



Inspection Report

Report - Property/Home
Inspection

06.26.24



Client(s)

Realtor

Your Inspector
Daniel Peters
Lic# 5365

Daniel Peters



Contents

Report - Property/Home
Inspection

06.26.24



Summary Page.....3

Inspection Picture Addendum14

General Information.....16

Structural17

Exterior21

Roof28

Plumbing30

Water Heater34

Bathroom36

Electrical42

Heating47

Fireplace.....49

Air Conditioning50

Ducts52

Interior54

Insulation & Ventilation.....57

Appliances.....60

THE SUMMARY IS NOT THE ENTIRE REPORT. THE COMPLETE REPORT MAY INCLUDE ADDITIONAL INFORMATION OF CONCERN. IT IS STRONGLY RECOMMENDED THAT YOU READ THE COMPLETE REPORT. THE SUMMARY INCLUDES ONLY THOSE ITEMS THAT DO NOT FUNCTION PROPERLY, ADVERSELY AFFECT THE HABITABILITY OF THE DWELLING, APPEAR TO WARRANT FURTHER INVESTIGATION BY A SPECIALIST OR REQUIRE SUBSEQUENT OBSERVATION. FOR INFORMATION REGARDING THE NEGOTIABILITY OF ANY ITEM IN THIS REPORT UNDER THE REAL ESTATE PURCHASE CONTRACT, CONTACT YOUR NORTH CAROLINA REAL ESTATE AGENT OR AN ATTORNEY.

THE FOLLOWING ITEMS SHOULD BE CHECKED FOR EXTENT OF DAMAGE AND/OR REPAIRED BY QUALIFIED REPAIR PERSON

Needs Repair / Needs Further Evaluation

Structural

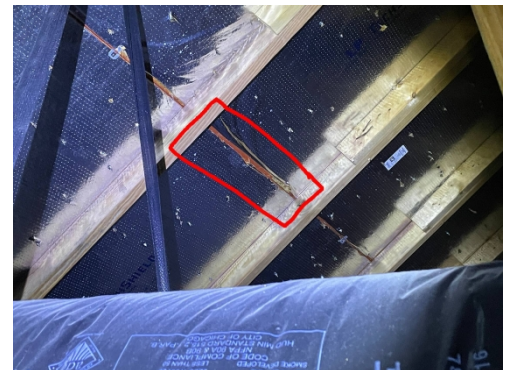
1. Needs Further Evaluation: Roof Framing - Truss Damage Repair Present - Observed a broken web member on an attic roof truss above the living room area which has been provided with an on site repair. It is not uncommon to have some areas of damage on a truss due to packaging and shipping from the manufacture and installation at the time of the home's construction. Even though the repair is mostly consistent with similar repairs specified by professional engineers, only a registered engineer can certify structural integrity. It may be that the municipal building department has a letter on file from the truss engineer that validates that the repair modification was evaluated and repaired per professional specifications. If this verification cannot be provided, further evaluation and repairs specified by a structural engineer and contractor are recommended in order to ensure that the intended structural integrity of the truss is provided.



See Additional Photos on Page #18

Structural

2. Needs Repair: Roof Decking Missing Clip - An area above the living room/dining area was noted as not having a roof decking clip properly installed between the roof trusses at the breaks in the roof decking. (See Photo) Clips provide support at the butt joints in the roof sheathing in trussed roof systems due to the larger spacing allowed between the individual trusses themselves. Concerns for buckling of the sheathing and/or poor supporting of the sheathing when walked on is present due to the clips not being properly installed. It is recommended that a professional contractor familiar with trussed roof construction evaluate all accessible areas of the roof sheathing providing supplemental support boards under any butt joints that are not provided with proper installation of the decking clips.



See Additional Photos on Page #19

Exterior

3. Needs Repair: Exterior Wall Cladding - Damaged Siding - Observed some damaged sections of fiber cement siding on the exterior of the home. Openings in the wall cladding can allow moisture to get behind the wall cladding where damage can occur. Have a professional siding contractor evaluate the home's entire siding application/installation and make any necessary repairs to prevent possible moisture intrusion and to ensure long term serviceability of the wall cladding.



See Additional Photos on Page #21

Exterior

4. Needs Repair: Exterior Trim - Deteriorated Sealant -

Unions of doors/window frames/exterior trim to the exterior wall cladding have areas of sealant adhesion failure present. Caulked joints that have cracked and/or separated need to be sealed in order to prevent any possibility of water intruding into the walls where damage can occur. Have a professional contractor properly prepare/reseal all areas where joints have been compromised.



See Additional Photos on Page #21

Exterior

5. Needs Repair: Front Entry Door - Not Sealing, Latching and Locking Properly -

The front door is not making a good seal on the weather strip insulation provided. The door is not latching properly and the deadbolt is difficult to engage in the door frame. This can allow conditioned air to leak from the home, and provide an access point for pests into the home. This will prevent the door from being properly secured. Have a professional contractor evaluate the door installation and make the necessary repairs to allow the door to seal properly when closed.



See Additional Photos on Page #21

Exterior

6. Needs Repair: Rear Door - Moisture Damage to Rear Door Trim -

The rear exterior door lower side wood jambs have wood deterioration present. Suggest adding a rain diverter along the roof edge to reduce water from running off the roof at the door trim area. Long term exposure to moisture can result in damage to the wood components of this door system and repairs/replacement are necessary. Have a professional contractor make all necessary repairs for long term serviceability.



See Additional Photos on Page #22

Exterior

7. Needs Repair: Garage - Garage Door Opener Down Force Adjustment Needed -

The garage door did not reverse motion when a small amount of resistance (three fingers alone used to stop downward motion) were applied to the door while closing. Improperly set door openers can result in damage to the door/personal property, or personal injury. Have a professional garage door installation contractor adjust the downforce on the automatic garage door opener auto-reverse function so that less resistance is required in order to reverse downward door motion.



See Additional Photos on Page #23

Exterior

8. Needs Repair: Mulch/Ground Cover - Siding/Trim Buried -

Observed piles of mulch/ground cover that are at or above the lower edge of the siding/trim on the home. Siding or trim extending below the grade/grade cover can allow for unseen moisture damage to occur, as well as, provide an easy access point for termites to get to the wood framed structure. Recommend that a professional contractor make any necessary repairs to expose a minimum of 6" of foundation wall below the siding/trim to prevent damage and allow for regular evaluation.



See Additional Photos on Page #26

Exterior

9. Needs Repair: Shrub Limbs/Vines - Limbs/Vines In Contact With The House -

Observed vines/shrub limbs that are in contact with the home. Branches in contact with the house can cause damage to the shingled roof covering and water shedding off the trees can divert water toward the house. The canopy under large trees will hold higher moisture levels in them that will over time cause wood to deteriorate. Maintain large vegetation away from the house in order to prevent damage to the house and reduce higher moisture levels that can cause rot on wood surfaces.

>>> Note: Limbs over the fireplace chimney can cause poor drafting/back drafting in the fireplace.



See Additional Photos on Page #26

Exterior

10. Needs Repair: Exterior Wall Cladding - Openings in Stone Veneer - Observed some openings in the stone veneer on the front elevation of the home. (See Photo) A veneer does not support the weight of any structure, but does support the weight of the stone. Openings in the mortar joints in the veneer can cause stones to fall from the wall as a result. Additionally, openings in these joints between the stone can allow water to intrude into openings and during extremely cold weather, freezing conditions will expand water and cause stone to crack or dislodge. Have a professional masonry contractor seal any open joints in the veneer exterior of the home.



See Additional Photos on Page #27

Exterior

11. Needs Repair: Slab Foundation - Insulation Damaged -

This house has a concrete slab foundation. Some areas of the applied insulation on the left elevation have been damaged, likely due to assumed landscape equipment. (See Photo) This will reduce the insulation rating provided to the slab. Have a professional contractor make the necessary repairs to these areas to restore the insulation.

>>> Note: Caution is advised when providing exterior maintenance in the yard in order to prevent any further damage from occurring.

>>> Slab Inspection Limitations: The inspection is limited at the interior of the house due to floor coverings and at the exterior due to landscaping, dirt grade and an enhanced insulation covering applied on the exposed sides of the cement slab above the dirt grade.



Roof

12. Needs Repair: Roof Covering - Unsealed Nail Heads -

Observed unsealed nail heads in the shingles/flashings around the roof. (See Photo) Unsealed nails heads can allow moisture to penetrate around the nails shaft which can result in moisture damage to the roof decking. Have a professional roofing contractor evaluate the entire roof area and properly seal all exposed nail heads.



See Additional Photos on Page #28

Bathroom - First Floor Ensuite Bathroom

13. Needs Repair: Front Right Bedroom Bathroom - Shower Tile/Grout - The shower tile has evidence of cracking/separation present between the tiles/grout/sealant. (See Photo) Water that is able to intrude under the tile and can, over time, deteriorate the wall or floor structure under/behind the tile. Recommend having a professional tile installation contractor provide further evaluation and at a minimum, properly repair the deteriorated grout joints, so that the possibility of water penetration is prevented.



See Additional Photos on Page #36

Bathroom - First Floor Ensuite Bathroom

14. Needs Repair: Front Right Bedroom Bathroom - Shower Handle & Spout Not Sealed/Loose - The shower handle & spout needs to be sealed/caulked to the wall of the shower. (See Photo) Water is able to get behind the shower wall when turned on. Loose fixtures can damage plumbing connections over time. Have a professional plumbing contractor evaluate all of the bathroom fixtures in the home and properly seal any openings.



See Additional Photos on Page #36

Bathroom - First Floor Hall Bathroom

15. Needs Repair: Hallway Bathroom - Tub Spout Not Sealed -

The tub spout and water valves need to be sealed/caulked to the wall of the tub/shower in the hall bathroom. (See Photo) Water is able to get behind the shower wall when turned on. Have a professional plumbing contractor evaluate all of the bathroom fixtures in the home and properly seal any openings.



See Additional Photos on Page #38

Bathroom - First Floor Hall Bathroom

16. Needs Repair: Hallway Bathroom - Shower Head Leaks -
Observed the shower head in the hall bathroom to leak at the various connections when in use. (See Photo) Water leaking at these locations can reduce water pressure for the shower. Recommend that a professional plumbing contractor make the necessary repairs to prevent further leaking while the shower is in use.



See Additional Photos on Page #38

Bathroom - First Floor Primary Bathroom

17. Needs Repair: Primary Bathroom - Shower Handle Not Sealed & Loose -
The shower handle needs to be sealed/caulked and properly secured to the wall of the shower. (See Photo) Water is able to get behind the shower wall when turned on. Loose fixtures can damage plumbing connections over time. Have a professional plumbing contractor evaluate all of the bathroom fixtures in the home and properly seal any openings.



See Additional Photos on Page #40

Bathroom - First Floor Primary Bathroom

18. Needs Repair: Primary Bathroom - Shower Sealant Maintenance Needed -
The shower in the primary bathroom needs preventative maintenance (sealant) applied at the union of the wall and floor. (See Photo) Typically observed small cracks in the grout or sealant in this area should be maintained or sealed by using an appropriate sealant. Gaps at these areas can allow water to intrude under the shower and cause damage over time. Have a professional contractor fully evaluate the shower and properly seal any gaps/cracks.



