

WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report , checklist , photographs , environmental reports , and what the inspector himself says during the inspection.

All combined with the seller' s disclosure and what you have noticed yourself makes the experience even more overwhelming.

What should you do?

Relax.

Most of your inspection will be maintenance recommendations , life expectancies and minor imperfections. These are nice to know about . However, the issues that really matter will fall into four main categories:

- 1) **Major Defects.** An example of this would be a significant structural failure
- 2) ***Things that may lead to major defects.*** A small water leak coming from a piece of roofing flashing , for example.
- 3) **Things that may hinder your ability to finance , legally occupy , or insure the home.** Old outdated electrical panel hazard , for example
- 4) **Safety Hazards.** Such as lack of GFCI- protection

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 & 4)

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that most sellers are under no obligation to repair everything mentioned in a report. No home is perfect.

Keeping things in prospective. Don't kill your deal over things that don't matter , or easy and inexpensive to correct. It is inappropriate to demand that a seller address every deferred maintenance item , or conditions already listed on the seller's disclosure.

Here at Precision Home Inspections Plus we are excited for you and want you to enjoy your future new home for years to come. If you have any questions or concerns about the report provided to you, please feel free to reach out to us

Congratulations,
Precision Home Inspections Plus Office: (276) 266-1175

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

Saturday, February 13, 2021

Inspection Site



Dear [REDACTED] [REDACTED]

At your request, a visual inspection of the above referenced property was conducted on Friday, February 12, 2021. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

I inspect homes to today's safety and building standards, Therefore some recommendations found within the report may not have been required when the home was constructed. Safety and building standards change over time and are improved upon for the safety and well being of the occupants of the home and repairs / improvements mentioned should be considered for the safety , performance and improved longevity of the homes systems and components.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

ELECTRICAL SYSTEM

Service:

Grounding Equipment:

Defects / Concerns

Ground wire not connected / broken connection noted.

Ground rod was not located. Further evaluation needed to determine location and condition of ground rod.

PLUMBING SYSTEM

Main Line:

Shut Off:

Active leak visible at the main water supply shut-off at the time of the inspection- Recommend repairs as necessary by a qualified professional contractor.

KITCHEN - APPLIANCES

Kitchen Interior:

Sink Fixture:

The spray wand was operated and functional at the time of the inspection

Spray wand Fixture leaks and should be repaired to prevent damage.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but should not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Precision Home Inspections Plus, LLC

Thomas Wolfe

VA DPOR# 3380001478

TN LIC# 2121

Internachi #NACHI18112101

Dear [REDACTED]

Items in this summary are marked M/M and are considered Monitoring / Maintenance or may need a more in-depth inspection by a qualified specialist. This summary is a preview of the components or conditions that need regular maintenance or that may need maintenance to ensure proper function, but it is not definitive. Items marked M/M can be considered home owner maintenance items that may need to be performed on an annual or seasonal basis. These items will include items such as changing filters, changing out smoke alarm batteries and items you can do on your own as time allows or have a qualified person to complete them for you so you can enjoy your new home for years to come.

MM = "Marginal/Maintenance" = *Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.*

GROUNDS

Front Porch:

Structure:

The Porch is fair overall condition

Defects / Concerns Noted:

Post set on soil are subject to rot due to moisture

Recommend having a continuous gripped handrail be installed for safety.

Bottoms of the stringers boards for the deck Stairs found to rest on soil. Concrete blocks or rocks, as opposed resting on post installed below the frostline

Steps are in need of repair / loose/ cracked / broken treads noted.

Observations:

Balusters spacing - Good.

Grading:

Site:

Stair step site

Grade at foundation is negative in some areas and needs correction

Any flat or low areas around the home should be backfilled and sloped away (min. 1/2 inch per foot for 10 feet) from the foundation to prevent potential moisture intrusion

Extend downspouts to divert water away from the house foundation.

EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

Walls are constructed with Vinyl siding.

Vinyl Siding Defects / Concerns:

Impact damage observed- cracks, holes and/or chips in the vinyl siding.

Maintenance: Caulk around the A/C lines and any holes, gaps, or penetrations points to reduce the risk of moisture and pest intrusion.

Flashing & Trim:

Proper caulking of siding and trim details should be fully inspected and caulked/sealed/flushed as deemed necessary

J-block / mounting block was not installed on one or more exterior fixture(s) penetrations. This can lead to moisture intrusion if not properly sealed and maintained.

Exterior Doors:

Main Entry Door:

Missing door stopper noted.

A storm door is present, made of Aluminum.

Door Problems noted:

The doorknob assembly needs adjustment / repairs / replaced..

Rear Entry Door:

Metal, with glass.

Door problems noted:

Door sticks/rubs.

Threshold is loose and needs tightening / Repairs.

Exterior Windows:

Overall Condition:

Satisfactory overall, considering age.

Maintenance: Caulk around windows and/or where trim meets siding missing in some areas.

All surfaces of the building envelope should be inspected and maintained on a continual basis

See individual room section for additional information.

Type And Condition Of Sills:

Windows are flush with exterior framed walls ,

Windows flush in exterior walls sometimes show rot at siding adjacent and below the lower corners of window openings. The upper edge of the lower trim board acts as a horizontal surface on which rainwater lands and flows into the crack between trim and siding material. Oftentimes, underlying surfaces are unfinished and unsealed, allowing rainwater to soak in and penetrate or deteriorate siding materials. Suggest you periodically check the lower corners of window openings and caulk as needed to obtain long siding life.

Maintain seal as needed.

Chimney:

Flue:

Flue is in need of cleaning

When buying a new home it is a good idea to establish a Cleaning & Maintenance history for the Fireplace/Chimney by having it cleaned upon taking occupancy and prior to use.

Flashing:

Recommend yearly maintenance / inspection to ensure weatherability.

BASEMENT - CRAWLSPACE

Crawlspace:

Moisture:

Yes - Higher than normal moisture levels were noted on the exposed areas of the interior crawlspace walls, and attention is needed to determine the cause and best cure.

The best defense against water seepage is good drainage of soils near the foundation wall.

Insulation & Vapor Retarders:

In Unfinished Areas:

Insulation is installed at under floor areas

There is a vapor barrier installed. Plastic vapor barrier is no longer effective (cut, not covering ground, improper/missing tape) and is need of improvement.

ROOF SYSTEM

Roof:

Roof Covering Condition:

Fair- Primarily due to the age of the roof covering and its limited anticipated remaining economic service life.

Defects/ Concerns Noted:

Roof pitch is insufficient for shingle installation, 3/12 and 4/12 is at the lowest pitch for shingles , an application suited for 3/12 or 4/12 pitch is recommended when replacing.

Damaged or missing Shingles noted. Repair/Replacement needed.

Cap shingles were missing from the roof ridge. Any missing and/or damaged cap shingles should be replaced to avoid damage to the home from moisture intrusion

Granular/Granules loss noted- signs of age and deterioration

Nail pops noted, can be caused by temperature swings, poor nailing practices, etc.. - Recommend re-nailing, Gluing repairs as necessary to prevent damage

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

Flashings/ Penetrations:

Flashings:

Metal, Rubber boot flashing

NOTE: The roof flashing and boot flashing should be inspected annually as part of a routine maintenance plan

Exposed nail head noted at boot flashing , Maintenance with tar / sealant is needed to prevent leakage at rusted nail heads.

