



Visual Pro Home Inspections
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Report: 8088Sample



Confidential Inspection Report

2325
Birmingham, MI 48009

October 10, 2014



Prepared for: Michael S

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November 18, 2014

Michael S
2325
Birmingham, MI 48009

RE: 2325
Birmingham, MI 48009



Dear Michael S:

At your request, a visual inspection of the above referenced property was conducted on October 10, 2014. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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

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

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

GROUNDS

Paving Conditions:

Driveway:

Concrete, **Observations-** Cracks noted are typical. The joint between the home and the drive needs to be resealed so as not to allow runoff water to seep down the basement walls on the East side of the home.



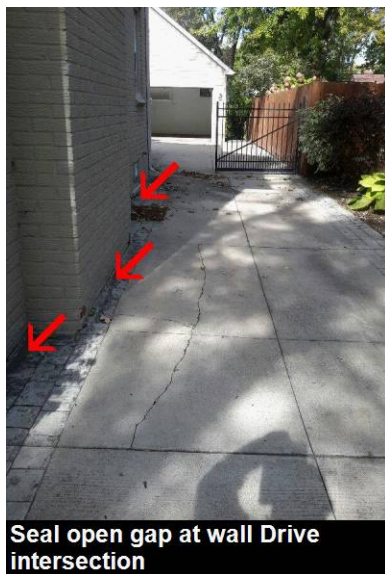
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Grading:

Site:

The building site is generally flat, sloping gently, Grade at foundation appears serviceable. However the seal at the wall / drive intersection needs repair.



EXTERIOR - FOUNDATION

Exterior Walls:

Electrical Outlets:

Inoperative electrical outlet noted.



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Inoperative outlets noted

BASEMENT - CRAWLSPACE

Basement:

Walls:

Wall Materials are concrete block and drywall. Damage/deterioration is noted.



Evidence of mold growth is noted

Wall Materials are drywall. Damage/deterioration is noted. Toxic mold was found in the lower level walls in the Laundry room, Bathroom, and living area. Lab work was completed and a specialist was consulted on the remediation of the mold. It is anticipated that the expenses for remediation as well as reconstruction of the basement walls, ceiling, paint, carpets as well as a perimeter drain system will run nearly \$18,000.



Moisture damage is noted

Moisture:

Under the stairs.



High moisture content noted in walls



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Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. Staining was observed:



Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. There is evidence of water entry or damage in the crawlspace level. **Action Necessary** - At the time of the inspection there was water present. Immediate action is necessary to make repairs and to stop further damage. Estimates from reputable contractors are needed. Staining was observed: Evidence of present water penetration is noted- Seen at.



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Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. There is evidence of water entry or damage in the crawlspace level. **Action Necessary** - At the time of the inspection there was water present. Immediate action is necessary to make repairs and to stop further damage. Estimates from reputable contractors are needed. Staining was observed: Evidence of present water penetration is noted- Seen at.



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High moisture content noted in walls

Insulation & Vapor Retarders:

Finished Areas:

Yes, FG Batts. It appears that there is improperly installed insulation in the walls of the perimeter that are soaking up moisture.

ROOF SYSTEM

Flashings:

Install step flashing against brick.



Install step flashing against brick.



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Missing step flashing

Gutters & Downspouts:

Type & Condition:

Gutters and downspout materials are aluminum. Extend downspouts to route rainwater away from the building.

<http://rainguardusa.com/>



Rollout downspout socks highly recommended

ELECTRICAL SYSTEM

Electrical Outlets:

Exterior Walls:

Inoperative electrical outlet noted.



Inoperative outlets noted



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Other Bath:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. GFCI not operational, This outlet is not functioning properly.

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



GFI Outlet failed trip test

Laundry:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Install GFI Outlet

PLUMBING SYSTEM

Sump Pump:

Highly Recommended.

Basement:

None installed. One should be considered for installation due to the amount of moisture noted in the crawlspace or evidence of prior moisture condition.

Look at <http://waterproof.com/squidgee-dry-system.html>.



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BATHROOMS

Master Bath:

Tub/Shower And Walls:

Ceramic Tile, Hydro spa not functioning at time of inspection. Either bad motor in tub or bad G F I breaker.



Sink & Cabinetry:

Other Bath:

Functional with no leaks detected, The following problems were noted at the drain: Stopper did not operate properly. Damage is noted at counters/cabinets. Functional with no leaks detected.

Counters/cabinets appear serviceable, Functional with no leaks detected.



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Mold damage noted

Damage is noted at counters/cabinets. Mold growth was noted. Swabs have been delivered to the lab for toxic screening.



Heavy mold growth noted



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The following problems were noted at the drain: Leakage is noted at the drain. A licensed plumber should be called to make further evaluation and repairs as needed. Damage is noted at counters/cabinets.



INTERIOR ROOMS

Walls:

Other Bath:

Hidden Damage - The cracks in the walls may be an indication of hidden structural problems. Further investigation as to the cause is needed. Walls are in good condition with normal wear.

Walls are in good condition with normal wear.



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Hidden mold damage noted

Laundry:

Hidden Damage - The cracks in the walls may be an indication of hidden structural problems. Further investigation as to the cause is needed.



Hidden mold damage suspected

Closets:

Bedroom #2:

General condition appears serviceable, The closet is lighted, One of closet doors are missing.



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GARAGE - CARPORT

Garage Walls & Ceilings:

Ceilings:

It appears the thermostat may need new batteries.



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

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

Sincerely,

Vincent Cameron
Visual Pro Home Inspections



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GENERAL INFORMATION

Client & Site Information:

Inspection Date:

October 10, 2014 2:00 PM.

Inspection Time:

2:00 PM.

Client:Michael S
2523
Birmingham, MI 48009**Inspection Site:**2325
Birmingham, MI 48009**People Present:**

Selling agent, Purchaser.

Building Characteristics:

Main Entry Faces:

South.

Estimated Age:Constructed 1950 /
Renovated 2006.**Building Style & Type:**

1 family, Colonial.

Stories:

2

Space Below Grade:

Basement.

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Damp.

Outside Temperature (f):

50-60.

About Rated Items:

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

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

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

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

REPORT LIMITATIONS

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

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead



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

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

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



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GROUNDS

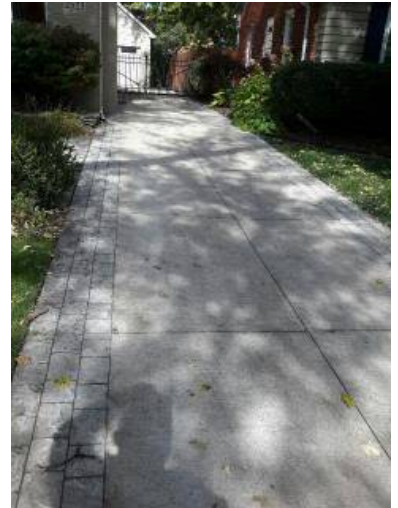
This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces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

Paving Conditions:

Driveway:

OK MM RR
☒ ☐ ☐

Concrete, **Observations-** Cracks noted are typical.



☐ ☐ ☒

Concrete, **Observations-** Cracks noted are typical. The joint between the home and the drive needs to be resealed so as not to allow runoff water to seep down the basement walls on the East side of the home.



Noted Cracks are typical / Seal Drive Wall



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☐ ☒ ☐ Concrete, **Observations-** Cracks
noted are typical, Surface
raised/settled.



OK MM RR
☐ ☒ ☐ Concrete, **Observations-** Cracks
noted are typical, Surface
raised/settled.



☒ ☐ ☐ Concrete OK.



☒ ☐ ☐ Concrete pad for hot tub.



Walks:

☒ ☐ ☐ **Sidewalk type-** Concrete.





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☒ ☐ ☐ **Sidewalk type-** Concrete.



Exterior Steps / Stoops:

OK MM RR
☐ ☒ ☐

Steps are constructed primarily of concrete, **Observations-** Loose tile at end of bottom tread needs to be re secured.



Patio / Porch:

Slab:

☒ ☐ ☐ Concrete and Paver/Tile.



Structure:

☒ ☐ ☐ Type: Same as structure, Open design.





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Cover / Roof:

☒ ☐ ☐ Same as main roof. See Roofing page.



OK MM RR
☒ ☐ ☐ Wood bead board on ceiling.



Decks / Balcony:

Condition:

☒ ☐ ☐ Wood, Wood deck structure is in moderate condition and in need of general maintenance such as power washing / sealing and or securing of boards and handrails.





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- ☒ ☐ ☐ Wood, Wood deck structure is in moderate condition and in need of general maintenance such as power washing / sealing and or securing of boards and handrails.



- OK MM RR
☐ ☒ ☐ Wood, No railing system installed.



No deck rail installed

- ☐ ☒ ☐ Lattice skirting has fallen off.



Reinstall lattice

- ☒ ☐ ☐ Gas hookup.





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- ☒ ☐ ☐ Wood, Wood Decking structure is in serviceable condition.



- OK MM RR
☒ ☐ ☐ Wood, Wood Decking structure is in serviceable condition.



Fences & Gates:

Condition:

- ☒ ☐ ☐ Type: Wood.