See Additional Photos on Page #41

Bathroom - First Floor Primary Bathroom

19. Needs Further Evaluation/Repair: Primary Bathroom - Damaged Shower Surround -
Observed areas of damage in the primary bathroom shower floor with patch work observed. (See Photo) These areas of damage can allow moisture to leak under the shower where damage can occur. Recommend that a professional contractor make the necessary repairs to prevent any possibility of leaking.



See Additional Photos on Page #41

Electrical

20. Needs Repair: Outlets - Outlet - The front porch outlet near the door had one of the receptacles obstructed. (See photo) The outlet was not able to be fully tested. This limits/prevents use of the outlet. Have a professional electrical contractor remove the obstruction from the outlet so that proper operation can be provided.



See Additional Photos on Page #44

Electrical

21. Needs Repair: Interior Lighting - Wrong Three-way Switch Wiring Configuration - The 3-way switch configuration serving the living room middle ceiling light does not work properly. One switch must always be in the on position for the other switch to work. Have a professional electrical contractor evaluate the circuit and make any necessary repairs in order to restore proper/independent operation at all switch locations.



See Additional Photos on Page #44

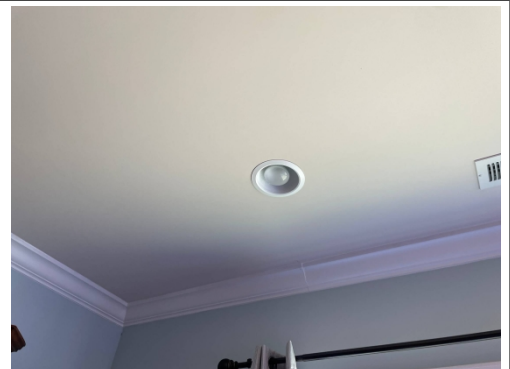
Electrical

22. Needs Repair: Exterior Lighting - Exterior Lights Not Operating - The front porch light fixture did not turn on at the time of the inspection. Replace missing/burned out bulb and/or have a professional electrical contractor make any additional repairs necessary in order to assure that the electrical circuit serving the fixture is working properly.



Electrical

23. Needs Repair: Interior Lighting - Interior Lights Not Operating - The rear sitting room light fixture did not turn on at the time of the inspection. Replace missing/burned out bulb and/or have a professional electrical contractor make any additional repairs necessary in order to assure that the electrical circuit serving this fixture is working properly.

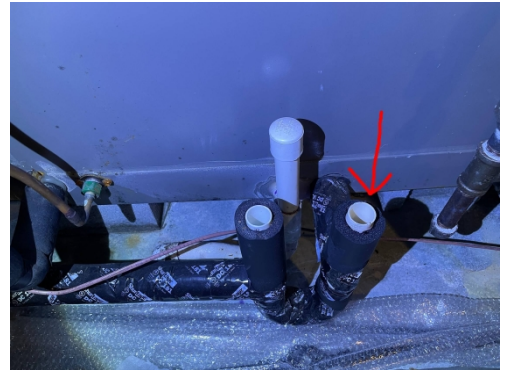


See Additional Photos on Page #45

Heating

24. Needs Repair: HVAC Unit - Air Loss Through Condensate Line -

The HVAC unit condensate line vent/cleanout - located between the line trap and the connection to the air handler - is venting a considerable amount of conditioned air to the area. An open condensate drain line will reduce the efficiency of the system, as well as cause negative pressures in the closed air system. This open cleanout or vent should either be covered (An easily removable cap or plug should be installed) or relocated to the downward drain side of the line trap so that the closed air system is not venting air from the system and is not causing negative pressure inside. Recommend having a professional HVAC contractor evaluate the HVAC unit installation and make any necessary repairs for long term serviceability.



See Additional Photos on Page #47

Heating

25. Needs Repair: HVAC Unit - Rust on Interior of Furnace -

Observed rust around the fan housing, bottom of the furnace & burner ports in the HVAC unit. (See Photo) Rust may result in damage to the burners in the HVAC unit which can lead to the incomplete burning of gasses which can result in higher carbon monoxide levels and increased utility costs. Have a professional HVAC contractor evaluate the system and make any necessary repairs for normal safe operation to occur.

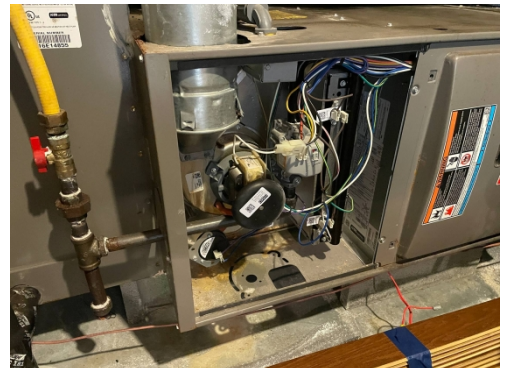


See Additional Photos on Page #48

Heating

26. Needs Repair: Attic HVAC Unit - Noisy Fan Operation -

When operating the HVAC unit there was a slight rattling noise observed in the furnace near the fan housing area. Noisy operation can result in damage to the equipment. Recommend that a professional HVAC contractor evaluate the system and make any necessary repairs to ensure proper operation and long term serviceability.



See Additional Photos on Page #48

Interior

27. Needs Repair: Flooring - Loosely/Torn Carpet -

A section of the carpet in the 2nd floor loft is torn/separating and can become a tripping hazard. Loose carpet can become damaged further over time and seams can lift up. Have a professional contractor evaluate the carpet throughout the home and make the necessary repairs for safe passage.



See Additional Photos on Page #54

Interior

28. Needs Repair: Counters and Cabinets - Sealant Missing/Cracked -

Observed deteriorated sealant at the kitchen countertop and backsplash connection. The primary bathroom counter sealant has gaps observed. Moisture/water can penetrate this gap and damage the wall over time. Recommend that this countertop be sealed by a professional contractor to prevent possible moisture damage.



See Additional Photos on Page #55

Interior

29. Needs Repair: Windows - Window Glass Unit Seal Failure -

Glass unit window insulation seals were observed to be compromised in a few locations throughout the home. - [Dining area bottom sash(1) & primary bedroom top sash(1)] Compromised glass seals may not necessarily be limited to just the glass units noted. Signs of compromised glass seals can be masked by weather conditions, lighting, and cleanliness of glass at the time of the inspection. Have a professional window pane replacement company evaluate all of the glass units in the home and make the necessary repairs/replacement to restore the insulation integrity of any units determined to have bad seals.



See Additional Photos on Page #55

Interior

30. Needs Repair: Counters and Cabinets - Damaged Countertop -

Observed a damaged section of countertop in the kitchen at the sink. (See Photo) The chipped area is sharp and could result in personal injury. Have a professional contractor evaluate the counter and make the necessary repairs for safe use.



See Additional Photos on Page #56

Insulation & Ventilation

31. Needs Repair: Bathroom Exhaust Vent - Bathroom Exhaust Vent Flap Not Closing Fully - The exhaust vent flap serving the primary bathroom exhaust duct has the baffle stuck in a partially open position on the left elevation. (See Photo). The open flap can allow access of outside air into the house and/or birds have been known to nest in the opening. Have a professional contractor make the necessary repairs/replacement to this duct end cap so that proper operation is provided.



See Additional Photos on Page #58

Inspection Observations, Information, Suggestions and/or Limitations:

Exterior

32. Observation/Information: Grading Swale Possibly Holding Water - Grading is diverting water away from foundation but the long narrow run of sculpted grade swales between the neighboring homes has low areas that can hold small amounts of water for short periods of time after long durations of rainfall. Standing/stagnant water is a health concern because it can promote insect and bacterial growth. These areas will have to be monitored over the first year in the house in order to ensure that standing water is not being retained for extended periods of time.



See Additional Photos on Page #26

Plumbing

33. Satisfactory: Exterior Faucets - Slab/Freeze-proof With Shutoff - Hose faucets are the freeze-proof type. No protective measures during periods of extremely cold weather are necessary with this type of exterior hose faucet, but the builder has provided a shutoff valve next to the main house water shutoff [] that provides an even higher level of weatherization during periods of extremely cold weather.

>>> Note: Do not leave hoses with spray handles installed in place with water spigots left on during the winter. Water in the hoses can freeze causing damage to the spigots and/or water lines inside the wall cavities that will not be apparent until water in the lines thaws.



See Additional Photos on Page #32

Plumbing

34. Suggestion: Missing Washing Machine Drain Pan - There is no washing machine emergency drain pan installed for the washing machine. This can result in water damage to the floor/ceiling below this area should the washing machine or lines leak. Suggest that a drain pan be added so that protection against water damage from leaking appliance can be provided.



See Additional Photos on Page #33

Water Heater

35. Limited Evaluation: Thermal Expansion Tank Wrapped - An insulation blanket prevented full inspection of the thermal expansion tank. A thermal expansion tank is a plumbing device associated with a public water supply system having a traditional water heater. This device compensates for increased water/gas pressures that can result due to the large volume of heated water being stored inside the water heater. Conditions were considered normal but due to the device being wrapped in a thermal blanket, a full evaluation was not able to be completed.

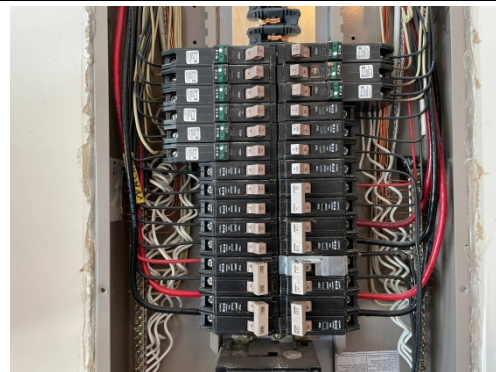


See Additional Photos on Page #34

Electrical

36. Information: ARC Fault Protection - ARC fault breakers, located inside the electrical panel, were not tested due to the home being occupied at time of inspection and potential for damage to personal property. Testing is performed by pushing the test button on each individual breaker and then resetting it after the test. This will ensure continued protection will be provided in the event of an adverse electrical condition.

>>> Both the Underwriters Laboratories (UL) & Canadian Standards Asso. (CSA) agree that the GFCI & ARC fault breakers should be tested monthly.



See Additional Photos on Page #43

Electrical

37. Information: Smoke Detectors - Smoke detectors present were checked at the time of the inspection. Smoke detection device installation appears to be typical for the time period of the home's construction. Change out batteries (if provided with a backup power source) on all smoke detectors annually in order to provide a continued backup power source for detectors during periods of interrupted power outages.

>>> Note: Most smoke/CO detector manufacturers recommend detector replacement every 10 years.

>>> Note: Several smoke and CO alarms being sold on e-commerce sites have not been tested by Nationally Recognized Testing Laboratories (NRTLs). These untested alarms lack the certification to perform as required by industry standards.



See Additional Photos on Page #45

Heating

38. Limited Evaluation: Gas Heat - Outdoor Temperature Above 60 Degrees - Manufacturers do not recommend operating a gas furnaces for extended time intervals when outside air temperatures are above 60 degrees. When outdoor temps exceed this limit a heating systems will be visually inspected and activated for a short period only. No adverse conditions were observed during the inspection, but this evaluation was limited.