Gutters & Downspouts:

Condition:

Damage/Defects,

Rear Gutter is sloped improperly and holding water- recommend correcting

Damaged downspouts noted

Extend downspouts to route rainwater away from the building. Gutters are discharging water near the foundation.

ELECTRICAL SYSTEM

Switches & Fixtures:

Living Room:

Recommend replacing non- functional bulbs.

Electrical Outlets:

Exterior Walls:

Non-GFCI rated receptacles present at the exterior of the home , Recommend repairs with replacement of GFCI receptacles for safety.

Master Bedroom:

Missing outlet cover noted.

Bedroom #3:

Missing outlet cover noted.

HEATING - AIR CONDITIONING

Fireplaces / Solid Fuel Heating:

Prefabricated metal fireplace installed

Wood - The fireplace is designed to burn wood.

There is a visible build-up of creosote in the firebox and / or flue which indicates a need for cleaning. A professional Chimney sweep should be consulted.

Creosote is a tar-like substance that is created by burning wood fuels. It often lines the upper part of the firebox and flue. If not removed can create a fire hazard

Cracked / Loose / Damaged fire brick noted

A damper is installed Damper is operational

Recommend cleaning before use

There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use.

They also eliminate burning embers from flying into the room during a fire and reduce the amount of room air sucked up the chimney.

Hearth observations: The hearth extends at least 16 to 18 inches in front of the firebox and extends at least 8 inches to either side

There is a mantel installed and it meets the 12 inch minimum clearance above the firebox

The Inspector noted missing carbon-monoxide detectors. A carbon-monoxide detector should be installed in the same room as the fireplace

Air Conditioning 1:

Fuel Source:

Electric

Electrical disconnect present

Defects / Concerns

Conduit was noted to be broken/ detached from the breaker box and has wire exposed. - Recommend corrections as needed.

System Condition:

Outside air temperature was below 65 degrees. Unable to test system at this time.

Pad Type: Concrete Pad

Defects / Concerns,

Some deterioration of cooling fins has occurred at the condenser coils outside.

Refrigerant suction line is exposed and needs pipe insulation added at a minimal expense.

Condenser unit is at or below grade: This can cause condenser deterioration; at least 3 to 6 inches is a good guideline to help prevent condenser deterioration.

Maintenance: Caulk around the A/C lines and any holes , gaps , or penetrations points to reduce the risk of moisture and pest intrusion.

Ductwork / Distribution:

Ducts / Air Supply:

Damage/Deterioration noted

Crushed, crimped and/or excessive bends noted in ductwork.

PLUMBING SYSTEM

Supply Lines:

Condition:

Saddle valves installed. These are known to fail and if not replaced recommend regular inspections to ensure no leakage.

Damage/Defects noted

Pans and other indications of past leakage noted at the water supply for the dishwasher , while not leaking at the time of the inspection recommend monitoring in the future for leakage and repairs as necessary.

Hose Bibs / Hookups:

General:

Number of exterior hose-bibs installed (One)

Hose-bib Style(s): Frost proof type

Defects / Concerns noted: Sample (s) inoperativ

Water Heater:

Power Source:

Electrically operated.

The electric serice to the hot water heater is not installed in an acceptable manner.

The wiring to the water heater is not secure.- Recommend securing.

Condition:

Operational at the time of the inspection

Damage/Defects noted

TPR line discharges out ofiew. this is not recommended due to if there if a problem it can go undetected for quite some time , 6 inches aboø the floor is recommended

The water heater is not equipped with a water leak pan , consider installing one , a pan under the tank is designed to prevent or minimize water damage from the tank should a leak arise

KITCHEN - APPLIANCES

Kitchen Interior:

Sink Drain:

Unconventional plumbing repairs noted.

Improper plumbing connection noted.

Recommend monitoring in the future and repairs as necessary.

Sink Cabinet:

Water damage in cabinet noted.

Ventilation:

Recirculation type, notented to the outside.

Light is inoperatix

BATHROOMS

Master Bath:

Caulking/Water Contact Area

Attention Needed: The caulking in the water contact areas appears to need attention. Damage may result if not correct.

Action Necessary- Some caulking in the water contact areas is necessary. There may be current damage. This inspection is of theixible areas only. No irasive action was necessary.

Further investigation is needed to determine the extent of damage.

Hall Bath:

Caulking/Water Contact Area

Attention Needed: The caulking in the water contact areas appears to need attention. Damage may result if not correct.

Action Necessary- Some caulking in the water contact areas is necessary. There may be current damage. This inspection is of theixible areas only. No irasive action was necessary.

Sink & Cabinetry:

Master Bath:

The following problems were noted at the drain:

Drainage is a bit slower than normal.

Bath Ventilation:

Master Bath:

Exhaust fan did not operate. Repairs or replacement needed.

INTERIOR ROOMS

Doors:

Master Bedroom:

Door hardware needs some adjustment or repair for it to function appropriately. At least one of the door hinges needs repair or replacement.

Windows:

General Type & Condition:

Some springs/slides do not operate properly.

See individual room section for additional information.

Master Bedroom:

At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.

Bedroom #2:

At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.

Walls:

Master Bath:

Damage noted.

Bedroom #2:

Damage noted.

Ceilings:

General Type & Condition:

Stains noted.

Master Bath:

Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.

Living Room:

There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

Master Bedroom:

There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

Laundry:

Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.

Floors:

General:

Overall in good condition, unless other wise noted in the report bathroom floor(s) need attention. There is a considerable sag in the floor of the bathroom(s) that needs to have a determination of the cause and course of action. Repairs are needed.

Master Bath:

The floor in this room is in need of some repair. There is a considerable sag in the floor of this room that needs to have a determination of the cause and course of action. Repairs are needed.

Hall Bath:

The floor covering material is Linoleum

The floor in this room is in need of some repair. There is a considerable sag in the floor of this room that needs to have a determination of the cause and course of action. Repairs are needed.

Carbon Monoxide Detector:

Comments:

The Inspector noted missing carbon-monoxide detectors. A carbon-monoxide detector should be installed in the same room as the fireplace.

LAUNDRY AREA

Laundry:

Dryer Vent:

A dryer vent is provided, but does not vent to the exterior. The dryer vents into the crawlspace. This is not an acceptable practice. It introduces excess moisture and lint into the crawlspace area.

When properly vented to the exterior the vent is too close to the AC unit- It empties at a location that causes the air conditioning condenser cabinet to collect the lint. This reduces the efficiency of the air conditioning system, and it could result in system failure. - Recommend routing the vent to another location.

Vent pipe material: Metal Flexible Plastic Flexible,

The dryer ventilation as installed is not functioning properly. Action is required to make the work properly.

Dryer Vent piping is torn / disconnected and needs repair / replaced for proper operation

Missing / Broken baffles noted on the exterior- Recommend Replacing exterior vent

The dryer vent system should be cleaned and serviced regularly for safety.

NOTE: The National Fire Protection Association (NFPA) recommends that all dryer ducts be made from straight dryer ducts rather than plastic or flexible metal for improved safety.

IMPORTANT: *This Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.*

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding these or other items in the inspection report or the home, please feel free to call us.

Sincerely,

Precision Home Inspections Plus, LLC

Thomas Wolfe

VA DPOR# 3380001478

TN LIC# 2121

Internachi #NACHI18112101

Inspection reference: 1159

Confidential Inspection Report

[REDACTED ADDRESS]
[REDACTED ADDRESS]

February 12, 2021



Prepared for:

[REDACTED NAME]

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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Inspection: 1159 Address: [REDACTED]

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

2/12/2021 10:00 AM.