- ☒ ☐ ☐ Type: Chain link.



- ☒ ☐ ☐ Type: Wood, Chain link.





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☒ ☐ ☐ Type: Chain link.



OK MM RR
☒ ☐ ☐ Type: Wood.



☒ ☐ ☐ Type: Aluminum gate.



Grading:
Site:

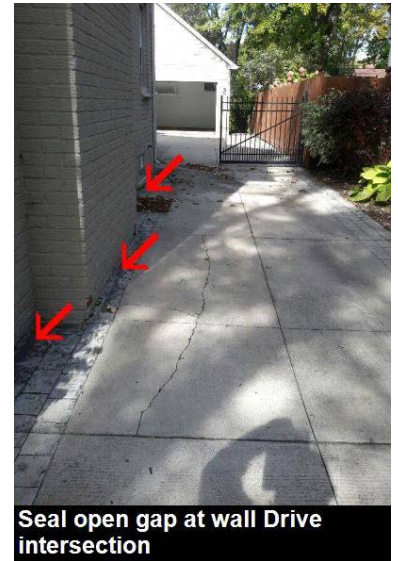
☒ ☐ ☐ The building site is sloping gently,
Grade at foundation appears
serviceable.



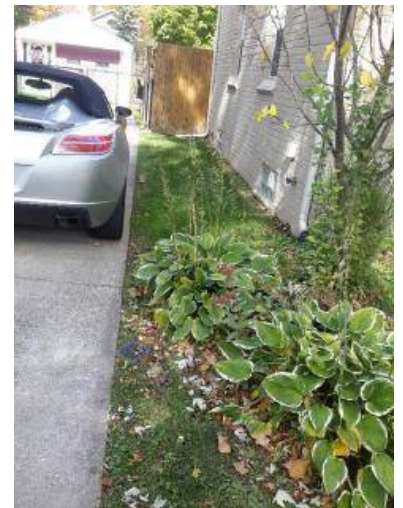


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- ☐ ☐ ☒ The building site is generally flat, sloping gently, Grade at foundation appears serviceable. However the seal at the wall / drive intersection needs repair.



- OK MM RR
☒ ☐ ☐ The building site is generally flat, Grade at foundation appears serviceable.



- ☒ ☐ ☐ The building site is generally flat, sloping gently, Grade at foundation appears serviceable.





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OK MM RR
☒ ☐ ☐

The building site is sloping gently,
Grade at foundation appears
serviceable.





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EXTERIOR - FOUNDATION

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

Exterior Walls:

Materials & Condition:

OK MM RR

☒ ☐ ☐

Walls are constructed with Brick and Stone.

☒ ☐ ☐

Walls are constructed with Brick and Stone.





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☒ ☐ ☐ Walls are constructed with Brick.



OK MM RR
☐ ☒ ☐ Walls are constructed with Brick.
Brick facing has fallen off.



☐ ☒ ☐ Walls are constructed with Brick.
Brick facing has fallen off.



Maintain damaged brick facing

☐ ☒ ☐ Walls are constructed with Brick.
Brick facing has fallen off.



Maintain damaged brick facing



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- ☐ ☒ ☐ Walls are constructed with Brick. Brick facing has fallen off in several areas.



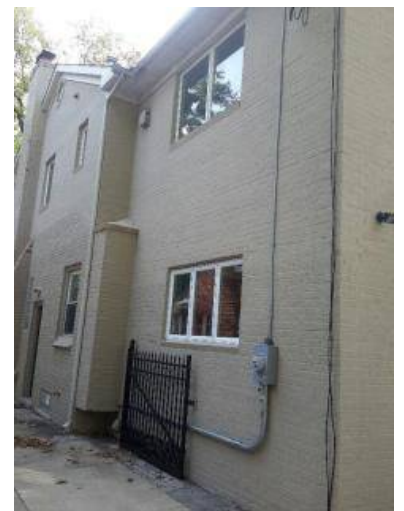
Maintain damaged brick facing

- OK MM RR
☐ ☒ ☐ Walls are constructed with Brick. Brick facing has fallen off.



Maintain damaged brick facing

- ☒ ☐ ☐ Walls are constructed with Brick.



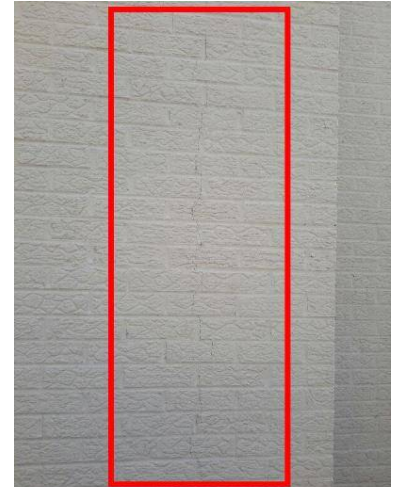


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- ☐ ☒ ☐ Walls are constructed with Brick.
Cracks noted are typical.

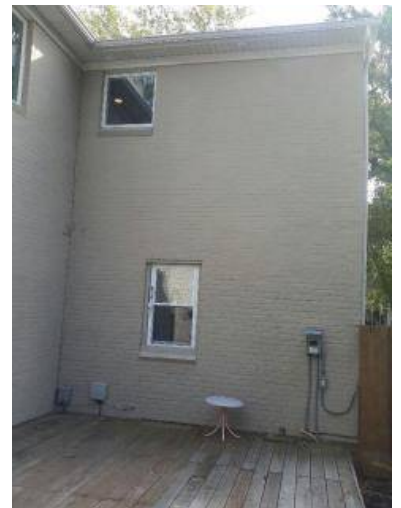


- OK MM RR
☐ ☒ ☐ Walls are constructed with Brick.
Cracks noted are typical.



Typical cracking noted

- ☐ ☒ ☐ Walls are constructed with Brick.
Cracks noted are typical.



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☒ ☐ ☐ Walls are constructed with Brick.



Flashing & Trim:

OK MM RR
☒ ☐ ☐ Wood materials. Wood trim
 around door.



☒ ☐ ☐ Wood materials. Wrapped in metal.





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☒ ☐ ☐ Metal materials. Metal OK.



OK MM RR
☒ ☐ ☐ Metal materials. Metal OK.



Electrical Outlets:

☐ ☐ ☒ Inoperative electrical outlet noted.



Utility Connections:

Overhead electric service OK.





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Underground Gas service OK.



Exterior Doors:

Main Entry Door:

OK MM RR
☐ ☒ ☐

Wood, with glass. Hardware is operational, Doorframes are not square. Some binding is noted, Doorbell button is missing.





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Side Entry Door:

- ☐ ☒ ☐ Metal, with glass. Damage viewed, Hardware is operational, Doorbell button is Doorbell is inoperative.



- OK MM RR
☐ ☒ ☐ Trim around door should be scrapped and repainted.



Rear Entry Door:

- ☒ ☐ ☐ Metal, double doors, with glass. Hardware is operational.



Exterior Windows:



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Predominant Type:

Vertical Vinyl Sliders, Horizontal Sliders, Double Glazing.



Overall Condition:

OK MM RR
☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.





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☒ ☐ ☐ Satisfactory overall, considering age.



OK MM RR
☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.





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OK MM RR
☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.



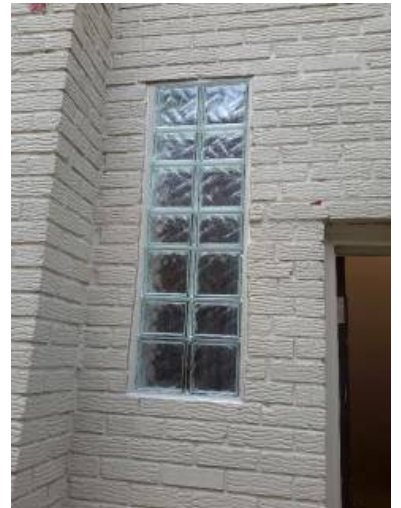


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☒ ☐ ☐ Satisfactory overall, considering age.



OK MM RR
☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.





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☒ ☐ ☐ Satisfactory overall, considering age.



OK MM RR
☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.





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☒ ☐ ☐ Satisfactory overall, considering age.



OK MM RR
☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.



☒ ☐ ☐ Satisfactory overall, considering age.





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Type And Condition Of Sills: Masonry, Satisfactory overall.



Masonry, Satisfactory overall.



Chimney:

Please Note:

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

Chimney Exterior:

OK MM RR

☐ ☒ ☐ Chimney is constructed of brick materials. Brick facing has fallen off in several areas.





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- ☐ ☒ ☐ Chimney is constructed of brick materials. Chimney needs repair of the following deficiencies: The chimney shows evidence of brick spalling. This condition should be addressed before further damage results. Cause is generally due to moisture getting into the bricks. This is a result of missing or cracked mortar.



Flue:

OK MM RR
☒ ☐ ☐

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.



- ☒ ☐ ☐ The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.



Flashing:

☒ ☐ ☐

Satisfactory - The installed step flashing around the chimney stack appears to be functional.





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OK MM RR
☒ ☐ ☐

Satisfactory - The installed step flashing around the chimney stack appears to be functional.