See Additional Photos on Page #47

Air Conditioning

39. Information/Recommendation: General HVAC Maintenance - Manufacturer recommended maintenance service cleaning to be provided annually on all HVAC systems. It is known that an A/C system can lose up to as much as 10% operating efficiency a year if not being properly maintained. At a minimum, maintenance service should be provided no less than every three years in order to maintain operating efficiency above seventy percent. If preventative maintenance records cannot be provided demonstrating that the system has been serviced in the past 3 years, it is strongly suggested that a HVAC contractor provide further evaluation of this system including cleaning the evaporator and condensing coils, checking refrigerant levels/pressures and a visual inspection of the heat exchanger (gas furnaces only) as part of a scheduled maintenance service. If records are provided, it is recommended to review the service receipt in order to determine what services were provided. If more than 1/2 pound of refrigerant was required to refill the system, leak checking should be performed in order to ensure that a leaking condition is not present in the system.



See Additional Photos on Page #51

Ducts

40. Information: Electronic Air Flow Dampening System - This HVAC system has an electronically controlled damper system installed on it that allows a single HVAC system to have independent temperature control for all of the floor systems. Damper was tested and appeared to be functioning properly at the time of the inspection. It is suggested that ceiling fans be used continuously to help circulate the air which will help in providing a more uniform air temperature throughout the interior of the house.

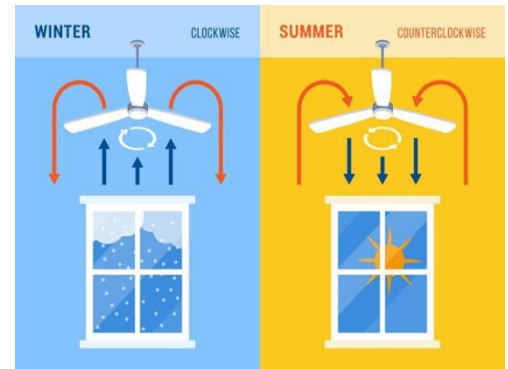
Note: All thermostats should be in either heat mode or air conditioning mode at the same time or the system may not work properly.



See Additional Photos on Page #52

Ducts

41. Information: HVAC Ventilation with Return & Supplies in Ceiling - The return air and air supply ducts are installed in the ceiling. It is highly recommended that a ceiling fan be used (especially during the winter season due to heat naturally rising and being maintained at the ceiling) to help maintain more uniform air temperatures from the floor to the ceiling in the house. Fan should run 24/7 at a low speed setting to be the most effective and the direction of airflow on the fan should be set in the upward direction during the winter season, and downward during the summer.



Interior

42. Limited Evaluation: Observed personal items stored throughout the house. This limits access to various areas, and will prevent inspection of windows and outlets that are covered by personal items. Efforts were made to observe all areas, but the evaluation may have been limited.



See Additional Photos on Page #56

Interior

43. Observation/Information: Minor 2nd Floor Noise Present - Floor coverings prevented full inspection of some floor surfaces. Where visible, floor condition is serviceable and typical for the age of the home. Observed some areas in the 2nd floor system where the subfloor is loosely secured to the floor trusses/floor joist. This results in some minor floor deflection and/or squeaking in the floor when walked on. This is a common occurrence in many floor systems and can be repaired by pulling up the floor coverings and adding additional fasteners (preferable screws) in the areas of the loose subfloor.

Note: The possibility of some floor noise is always present in homes with raised floor systems. Subfloors that are loosely secured to the floor trusses/floor joist can result in some minor floor deflection and or squeaking in the floor when walked on. Floor noise not noted at the time of the original inspection can become apparent after a new occupant places furnishings at different locations in the home.



See Additional Photos on Page #56



Right elevation



Rear right elevation



Rear left elevation



Left elevation

Inspection Picture Addendum



Roof structure observed in the attic, some areas of the attic were not fully accessible/visible due to limited attic flooring, ductwork and low clearances.



The kitchen at the time of the inspection.



Water pressure, functional flow, drainage and hot water temperature readings observed.



Radon monitor set in the front right bedroom.
48 hour test.

***** GENERAL COMMENTS ON THE INSPECTION *****

Due to the mostly visual nature of the home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. The inspector can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected to move furnishings or other items during the inspection, disassemble equipment or open wall coverings. A home inspection is a "snapshot" of the home at the time of the inspection. It is designed to educate about the home, not to replace the obligation of a seller to disclose known defects. A home inspector is not required to report the presence of potentially hazardous plants or animals including, but not limited to, wood destroying insects or diseases harmful to humans; the presence of any environmental hazards including, but not limited to mold, toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will not change in the future. It is strongly recommended that the buyer perform a thorough pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection. We recommend that appropriately licensed professionals carry out all repairs. Your real estate contract may include this as a stipulation. We also recommend that the buyer retain all repair work orders, receipts and guarantees for future reference.

If Advantage Inspection performs a re-inspection of the property after repairs are completed, the repair work orders and receipts must be made available to the inspector at the time of the reinspection. Some repairs, such as specific types of roof repairs, air conditioning repairs, etc., cannot be confirmed visually, and the repair receipts are the only indication of the nature and suitability of the repair. Please ensure that relevant repair receipts will be available for review by your home inspector during the reinspection.

As a reference to the terms used to describe directional orientation in this report, right, left, front and rear are used as if facing the front of the home.

All bathroom fixtures are tested and operated at the time of the inspection. Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucets only (not the toilets).

Disclaimer: Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes or the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or the restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons. Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the dwelling or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Please understand that a home inspector is a generalist trying to identify any concerns that need to be repaired by a professional contractor. Concerns noted in a report may not always be all that is wrong with a system or component as the inspection is limited to general observations and the recommendation that a professional be used to fully evaluate for any additional concerns. We rely on the professional contractors that provide the follow up repairs to ensure that any other deficiencies that they may identify are also repaired. It is recommended that a professional contractor perform repairs whenever possible.

Inspection Time 9:30 AM	People Present At the Inspection Buyer, buyer's agent and homeowner
Approximate Age 2016	Home Style Ranch
Construction Type Wood Frame with Masonry Veneer	Weather And Soil Conditions Clear and dry
Temperature (°F) 91	Structure Occupied Occupied
Residence Type Single Family Detached	Number Of Stories Two
Approximate House Orientation North	Lot Description Typical residential lot.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Structural

S **R** **I** **NP** **NI**

Foundation

☒ ☐ ☐ ☐ ☐

Foundation-Inspection method & accessible areas**Type : Slab**

Satisfactory/Information: The accessible areas around the exterior perimeter of the house, inside the interior of the house and accessible foundation are inspected by walking around and/or crawling through these areas. The inspection will have been limited in areas concealed by stored personal property, finished ceilings, insulation, duct work, plumbing pipes and low or inaccessible areas.

☒ ☐ ☐ ☐ ☐

Floor/Slab**Type : Concrete**

Satisfactory/Information: Cement Slab Foundation - This house has a concrete slab foundation. The inspection is limited due to floor coverings, landscaping, etc. Where visible, no adverse conditions were observed in the cement slab foundation, but it is an expected behavior to have small shear cracks in the sides of the cement slab foundation of a house itself, as well as across the slab in areas not visible due to finished floor coverings. Small movement (settlements) in the foundation can become apparent in older homes due to years of exposure to seasonal changes in temperature, humidity, and ground moisture levels. The small cracks observed in a house should be considered a typical behavior unless cracks exceed 1/4" or more in vertical or horizontal displacement. In cases that exceed 1/4", it is suggested that a structural engineer be consulted to determine if cracking is a structural concern and what the repair for this failure will be.



Photo Box Intentionally Left Blank

Some areas of the slab have chipped sections.

☐ ☐ ☐ ☐ ☒

Subfloor**Type : Not visible**

Limited Evaluation/Information: Slab Foundation - Floor coverings and finished ceilings prevent the inspection of the floor system subflooring material. There were no visible areas or visibly adverse conditions observed at the time of the inspection in which to identify the type of material used or to suggest that any adverse conditions were present. The floor felt secure when walking through the house.

☐ ☐ ☐ ☐ ☒

Piers/Columns/Foundation Walls

Not Inspected: Slab Foundation - Finished areas on the interior of the house prevented inspection of bearing point load locations, load bearing walls and composition of these materials.

☐ ☐ ☐ ☐ ☒

Floor Joist & Sills

Not Inspected: Slab Foundation - Finished areas on the interior of the house prevented inspection of the floor joists and sills, and composition of these materials.

☐ ☐ ☐ ☐ ☒

Girder

Not Inspected/Not Present: Finished areas on the interior of the house prevented inspection of the girders and composition of these materials.

☐ ☐ ☐ ☐ ☒

Moisture**Wood Moisture Content :**

Not Inspected: Slab Foundation - Moisture readings are only taken in homes with raised floor systems due to crawlspace areas being prone to having high moisture levels. This home has a concrete slab and moisture readings are not typically necessary unless evidence of water intrusion is present.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Structural

S **R** **I** **NP** **NI**

☐ ☐ ☐ ☒ ☐

Sump Pump

Not Present: This system or component was not part of this home's construction type or architectural design.

☐ ☐ ☐ ☐ ☒

Vapor Barrier

Not Inspected: Slab Foundation - A vapor barrier is not a visible component when a structure has a slab foundation system and cannot be inspected.

Roof Details

☐ ☒ ☐ ☐ ☐

Roof Framing

Type : Conventional truss system

Needs Further Evaluation: Roof Framing - Truss Damage Repair Present -

Observed a broken web member on an attic roof truss above the living room area which has been provided with an on site repair. It is not uncommon to have some areas of damage on a truss due to packaging and shipping from the manufacture and installation at the time of the home's construction. Even though the repair is mostly consistent with similar repairs specified by professional engineers, only a registered engineer can certify structural integrity. It may be that the municipal building department has a letter on file from the truss engineer that validates that the repair modification was evaluated and repaired per professional specifications. If this verification cannot be provided, further evaluation and repairs specified by a structural engineer and contractor are recommended in order to ensure that the intended structural integrity of the truss is provided.



Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

Ceiling Joists

Type : Conventional Truss System

Satisfactory/Limited Evaluation: The majority of ceiling joists and/or trusses could not be inspected closely due to the limited amount of floored attic area and/or insulation. Appeared serviceable where visible.



Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Structural

S **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

Roof Decking**Type : OSB - Orientated Strand Board**

Needs Repair: Roof Decking Missing Clip - An area above the living room/dining area was noted as not having a roof decking clip properly installed between the roof trusses at the breaks in the roof decking. (See Photo) Clips provide support at the butt joints in the roof sheathing in trussed roof systems due to the larger spacing allowed between the individual trusses themselves. Concerns for buckling of the sheathing and/or poor supporting of the sheathing when walked on is present due to the clips not being properly installed. It is recommended that a professional contractor familiar with trussed roof construction evaluate all accessible areas of the roof sheathing providing supplemental support boards under any butt joints that are not provided with proper installation of the decking clips.