Client:

[REDACTED]

Inspection Site:

[REDACTED]

Home Occupancy Status:

Occupied.

Inspector:

Thomas Wolfe - VA & TN
State Licensed Inspector
VA DPOR # 3380001478 /
TN License # 2121
INTERnachi # NACHI
18112101
Radon NRPP # 111546RT
(expires 9-30-22)

In Attendance:

Homeowner, Purchaser.

Building Characteristics:

Estimated Age:Built in 2000 . (Approx. 21
years old)**Building Style & Type:**1 family Manufactured
home.**Stories:**

1

Square Feet:

1275. Square feet.

Space Below Grade:

Crawl space.

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Main Entry Faces:

West.

Climatic Conditions:

Weather:

Overcast Frozen rain.
Rain in the past 24 hrs.

Soil Conditions:

Wet Soil conditions, Frozen
soil.

Outside Temperature (F):

30-40. Fahrenheit (F)

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

OK = "Serviceable" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

NI = "Not Inspected" = This item was not inspected. The item, component, or unit has not been checked, looked over, or tested in any way by the inspector. Further evaluation may be needed if the client needs this item checked.

MM = "Marginal/Maintenance" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

RR = "Repair or Replace" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

Emergency Shut-off Locations:

<i>Electrical Disconnect:</i>	Bedroom Closet.
<i>Water Shut-off:</i>	Crawlspace.
<i>Gas Shut-off:</i>	N/A.
<i>Drain Clean-out</i>	Crawlspace.

House Numbers:

House Numbers: Numbers present on mail box / stand
Numbers Not Present on home
In an emergency it is important for authorities and service personnel to readily locate the home. Ensure the numbers are visible from the street (both day and night) and maintained
Modern requirements call for numbers / letters to be a minimum of 4 inches high and placed on a contrasting surface.

Repairs & Upgrades:

Information: I inspect homes to today's safety and building standards, Therefore some recommendations found within the report may not have been required when the home was constructed.
Safety and building standards change over time and are improved upon for the safety and well being of the occupants of the home and repairs / improvements mentioned should be considered for the safety , performance and improved longevity of the homes systems and components.

Thermal Imaging:

Thermal Imaging Information: An infrared camera may be used in specific areas or to confirm visual problems, this addition information and reporting information should not be viewed as a full thermal scan of the entire home. Additional services are available at additional fees and would be supplemented by an additional agreement / addendum. Temperature readings displayed on the report thermal images (if any) in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative not quantitative. These values can vary +/- 4% or more of the displayed readings and these values will display surface temperatures when an air temperature survey would actually need to be conducted on some items which is beyond the scope of a home inspection.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or

Inspection: 1159 Address: [REDACTED]

implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Views:

Front:



Rear:



Right:



Inspection: 1159 Address: [REDACTED]

Left:



Paving Conditions:

Driveway:

OK NI MM RR
☒ ☐ ☐ ☐

Driveway Type: Loose gravel

Defects/ Concerns Noted: Poor drainage noted end of the driveway

Recommend keeping the drain pipe clear and free of debris to provide good drainage.



Front Porch:

Slab:

☒ ☐ ☐ ☐

Porch type: Wooden Decking.

Deck planking (the walking surface) had moderate wear or deterioration visible. Routine maintenance should improve its lifespan.



Inspection: 1159 Address: [REDACTED]

Structure:

- ☐ ☐ ☒ ☐ The Porch is fair overall condition
 Defects / Concerns Noted:
 Post set on soil are subject to rot due to moisture
 Recommend having a continuous gripped handrail be installed for safety.
 Bottoms of the stringers boards for the deck Stairs found to rest on soil. Concrete blocks or rocks, as opposed resting on post installed below the frostline
 Steps are in need of repair / loose/ cracked / broken treads noted.

Observations:

- OK NI MM RR
☐ ☐ ☒ ☐ Balusters spacing - Good.



Rear Deck:

Slab:

- ☒ ☐ ☐ ☐ Deck Type: Wooden
 Deck planking (the walking surface) had moderate wear or deterioration visible. Routine maintenance should improve its lifespan.



Inspection: 1159 Address: [REDACTED]

Structure:

OK NI MM RR
☒ ☐ ☐ ☐

The deck is fair overall condition.

Defects / Concerns Noted:

Recommend having a continuous gripped handrail be installed for safety.



Observations:

☒ ☐ ☐ ☐

Balusters spacing - Good.

Recommend regular maintenance to deck surface.



Fences & Gates:

Condition:

☐ ☒ ☐ ☐

Not inspected. Inquire with seller about property lines and fence ownership.

Grading:

Site:

☐ ☐ ☒ ☐

Stair step site

Grade at foundation is negative in some areas and needs correction

Any flat or low areas around the home should be backfilled and sloped away (min. 1/2 inch per foot for 10 feet) from the foundation to prevent potential moisture intrusion

Extend downspouts to divert water away from the house foundation.



Inspection: 1159 Address: [REDACTED]

Grading Exercise:

During a heavy rain storm , Safely walk around the property paying close attention to how the roof , gutters and downspouts and grading around the home performs during this time.

Observe the drainage patterns of your entire property , as well as the property of your neighbor. The ground around your home should slope away from all sides.

monitor the area for any ponding of water and potential areas of concern and address in a timely manner.



Landscaping:

Condition:

OK NI MM RR

☒ ☐ ☐ ☐

All Landscaping appears to be in a well maintained condition.



EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Exterior Walls:

Materials & Condition:

OK NI MM RR
☐ ☐ ☒ ☐

Walls are constructed with Vinyl siding.

Vinyl Siding Defects / Concerns:

Impact damage observed- cracks, holes and/or chips in the vinyl siding.

Maintenance: Caulk around the A/C lines and any holes, gaps, or penetrations points to reduce the risk of moisture and pest intrusion.

All surfaces of the building envelope should be inspected and maintained on a continual basis.



Flashing & Trim:

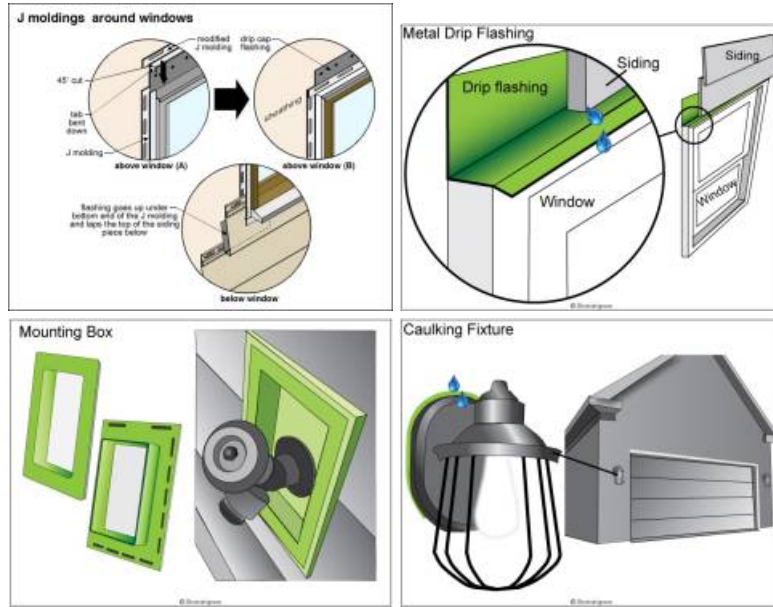
☐ ☐ ☒ ☐

Proper caulking of siding and trim details should be fully evaluated and caulked/sealed/flushed as deemed necessary

J-block / mounting block was not installed on one or more exterior fixture(s) penetrations. This can lead to moisture intrusion if not properly sealed and maintained.