Chimney Cap:

☒ ☐ ☐

There is a metal rain hat installed. It will help keep rain from entering the flue.



☒ ☐ ☐

There is a chimney cap. There is a metal rain hat installed. It will help keep rain from entering the flue.



Height & Clearance:

☒ ☐ ☐

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





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





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BASEMENT - CRAWLSPACE

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

Basement:

Access:

Basement is fully accessible and finished. Stairs are serviceable, Finish grade construction, carpeted. There is either no handrail installed, or it needs repair or replacement.



Walls:

OK MM RR
☐ ☒ ☐

Wall Materials are concrete block and drywall. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.





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- ☐ ☒ ☐ Wall Materials are concrete block. Damage/deterioration is noted.



Moisture damage is noted

- OK MM RR
☐ ☒ ☐ Wall Materials are concrete block and drywall. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.



- ☐ ☒ ☐ Wall Materials are concrete block and drywall. Damage/deterioration is noted.



minor damage noted

- ☐ ☐ ☒ Wall Materials are concrete block and drywall. Damage/deterioration is noted.



Evidence of mold growth is noted



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- ☐ ☐ ☒ Wall Materials are drywall. Damage/deterioration is noted. Toxic mold was found in the lower level walls in the Laundry room, Bathroom, and living area. Lab work was completed and a specialist was consulted on the remediation of the mold. It is anticipated that the expenses for remediation as well as reconstruction of the basement walls, ceiling, paint, carpets as well as a perimeter drain system will run nearly \$18,000.



- OK MM RR
☒ ☐ ☐ Wall Materials are concrete block and drywall. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.



- ☐ ☒ ☐ Wall Materials are concrete block. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.



Moisture:

- ☐ ☐ ☒ Under the stairs.





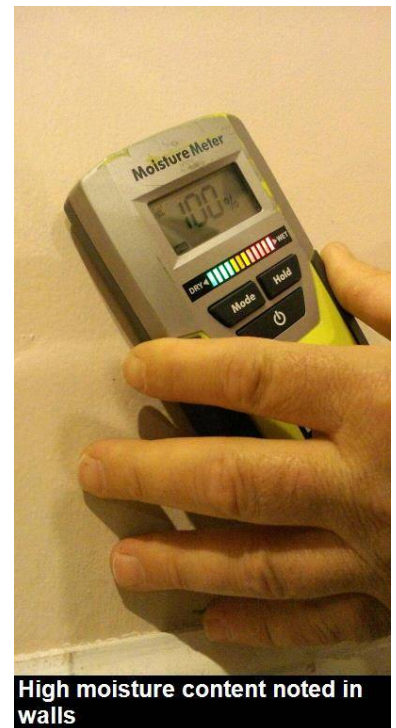
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- ☐ ☐ ☒ Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. Staining was observed:



OK MM RR

- ☐ ☐ ☒ Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. There is evidence of water entry or damage in the crawlspace level. **Action Necessary** - At the time of the inspection there was water present. Immediate action is necessary to make repairs and to stop further damage. Estimates from reputable contractors are needed. Staining was observed: Evidence of present water penetration is noted- Seen at.





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- ☐ ☐ ☒ Yes - Higher than normal moisture levels were noted on the exposed areas of the interior basement walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. There is evidence of water entry or damage in the crawlspace level. **Action Necessary** - At the time of the inspection there was water present. Immediate action is necessary to make repairs and to stop further damage. Estimates from reputable contractors are needed. Staining was observed: Evidence of present water penetration is noted- Seen at.



High moisture content noted in walls

Beams/Underfloor:

- OK MM RR
☒ ☐ ☐ Underfloor support beams are Steel. Satisfactory - The main beam installed appears to be in satisfactory condition.

*Floor:*

- ☐ ☒ ☐ Concrete, Carpet at finished areas, Symptoms of prior water entry exist.



Moisture related staining is noted



Report: 8088Sample Address: 2325

Posts/Piers & Columns:

- ☒ ☐ ☐ Support posts are Steel. Satisfactory - There is at least one post supporting an overhead beam. It appears to be adequately installed. No engineering analysis was completed.



Windows:

- OK MM RR
☒ ☐ ☐ There are basement level windows. The windows as installed appear to be satisfactory. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons. The windows are above grade, and no leakage problems are anticipated.



Insulation & Vapor Retarders:

In Unfinished Areas:

- ☒ ☐ ☐ No under floor insulation exists.



Finished Areas:

- ☐ ☐ ☒ Yes, FG Batts. It appears that there is improperly installed insulation in the walls of the perimeter that are soaking up moisture.



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ROOF SYSTEM

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

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

Roof:*Style:*

Gable.



Gable.

*Roof Access:*

Viewed from roof edge on ladder, Viewed from ground with binoculars.

Roof Covering:

OK MM RR



Composition shingles, Architectural heavy duty design.





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Roof Covering Condition:

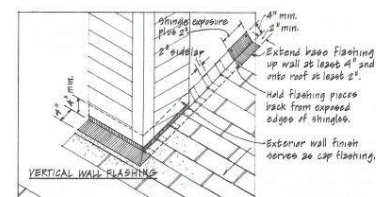
Appears serviceable.

**Flashings:**

OK MM RR
☐ ☐ ☒ Install step flashing against brick.



☐ ☒ ☐ This is a sample diagram of how it should look.

**Sample diagram**

☐ ☐ ☒ Install step flashing against brick.



☒ ☐ ☐ Rubber, Satisfactory - The flashings appear to be in satisfactory condition.





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Valleys:

OK MM RR
☒ ☐ ☐

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.



☒ ☐ ☐

Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.



Eaves - Soffits - Fascias:

Type & Condition:

☒ ☐ ☐

Soffits and overhang materials are vinyl. Satisfactory - The soffits appear to be in satisfactory condition.





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- ☒ ☐ ☐ Soffits and overhang materials are vinyl. Satisfactory - The soffits appear to be in satisfactory condition.



- OK MM RR
☒ ☐ ☐ Soffits and overhang materials are vinyl. Satisfactory - The soffits appear to be in satisfactory condition.



- ☒ ☐ ☐ Soffits and overhang materials are vinyl. Satisfactory - The soffits appear to be in satisfactory condition.



Gutters & Downspouts:

Type & Condition:

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





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



- OK MM RR
☐ ☒ ☐ None, Consider installing gutters and downspouts to help with site drainage.



- ☒ ☐ ☐ Gutters and downspout materials are aluminum. Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION.



- ☒ ☐ ☐ Gutters and downspout materials are aluminum.

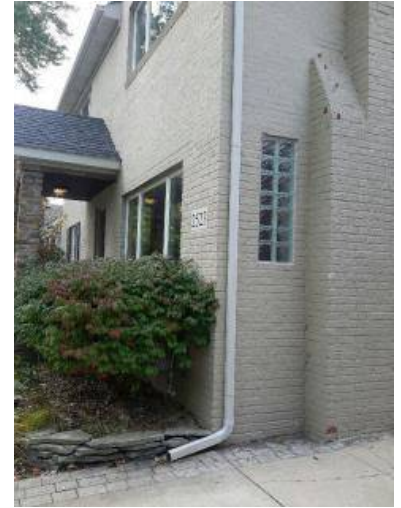




Report: 8088Sample Address: 2325

OK MM RR

☒ ☐ ☐ Gutters and downspout materials are aluminum.



☐ ☐ ☒ Gutters and downspout materials are aluminum. Extend downspouts to route rainwater away from the building.
<http://rainguardusa.com/>



☐ ☒ ☐ Gutters and downspout materials are aluminum. Extend downspouts to route rainwater away from the building.
<http://rainguardusa.com/>





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

Attic & Insulation:

Access:

Attic is full size, Accessible.



Structure:

OK MM RR
☒ ☐ ☐

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in satisfactory condition.

☒ ☐ ☐

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in satisfactory condition.



Insulation:

☒ ☐ ☐

Fiberglass batts.



Depth & R-factor:

13 inches, R-32.

Ventilation Provisions:☒ ☐ ☐

Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area.

Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area. There are ridge vents installed. There are soffit vents installed.





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- ☒ ☐ ☐ Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area. There are gable end vents installed that allow adequate ventilation.



- OK MM RR
☒ ☐ ☐ Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area. There are ridge vents installed.



- ☒ ☐ ☐ Satisfactory - There appears to be adequate ventilation provided. Vents are located both in the ridge area and low in the eaves area. There is at least one rooftop turbine installed.





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ELECTRICAL SYSTEM

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

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

Service:

OK MM RR

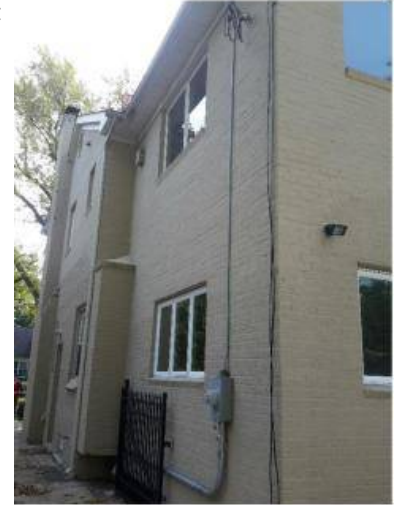


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Type & Condition:

☒ ☐ ☐ 110/220 Volt, Circuit breakers,
Appears serviceable.