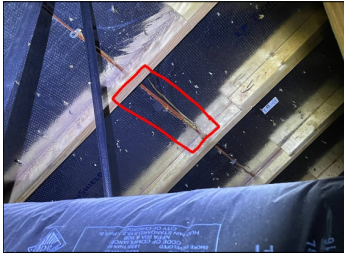


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Wall Details

☒ ☐ ☐ ☐ ☐

Exterior/Interior Walls

Satisfactory/Limited Evaluation: Framing of exterior and interior walls appears to be 2 x 4 studs. Unable to inspect wall framing for condition and spacing of studs due to sheetrock and/or other wall coverings. No visible conditions were observed to suggest that wall framing has any adverse conditions in it.

Additional Structural Item (If needed)

☒ ☐ ☐ ☐ ☐

Roof Decking

Satisfactory/Information: The roof sheathing used in the construction of this house has a foil lining on it that reflects UV light from the sun. This thermally reflective material is a highly energy efficient material and used as a "green building" method of construction.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Structural

S R I NP NI

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Exterior

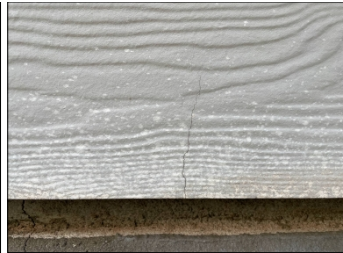
S R I NP NI

**Wall Cladding****Type :** Fiber Cement, Stone Veneer

Needs Repair: Exterior Wall Cladding - Damaged Siding -
 Observed some damaged sections of fiber cement siding on the exterior of the home. Openings in the wall cladding can allow moisture to get behind the wall cladding where damage can occur. Have a professional siding contractor evaluate the home's entire siding application/installation and make any necessary repairs to prevent possible moisture intrusion and to ensure long term serviceability of the wall cladding.



Right elevation



Right elevation



Rear elevation



Left elevation

**Flashing**

Satisfactory/Limited Evaluation/Information: Due to the limited scope and noninvasive nature of this inspection, a full evaluation of the flashings was not able to be performed. Except for the areas where adverse conditions are noted in the report, all flashings appeared to be installed properly and diverting water away from the exterior wall.

**Trim**

Needs Repair: Exterior Trim - Deteriorated Sealant -
 Unions of doors/window frames/exterior trim to the exterior wall cladding have areas of sealant adhesion failure present. Caulked joints that have cracked and/or separated need to be sealed in order to prevent any possibility of water intruding into the walls where damage can occur. Have a professional contractor properly prepare/reseal all areas where joints have been compromised.

**Front Door****Type :** Single, Wood, Glass

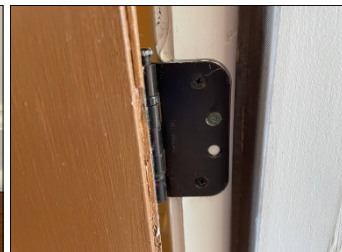
Needs Repair: Front Entry Door - Not Sealing, Latching and Locking Properly -
 The front door is not making a good seal on the weather strip insulation provided. The door is not latching properly and the deadbolt is difficult to engage in the door frame. This can allow conditioned air to leak from the home, and provide an access point for pests into the home. This will prevent the door from being properly secured. Have a professional contractor evaluate the door installation and make the necessary repairs to allow the door to seal properly when closed.



Front door not latching properly and the deadbolt not engaging the frame easily



Door not sealing at the lower corner



Front door hinge screws missing



Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Exterior

☐ **S**
☒ **R**
☐ **I**
☐ **NP**
☐ **NI**

☐ ☒ ☐ ☐ ☐

Rear Doors**Type :** Single, Wood, Glass

Needs Repair: Rear Door - Moisture Damage to Rear Door Trim -

The rear exterior door lower side wood jambs have wood deterioration present. Suggest adding a rain diverter along the roof edge to reduce water from running off the roof at the door trim area. Long term exposure to moisture can result in damage to the wood components of this door system and repairs/replacement are necessary. Have a professional contractor make all necessary repairs for long term serviceability.



☒ ☐ ☐ ☐ ☐

Side Doors**Type :** Metal, Single

Satisfactory: The side entry door was tested and operated properly at the time of the inspection.

>>> Note: Side entry doors will include garage entrance doors, side entry doors and exterior storage closet doors if present.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Sliding Glass Door

Not Present: This system or component was not present or is not part of the construction type or architectural design.

☒ ☐ ☐ ☐ ☐

Windows - (exterior side)**Type :** Insulated, Vinyl, Single Hung, Screens

Satisfactory: Visual inspection of the windows at the exterior of the house did not reveal any adverse conditions.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Exterior

S **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

Garage**Type :** Two car attached

Needs Repair: Garage - Garage Door Opener Down Force Adjustment Needed -

The garage door did not reverse motion when a small amount of resistance (three fingers alone used to stop downward motion) were applied to the door while closing. Improperly set door openers can result in damage to the door/personal property, or personal injury. Have a professional garage door installation contractor adjust the downforce on the automatic garage door opener auto-reverse function so that less resistance is required in order to reverse downward door motion.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Deck

Not Present: This system or component was not present or is not part of the construction type or architectural design.

☐ ☐ ☐ ☒ ☐

Deck Rails

Not Present: This system or component was not present or is not part of the construction type or architectural design. Note: Deck rails are not required when the deck elevation is less than 30" above dirt grade surface around the perimeter of the porch.

☐ ☐ ☐ ☒ ☐

Exterior Balcony

Not Present: This system or component was not present or is not part of the construction type or architectural design.

☐ ☐ ☐ ☒ ☐

Exterior Balcony Rails

Not Present: This system or component was not present or is not part of the construction type or architectural design.

☐ ☐ ☐ ☒ ☐

Stoop

Not Present: This system or component was not present or is not part of the construction type or architectural design.

☐ ☐ ☐ ☒ ☐

Stoop Rails

Not Present: This system or component was not present or is not part of the construction type or architectural design. Note: Stoop rails are not required when the stoop elevation is less than 30" above dirt grade surface around the perimeter of the porch.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Exterior
☐ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**
☒
☐
☐
☐
☐
Porch**Type :** Slab on grade

Satisfactory: Front entrance porch was inspected and was in typical condition for the age of the home.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐
☐
☐
☒
☐
Porch Rails

Not Present: This system or component was not present or is not part of the construction type or architectural design. Note: Porch rails are not required when porch elevation is less than 30" above dirt grade surface around the perimeter of the porch.

☒
☐
☐
☐
☐
Soffit/Eaves**Type :** Vinyl

Satisfactory: The exterior eave material and installation was inspected and was in good condition. No adverse conditions were observed that would be associated with either poor installation and or moisture intrusion. Installation and materials are typical/consistent for the construction type and period.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒
☐
☐
☐
☐
Fascia**Type :** Alum. clad

Satisfactory: The exterior fascia material and installation was inspected and was in good condition. No adverse conditions were observed that would be associated with either poor installation and or moisture intrusion. Installation and materials are typical/consistent for the construction type and period.

>>> Limited Evaluation: Much of the fascia is blocked by gutters, and could not be fully inspected.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Exterior

☒ **S**
☐ **R**
☐ **I**
☐ **NP**
☐ **NI**

**Driveway****Type : Concrete**

Satisfactory: No adverse conditions were found on the driveway. Driveway in typical condition for the design and age of the home. Typical cracking should be expected and is associated with aging, weight overloading, subsurface soils settlement and/or expected behavior of the material itself.

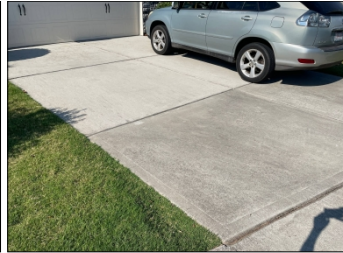


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Patios/Slabs****Type : Concrete**

Satisfactory: No adverse conditions were found on the patio and/or slab. Patio is in typical condition for the design, material used and age of the home. >>> Note: Typically observed hairline cracking can be present in a patio cement slab and is considered an expected behavior.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Walks****Type : Concrete**

Satisfactory: No adverse conditions were found on the sidewalks. Sidewalks are in typical condition for the design and age of the home.

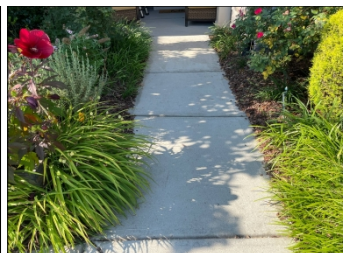


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Retaining Walls**

Not Present: There are no retaining walls associated with this home as part of it's construction type or architectural design.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Exterior

S **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

Vegetation**Type :** Grass & Natural**Needs Repair:** Mulch/Ground Cover - Siding/Trim Buried -

Observed piles of mulch/ground cover that are at or above the lower edge of the siding/trim on the home. Siding or trim extending below the grade/grade cover can allow for unseen moisture damage to occur, as well as, provide an easy access point for termites to get to the wood framed structure. Recommend that a professional contractor make any necessary repairs to expose a minimum of 6" of foundation wall below the siding/trim to prevent damage and allow for regular evaluation.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☒ ☐ ☐ ☐

Trees/Limbs**Needs Repair:** Shrub Limbs/Vines - Limbs/Vines In Contact With The House -

Observed vines/shrub limbs that are in contact with the house. Branches in contact with the house can cause damage to the shingled roof covering and water shedding off the trees can divert water toward the house. The canopy under large trees will hold higher moisture levels in them that will over time cause wood to deteriorate. Maintain large vegetation away from the house in order to prevent damage to the house and reduce higher moisture levels that can cause rot on wood surfaces.

>>> Note: Limbs over the fireplace chimney can cause poor drafting/back drafting in the fireplace.



☐ ☐ ☒ ☐ ☐

Grade/Drainage

Observation/Information: Grading Swale Possibly Holding Water - Grading is diverting water away from foundation but the long narrow run of sculpted grade swales between the neighboring homes has low areas that can hold small amounts of water for short periods of time after long durations of rainfall.

Standing/stagnant water is a health concern because it can promote insect and bacterial growth. These areas will have to be monitored over the first year in the house in order to ensure that standing water is not being retained for extended periods of time.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Exterior

S **R** **I** **NP** **NI**

Additional Exterior Items (If needed)

☐ ☒ ☐ ☐ ☐

Wall Cladding

Needs Repair: Exterior Wall Cladding - Openings in Stone Veneer - Observed some openings in the stone veneer on the front elevation of the home. (See Photo) A veneer does not support the weight of any structure, but does support the weight of the stone. Openings in the mortar joints in the veneer can cause stones to fall from the wall as a result. Additionally, openings in these joints between the stone can allow water to intrude into openings and during extremely cold weather, freezing conditions will expand water and cause stone to crack or dislodge. Have a professional masonry contractor seal any open joints in the veneer exterior of the home.



☐ ☒ ☐ ☐ ☐

Slab

Needs Repair: Slab Foundation - Insulation Damaged -

This house has a concrete slab foundation. Some areas of the applied insulation on the left elevation have been damaged, likely due to assumed landscape equipment. (See Photo) This will reduce the insulation rating provided to the slab. Have a professional contractor make the necessary repairs to these areas to restore the insulation.