Inspection: 1159 Address: [REDACTED]



Electrical Outlets:

OK NI MM RR

☐ ☐ ☒ ☐

Non-GFCI rated receptacles present at the exterior of the home ,
Recommend repairs with replacement of GFCI receptacles for
safety.

Hose Bibs / Hookups:

Number of exterior hose-bibs installed (One)

Hose-bib Style(s): Frost proof type

See Plumbing section for more details.



Certification Label:

Front:



Inspection: 1159 Address: [REDACTED]

Rear:



Exterior Doors:

Main Entry Door:

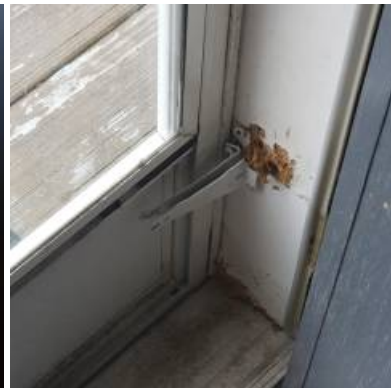
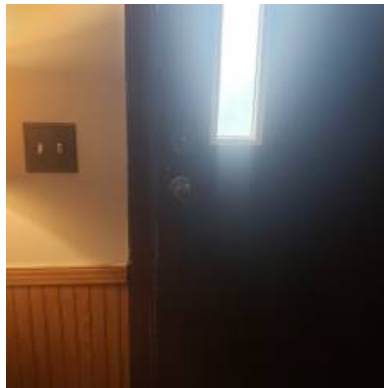
OK NI MM RR

☐ ☐ ☒ ☐ Missing door stopper noted.

☐ ☐ ☒ ☐ A storm door is present, made of Aluminum.

Door Problems noted:

The doorknob assembly needs adjustment / repairs / replaced..



Inspection: 1159 Address: [REDACTED] St

Main Exterior Light:

An exterior light is present and functional at time of inspection.

Rear Entry Door:

OK NI MM RR
☐ ☐ ☒ ☐

Metal, with glass.

Door problems noted:

Door sticks/rubs.

Threshold is loose and needs tightening / Repairs.



Rear Exterior Light:

Missing light cover noted- Recommend replacing cover.



Exterior Windows:

Predominant Type:

☒ ☐ ☐ ☐ The Windows are composed of:
clad-metal / vinyl
insulated glass
Vertical Sliders.

Overall Condition:

☐ ☐ ☒ ☐ Satisfactory overall, considering age.
Maintenance: Caulk around windows and/or where trim meets siding missing in some areas.
All surfaces of the building envelope should be inspected and maintained on a continual basis
See individual room section for additional information.

Type and Condition of Sills:

☐ ☐ ☒ ☐ Windows are flush with exterior framed walls ,
Windows flush in exterior walls sometimes develop rot at siding adjacent and below the lower corners of window openings. The upper edge of the lower trim board acts as a horizontal surface on which rainwater lands and flows into the crack between trim and siding material. Oftentimes, underlying surfaces are unfinished and unsealed, allowing rainwater to soak in and penetrate or deteriorate siding materials. We suggest you periodically check the lower corners of window openings and caulk as needed to obtain long siding life.
Maintain seal as needed.

Chimney:

Please Note:

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

Chimney Exterior:

OK NI MM RR

☒ ☐ ☐ ☐ Chimney is constructed of metal materials.



Flue:

☐ ☐ ☒ ☐ Flue is in need of cleaning
When buying a new home it is a good idea to establish a Cleaning & Maintenance history for the Fireplace/Chimney by having it cleaned upon taking occupancy and prior to use.

Flashing:

☐ ☐ ☒ ☐ Recommend yearly maintenance / inspection to ensure weatherability.



Chimney Cap:

☒ ☐ ☐ ☐ There is a metal rain hat installed. It will help keep rain from entering the flue.
There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

Height & Clearance:

☒ ☐ ☐ ☐ The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.
The chimney installation appears to meet clearance requirements.

Inspection: 1159 Address: [REDACTED]

Foundation:

	OK	NI	MM	RR	
<i>Materials & Condition:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Masonry Unit (CMU) Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Maintenance: Caulk around the A/C lines and any holes , gaps , or penetrations points to reduce the risk of moisture and pest intrusion.
<i>Recent Movement:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no evidence of any recent movement.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. **My inspector documents the findings as of the day of the inspection.** During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Crawlspace:

Access: OK ☒ NI ☐ MM ☐ RR ☐ Crawl space is fully accessible
The crawlspace was inspected by entering and crawling through.



Walls: OK ☒ NI ☐ MM ☐ RR ☐ Wall materials are concrete block
Exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Moisture: OK ☐ NI ☐ MM ☒ RR ☐ Yes - Higher than normal moisture levels were noted on the exposed areas of the interior crawlspace walls, and attention is needed to determine the cause and best cure.
The best defense against water seepage is good drainage of soils near the foundation wall.

Beams/Underfloor: OK ☒ NI ☐ MM ☐ RR ☐ Underfloor support beams are Steel.

Ventilation: OK ☒ NI ☐ MM ☐ RR ☐ Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.



Floor: OK ☒ NI ☐ MM ☐ RR ☐ Floor Type: Soil.

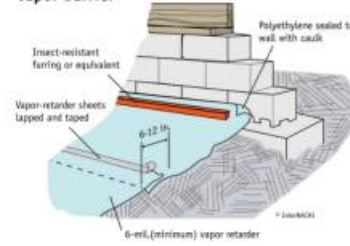
Posts / Piers: OK ☒ NI ☐ MM ☐ RR ☐ Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

Insulation & Vapor Retarders:

In Unfinished Areas: OK ☐ NI ☐ MM ☒ RR ☐ Insulation is installed at under floor areas
There is a vapor barrier installed. Plastic vapor barrier is no longer effective (cut, not covering ground, improper/ missing tape) and is need of improvement.