Overhead, 110/220 Volt, Circuit
breakers, Appears serviceable.



OK MM RR



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Grounding Equipment:

☒ ☐ ☐ Grounding provided by both the plumbing and rod in the ground.



Electrical Distribution Panels:

Main Panel Location:

OK MM RR
☒ ☐ ☐ Basement, Utility Area.



Main Circuit Rating:

150 amps.



Entrance Cable Size:

2/0 Aluminum.



Service Disconnect Switch:

Located at the top of main panel.



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Main Panel Observations:

Circuit and wire sizing correct so far as visible,
Grounding system is present.



Conductors:

Entrance Cables:

Branch Wiring:

OK	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum- OK.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copper, Appears serviceable.





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☒ ☐ ☐ Copper, Appears serviceable.



Switches & Fixtures:

General:

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

Basement:

Switches and Fixtures are Functioning as intended.



Kitchen Interior:

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

Master Bath:

Functional.

Hall Bath:

Functional.

Bath Between Bedrooms:

Functional.

Other Bath:

Functional.

Functional.



OK MM RR



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Entry / Foyer / Hall:

☐ ☒ ☐ Light fixtures missing cover.

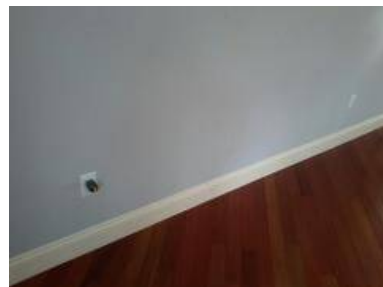


Master Bedroom:

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

Bedroom #2:

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition. Middle switch by door operates outlets on far wall.



Bedroom #3:

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

Laundry:

Functional.



Garage Walls & Ceilings:

The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.



Electrical Outlets:

General:

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

OK MM RR



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Exterior Walls:

☐ ☐ ☒ Inoperative electrical outlet noted.



Basement:

A representative sampling of outlets was tested. As a whole, outlets in the basement are in serviceable condition.



Kitchen Interior:

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



Master Bath:

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



Hall Bath:

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



OK MM RR



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Other Bath:

- ☐ ☐ ☒ A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. GFCI not operational, This outlet is not functioning properly.

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



GFI Outlet failed trip test

Entry / Foyer / Hall:

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



Living Room:

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



Master Bedroom:

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





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Bedroom #2:

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



Bedroom #3:

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



Laundry:

OK MM RR

☐ ☐ ☒ Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Install GFI Outlet

☐ ☒ ☐ Missing or damaged cover plates viewed.



Missing cover plate / Trim ring

Garage Walls & Ceilings:

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



Attic Wiring:

Attic & Insulation:

☒ ☐ ☐ Appears serviceable.

Ceiling Fans:



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Master Bedroom:

The ceiling fan installed in this room did not function using normal controls. Inquire about remote control for fan.



Bedroom #2:

There is a ceiling fan installed in this room. It appears to be functional.





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HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit.

This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

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

Heating Equipment:

Type & Location:

Forced Air. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

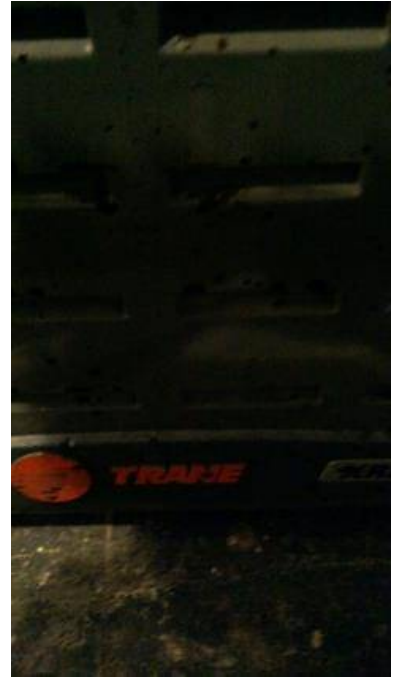




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Brand:

Trane brand.



Fuel Source:

Natural Gas.





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Capacity / Approx. Age:

High efficiency furnace, 100,000 BTU UNIT
MANUFACTURED 2003.

General Operation & Cabinet:

OK MM RR
☒ ☐ ☐

Unit was operational at the time of inspection.

Burners / Heat Exchangers:

☒ ☐ ☐

Burner Flame(s) appear typical.





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Pump / Blower Fan:

☒ ☐ ☐ General condition appears
serviceable.



Combustion Air:

OK MM RR
☒ ☐ ☐ Adequate.



Flues, Vents, Plenum:

☒ ☐ ☐ The flue pipe is metal General
condition appears serviceable.





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Air Filters:

- ☒ ☐ ☐ A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance.



OK MM RR

- ☒ ☐ ☐ A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance. Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..





Report: 8088Sample Address: 2325

- ☒ ☐ ☐ A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance. Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..



OK MM RR

- ☒ ☐ ☐ A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance. Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..





Report: 8088Sample Address: 2325

- ☒ ☐ ☐ Humidifier was functional. Change evaporator pad annually.



- OK MM RR
☒ ☐ ☐ OK.



Normal Controls:

- ☒ ☐ ☐ Thermostat is located in the Hallway, Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden. General condition appears serviceable.



Furnace # 2



Report: 8088Sample **Address:** 2325

Type & Location:

Forced Air. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

Brand:

Trane brand.

Fuel Source:

Natural Gas.

Capacity / Approx. Age:

High efficiency furnace, Manufactured 2005.





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*General Operation & Cabinet:*OK MM RR
☒ ☐ ☐

Unit was operational at the time of inspection.

*Burners / Heat Exchangers:*☒ ☐ ☐

Burner Flame(s) appear typical.

*Pump / Blower Fan:*☒ ☐ ☐

General condition appears serviceable.

*Combustion Air:*☒ ☐ ☐

Adequate.

Flues, Vents, Plenum:☒ ☐ ☐

The flue pipe is metal.





Report: 8088Sample Address: 2325

Air Filters:

- ☒ ☐ ☐ A higher efficiency media type reusable filter is installed. This filter requires removal and cleaning at specific intervals. Follow the manufacturer's instructions for maintenance.



Normal Controls:

OK MM RR

- ☒ ☐ ☐ Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden. General condition appears serviceable.

Fireplaces / Solid Fuel Heating:

A section for fireplaces is in each room on the interior page. When the report prints, the information for each fireplace will be printed here. You may add additional comments if you like.

Entry / Foyer / Hall:

- ☐ ☒ ☐ Masonry, Gas - The fireplace is designed to use gas fuel only. No log set.





Report: 8088Sample Address: 2325

Living Room:

- ☒ ☐ ☐ Masonry, Gas - The fireplace is designed to use gas fuel only.



Master Bedroom:

- OK MM RR
☒ ☐ ☐ Prefabricated metal, Gas - The fireplace is designed to use gas fuel only. There is a log set installed. Observations- Glass Doors are present. There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney.



Air Conditioning:

Primary Type:

Central, Split System- Outside air temperature was below 65 degrees. Unable to test system at this time.





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Central, Split System- Outside air temperature was below 65 degrees. Unable to test system at this time.

Brand:

Trane brand.

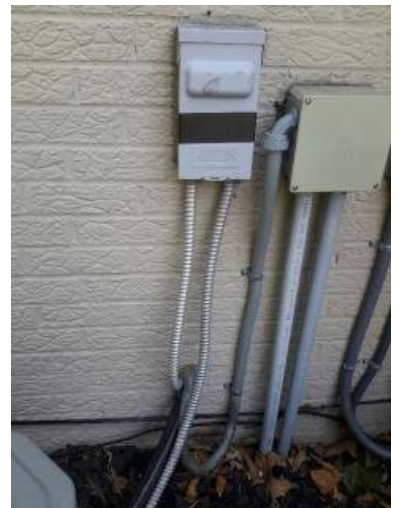


Trane brand.



Fuel Source:

220 Volt, Electrical disconnect present.





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220 Volt, Electrical disconnect present.



Capacity / Approx. Age:
2.0 Tons, Manufactured in
01/2003.

Capacity / Approx. Age:
2.0 Tons, Manufactured in
10/2004.

Air Temp Drop:
18 F Good cooling.

System Condition:	OK	MM	RR	General condition	appears
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
				serviceable.	



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition	appears
			serviceable.	





Report: 8088Sample Address: 2325

Condensate Line:

- ☒ ☐ ☐
- A condensate drain line is installed,
General condition appears
serviceable.

A condensate drain line is installed,
General condition appears
serviceable.



- OK MM RR

☒ ☐ ☐
- A condensate drain line is installed,
General condition appears
serviceable.





Report: 8088Sample Address: 2325

- ☒ ☐ ☐ A condensate drain line is installed, General condition appears serviceable.

*Normal Controls:*

- OK MM RR
☒ ☐ ☐ General condition appears serviceable.



- ☒ ☐ ☐ General condition appears serviceable.