>>> Note: Caution is advised when providing exterior maintenance in the yard in order to prevent any further damage from occurring.

>>> Slab Inspection Limitations: The inspection is limited at the interior of the house due to floor coverings and at the exterior due to landscaping, dirt grade and an enhanced insulation covering applied on the exposed sides of the cement slab above the dirt grade.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Roof

S **R** **I** **NP** **NI**

Roof Access/Vantages

Roof Inspected From: : Walking on Roof, Attic

Roof Areas Not Inspected: : Unsafe Attic Areas - Areas without a solid platform or adequate clearance, Personal items stored in the attic limited access to some areas

☐ ☒ ☐ ☐ ☐

Roof Covering & Roof Style Coverings : Fiberglass / Asphalt Composition, Metal **Style** : Intersecting Gable, Shed

Needs Repair: Roof Covering - Unsealed Nail Heads -

Observed unsealed nail heads in the shingles/flashings around the roof. (See Photo) Unsealed nails heads can allow moisture to penetrate around the nails shaft which can result in moisture damage to the roof decking. Have a professional roofing contractor evaluate the entire roof area and properly seal all exposed nail heads.



Roof walked



Roof walked

☒ ☐ ☐ ☐ ☐

Gutters

Type : Aluminum

Satisfactory: Where installed, gutters appear to not be leaking at the seams and are properly directing water off the roof covering and away from the foundation.
 >>> Note: Clogged gutter systems can cause water to backflow behind the gutter and can be causing moisture damage to the fascia and soffits. Clean all gutters regularly so that water is properly diverted off the roof covering.

>>> Note: Gutters may be provided with a leaf prevention covering. Inspection of the gutters is limited by this enhancement if provided. Evaluation of the gutter system to fully direct water off the roof system and away from the foundation can not be provided unless the inspection takes place during a period of heavy rainfall.

☒ ☐ ☐ ☐ ☐

Downspouts

Type : Aluminum

Satisfactory: Gutter downspouts were inspected and were properly secured at the sides of the building structure.

>>> Note: Buried plastic pipe when present at the downspout turnouts, help divert water further away from the foundation. Drain pipes that are underground are not inspected for their condition or draining ability.

☒ ☐ ☐ ☐ ☐

Splash Blocks Discharge

Type : Plastic Pipe

Satisfactory: Splash blocks and or plastic pipe are present at the downspout turnouts and help divert water further away from the foundation.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Roof

S **R** **I** **NP** **NI**

☒ ☐ ☐ ☐ ☐

Flashing & Roof Penetrations

Satisfactory: Plumbing waste pipe flashings are currently in good condition where installed on the roof covering. Typically used, rubber boot flashings, around plumbing vents that penetrate the roof covering last (depending on exposure to UV light) about 8 to 10 years before cracking. Consider replacing pipe flashings during that time period.

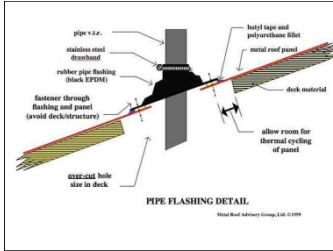


Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Skylights

Not Present: This system or component was not present or is not part of the construction type or architectural design.

☒ ☐ ☐ ☐ ☐

Water Penetration

Satisfactory: No evidence of active roof leakage was observed at the visible/accessible areas in the house at the time of the inspection.



Roof walked



Roof walked



Normal wear to the shingles was observed



Normal wear to the shingles was observed. If concerns are present have a roofing contractor evaluate the roof and repair/replace components as needed.

Additional Roof Items (if Needed)

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Plumbing

S **R** **I** **NP** **NI**

Water Supply Details**Plumbing Supply & Waste Service**

Type : Public Water, Public Sewer

☒ ☐ ☐ ☐ ☐

Water Supply

Type : Plastic

Limited Evaluation: Water supply piping is buried and could not be inspected. Where visible inside the foundation area, conditions appeared serviceable. No water leaks were observed in the water supply system as indicated by a stationary flow indicator dial on the water meter at the front of the house.

☐ ☐ ☐ ☒ ☐

Well Pump

Manufacturer :

Age :

Not Present: This system or component was not present at the time of the inspection.

☒ ☐ ☐ ☐ ☐

Water Shut Off Location

Shut Off Valve Location : Garage

Satisfactory: Main Water Shutoff - The main water shutoff is located in the garage and checked for proper operation by turning the valve to a fully closed position and then reopened in order to ensure that it is operating properly. No adverse conditions were observed at the time of the inspection.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

Water Pressure

Approximate P.S.I.G : 70

Satisfactory: The water pressure is within the acceptable range of 40 - 80 p.s.i. Note: Water pressure can vary depending on the total demand.
 >>> Note: Water pressure and "functional flow" of water are two unrelated issues in a home.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Water Distribution Details

☒ ☐ ☐ ☐ ☐

Water Pipes

Type : Plastic

Limited Evaluation: Slab Foundation - Majority of pipes are concealed in walls and floors and could not be inspected. Where visible, water supply lines were viewed/inspected and appeared to be functioning as intended.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Plumbing

S **R** **I** **NP** **NI**

☒ ☐ ☐ ☐ ☐

Functional Flow

Satisfactory: Functional water flow was observed at all fixtures where testing was possible and practical.

>>> Limited Evaluation: Washing machine water flow was not tested.

☐ ☐ ☐ ☐ ☒

Water Pipe Support

Limited Evaluation: Slab Foundation - Majority of pipes are concealed in walls and floors and could not be inspected. Where visible, pipes were functioning as intended.

☒ ☐ ☐ ☐ ☐

Water Pipe Insulation

Satisfactory: Water Pipe Insulation - The plumbing lines that serve the water heater are properly insulated. Due to the water heater being located in an unconditioned area, insulation is provided in order to protect the pipes from exposure to possible freezing during extreme cold weather conditions.

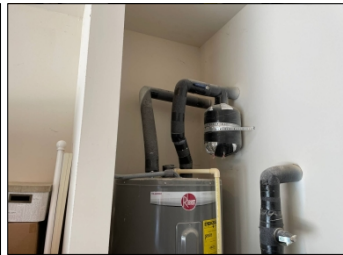


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Waste & Vent Pipe Details

☒ ☐ ☐ ☐ ☐

Waste & Vent Pipes

Type : Plastic

Limited Evaluation: Slab Foundation - Majority of pipes concealed in walls and floors and could not be observed. Appeared serviceable were visible.

☒ ☐ ☐ ☐ ☐

Functional Drainage

Satisfactory: The drainage system was tested by running water through all fixtures and drains except the washing machine drain. Functional drainage appeared normal.

☐ ☐ ☐ ☐ ☒

Waste & Vent Pipe Support

Limited Evaluation: Slab Foundation - Majority of waste pipes are concealed in walls and floors and could not be inspected. Where visible, the waste drain system appeared to be functioning as intended.

Equipment & Fuel Storage

☐ ☐ ☐ ☒ ☐

Waste Pump(sometimes called a Lift Station)

Not Present: Waste pump/lift station is not a component used inside the interior of this home.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Plumbing

☒ ☐ ☐ ☐ ☐

Interior Fuel Storage / Fuel Supply & Vent Piping

Satisfactory/Information: No adverse conditions were observed with the fuel supply piping - limited to connections to the gas appliance, and where visible inside the attic and/or foundation areas (if accessible).

>>> General Information: The yellow wire at the lower supply line of the gas meter is a "locator" wire only and is not connected electrically to any device. This wire is buried with the gas line and is used so that a metal detector can identify the location of the plastic gas line where it is buried on the property servicing the house.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Plumbing Fixtures

☐ ☐ ☒ ☐ ☐

Outside Faucets**Type :** Freezeproof, Shutoff in garage

Satisfactory: Exterior Faucets - Slab/Freeze-proof With Shutoff - Hose faucets are the freeze-proof type. No protective measures during periods of extremely cold weather are necessary with this type of exterior hose faucet, but the builder has provided a shutoff valve next to the main house water shutoff [] that provides an even higher level of weatherization during periods of extremely cold weather.

>>> Note: Do not leave hoses with spray handles installed in place with water spigots left on during the winter. Water in the hoses can freeze causing damage to the spigots and/or water lines inside the wall cavities that will not be apparent until water in the lines thaws.



☒ ☐ ☐ ☐ ☐

Kitchen Sink

Satisfactory: Kitchen sink was visually inspected and operated at the time of the inspection. Conditions were considered normal for the age of the house.

>>> Note: Prior water leaking may have been evident inside the kitchen sink base cabinet, but no leaking was observed at the time of the inspection.



Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

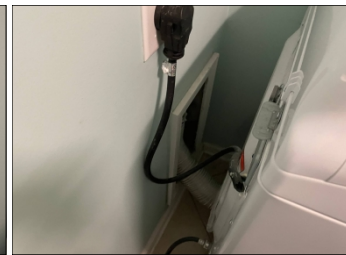
Plumbing

S	R	I	NP	NI
---	---	---	----	----

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Laundry Connections**Type :** Elect. Dryer, Washer

Suggestion: Missing Washing Machine Drain Pan - There is no washing machine emergency drain pan installed for the washing machine. This can result in water damage to the floor/ceiling below this area should the washing machine or lines leak. Suggest that a drain pan be added so that protection against water damage from leaking appliance can be provided.

**Additional Plumbing Items (If needed)**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Water Heater

S **R** **I** **NP** **NI**

Water Heater Details**Manufacturer :** Rheem**Gallons :** 50**Estimated Age :** 2016**Model Number :** PROE50M2RH95**Serial Number :** Q271618508**Fuel Type :** Electric**Location :** Garage

☒ ☐ ☐ ☐ ☐

Appliance and Installation

Satisfactory: The water heater appliance was inspected and found to be properly installed. No adverse conditions were noted.

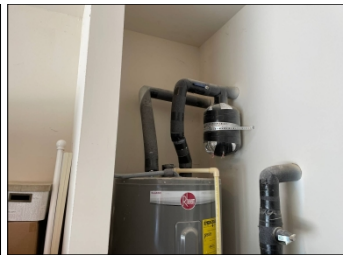


Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

Operation**Water Temperature During Inspection :** 108

Satisfactory/Information: The water heater was visually inspected and observed as operating properly at the time of the inspection. An adequate supply of hot water being provided by the appliance was verified during the course of the inspection by running 20 or more gallons of hot water alone while testing all of the different plumbing fixtures provided with a hot water supply during the course of the inspection.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☒ ☐ ☐

Safety Equipment**Type :** TET - Thermal Expansion Tank, PRV - Pressure Relief Valve

Limited Evaluation: Thermal Expansion Tank Wrapped - An insulation blanket prevented full inspection of the thermal expansion tank. A thermal expansion tank is a plumbing device associated with a public water supply system having a traditional water heater. This device compensates for increased water/gas pressures that can result due to the large volume of heated water being stored inside the water heater. Conditions were considered normal but due to the device being wrapped in a thermal blanket, a full evaluation was not able to be completed.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

TPR valve observed

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Water Heater

S	R	I	NP	NI
---	---	---	----	----

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Exhaust

Not Present: Water Heater Exhaust - The electric water heater does not require the use of an exhaust system. Conditions were normal at time of inspection.