Proper Crawlspace Vapor Barrier



ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Roof:

<i>Style:</i>	Gable.										
<i>Roof Access:</i>	Unable to fully access due to height/pitch/weather/type Viewed from roof edge on ladder View was obstructed by ICE.										
<i>Roof Covering:</i>	Composition shingles, Standard 3-tab design Shingles have normal weathering commensurate with their age of, > 20 year.										
<i>Roof Pitch:</i>	3/12 Pitch.										
<i>Roof Covering Condition:</i>	<table border="0"> <tr> <td>OK</td> <td>NI</td> <td>MM</td> <td>RR</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td> Fair- Primarily due to the age of the roof covering and its limited anticipated remaining economic service life. Defects/ Concerns Noted: Roof pitch is insufficient for shingle installation, 3/12 and 4/12 is at the lowest pitch for shingles , an application suited for 3/12 or 4/12 pitch is recommended when replacing. Damaged or missing Shingles noted. Repair/Replacement needed. Cap shingles were missing from the roof ridge. Any missing and/or damaged cap shingles should be replaced to avoid damage to the home from moisture intrusion Granular/Granules loss noted- signs of age and deterioration Nail pops noted, can be caused by temperature swings, poor nailing practices, etc.. - Recommend re-nailing, Gluing repairs as necessary to prevent damage TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis. </td> </tr> </table>	OK	NI	MM	RR		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fair- Primarily due to the age of the roof covering and its limited anticipated remaining economic service life. Defects/ Concerns Noted: Roof pitch is insufficient for shingle installation, 3/12 and 4/12 is at the lowest pitch for shingles , an application suited for 3/12 or 4/12 pitch is recommended when replacing. Damaged or missing Shingles noted. Repair/Replacement needed. Cap shingles were missing from the roof ridge. Any missing and/or damaged cap shingles should be replaced to avoid damage to the home from moisture intrusion Granular/Granules loss noted- signs of age and deterioration Nail pops noted, can be caused by temperature swings, poor nailing practices, etc.. - Recommend re-nailing, Gluing repairs as necessary to prevent damage TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.
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Inspection: 1159 Address: [REDACTED]



Flashings/ Penetrations:

Flashings:

OK NI MM RR
☐ ☐ ☒ ☐

Metal, Rubber boot flashing

NOTE: The roof flashing and boot flashing should be inspected annually as part of a routine maintenance plan
 Exposed nail head noted at boot flashing , Maintenance with tar / sealant is needed to prevent leakage at rusted nail heads.

Eaves - Soffits - Fascias:

Type & Condition:

☒ ☐ ☐ ☐ Soffits and overhang materials are aluminum.



Gutters & Downspouts:

Type & Condition:

☒ ☐ ☐ ☐ Building is fully guttered
 Gutters and downspout materials are aluminum.



Condition:

☐ ☐ ☒ ☐ Damage/Defects,
 Rear Gutter is sloped improperly and holding water- recommend correcting
 Damaged downspouts noted
 Extend downspouts to route rainwater away from the building.
 Gutters are discharging water near the foundation.



Concern(s) / Recommendation(s) -With roof drainage systems that are underground there is no way to know if it is done correctly and in some cases even where the water will go. Observations during a downpour is recommended to ensure proper flow and is unrestricted.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Inspection: 1159 Address: [REDACTED]

Attic & Insulation:

Access:

No attic hatch provided/no attic present.

Ventilation Provisions:

OK NI MM RR

☒ ☐ ☐ ☐

Ventilation Types: Passive roof vents installed There are soffit vents installed.

ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

OK NI MM RR



Overhead, 110/220 Volt, Circuit breakers

The panel and its components have no visible deficiencies.



Grounding Equipment:



Defects / Concerns

Ground wire not connected / broken connection noted.

Ground rod was not located. Further evaluation needed to determine location and condition of ground rod.

Inspection: 1159 Address: [REDACTED]



Electrical Distribution Panels:

Main Panel Location:

Bedroom, Closet.



Main Circuit Rating:

200 amps

Entrance Cable Size:

4/0 Aluminum

Anti-oxidant paste not observed - Recommended.



Service Disconnect Switch:

Located at the top of main panel.

Main Panel Observations:

OK	NI	MM	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

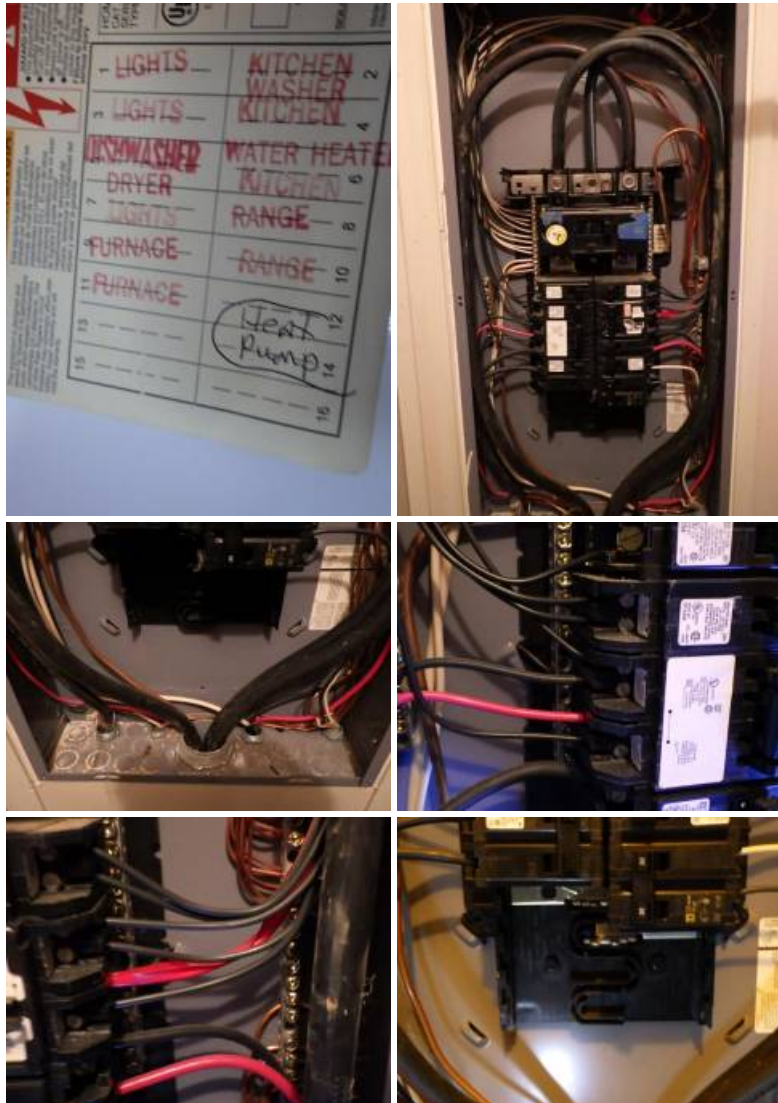
Circuit and wire sizing correct so far as visible

Grounding system is present

No system power surge protection installed- Recommend

Distribution panel has been labeled , proper identification is not traced

Room for expansion/ additional circuits, Minimal room for expansion/additional circuits



Conductors:

Entrance Cables:

Branch Wiring:

OK	NI	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum- OK.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wiring Types: NM/ Romex
				Finishes may conceal other types of wiring
				Appears serviceable.

Switches & Fixtures:

General:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative Sampling of switches was tested. As a whole, switches throughout the home are in serviceable condition unless otherwise noted in the report.
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Inspection: 1159 Address: 222 S. S. Ct.

Electrical Outlets:

General:

OK NI MM RR
☒ ☐ ☐ ☐

Installed Outlets Styles Modern 3 Prong receptacles installed
GFCI protection recommended for all wet locations for safety
A representative sampling of outlets was tested. As a whole,
outlets throughout the house are in serviceable condition. Unless
otherwise noted in the report.

HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment 1 :

Type & Location:

Forced Air. Heat pump.
Location- Laundry room



Brand:

NORDYNE.

Fuel Source:

Electric.

Capacity / Approx. Age:

4 Ton Unit
Model # E2EB-012HA
Serial # E2E990800299
Manufactured Date: August, 1999 (22 years old)
Design life expectancy of the unit is 18 - 25 years (with good care and maintenance)

Inspection: 1159 Address: [REDACTED]



Hvac Location/Coverage Area

Unit covers the entire Structure.