**Ductwork / Distribution:***Ducts / Air Supply:**Kitchen Interior:*

- ☒ ☐ ☐ Insulated sheet metal, General condition appears serviceable.

There is a heat source to this room which appears to be functioning as intended.

*Entry / Foyer / Hall:*

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.





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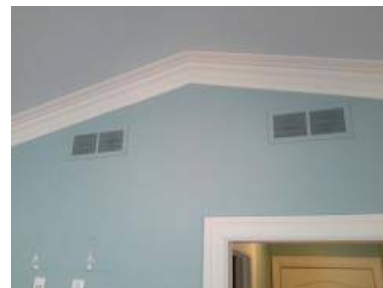
Living Room:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



Master Bedroom:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



Bedroom #2:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



Bedroom #3:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.





Report: 8088Sample Address: 2325

PLUMBING SYSTEM

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

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

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

Main Line:

Shut Off:

Water meter is located at the west side of the house.



Material:

Copper.

Pressure:

Water pressure was checked at an interior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



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Supply Lines:

Material:

Supply lines are copper.



Condition:

OK MM RR
☒ ☐ ☐

Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials.

Waste Lines:

Material & Condition:

Cast Iron and Plastic.





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Plastic.



Hose Bibs / Hookups:

General:

OK MM RR
☒ ☐ ☐ Sample operated, appeared
serviceable, Frost proof type.



☒ ☐ ☐ Sample operated, appeared
serviceable.



☒ ☐ ☐ Sample operated, appeared
serviceable, Frost proof type.





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

Water Heater:**Power Source:**

Gas.

Capacity:

40 Gallons.

Condition:

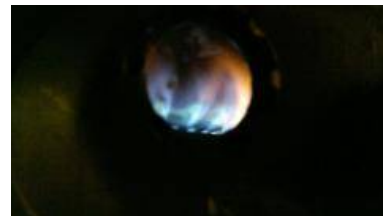
OK MM RR

☒ ☐ ☐

Unit is located in the basement, utility room, closet, Appears serviceable, A water shutoff valve is installed, but not tested. Pressure relief valve noted, not tested, Flue vent intact.

☒ ☐ ☐

Unit is located in the basement, utility room, Appears serviceable, A water shutoff valve is installed, but not tested. Pressure relief valve noted, not tested, Flue vent intact.

**Fuel System:***Meter / Tank:*☒ ☐ ☐

Meter is located at the exterior, at the front of the house, System appears serviceable.

**Sump Pump:***Basement:*☐ ☐ ☒

Highly Recommended.

☐ ☐ ☒

None installed. One should be considered for installation due to the amount of moisture noted in the crawlspace or evidence of prior moisture condition.

Look at <http://waterproof.com/squidgee-dry-system.html>.

**This is the system I mentioned**



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

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

Plumbing supply faucets appear serviceable, There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

**Waste Lines/Sink Drains:***Laundry:*

General condition appears serviceable.





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KITCHEN - APPLIANCES

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

Kitchen Sink:

Sink:

OK MM RR



Stainless Steel, General condition appears serviceable.

*Sink Fixture:*

General condition appears serviceable, Hand sprayer is serviceable.

*Sink Drain:*

General condition appears serviceable.





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Sink Cabinet:

☒ ☐ ☐ General condition appears serviceable.



Range/ Cooktop / Oven:

Type & Condition:

OK MM RR
☒ ☐ ☐ No range present at time of inspection.Gas hookup only.



Ventilation:

Type & Condition:

☒ ☐ ☐ External, Fan/Hood operational.



Refrigerator:



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Type & Condition:

☒ ☐ ☐ No refrigerator present at time of the inspection.



Dishwasher:

Condition:

OK MM RR
☒ ☐ ☐ General condition appears serviceable.



Garbage Disposal:

Condition:

☒ ☐ ☐ General condition appears serviceable.





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☐ ☒ ☐ Missing baffle for drain.

**Kitchen Interior:***Counters & Cabinets:*

OK MM RR
☒ ☐ ☐

Counters are granite or marble with serviceable appearance, Cabinets appear serviceable with minor wear noted.



☒ ☐ ☐

Counters are granite or marble with serviceable appearance, Cabinets appear serviceable with minor wear noted.



☒ ☐ ☐

Counters are granite or marble with serviceable appearance, Cabinets appear serviceable with minor wear noted.

*Walls:*

☒ ☐ ☐

General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.





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☐ ☒ ☐ Damaged noted.



Ceilings:

OK MM RR

☐ ☒ ☐

There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Floors:

☒ ☐ ☐

General condition appears serviceable, The floor covering material is glazed ceramic tile. Fair - Material is worn, with some age.





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BATHROOMS

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

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

Master Bath:

Tub/Shower Fixtures:

OK MM RR

☒ ☐ ☐ Functional with no leaks detected.☒ ☐ ☐ Functional with no leaks detected.



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Tub/Shower And Walls:

- ☐ ☐ ☒ Ceramic Tile, Hydro spa not functioning at time of inspection. Either bad motor in tub or bad G F I breaker.



Walls:

Walls are in good condition with normal wear.



Walls are in good condition with normal wear.



Floors:

The floor covering material is Glazed ceramic tile
Fair - Material is worn, with some age.



Heated marble floors.



Hall Bath:



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Walls:

Walls are in good condition with normal wear.

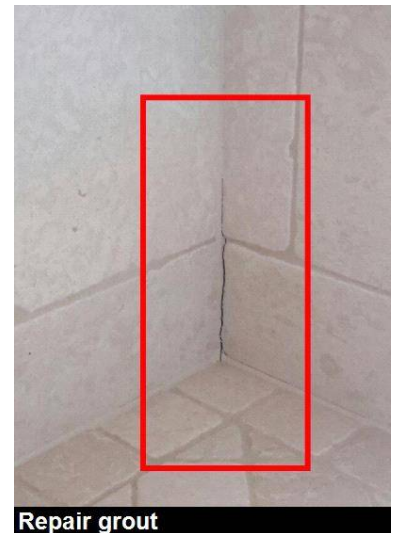


Other Bath:

Tub/Shower And Walls:

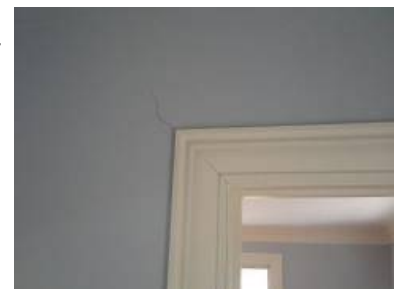
OK MM RR
☐ ☒ ☐

Caulk and seal all tub and shower areas as a precaution.



Walls:

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Sink & Cabinetry:



Report: 8088Sample Address: 2325

Master Bath:

- ☒ ☐ ☐ Functional with no leaks detected, Counters/cabinets appear serviceable.

*Hall Bath:*

- OK MM RR
☐ ☒ ☐ The following problems were noted at the sink: Counters/cabinets appear serviceable, Functional with no leaks detected. Faucet loose. ...should be tightened.

**Tighten faucet***Bath Between Bedrooms:*

- ☐ ☐ ☐ Functional with no leaks detected, Functional with no leaks detected.



Report: 8088Sample Address: 2325

Other Bath:

- ☐ ☐ ☒ Functional with no leaks detected, The following problems were noted at the drain: Stopper did not operate properly. Damage is noted at counters/cabinets. Functional with no leaks detected.

Counters/cabinets appear serviceable, Functional with no leaks detected.



Mold damage noted

- OK MM RR
☐ ☐ ☒ Damage is noted at counters/cabinets. Mold growth was noted. Swabs have been delivered to the lab for toxic screening.



Heavy mold growth noted



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- ☒ ☐ ☐ Water meter is in the lower level bathroom cabinet.



- OK MM RR
☐ ☐ ☒

The following problems were noted at the drain: Leakage is noted at the drain. A licensed plumber should be called to make further evaluation and repairs as needed. Damage is noted at counters/cabinets.



Active drain leak needs repair

Toilet:



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Master Bath:

☒ ☐ ☐ Functional with no leaks detected.



Hall Bath:

OK MM RR
☒ ☐ ☐ Functional with no leaks detected.



Bath Between Bedrooms:

☐ ☐ ☐ Functional with no leaks detected.



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Other Bath:

☒ ☐ ☐ Functional with no leaks detected.
Functional with no leaks detected.



Tub/Shower Fixtures:

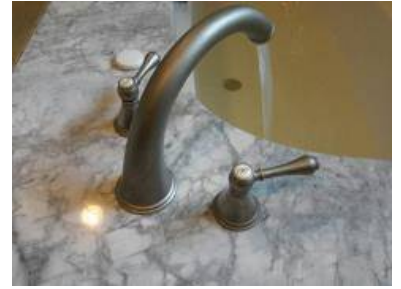
OK MM RR



Report: 8088Sample Address: 2325

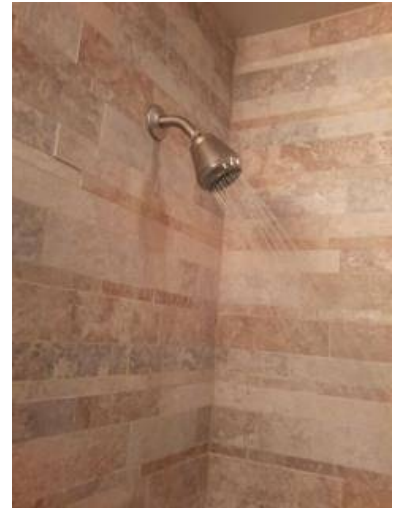
Master Bath:

☒ ☐ ☐ Functional with no leaks detected.