Additional Water Heater Items (If needed)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Bathroom - First Floor Ensuite

S **R** **I** **NP** **NI**

**Sink(s)**

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.

**Toilet**

Satisfactory: The bathroom toilet was tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucet prior to evaluating the toilet.

**Shower and Bathtub**

Needs Repair: Front Right Bedroom Bathroom - Shower Tile/Grout - The shower tile has evidence of cracking/separation present between the tiles/grout/sealant. (See Photo) Water that is able to intrude under the tile and can, over time, deteriorate the wall or floor structure under/behind the tile. Recommend having a professional tile installation contractor provide further evaluation and at a minimum, properly repair the deteriorated grout joints, so that the possibility of water penetration is prevented.

**Additional Bathroom Items (If needed)****Front Right Bedroom Bathroom**

Needs Repair: Front Right Bedroom Bathroom - Shower Handle & Spout Not Sealed/Loose -

The shower handle & spout needs to be sealed/caulked to the wall of the shower. (See Photo) Water is able to get behind the shower wall when turned on. Loose fixtures can damage plumbing connections over time. Have a professional plumbing contractor evaluate all of the bathroom fixtures in the home and properly seal any openings.



Photo Box Intentionally Left Blank



Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Bathroom - First Floor Ensuite

S	R	I	NP	NI
---	---	---	----	----

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Bathroom - First Floor Hall

S **R** **I** **NP** **NI**

**Sink(s)**

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Toilet**

Satisfactory: The bathroom toilet was tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucet prior to evaluating the toilet.

**Shower and Bathtub**

Needs Repair: Hallway Bathroom - Tub Spout Not Sealed -

The tub spout and water valves need to be sealed/caulked to the wall of the tub/shower in the hall bathroom. (See Photo) Water is able to get behind the shower wall when turned on. Have a professional plumbing contractor evaluate all of the bathroom fixtures in the home and properly seal any openings.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Additional Bathroom Items (If needed)**Hallway Bathroom**

Needs Repair: Hallway Bathroom - Shower Head Leaks -

Observed the shower head in the hall bathroom to leak at the various connections when in use. (See Photo) Water leaking at these locations can reduce water pressure for the shower. Recommend that a professional plumbing contractor make the necessary repairs to prevent further leaking while the shower is in use.

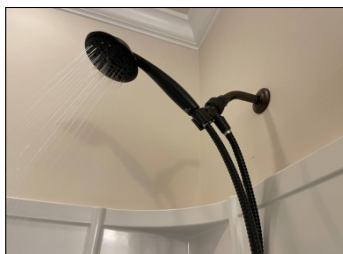


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Bathroom - First Floor Hall

S	R	I	NP	NI
---	---	---	----	----

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Bathroom - First Floor

S	R	I	NP	NI
---	---	---	----	----

**Sink(s)**

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Toilet**

Satisfactory: The bathroom toilet was tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucet prior to evaluating the toilet.

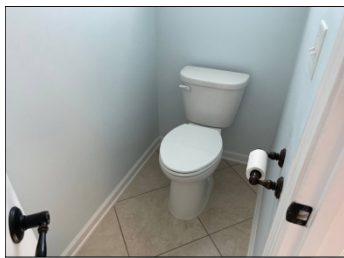


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Shower and Bathtub**

Needs Repair: Primary Bathroom - Shower Handle Not Sealed & Loose -

The shower handle needs to be sealed/caulked and properly secured to the wall of the shower. (See Photo) Water is able to get behind the shower wall when turned on. Loose fixtures can damage plumbing connections over time. Have a professional plumbing contractor evaluate all of the bathroom fixtures in the home and properly seal any openings.

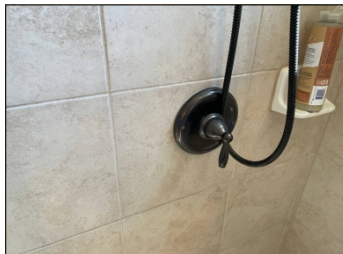


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Bathroom - First Floor

S R I NP NI

Additional Bathroom Items (If needed)

☐ ☒ ☐ ☐ ☐

Primary Bathroom

Needs Repair: Primary Bathroom - Shower Sealant Maintenance Needed -

The shower in the primary bathroom needs preventative maintenance (sealant) applied at the union of the wall and floor. (See Photo) Typically observed small cracks in the grout or sealant in this area should be maintained or sealed by using an appropriate sealant. Gaps at these areas can allow water to intrude under the shower and cause damage over time. Have a professional contractor fully evaluate the shower and properly seal any gaps/cracks.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☒ ☐ ☐ ☐

Primary Bathroom

Needs Further Evaluation/Repair: Primary Bathroom - Damaged Shower Surround -

Observed areas of damage in the primary bathroom shower floor with patch work observed. (See Photo) These areas of damage can allow moisture to leak under the shower where damage can occur. Recommend that a professional contractor make the necessary repairs to prevent any possibility of leaking.



Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Electrical

S **R** **I** **NP** **NI**

☐ ☐ ☐ ☐ ☒

Service Entrance**Type :** Underground

Not Inspected: The electrical service entrance wire is underground and not visible for inspection.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

Service Wires Size & Type**Type :** 4/0 Aluminum = 200 Amps & 240 Volts

Satisfactory: The conditions, service wires, service size and type appeared to be normal/serviceable at the time of the inspection.

☒ ☐ ☐ ☐ ☐

Grounding Equipment**Type :** To Ground Stake & Bonded to Gas Line

Satisfactory: Grounded & Bonded at Gas Line - Panel box electrical system was inspected and is properly secured to a ground rod.

>>> Note: Bonding wire fastened to the gas line just before the penetration through the exterior wall was inspected and is properly secured at the metal gas line entering the house.

>>> General Information: The (typical) yellow wire at the lower supply line of the gas meter is a "locator" wire only and is not connected electrically to any device. This wire is buried with the gas line and is used so that a metal detector can identify the location of the plastic gas line where it is buried on the property servicing the house.



Electrical service meter grounded



Gas line grounded

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

Main Panel**Located at :** Garage

Satisfactory: Electrical conditions inside the main electrical panel were observed to be properly installed and typical for the period of construction. All circuits were observed having been labeled.

>>> Note: Verification that the circuits are labeled properly was not completed and is not included as part of a general home inspection.



Main panel located in the garage



Interior of main panel

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Electrical

S **R** **I** **NP** **NI**

☐ ☐ ☐ ☒ ☐

Sub Panels**Located at :**

Not Present: This system or component was not present at the time of the inspection.

☐ ☐ ☒ ☐ ☐

Over Current/Fault Protection**Type :** ARC Breaker, Circuit Breakers

Information: ARC Fault Protection - ARC fault breakers, located inside the electrical panel, were not tested due to the home being occupied at time of inspection and potential for damage to personal property. Testing is performed by pushing the test button on each individual breaker and then resetting it after the test. This will ensure continued protection will be provided in the event of an adverse electrical condition.

>>> Both the Underwriters Laboratories (UL) & Canadian Standards Asso. (CSA) agree that the GFCI & ARC fault breakers should be tested monthly.

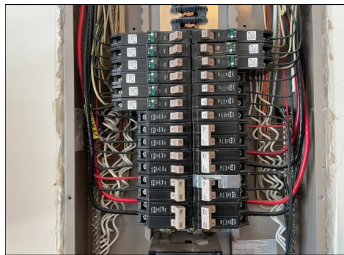


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

Ground Fault Protection**Currently present at :** Baths, Exterior, Garage, Kitchen, Laundry Room

Information/Limited Testing: Ground Fault Protection - Ground fault protection was confirmed to be present in the home. The ground fault protection feature was tested by pressing the "Test" button on the devices in each circuit. Testing these devices with an outlet tester during an inspection can create potential for damage/inconvenience for the homeowner. The limited testing may prevent identification of some adverse conditions.

>>> Both the Underwriters Laboratories (UL) & Canadian Standards Asso. (CSA) agree that the GFCI & ARC fault breakers should be tested monthly. Testing of a GFI is performed by pressing the test button on the outlet or breaker and then resetting it after the test. This will ensure continued protection will be provided in the event of an adverse electrical condition.

☒ ☐ ☐ ☐ ☐

120 Volt Circuits**Material :** Copper

Satisfactory/Limited Evaluation: Concealed wiring could not be inspected. Where visible inside the electrical distribution systems, the wiring and circuits appeared serviceable at the time of the inspection.

☒ ☐ ☐ ☐ ☐

240 Volt Circuits**Material :** Aluminum, Copper

Satisfactory/Limited Evaluation: Concealed wiring could not be inspected. Where visible inside the electrical distribution systems, the wiring and circuits appeared serviceable at the time of the inspection.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Electrical

S **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

Receptacles(representative#)**Type : 3 Prong**

Needs Repair: Outlets - Outlet - The front porch outlet near the door had one of the receptacles obstructed. (See photo) The outlet was not able to be fully tested. This limits/prevents use of the outlet. Have a professional electrical contractor remove the obstruction from the outlet so that proper operation can be provided.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☒ ☐ ☐ ☐

Interior Light Fixtures, Ceiling Fans & Switches

Needs Repair: Interior Lighting - Wrong Three-way Switch Wiring Configuration -

The 3-way switch configuration serving the living room middle ceiling light does not work properly. One switch must always be in the on position for the other switch to work. Have a professional electrical contractor evaluate the circuit and make any necessary repairs in order to restore proper/independent operation at all switch locations.

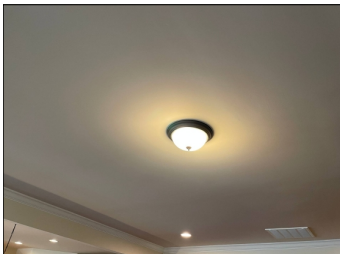


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☒ ☐ ☐ ☐

Exterior Light Fixtures, Ceiling Fans & Switches

Needs Repair: Exterior Lighting - Exterior Lights Not Operating - The front porch light fixture did not turn on at the time of the inspection. Replace missing/burned out bulb and/or have a professional electrical contractor make any additional repairs necessary in order to assure that the electrical circuit serving the fixture is working properly.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Electrical
☐ S ☐ R ☐ I ☐ NP ☐ NI

☐ ☐ ☒ ☐ ☐
Smoke & CO Detectors

Information: Smoke Detectors - Smoke detectors present were checked at the time of the inspection. Smoke detection device installation appears to be typical for the time period of the home's construction. Change out batteries (if provided with a backup power source) on all smoke detectors annually in order to provide a continued backup power source for detectors during periods of interrupted power outages.

>>> Note: Most smoke/CO detector manufacturers recommend detector replacement every 10 years.

>>> Note: Several smoke and CO alarms being sold on e-commerce sites have not been tested by Nationally Recognized Testing Laboratories (NRTLs). These untested alarms lack the certification to perform as required by industry standards.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐
Doorbell

Satisfactory: Doorbell was tested and operated properly at the time of the inspection.