General Operation & Cabinet:

OK NI MM RR

☒ ☐ ☐ ☐

Unit was operational at the time of inspection.
Furnace is an older unit
recommend yearly servicing and maintenance by a qualified
service technician.



Burners / Heat Exchangers:

☒ ☐ ☐ ☐



Pump / Blower Fan:

☒ ☐ ☐ ☐

System lacks cleaning. Fan compartment is dirty.
Appears Serviceable.

Inspection: 1159 Address: 22 [REDACTED] [REDACTED]



Air Filters:

OK NI MM RR
☒ ☐ ☐ ☐

Size of filters installed, 16 X 20 X 1

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..



Normal Controls:

☒ ☐ ☐ ☐ Thermostat is located in the hallway.



Fireplaces / Solid Fuel Heating:

Inspection: 1159 Address: [REDACTED]

- ☐ ☐ ☒ ☐

Prefabricated metal fireplace installed

Wood - The fireplace is designed to burn wood.

There is a visible build-up of creosote in the firebox and / or flue which indicates a need for cleaning. A professional Chimney sweep should be consulted.

Creosote is a tar-like substance that is created by burning wood fuels. It often lines the upper part of the firebox and flue. If not removed can create a fire hazard

Cracked / Loose / Damaged fire brick noted

A damper is installed Damper is operational

Recommend cleaning before use

There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney.

Hearth observations: The hearth extends atleast 16 to 18 inches in front of the firebox and extends atleast 8 inches to either side

There is a mantel installed and it meets the 12 inch minimum clearance above the firebox

The Inspector noted missing carbon-monoxide detectors. A carbon-monoxide detector should be installed in the same room as the fireplace



Inspection: 1159 Address: [REDACTED]

Air Conditioning 1:

Primary Type:

Central, Split System- Heat pump

Outside air temperature was below 65 degrees. Unable to test system at this time.



Brand:

Miller.

Fuel Source:

OK NI MM RR
☐ ☐ ☒ ☐

Electric

Electrical disconnect present

Defects / Concerns

Conduit was noted to be broken/ detached from the breaker box and has wire exposed. - Recommend corrections as needed.



Capacity / Approx. Age:

2.0 Tons

Model # T3QA-024KA

Serial # T3Q000800152

Manufacture Date: August

2000 (21 years old)

Design life expectancy of the unit is approx 15 - 20 years (with good care and maintenance)

Attention Needed: - The age and/or condition is such that you may need to replace it in the near future.



Inspection: 1159 Address: 202 S. [REDACTED]

Hvac Location/Coverage Area

Unit covers the entire Structure.

System Condition:

OK NI MM RR
☐ ☐ ☒ ☐

Outside air temperature was below 65 degrees. Unable to test system at this time.

Pad Type: Concrete Pad

Defects / Concerns,

Some deterioration of cooling fins has occurred at the condenser coils outside.

Refrigerant suction line is exposed and needs pipe insulation added at a minimal expense.

Condenser unit is at or below grade: This can cause condenser deterioration; at least 3 to 6 inches is a good guideline to help prevent condenser deterioration.

Maintenance: Caulk around the A/C lines and any holes , gaps , or penetrations points to reduce the risk of moisture and pest intrusion.

This cooling system uses R-22 refrigerant which is currently being phased out and no longer manufactured.

all that's left is what's in stock and prices for this refrigerant are skyrocketing

most all replacements for R-22 are not as good as R-22 itself

this means that , for repairs involving the refrigerant system , system replacement with the newer refrigerant , R-410A, may make for since than a system repair

Talk to your HVAC tech for more information on the subject.



Ductwork / Distribution:

Ducts / Air Supply:

☒ ☐ ☐ ☐

A combination of types and styles of duct work was observed in place and in use as supply/return system. Both rigid and flexible ductwork may be installed.

☐ ☐ ☒ ☐

Damage/Deterioration noted

Crushed, crimped and/or excessive bends noted in ductwork.

Inspection: 1159 Address: 282 [REDACTED] St



Air Intake/Filters:

OK NI MM RR
☒ ☐ ☐ ☐

It is recommended that disposable filter(s) be cleaned or changed out every 30 - 45 days for best performance.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

Main Line:

Shut Off:

OK	NI	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main Shutoff Valve, was not tested.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Active leak visible at the main water supply shut-off at the time of the inspection- Recommend repairs as necessary by a qualified professional contractor.



Material:

Plastic

Pressure:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.
Water pressure appears adequate.				

Supply Lines:

Inspection: 1159 Address: [REDACTED]

Material:

☒ ☐ ☐ ☐

Plastic- PEX

Portions of the main water line were not visible or accessible for the inspection , therefore not all of the line was inspected.
Appears Serviceable.

Condition:

OK NI MM RR

☐ ☐ ☒ ☐

Saddle valves installed. These are known to fail and if not replaced recommend regular inspections to ensure no leakage.

☐ ☐ ☒ ☐

Damage/Defects noted

Pans and other indications of past leakage noted at the water supply for the dishwasher , while not leaking at the time of the inspection recommend monitoring in the future for leakage and repairs as necessary.



Waste Lines:

Material:

☒ ☐ ☐ ☐

Plastic, PVC, ABS

Finishes may conceal other types of plumbing materials.

Condition:

☒ ☐ ☐ ☐

Appears Serviceable

No leakage was visible or noted, but monitor in the future.

Hose Bibs / Hookups:

General:

☐ ☐ ☒ ☐

Number of exterior hose-bibs installed (One)

Hose-bib Style(s): Frost proof type

Defects / Concerns noted: Sample (s) inoperative.



Concern(s) / Recommendation(s) Recommend not leaving hoses attached during freezing weather as damage can occur .

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

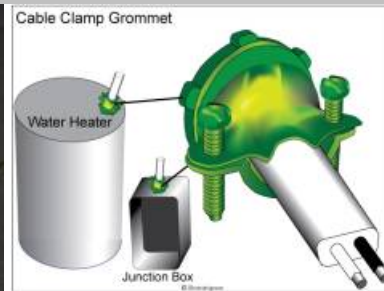
Inspection: 1159 Address: [REDACTED]

Water Heater:

OK NI MM RR

Age/Capacity:

40 Gallons.
Estimated Age: 2015 (6 years old)
Model # ME40R6-S45 100
Serial # 1535101953065.



Location:

Closet.

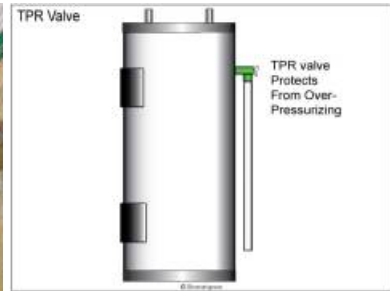


Inspection: 1159 Address: 222 S. C. [REDACTED]

Condition:

- ☐ ☐ ☒ ☐ Operational at the time of the inspection
 Damage/Defects noted
 TPR line discharges out of view. this is not recommended due to if there if a problem it can go undetected for quite some time , 6 inches above the floor is recommended
 The water heater is not equipped with a water leak pan , consider installing one , a pan under the tank is designed to prevent or minimize water damage from the tank should a leak arise

- OK NI MM RR
☒ ☐ ☐ ☐ A water shutoff valve is installed.