Hall Bath:

OK MM RR
☒ ☐ ☐ Functional with no leaks detected.



Bath Between Bedrooms:

☐ ☐ ☐ Functional with no leaks detected.



Report: 8088Sample Address: 2325

Other Bath:

☒ ☐ ☐ Functional with no leaks detected.
Functional with no leaks detected.



Tub/Shower And Walls:

OK MM RR



Report: 8088Sample Address: 2325

Master Bath:

- ☒ ☐ ☐ Ceramic Tile. Shower walls appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution.



Hall Bath:

- OK MM RR
☒ ☐ ☐ Ceramic Tile. Shower walls appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution.





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Other Bath:

☒ ☐ ☐ Ceramic Tile. Shower walls appear serviceable, Enclosure appears serviceable.

Ceramic Tile. Shower walls appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution.



Bath Ventilation:

OK MM RR



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Master Bath:

☒ ☐ ☐ Exhaust Fan Functional.



Hall Bath:

OK MM RR
☒ ☐ ☐ Exhaust Fan Functional.



Bath Between Bedrooms:

☐ ☐ ☐ Functional.

Other Bath:

☒ ☐ ☐ Functional.

Exhaust Fan Functional.





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INTERIOR ROOMS

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

Entry / Foyer / Hall:

Windows:

OK MM RR

☐ ☒ ☐

At least one window or associated hardware in this room needs repair. Locking hardware needs repair or replacement.



☒ ☐ ☐

General condition appears serviceable.





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OK MM RR
☒ ☐ ☐ General condition appears
serviceable.



☒ ☐ ☐ General condition appears
serviceable.



☐ ☒ ☐ Missing hardware.



Walls:

☐ ☒ ☐ General condition appears
serviceable, There is some minor
cracking in the sheetrock. Most
likely this is due to slight settlement
or shrinkage. Damaged noted.





Report: 8088Sample Address: 2325

☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



OK MM RR
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



☒ ☐ ☐ General condition appears serviceable.



☐ ☒ ☐ Damaged noted.



Minor damage noted



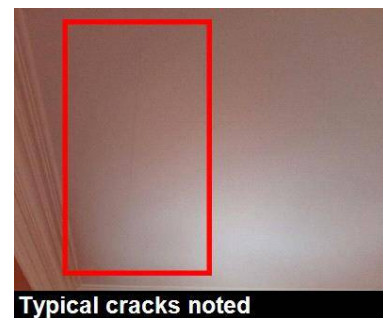
Report: 8088Sample Address: 2325

Ceilings:

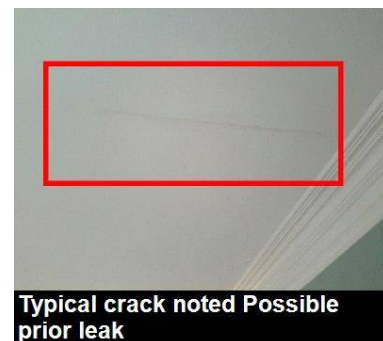
- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



- OK MM RR
☐ ☒ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



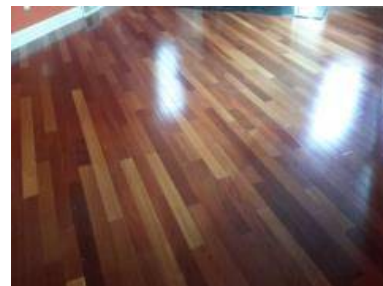
- ☐ ☒ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

*Floors:*

- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.



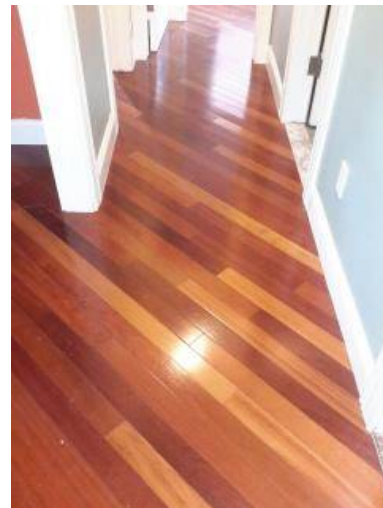
- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.





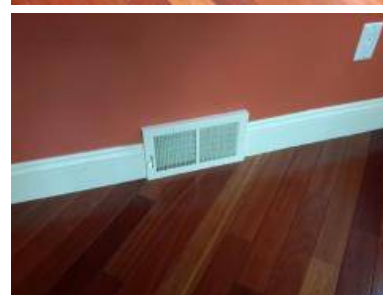
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- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.



Ductwork / Distribution:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



Fireplaces / Solid Fuel Heating:

- OK MM RR
☒ ☐ ☐ Masonry, Gas - The fireplace is designed to use gas fuel only.



- ☒ ☐ ☐ Masonry, Gas - The fireplace is designed to use gas fuel only.





Report: 8088Sample Address: 2325

- ☒ ☐ ☐ Masonry, Gas - The fireplace is designed to use gas fuel only.



Living Room:

Windows:

- OK MM RR
☐ ☒ ☐ At least one window or associated hardware in this room needs repair. Locking hardware needs repair or replacement, Cranks missing, can't open windows.



Walls:

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



- ☐ ☒ ☐ Damaged noted.



Floors:

- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age. Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.





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Ductwork / Distribution:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



Fireplaces / Solid Fuel Heating:

OK MM RR
☒ ☐ ☐ Masonry, Gas - The fireplace is designed to use gas fuel only.



☒ ☐ ☐ Masonry, Gas - The fireplace is designed to use gas fuel only.



Master Bedroom:

Windows:

☒ ☐ ☐ General condition appears serviceable.



☒ ☐ ☐ General condition appears serviceable.





Report: 8088Sample Address: 2325

☒ ☐ ☐ General condition appears serviceable.



Walls:

OK MM RR
☒ ☐ ☐ General condition appears serviceable.



☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



☒ ☐ ☐ General condition appears serviceable.





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☒ ☐ ☐ General condition appears serviceable.

*Ceilings:*

OK MM RR
☐ ☒ ☐ There is some minor cracking noted. Unfinished trim work is noted at fan mount.



☒ ☐ ☐ General condition appears serviceable.

*Floors:*

☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.





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- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.



Ductwork / Distribution:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



Fireplaces / Solid Fuel Heating:

OK MM RR
☒ ☐ ☐

Prefabricated metal, Gas - The fireplace is designed to use gas fuel only. There is a log set installed. Observations- Glass Doors are present. There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney.



Bedroom #2:

Windows:

- ☒ ☐ ☐ General condition appears serviceable.





Report: 8088Sample Address: 2325

Walls:

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



- OK MM RR
☐ ☒ ☐ Hole in the wall from doorknob.

**Damage noted****Floors:**

- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.

**Ductwork / Distribution:**

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.

**Bedroom #3:**



Report: 8088Sample Address: 2325

Windows:

☒ ☐ ☐ General condition appears serviceable.



Walls:

OK MM RR
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Ceilings:

☐ ☒ ☐ General condition appears serviceable, There is some minor cracking noted.



Ductwork / Distribution:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



Bedroom #4



Report: 8088Sample Address: 2325

Doors:

General condition appears serviceable, Hardware operational.



Windows:

OK MM RR
☒ ☐ ☐ General condition appears serviceable, Minor peeling paint.



☒ ☐ ☐ General condition appears serviceable, Minor peeling paint.



Walls:

☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.





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- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. Damaged noted.



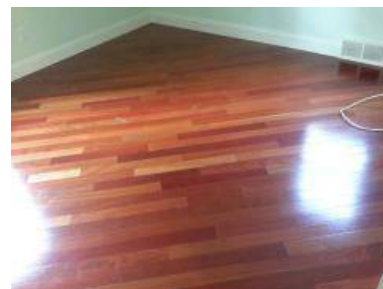
Ceilings:

- OK MM RR
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials. Damaged noted.



Floors:

- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.



Closets:

- ☒ ☐ ☐ General condition appears serviceable, The closet is not lighted.



Switches & Fixtures:

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



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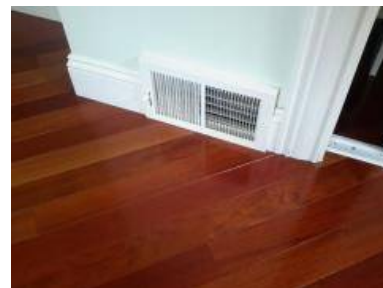
Electrical Outlets:

Some grounded type outlets did not appear to be properly grounded.



Ductwork / Distribution:

There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



There is a heat source to this room which appears to be functioning as intended. There is also an air return vent located in this room.



Smoke / Fire Detector:

There is a functional smoke detector installed in this room. The unit is hardwired.



