none

17. Security Bars

Good	Fair	Poor	N/A	S/H

Observations: none

Laundry

1. Locations

Location: Laundry Room

2. Cabinets

Good	Fair	Poor	N/A	S/H
	X			

Observations:
• loose hinges
• drawers difficult to slide

3. Counters

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

4. Ceiling Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: drywall

5. Dryer Vent

Good	Fair	Poor	N/A	S/H
		X		

Observations:
• Routine cleaning of vent termination is recommended to prevent risk of lint buildup posing a fire hazard.
• loose exterior cover

6. Electrical

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Electric dryer hookup present.<FYI>

7. GFCI

Good	Fair	Poor	N/A	S/H

Observations:
• GFCI recommended in all potential wet locations

8. Exhaust Fan

Good	Fair	Poor	N/A	S/H

Observations:
• none

9. Doors

Good	Fair	Poor	N/A	S/H
X				

Observations:
• functional

10. Floor Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: tile

11. Gas Valves

Good	Fair	Poor	N/A	S/H

Observations:
• none

12. Plumbing

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Manufactures recommend replacement of washing machine hoses every 5 years to reduce the chances of possible line rupture which causes hundreds of thousands of dollars in water damage every year. Recommend replacing lines with steel braided lines as this type is designed to provide added rupture resistance

13. Wall Condition

Good	Fair	Poor	N/A	S/H
X				

Materials: drywall
Observations:
• some areas n/a personal items

14. Wash Basin

Good	Fair	Poor	N/A	S/H
X				

Observations:
• Functional

Laundry Wash Basin

15. Window Condition

Good	Fair	Poor	N/A	S/H
			X	

Report Summary

Kitchen		
Page 32 Item: 12	Oven & Range	• **No anti tip bracket installed on range.**