Septic System:

- Septic Tank Location: ☐ ☒ ☐ ☐ Public Service.
 Drain Field Location: ☐ ☒ ☐ ☐ Public Service.
 System Condition: ☐ ☒ ☐ ☐ Public Service not inspected.
 Sewer Scope: ☐ ☒ ☐ ☐ Not preformed.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Kitchen Interior:

	OK	NI	MM	RR	
<i>Counters & Cabinets:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinets appear in good condition at time of inspection. with minor wear noted.
<i>Sink:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.



<i>Sink Fixture:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The spray wand was operated and functional at the time of the inspection Spray wand Fixture leaks and should be repaired to prevent damage.
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<i>Sink Drain:</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unconventional plumbing repairs noted. Improper plumbing connection noted. Recommend monitoring in the future and repairs as necessary.
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Inspection: 1159 Address: [REDACTED]



Sink Cabinet:

Cooktop:

OK	NI	MM	RR	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water damage in cabinet noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric, Appears serviceable.



Oven:

Ventilation:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Anti-Tip Installed, The oven was functional , but was neither calibrated nor tested for its performance.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recirculation type, not vented to the outside. Light is inoperative.



Inspection: 1159 Address: [REDACTED]

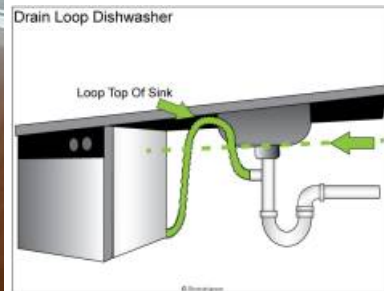
Refrigerator:

☒ ☐ ☐ ☐ Appears in serviceable condition.



Dishwasher:

OK NI MM RR
☐ ☒ ☐ ☐ Appears in serviceable condition.
A proper air gap IS NOT installed in the dishwasher drain line.



Counters & Backsplashes:

☒ ☐ ☐ ☐ Appears in good condition.



Cabinets:

☒ ☐ ☐ ☐ Appears in good condition.

Inspection: 1159 Address: [REDACTED]



	OK	NI	MM	RR	
Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition at time of inspection.
Ceilings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition.
Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is Laminate flooring.
Switches & Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

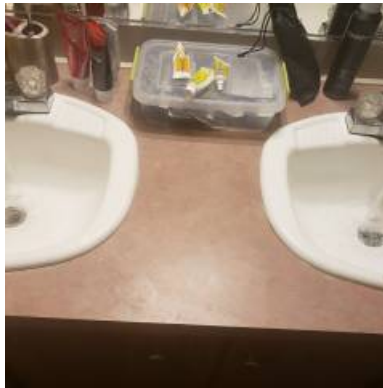
Master Bath:

Sink & Cabinetry:

OK NI MM RR

☐ ☐ ☒ ☐

The following problems were noted at the drain:
Drainage is a bit slower than normal.



Inspection: 1159 Address: [REDACTED]

Toilet:

☒ ☐ ☐ ☐ Appears Serviceable at time of inspection.



Tub/Shower Fixtures:

OK NI MM RR
☒ ☐ ☐ ☐ Appears serviceable.



Tub/Shower And Walls:

☒ ☐ ☐ ☐ Fiberglass, Appears in good condition.



Caulking/Water Contact Area

☐ ☐ ☒ ☐ Attention Needed: The caulking in the water contact areas appears to need attention. Damage may result if not correct. Action Necessary- Some caulking in the water contact areas is necessary. There may be current damage. This inspection is of the visible areas only. No invasive action was necessary. Further investigation is needed to determine the extent of damage.

Inspection: 1159 Address: [REDACTED]

Bath Ventilation:

☐ ☐ ☒ ☐ Exhaust fan did not operate. Repairs or replacement needed.

Windows:

OK NI MM RR
☒ ☐ ☐ ☐ Appears serviceable.

Doors:

☒ ☐ ☐ ☐ Hardware operational.

Walls:

☐ ☐ ☒ ☐ Damage noted.



Ceilings:

☐ ☐ ☒ ☐ Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Floors:

☐ ☐ ☒ ☐ The floor in this room is in need of some repair. There is a considerable sag in the floor of this room that needs to have a determination of the cause and course of action. Repairs are needed.

Switches & Fixtures:

☒ ☐ ☐ ☐ The lighting for the vanity light is, Functional at the time of the inspection
Appears serviceable.

Electrical Outlets:

☒ ☐ ☐ ☐ A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Hall Bath:

Sink & Cabinetry:

☒ ☐ ☐ ☐ Appears to be in good condition.

Inspection: 1159 Address: [REDACTED]



Toilet:

OK	NI	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears Serviceable at time of inspection.



Tub/Shower Fixtures:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.
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Tub/Shower And Walls:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceramic Tile, Appears in good condition.
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Inspection: 1159 Address: [REDACTED]



	OK	NI	MM	RR	
Caulking/Water Contact Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attention Needed: The caulking in the water contact areas appears to need attention. Damage may result if not correct. Action Necessary- Some caulking in the water contact areas is necessary. There may be current damage. This inspection is of the visible areas only. No invasive action was necessary.
Bath Ventilation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is an exhaust fan installed in this bathroom, and it is functional.
Doors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hardware operational.



Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition.
Ceilings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition.
Floors:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The floor covering material is Linoleum The floor in this room is in need of some repair. There is a considerable sag in the floor of this room that needs to have a determination of the cause and course of action. Repairs are needed.
Switches & Fixtures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

GENERAL COMMENTS:

An occupied house such as this one will typically have furniture, storage and other items that will partially block areas from inspection. Closets are usually packed with items which can completely block access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing.

Carpeting throughout the house is only fair - normal wear and tear.

Entry / Foyer / Hall:

	OK	NI	MM	RR	
<i>Walls:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition at time of inspection.
<i>Ceilings:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition.
<i>Floors:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is carpet.
<i>Switches & Fixtures:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.
<i>Smoke / Fire Detector:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Responded to test button.



Living Room:

	OK	NI	MM	RR	
Windows:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unable to verify functionality of windows due to personal belongings blocking access.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition at time of inspection.
Ceilings:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.



Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is carpet.
Switches & Fixtures:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recommend replacing non- functional bulbs.
Electrical Outlets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.
Fireplaces / Solid Fuel Heating:	Fireplace installed- for additional information please check the heating section of the report.				



Dining Room:

Windows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No screen noted.
Walls:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition at time of inspection.
Ceilings:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Repairs noted to ceiling.
Floors:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is Laminate flooring, NOTE: the home was occupied and or staged. Household goods and/or furnishing limit the visible areas of the floor coverings and may conceal damage or defects that would have otherwise been observed.

Inspection: 1159 Address: [REDACTED]

Switches & Fixtures:

☒ ☐ ☐ ☐ Recommend replacing non- functional bulbs.

OK NI MM RR

Electrical Outlets:

☒ ☐ ☐ ☐ A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Smoke / Fire Detector:

☒ ☐ ☐ ☐ Responded to test button.

Master Bedroom:

Doors:

☐ ☐ ☒ ☐ Door hardware needs some adjustment or repair for it to function appropriately. At least one of the door hinges needs repair or replacement.

☒ ☐ ☐ ☐ Missing trim noted around door frame.



Windows:

☐ ☐ ☒ ☐ At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.



Walls:

☒ ☐ ☐ ☐ Appears to be in good condition at time of inspection.

Ceilings:

☐ ☐ ☒ ☐ There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

Inspection: 1159 Address: [REDACTED]



Floors:

OK NI MM RR
☒ ☐ ☐ ☐

The floor covering material is carpet.