Doors:

Overall Interior Door Condition:

OK MM RR

☒ ☐ ☐ General condition appears serviceable.



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Kitchen Interior:

General condition appears serviceable, Hardware operational.



Master Bath:

Hardware operational.



Hall Bath:

Hardware operational.



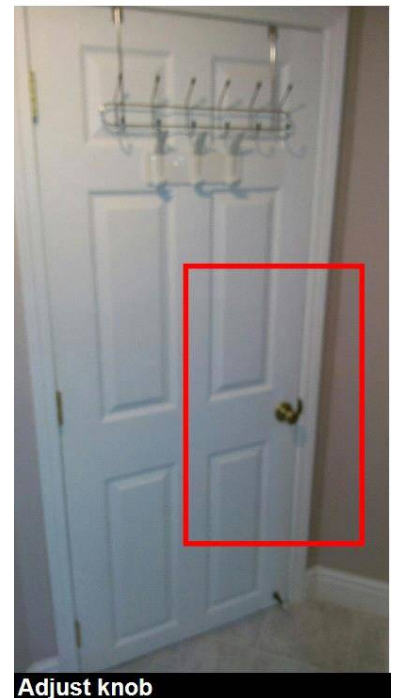


Report: 8088Sample **Address:** 2325

Other Bath:

Hardware operational.

Hardware operational, Door hardware needs adjustment or repair, as the latch or strike plate needs adjustment so that the door will latch correctly.



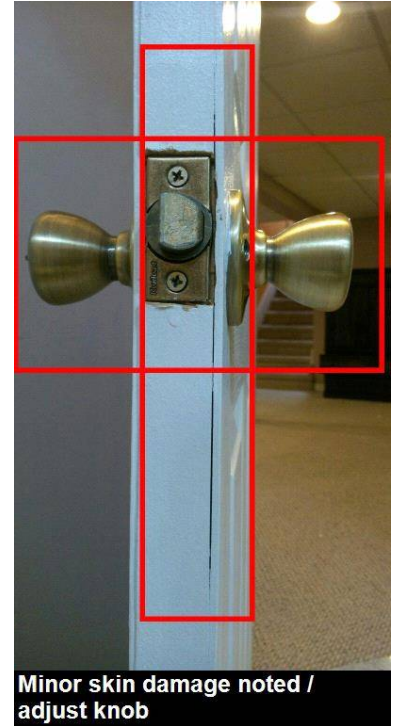
Adjust knob

OK MM RR



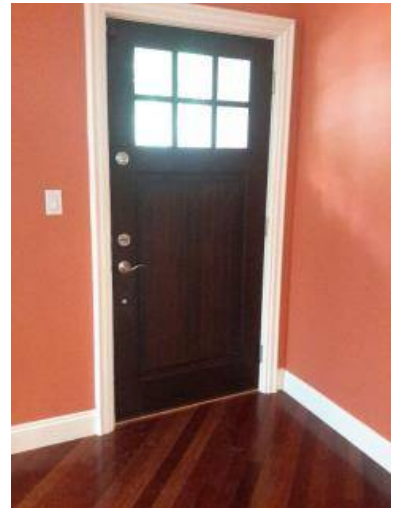
Report: 8088Sample Address: 2325

☐ ☒ ☐ Minor skin damage noted.



Entry / Foyer / Hall:

General condition appears serviceable, Hardware operational.



Living Room:

General condition appears serviceable, Hardware operational.





Report: 8088Sample **Address:** 2325

Master Bedroom:

General condition appears serviceable, Hardware operational, Door hardware needs adjustment or repair, as the latch or strike plate needs adjustment so that the door will latch correctly.



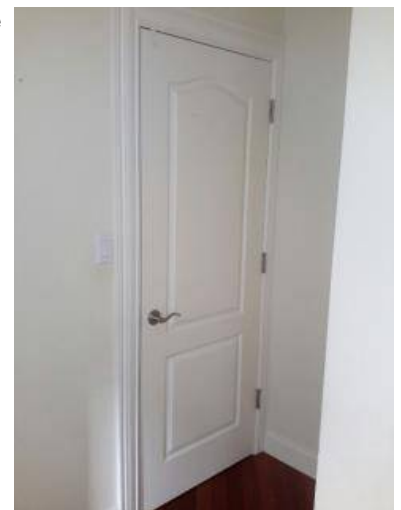
Bedroom #2:

General condition appears serviceable, Hardware operational.



Bedroom #3:

General condition appears serviceable, Hardware operational.



OK MM RR



Report: 8088Sample Address: 2325

Laundry:

- ☐ ☒ ☐ General condition appears serviceable, Hardware operational, Doors rub/stick/won't latch, Door hardware needs adjustment or repair, as the doorknob assembly needs to be replaced.

**Windows:***General Type & Condition:*

- OK MM RR
☐ ☒ ☐ Clad-Metal/Vinyl, Sliding, Casement, Double hung, A representative sampling was taken. Windows as a grouping are generally operational. Make minor hardware repairs or improvements as needed.

Kitchen Interior:

- ☒ ☐ ☐ General condition appears serviceable.

*Master Bath:*

Window is in good functional Condition.





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Hall Bath:

Window is in good functional Condition.

Bath Between Bedrooms:

Window is in good functional Condition.

Other Bath:

OK MM RR

☐ ☒ ☐

Window is in good functional Condition.

At least one window or associated hardware in this room needs repair.
Crank for window is broken, won't open the window.



Damaged crank hardware needs repair

Entry / Foyer / Hall:

☒ ☐ ☐

General condition appears serviceable.



Living Room:

☐ ☒ ☐

At least one window or associated hardware in this room needs repair. Locking hardware needs repair or replacement, There is no screen in place at the window. Cranks are missing.



Missing cranks noted



Master Bedroom:

- ☐ ☒ ☐
- At least one window or associated hardware in this room needs repair. Crank for window is broken and won't open the window.



Bedroom #2:

- OK MM RR

☒ ☐ ☐
- General condition appears serviceable.

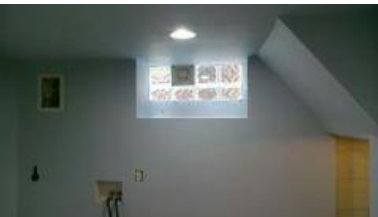


Bedroom #3:

- ☒ ☐ ☐
- General condition appears serviceable.



Laundry:





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Walls:*General Material & Condition:**Kitchen Interior:*

OK MM RR

☒ ☐ ☐ Drywall, General condition appears serviceable, Typical cracks noted.☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.*Master Bath:*

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. Walls are in good condition with normal wear.

*Hall Bath:*

Walls are in good condition with normal wear.

*Bath Between Bedrooms:*

Walls are in good condition with normal wear.



Report: 8088Sample Address: 2325

Other Bath:

- ☐ ☐ ☒ Hidden Damage - The cracks in the walls may be an indication of hidden structural problems. Further investigation as to the cause is needed. Walls are in good condition with normal wear.

Walls are in good condition with normal wear.

**Hidden mold damage noted***Entry / Foyer / Hall:*

- OK MM RR
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

*Living Room:*

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

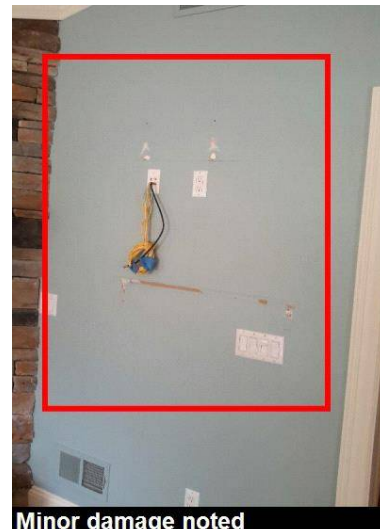




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Master Bedroom:

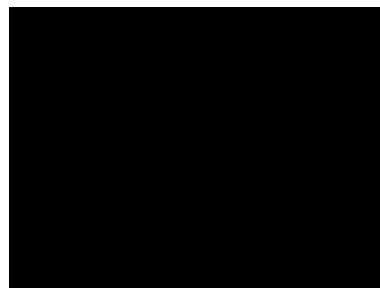
- ☐ ☒ ☐ There is some minor cracking in the sheetrock. Damaged to the wall noted.

**Bedroom #2:**

- OK MM RR
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Bedroom #3:**

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Laundry:**

- ☐ ☐ ☒ Hidden Damage - The cracks in the walls may be an indication of hidden structural problems. Further investigation as to the cause is needed.

**Ceilings:****General Type & Condition:**

- ☒ ☐ ☐ Drywall, General condition appears serviceable, Damage noted, Typical cracks noted.



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Kitchen Interior:

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Master Bath:

Ceilings are in good condition with normal wear.



Hall Bath:

Ceilings are in good condition with normal wear.



Bath Between Bedrooms:

Ceilings are in good condition with normal wear.