Additional Electrical Item (If Needed)
☐ ☒ ☐ ☐ ☐
Interior Lights

Needs Repair: Interior Lighting - Interior Lights Not Operating - The rear sitting room light fixture did not turn on at the time of the inspection. Replace missing/burned out bulb and/or have a professional electrical contractor make any additional repairs necessary in order to assure that the electrical circuit serving this fixture is working properly.

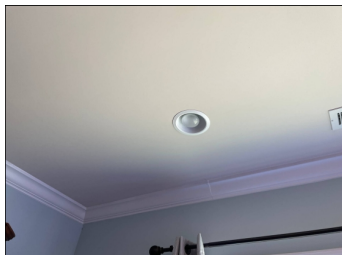


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Electrical

S R I NP NI

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Heating

S **R** **I** **NP** **NI**

Heating Details**Unit Manufacturer :** Lennox**Capacity (in Btu's) :** 67300**Approximate Age :** 2016**Model Number :** ML180UH090P48B-55**Serial Number :** 1716F01453**Area Served :** Whole House**Heating Unit Description :** Forced Air**System Type and Fuel :** Natural Gas**Unit Location :** Attic

☐ ☒ ☐ ☐ ☐

Heating Equipment**Needs Repair:** HVAC Unit - Air Loss Through Condensate Line -

The HVAC unit condensate line vent/cleanout - located between the line trap and the connection to the air handler - is venting a considerable amount of conditioned air to the area. An open condensate drain line will reduce the efficiency of the system, as well as cause negative pressures in the closed air system. This open cleanout or vent should either be covered (An easily removable cap or plug should be installed) or relocated to the downward drain side of the line trap so that the closed air system is not venting air from the system and is not causing negative pressure inside. Recommend having a professional HVAC contractor evaluate the HVAC unit installation and make any necessary repairs for long term serviceability.

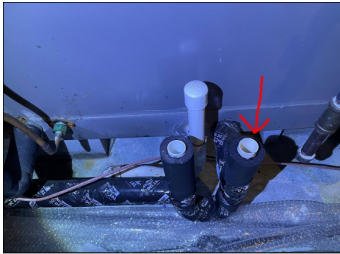


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☒ ☐ ☐

Operation - Temp.Rise**Return :** 72**Supply :** 88

Limited Evaluation: Gas Heat - Outdoor Temperature Above 60 Degrees - Manufacturers do not recommend operating a gas furnaces for extended time intervals when outside air temperatures are above 60 degrees. When outdoor temps exceed this limit a heating systems will be visually inspected and activated for a short period only. No adverse conditions were observed during the inspection, but this evaluation was limited.



Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐

Operating & Safety Controls

Satisfactory: HVAC controls limited to the thermostat and disconnect. All controls and safety devices should be checked at each service. Service should be performed seasonally.

☒ ☐ ☐ ☐ ☐

Flue

Satisfactory: Exhaust venting system is typical for the type of installation. No adverse conditions were present at the time of the inspection.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Heating

S R I NP NI

Additional Heating Item (If needed)

☐ ☒ ☐ ☐ ☐ HVAC

Needs Repair: HVAC Unit - Rust on Interior of Furnace -

Observed rust around the fan housing, bottom of the furnace & burner ports in the HVAC unit. (See Photo) Rust may result in damage to the burners in the HVAC unit which can lead to the incomplete burning of gasses which can result in higher carbon monoxide levels and increased utility costs. Have a professional HVAC contractor evaluate the system and make any necessary repairs for normal safe operation to occur.



Photo Box Intentionally Left Blank

☐ ☒ ☐ ☐ ☐ HVAC

Needs Repair: Attic HVAC Unit - Noisy Fan Operation -

When operating the HVAC unit there was a slight rattling noise observed in the furnace near the fan housing area. Noisy operation can result in damage to the equipment. Recommend that a professional HVAC contractor evaluate the system and make any necessary repairs to ensure proper operation and long term serviceability.

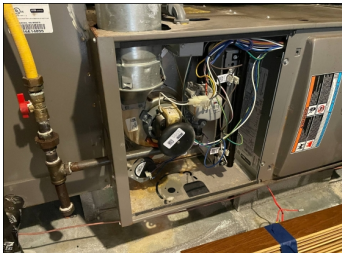


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Fireplace

S	R	I	NP	NI
---	---	---	----	----

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Fireplace**Description :****Location :**

--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Gas Logs

--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Damper

--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Chimney/Flue Condition

--

Additional fireplace Item (If needed)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

--

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Air Conditioning

S	R	I	NP	NI
---	---	---	----	----

Cooling Details**Unit Manufacturer :** Lennox**Model Number :** 14ACXS042-230A18**Cooling Unit Description :** Multi Zone**Total Capacity :** 3.5 ton per data tag**Serial Number :** 1916F27560**System Type and Fuel :** Electric**Approximate Age :** 2016**Area Served :** Whole House**Unit Location :** Outside

■	□	□	□	□
---	---	---	---	---

A/C Equipment

Satisfactory: This home was equipped with a cooling source in each habitable space at the time of the inspection. The A/C equipment was visually inspected and operated. The access panel for the evaporator coil is sealed and was not opened to observe the coil.



■	□	□	□	□
---	---	---	---	---

Operation - Temp.Drop**Return : 74****Supply : 53**

Satisfactory: The A/C air temperature differential was determined by taking temperature readings at the return air grill and closest supply vent from the air handler no less than ten minutes after energizing the system. Acceptable operating parameters have been adjusted in order to compensate for readings that are not taken immediately in front and behind the evaporator coil. The temperature output with respect to return temperature on the air conditioner was within normal limits - recommend HVAC service annually.



AC supply temp reading



AC return temp reading

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

■	□	□	□	□
---	---	---	---	---

A/C Operating Controls

Satisfactory: A/C controls limited to the thermostat and disconnect. All controls and safety devices should be checked at each service. Service should be performed seasonally.

Report Legend

- S** - Item is Satisfactory
- R** - Item needs Repair/Further Evaluation
- I** - Information or Suggestion
- NP** - Not Present
- NI** - Not Inspected

Air Conditioning

S R I NP NI

Additional A/C Item(If needed)

☐ ☐ ☒ ☐ ☐ HVAC

Information/Recommendation: General HVAC Maintenance - Manufacturer recommended maintenance service cleaning to be provided annually on all HVAC systems. It is known that an A/C system can lose up to as much as 10% operating efficiency a year if not being properly maintained. At a minimum, maintenance service should be provided no less than every three years in order to maintain operating efficiency above seventy percent. If preventative maintenance records cannot be provided demonstrating that the system has been serviced in the past 3 years, it is strongly suggested that a HVAC contractor provide further evaluation of this system including cleaning the evaporator and condensing coils, checking refrigerant levels/pressures and a visual inspection of the heat exchanger (gas furnaces only) as part of a scheduled maintenance service. If records are provided, it is recommended to review the service receipt in order to determine what services were provided. If more than 1/2 pound of refrigerant was required to refill the system, leak checking should be performed in order to ensure that a leaking condition is not present in the system.

		<p>Photo Box Intentionally Left Blank</p>	<p>Photo Box Intentionally Left Blank</p>
---	---	---	---

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Ducts

S **R** **I** **NP** **NI**

Ducts - Including Straps and Supports

Information: Electronic Air Flow Dampening System - This HVAC system has an electronically controlled damper system installed on it that allows a single HVAC system to have independent temperature control for all of the floor systems. Damper was tested and appeared to be functioning properly at the time of the inspection. It is suggested that ceiling fans be used continuously to help circulate the air which will help in providing a more uniform air temperature throughout the interior of the house.

Note: All thermostats should be in either heat mode or air conditioning mode at the same time or the system may not work properly.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Filter

Size(s) : 20 X 20 X 1, 14 X 14 X 1

Satisfactory: Clean filters were observed at the time of the inspection. It is recommended to change out return air filters per the manufacturer's suggested time period in order to maintain proper clean air flow conditions through the HVAC system.

>>> Suggestion: Due to the more expensive filters placing a hardship on the systems by significantly reducing air flow, it is suggested that the least expensive filter be used when replacing the HVAC return filters. A liberal coating of "Endust or Pledge" (furniture cleaner) on the front side of the filter will greatly enhance this filter's ability to remove airborne particles including dust and fungal spores without reducing/restricting air flow. Filters should be replaced every 30 days in order to be fully effective. Additionally, manufacturers suggest that the HVAC system be provided with a preventative maintenance service every year. At a minimum, it is suggested that the HVAC systems be serviced every 3-5 years by a professional HVAC technician/contractor. Service will remove all dust from the coils inside the system which allows for the system to work more efficiently, and allow the technician/contractor to assess the condition of the units.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Additional Duct Item (if Needed)**Ducts**

Information: HVAC Ventilation with Return & Supplies in Ceiling - The return air and air supply ducts are installed in the ceiling. It is highly recommended that a ceiling fan be used (especially during the winter season due to heat naturally rising and being maintained at the ceiling) to help maintain more uniform air temperatures from the floor to the ceiling in the house. Fan should run 24/7 at a low speed setting to be the most effective and the direction of airflow on the fan should be set in the upward direction during the winter season, and downward during the summer.

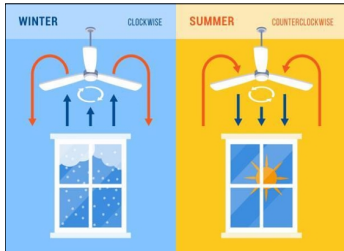


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Ducts

S	R	I	NP	NI
----------	----------	----------	-----------	-----------

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Interior

S **R** **I** **NP** **NI**

**Walls & Ceilings**

Satisfactory: The following conditions may be present in a home, even a newly constructed home; small cracks in drywall, nail pops, separations in drywall tape joints and caulk joints, and are considered an expected behavior. Small movements in the wall system from seasonal changes in temperature and humidity, as well as slight settlement in the frame construction can result in these types of conditions. Most of this type of movement occurs in the first few years after construction and repairs, if made, should be all that is necessary for long term sustainability of aesthetic wall appearances.

>>> Note: Minor adverse interior wallboard conditions observed in the house cannot necessarily be dismissed as being inconsequential if other adverse conditions with respect to foundation moisture levels, grading and/or structural concerns are noted in the report or become an issue over time.

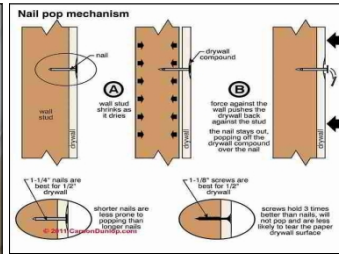


Photo Box Intentionally Left Blank

**Floors (does not include carpeting or finish treatments)**

Needs Repair: Flooring - Loosely/Torn Carpet -

A section of the carpet in the 2nd floor loft is torn/separating and can become a tripping hazard. Loose carpet can become damaged further over time and seams can lift up. Have a professional contractor evaluate the carpet throughout the home and make the necessary repairs for safe passage.

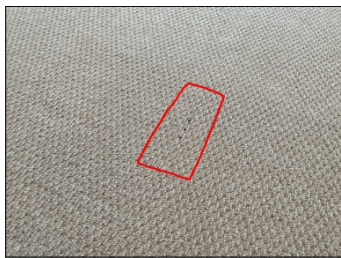


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

**Steps & Stairways**

Satisfactory: The interior stair system(s) were inspected and observed to be compliant with building requirements at the time of construction. Proper installation was observed at the time of the inspection.