NOTE: the home was occupied and or staged. Household goods and/or furnishing limit the visible areas of the floor coverings and may conceal damage or defects that would have otherwise been observed.

Closets:

☒ ☐ ☐ ☐

The closet is lighted. Appears serviceable.



Switches & Fixtures:

☒ ☐ ☐ ☐

Appears serviceable.

Electrical Outlets:

☐ ☐ ☒ ☐

Missing outlet cover noted.



Inspection: 1159 Address: [REDACTED]

Bedroom #2:

Doors:

OK NI MM RR
☐ ☒ ☐ ☐ Not operated because doors blocked or locked.



Windows:

☐ ☐ ☒ ☐ At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced.



Walls:

☐ ☐ ☒ ☐ Damage noted.



Ceilings:

☒ ☐ ☐ ☐ Appears to be in good condition.

Inspection: 1159 Address: [REDACTED]

Floors:

- ☒ ☐ ☐ ☐ The floor covering material is Linoleum, With rugs covering.
NOTE: the home was occupied and or staged. Household goods and/or furnishing limit the visible areas of the floor coverings and may conceal damage or defects that would have otherwise been observed,

Closets:

- OK NI MM RR
☒ ☐ ☐ ☐ Appears serviceable.



Switches & Fixtures:

- ☒ ☐ ☐ ☐ Appears serviceable.

Electrical Outlets:

- ☒ ☐ ☐ ☐ A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Bedroom #3:

Doors:

- ☒ ☐ ☐ ☐ Hardware operational.



Windows:

- ☐ ☒ ☐ ☐ Unable to check functionality of windows due to personal belongings.

Walls:

- ☒ ☐ ☐ ☐ Appears to be in good condition at time of inspection.

Ceilings:

- ☒ ☐ ☐ ☐ Appears to be in good condition.

Floors:

- ☒ ☐ ☐ ☐ The floor covering material is carpet.

Closets:

- ☐ ☒ ☐ ☐ Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.

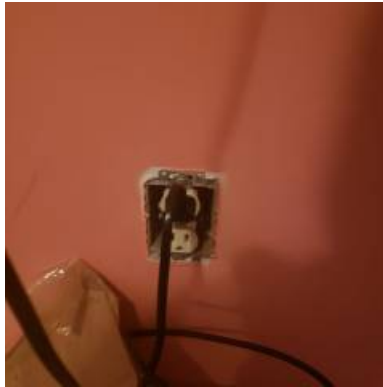
Inspection: 1159 Address: [REDACTED]



Switches & Fixtures:

Electrical Outlets:

OK	NI	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Missing outlet cover noted.



General:

General

There are some deferred maintenance and cosmetic defects in the home---- Both inside and outside. No attempt is made to identify all these issues but will be mentioned in relation to more serious concerns throughout the report
There are many things that can be done to improve the safety and living conditions within any home. While many of these issues come to light during the course of a standard home inspection there are likely other things that can be done to improve the home
Additional information can be found by searching / Center for Healthy Living.

Doors:

Overall Interior Door Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall in good condition, unless other wise noted in the report.
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Windows:

General Type & Condition:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some springs/slides do not operate properly. See individual room section for additional information.
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Walls:

General Material & Condition:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appears serviceable.
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Inspection: 1159 Address: 282 S. S. St.

Ceilings:

General Type & Condition:

OK	NI	MM	RR	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stains noted.

Floors:

General:

OK	NI	MM	RR	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Overall in good condition, unless other wise noted in the report bathroom floor(s) need attention. There is a considerable sag in the floor of the bathroom(s) that needs to have a determination of the cause and course of action. Repairs are needed.

Closets:

General:

OK	NI	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall in good condition, unless other wise noted in the report.

Smoke / Fire Detector:

Comments:

OK	NI	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke alarm(s) responded to test button operation. Each bedroom and each hallway serving one or more bedrooms should have an smoke alarm Recommend changing batteries in smoke alarms every 6 months.

Carbon Monoxide Detector:

Comments:

OK	NI	MM	RR	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Inspector noted missing carbon-monoxide detectors. A carbon-monoxide detector should be installed in the same room as the fireplace.

Water Quality:

Observations:

If no additional information is included in this report in respect to water quality issues , then no discernible odors or discolored water were present or noticed from the water in the home at the time of the inspection - Testing of the water quality is recommended regardless of installed treatment tanks or filters installed in the home.

Odors Present:

Observations:

If no additional information is included in this report in respect to odors , then no discernible odors were present or noticed in the home at the time of the inspection.

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Utility room.

Hose Bibs / Hookups/Sink ☒ OK ☐ NI ☐ MM ☐ RR
Faucets:

A connection area is available with both hot and cold water supply and a drain pipe/Drain. The drain was not flood tested
Appears Functional
Recommend installing braided stainless steel hoses when replacing hoses.



Clothes Washer:

☐ ☒ ☐ ☐ Brand, Kenmore,
Washer was not operated at the time of inspection.



Clothes Dryer:

☐ ☒ ☐ ☐ Brand, Roper, Electric model,
Dryer was not operated at the time of inspection.

Inspection: 1159 Address: [REDACTED]



Dryer Vent:

OK NI MM RR
☐ ☐ ☒ ☐

A dryer vent is provided, but does not vent to the exterior. The dryer vents into the crawlspace. This is not an acceptable practice. It introduces excessive moisture and lint into the crawlspace area.

When properly vented to the exterior the vent is too close to the AC unit- It empties at a location that causes the air conditioning condenser cabinet to collect the lint. This reduces the efficiency of the air conditioning system, and it could result in system failure. - Recommend routing the vent to another location.

☐ ☐ ☒ ☐

Vent pipe material: Metal Flexible Plastic Flexible, The dryer ventilation as installed is not functioning properly. Action is required to make the vent work properly.

Dryer Vent piping is torn / disconnected and needs repair / replaced for proper operation

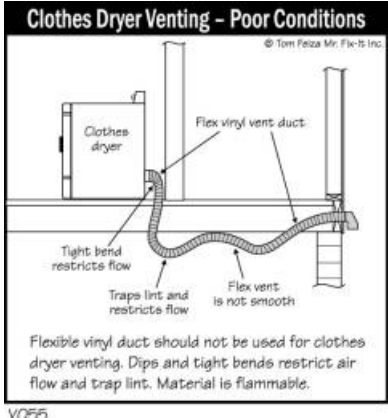
Missing / Broken baffles noted on the exterior vent- Recommend Replacing exterior vent

The dryer vent system should be cleaned and serviced regularly for safety.

NOTE: The National Fire Protection Association (NFPA) recommends that all dryer vents ducts be made from straight dryer ducts rather than plastic or flexible metal for improved safety.



Inspection: 1159 Address: 2 [REDACTED]



Switches & Fixtures:

Electrical Outlets:

Walls:

Ceilings:

OK	NI	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears serviceable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	220 Service- Appears operational.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appears to be in good condition.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous Leak - There are signs of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Floors:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The floor covering material is Linoleum.
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OUTBUILDING

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Type:

Detached building are not considered to be part of a general home inspection , however as a courtesy , some general notes have been taken and included in this report
Detached.

Outbuildings*Outbuildings*

STRUCTURAL PERFORMANCE- No significant problems were observed during the inspection.

Roof:*Condition:*

Metal Roof.

Garage Walls:*Type & Condition:*

Metal.