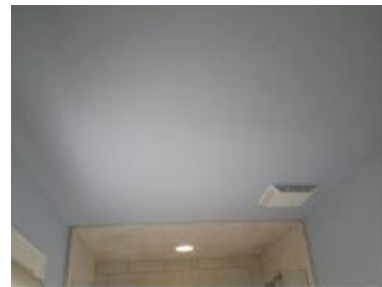


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Other Bath:

Ceilings are in good condition with normal wear.

Ceilings are in good condition with normal wear.



Entry / Foyer / Hall:

OK MM RR
☒ ☐ ☐

General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Living Room:

☒ ☐ ☐

General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Master Bedroom:

☒ ☐ ☐

General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.





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Bedroom #2:

☒ ☐ ☐ General condition appears serviceable.



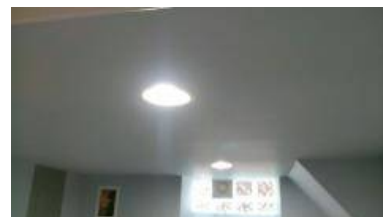
Bedroom #3:

OK MM RR
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Laundry:

General condition appears serviceable.

**Floors:**

General:

☒ ☐ ☐ The floor covering material is primarily carpet. glazed ceramic tile. hardwood. General condition appears serviceable, Fair - Material is worn, with some age.

Kitchen Interior:

☒ ☐ ☐ General condition appears serviceable, The floor covering material is glazed ceramic tile. Fair - Material is worn, with some age.





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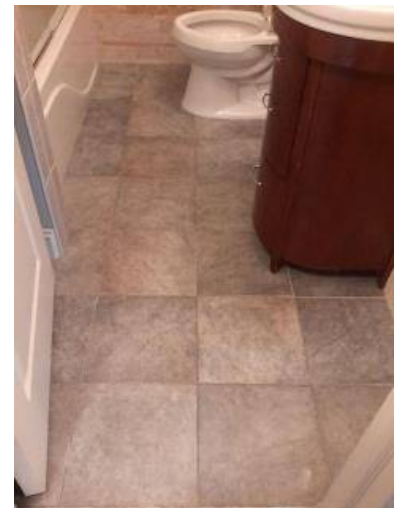
Master Bath:

The floor covering material is Glazed ceramic tile
Fair - Material is worn, with some age.



Hall Bath:

The floor covering material is Glazed ceramic tile
Fair - Material is worn, with some age.



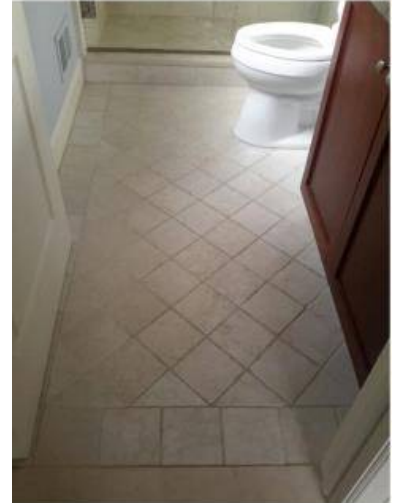


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Other Bath:

The floor covering material is Glazed ceramic tile
Good - The floor covering is newer, and it should provide years of service.

The floor covering material is Glazed ceramic tile
Fair - Material is worn, with some age.



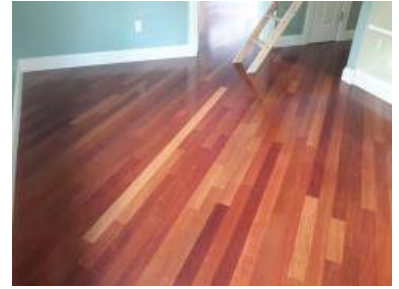
OK MM RR



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Entry / Foyer / Hall:

☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.



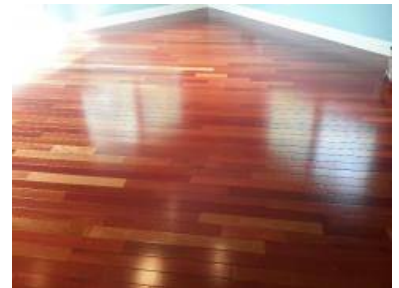
Living Room:

OK MM RR
☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age. Visibility and ability to inspect the floor is limited due to the floor covering and/or furnishings.



Master Bedroom:

☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.



Bedroom #2:

☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.





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Bedroom #3:

- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is hardwood. Fair - Material is worn, with some age.



Laundry:

General condition appears serviceable, The floor covering material is glazed ceramic tile. Good - The floor covering is newer, and it should provide years of service.



Closets:

General:

Hall Bath:

- OK MM RR
☒ ☐ ☐ General condition appears serviceable.
The closet is not lighted.





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Entry / Foyer / Hall:

☒ ☐ ☐ General condition appears serviceable, The closet is not lighted.



Master Bedroom:

OK MM RR
☒ ☐ ☐ General condition appears serviceable, The closet is lighted.



Bedroom #2:

☐ ☐ ☒ General condition appears serviceable, The closet is lighted, One of closet doors are missing.

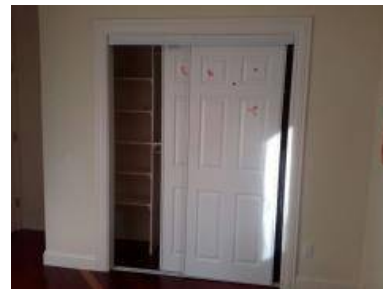




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Bedroom #3:

☒ ☐ ☐ General condition appears serviceable, The closet is not lighted.



Laundry:

The closet is lighted.



Stairs & Handrails:

Condition:

OK MM RR
☒ ☐ ☐ Interior stairs serviceable, Stair handrail serviceable.





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- ☒ ☐ ☐ Interior stairs serviceable, Stair handrail serviceable.



Smoke / Fire Detector:

General:

Entry / Foyer / Hall:

OK MM RR

- ☒ ☐ ☐ Smoke alarm(s) responded to test button operation.

There is a functional smoke detector installed in this room. The unit is hardwired.



Living Room:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Master Bedroom:

There is a functional smoke detector installed in this room. The unit is hardwired.



Bedroom #2:

There is a functional smoke detector installed in this room. The unit is hardwired.





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Bedroom #3:

There is a functional smoke detector installed in this room. The unit is hardwired.





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LAUNDRY AREA

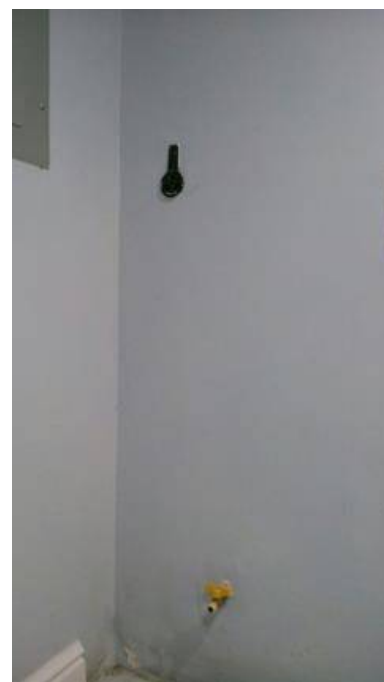
Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical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

Laundry:*Location:*

Laundry is located at the basement on the utility room. Dryer venting is provided.

*Fuel System:*

OK MM RR
☒ ☐ ☐ Gas service pipe is provided.





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Dryer Vent:

A dryer vent is provided.

A dryer vent is provided. Consider installing a new hard pipe vent.





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GARAGE - CARPORT

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

Type:

The house has a three car garage that is detached.

**Roof:**

Condition:

OK MM RR

☒ ☐ ☐ Same as house, See house roof report.



☒ ☐ ☐ Same as house, See house roof report.

**Garage Door:**

Material - Condition:

☒ ☐ ☐ Metal.





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☒ ☐ ☐ Metal.



OK MM RR
☒ ☐ ☐ Metal.



☒ ☐ ☐ Metal.



Automatic Opener:

☒ ☐ ☐ operational, Automatic reverse
feature is operational.





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☒ ☐ ☐ operational, Automatic reverse feature is operational.



Service Doors:

OK MM RR
☒ ☐ ☐ General condition appears serviceable.

**Windows:**

Condition:

☒ ☐ ☐ General condition appears serviceable.



☒ ☐ ☐ General condition appears serviceable.

**Garage Walls & Ceilings:**



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Walls:

- ☒ ☐ ☐ Drywall, General condition appears serviceable, Typical cracks noted.



- OK MM RR
☒ ☐ ☐ Drywall, General condition appears serviceable, Damage noted, Typical cracks noted.



- ☐ ☒ ☐ Drywall, General condition appears serviceable, Damage noted, Typical cracks noted.



Ceilings:

- Drywall, General condition appears serviceable, Minor Damage noted.



- Drywall, General condition appears serviceable, Minor Damage noted.





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Furnace Did not function. it appears the thermostat may need new batteries.



OK MM RR

☐ ☐ ☒ It appears the thermostat may need new batteries.



Switches & Fixtures:

The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.



Sub panel is functional and operating as intended.



Floor:



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Condition:

☒ ☐ ☐ General condition appears
serviceable, Salt damage is noted.



OK MM RR
☒ ☐ ☐ General condition appears
serviceable, Salt damage is noted.