**Interior Balcony & Railings**

Satisfactory: Interior stairway railings and/or balcony railings were inspected. No adverse conditions were observed with the installation and/or conditions at the time of the inspection. Installation and safety standards associated with the original construction of the home were present in the rail systems. Rails provide a sense of security and protection from falling when present.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Interior

S **R** **I** **NP** **NI**

☐ ☒ ☐ ☐ ☐

Counters & Built-In Cabinets(representative#)

Needs Repair: Counters and Cabinets - Sealant Missing/Cracked -

Observed deteriorated sealant at the kitchen countertop and backsplash connection. The primary bathroom counter sealant has gaps observed. Moisture/water can penetrate this gap and damage the wall over time. Recommend that this countertop be sealed by a professional contractor to prevent possible moisture damage.



Photo Box Intentionally Left Blank

Primary bathroom counter sealant has gaps

☒ ☐ ☐ ☐ ☐

Interior Doors

Satisfactory: All interior doors were inspected and operated at the time of the inspection. No adverse conditions noted at the time of the inspection.

☐ ☒ ☐ ☐ ☐

Window(interior side of windows)

Needs Repair: Windows - Window Glass Unit Seal Failure -

Glass unit window insulation seals were observed to be compromised in a few locations throughout the home. - [Dining area bottom sash(1) & primary bedroom top sash(1)] Compromised glass seals may not necessarily be limited to just the glass units noted. Signs of compromised glass seals can be masked by weather conditions, lighting, and cleanliness of glass at the time of the inspection. Have a professional window pane replacement company evaluate all of the glass units in the home and make the necessary repairs/replacement to restore the insulation integrity of any units determined to have bad seals.



☐ ☐ ☐ ☒ ☐

Fire Extinguisher

Not Present: No Extinguishers in Home - Recommend adding, and/or maintaining fire extinguishers in the home in order to provide a higher level of personal safety in the home.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Interior

S R I NP NI

Additional Interior Items (if needed)☐ ☒ ☐ ☐ ☐**Counters**

Needs Repair: Counters and Cabinets - Damaged Countertop -

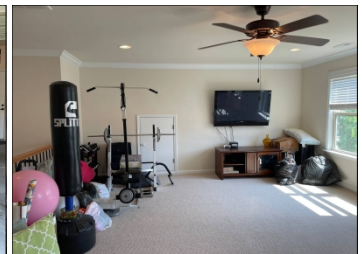
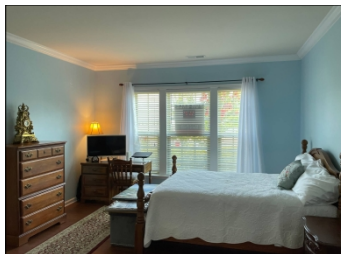
Observed a damaged section of countertop in the kitchen at the sink. (See Photo) The chipped area is sharp and could result in personal injury. Have a professional contractor evaluate the counter and make the necessary repairs for safe use.



Photo Box Intentionally Left Blank

☐ ☐ ☒ ☐ ☐**Interior**

Limited Evaluation: Observed personal items stored throughout the house. This limits access to various areas, and will prevent inspection of windows and outlets that are covered by personal items. Efforts were made to observe all areas, but the evaluation may have been limited.

☐ ☐ ☒ ☐ ☐**Floors**

Observation/Information: Minor 2nd Floor Noise Present - Floor coverings prevented full inspection of some floor surfaces. Where visible, floor condition is serviceable and typical for the age of the home. Observed some areas in the 2nd floor system where the subfloor is loosely secured to the floor trusses/floor joist. This results in some minor floor deflection and/or squeaking in the floor when walked on. This is a common occurrence in many floor systems and can be repaired by pulling up the floor coverings and adding additional fasteners (preferable screws) in the areas of the loose subfloor.

Note: The possibility of some floor noise is always present in homes with raised floor systems. Subfloors that are loosely secured to the floor trusses/floor joist can result in some minor floor deflection and or squeaking in the floor when walked on. Floor noise not noted at the time of the original inspection can become apparent after a new occupant places furnishings at different locations in the home.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Insulation & Ventilation

☐ ☐ ☐ ☒ ☐

Basement Insulation in. thick :

Not Present: This system or component was not present at the time of inspection or is not part of the construction design or type. This home does not have a basement.

☐ ☐ ☐ ☒ ☐

Crawlspace Insulation in. thick :

Not Present: A crawlspace is not part of this home design. This system or component was not present at the time of inspection.

☒ ☐ ☐ ☐ ☐

Attic Insulation in. thick : 13 1/2**Insulation type(s)** : Blown, Roll/Batt, Fiberglass

Satisfactory: Viewed From Floored Surface - The inspection of the attic insulation was limited to securely installed, floored surface areas only. A combination of insulation is present in the attic and appears to meet or exceed the standard of "R" (energy efficiency) value required at the time of construction. Where visible, no adverse conditions were observed at the time of the inspection.

>>> Note: Determining the "R" values of the insulation in the home (ceilings, walls, and floors) is not part of the inspection process of a standard home inspection. Insulation is inspected, where visible, for proper installation, but functionality is not tested.



☐ ☐ ☐ ☒ ☐

Vapor Retarders

Not Present: This system or component was not visible/present at the time of inspection or is not part of the construction design or type.

☐ ☐ ☐ ☒ ☐

Crawlspace Ventilation

Not Present: Slab Foundation - Foundation venting is not used when a slab foundation is present.

☒ ☐ ☐ ☐ ☐

Attic Ventilation**Ventilation Type(s)** : Ridge, Soffit

Satisfactory: The attic ventilation system is typical for the period of original installation. No adverse conditions associated with inadequate ventilation were present at the time of the inspection.

☐ ☐ ☐ ☒ ☐

Whole House Fan

Not Present: This system or component is not included in this home or was not present at the time of the home inspection.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Insulation & Ventilation

S R I NP NI

☐ ☒ ☐ ☐ ☐
Bathroom Vents**Type :** Vent through exterior Wall

Needs Repair: Bathroom Exhaust Vent - Bathroom Exhaust Vent Flap Not Closing Fully - The exhaust vent flap serving the primary bathroom exhaust duct has the baffle stuck in a partially open position on the left elevation. (See Photo). The open flap can allow access of outside air into the house and/or birds have been known to nest in the opening. Have a professional contractor make the necessary repairs/replacement to this duct end cap so that proper operation is provided.

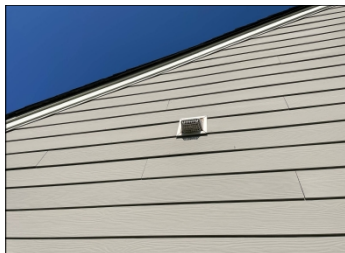


Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

☒ ☐ ☐ ☐ ☐
Dryer Vent**Type :** Exterior Wall

Satisfactory: The dryer exhaust venting system was inspected and is installed properly. This exhaust duct system should be checked periodically for lint build up which can be a safety hazard. If dryer drying time is observed to be taking longer than usual, clean the duct lines and or roof end vent cap that may have become clogged with build up of lint. Testing of air flow and/or visible inspection of the exhaust duct end cap was not completed. If service records cannot be provided by the current owner demonstrating that this duct run has been cleaned in the recent past, it is suggested that this service be provided due to known lint build up that occurs over time of use.

> The following link provides simplistic instructions on how to clean out a dryer duct; <http://m.wikihow.com/Clean-a-Clothes-Dryer-Vent>



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Left elevation wall

Additional Insulation Items(if needed)
☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Insulation & Ventilation

S R I NP NI

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Appliances

S	R	I	NP	NI
---	---	---	----	----

**Kitchen Dishwasher****Manufacturer :** Whirlpool**Age :** 2016

Satisfactory: Dishwasher - Dishwasher was inspected and operated properly at the time of the inspection.



Photo Box Intentionally Left Blank

Operated as intended.

**Range****Manufacturer :** Whirlpool**Age :** 2016

Satisfactory: Range - Cooktop surface burners were inspected and operated properly at the time of the inspection. No gas port was observed under the counter in this area, suggest further investigation by plumber if a gas cooktop is desired.

Type : Electric

Photo Box Intentionally Left Blank

Operated as intended.

**Oven****Manufacturer :** Whirlpool**Age :** 2016

Satisfactory: Oven - Oven burners were inspected and operated properly at the time of the inspection.

>>> Note: Due to inspection time constraints, if the oven has a self-cleaning function it was not evaluated during the inspection.

>>> Note: Temperature calibration tests are not performed on the oven appliance as part of the standard home inspection, and due to inspection time constraints, if the oven has a self-cleaning function it was not evaluated during the inspection.

Type : Electric

Photo Box Intentionally Left Blank

Operated as intended.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Appliances

S **R** **I** **NP** **NI**

☐ ☐ ☐ ☒ ☐

Trash Compactor**Manufacturer :****Age :**

Not Present: Trash Compactor - Not Installed - This system or component is not installed/not included in the appliance package serving the home.

☒ ☐ ☐ ☐ ☐

Garbage Disposal**Manufacturer :** Ise**Age :** 2016

Satisfactory: Garbage Disposal - Garbage disposal was tested and operated properly at the time of the inspection.



Photo Box Intentionally Left Blank

Photo Box Intentionally Left Blank

Operated as intended.

☒ ☐ ☐ ☐ ☐

Range Hood Vent**Manufacturer :** Broan**Type of Ventilation:** : Vents to the exterior

Satisfactory: Range/Cooktop Venting - The exhaust venting system for the range cooktop surface was fully inspected. Testing of the exhaust fan operation and and present light features revealed no adverse conditions at time of inspection.



Photo Box Intentionally Left Blank

Operated as intended.

☒ ☐ ☐ ☐ ☐

Microwave(built-in)**Manufacturer :** Whirlpool**Ventilation Type (If Present) :** No ventilation provided - Countertop or cabinet appliance

Satisfactory: Microwave - Microwave oven was tested and operated at the time of the inspection. Testing procedure verifies that the appliance is producing microwaves alone. All of the heating functions/features provided by the appliance were not evaluated specifically to their ability to function. Radiation leakage is not checked as part of the inspection.

Age : 2016

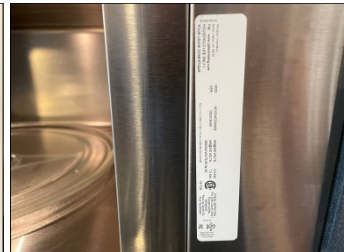


Photo Box Intentionally Left Blank

Operated as intended.

Report Legend

S - Item is Satisfactory
R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Appliances

S **R** **I** **NP** **NI**

☒ ☐ ☐ ☐ ☐

Refrigerator**Manufacturer :** General Electric**Age :** 2016

Satisfactory: Refrigerator - Refrigerator was inspected. All interior lights and features were operational at the time of the inspection.



Operated as intended.

Additional Appliance Items (if needed)

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

☐ ☐ ☐ ☒ ☐

Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

The End

