

PROPERTY INSPECTION REPORT



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NACHI22041414

John Doe
Doe John

1023 Twig Blvd

5/20/2022

Inspector: Mark Armstrong

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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 9 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
Page 10 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • Spindle spacing exceeds the 4 inch spacing which is considered safe by today's child safety standards.
Page 10 Item: 7	GFCI	<ul style="list-style-type: none"> • The exterior deck outlet GFCI did not shut off when tested, have a qualified electrician replace it.
Exterior Areas		
Page 13 Item: 1	Doors	<ul style="list-style-type: none"> • Wood deterioration observed at upstairs office door. Suggest repairs/replacement as needed or to monitor condition.
Electrical		
Page 22 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Grounding / Bonding questionable. Multiple wires under same lug • Nicked or bare wire inside of panel • Broken/missing strain relief inside panel.
Bathrooms		
Page 30 Item: 7	GFCI	<ul style="list-style-type: none"> • No GFCI protection present in upper floor bathroom, suggest installing GFCI protected receptacles for safety
Interior Areas		
Page 35 Item: 8	Fireplace	<ul style="list-style-type: none"> • Small cracks/ crumbling present in the firebrick of the basement wood stove
Laundry		
Page 40 Item: 5	GFCI	<ul style="list-style-type: none"> • Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Garage3		
Page 43 Item: 4	Electrical	<ul style="list-style-type: none"> • Bonding issues in electrical panel. Neutral and ground wires bonded together. Multiple wires under one lug.



Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Detached • Single Family Home • Split Level Style

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection.



Roof

1. Roof Condition



Materials: Walked on the roof surface

Materials: Asphalt/fiberglass shingles noted.

Observations:

- Roof appeared serviceable. No prediction of future performance or warranties can be offered.
- 1 layer of roofing observed.
- The shingles showed signs of granular loss. This happens with normal wear, shoveling, or walking on the roof surface. The shingles deteriorate faster due to the asphalt substrate being exposed to the elements.
- Flex seal/roofing tar was visible in some areas.



The shingles showed signs of granular loss. This happens with normal wear, shoveling, or walking on the roof surface. The shingles deteriorate faster due to the asphalt substrate being exposed to the elements.





Flex seal/roofing tar was visible in some areas.

2. Flashing

Observations:



- Flashings appear serviceable

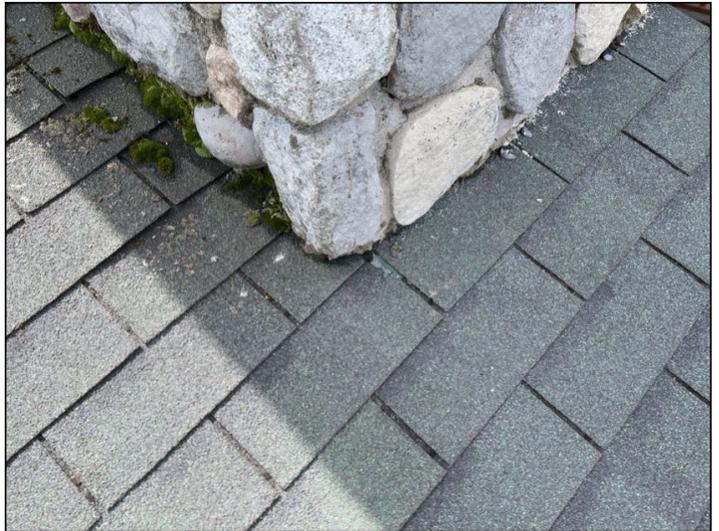
- Flex seal/roof tar noticed at roof penetrations. Maintenance may be required to prevent leaks.



Flex seal/roof tar noticed at roof penetrations. Maintenance may be required to prevent leaks.



Flex seal/roof tar noticed at roof penetrations. Maintenance may be required to prevent leaks.



3. Chimney

Observations:



- No major system safety or function concerns noted at time of inspection.



4. Vent Caps



5. Gutter

Observations:



- Appeared serviceable at the time of the inspection.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Walls

Observations:



- No leaks were observed at the time of the inspection.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Asphalt driveway noted.



Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- **IMPROVE:** Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.



IMPROVE: Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.

2. Grading



Observations:

- No major system safety or function concerns noted at time of inspection.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

3. Vegetation Observations



Observations:

- No major system safety or functional concerns noted at time of inspection.

4. Patio and Porch Deck



Observations:

- Appeared functional at time of inspection.

5. Stairs & Handrail

Observations:

- Spindle spacing exceeds the 4 inch spacing which is considered safe by today's child safety standards.



Spindle spacing exceeds the 4 inch spacing which is considered safe by today's child safety standards.

6. Grounds Electrical

Observations:

- No major system safety or function concerns noted at time of inspection.

7. GFCI

Observations:

- The exterior deck outlet **GFCI** did not shut of when tested, have a qualified electrician replace it.



The exterior deck outlet GFCI did not shut of when tested, have a qualified electrician replace it.

8. Main Gas Valve Condition

Materials: LP gas shutoff located at the tank itself



Propane shut off

9. Plumbing

Observations:



• Potable water supplied by well. Suggest water testing within inspection contingency period.

10. Water Pressure

Observations:



• 50



50

11. Exterior Faucet Condition

Location: North side of house. • East side of house. • South side of house. • West side of house.



Observations:

• Appears Functional.

12. Balcony



Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:



- Appeared in functional and in satisfactory condition, at time of inspection.

- Wood deterioration observed at upstairs office door. Suggest repairs/replacement as needed or to monitor condition.



Wood deterioration observed at upstairs office door. Suggest repairs/replacement as needed or to monitor condition.

2. Window Condition

Observations:



- Components appeared in satisfactory condition at time of inspection.

- Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.



Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.

3. Siding Condition

Materials: Wood 1/2 log siding noted



Observations:

- No major system safety or function concerns noted at time of inspection.

4. Eaves & Facia

Observations:



- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

5. Exterior Paint





Garage

1. Roof Condition

Materials: Roofing is the same as main structure.



2. Walls

Observations:

- Appeared satisfactory, at time of inspection.



3. Floor Condition

Materials: Bare concrete floors noted.



4. Electrical



5. Garage Door Condition

Materials: One 16' upgraded insulated steel door

Observations:

- No deficiencies observed.



6. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.



7. Garage Opener Status

Observations:

- The garage door opener is functional, safety features are built in.



8. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.

9. Counters

Observations:



- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

10. Wash Basin





Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access



2. Structure

Observations:



- Appeared functional with no deficiencies noted at the time of the inspection.



3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

4. Duct Work



5. Electrical

Observations:

- Electrical appeared functional with no deficiencies noted at the time of the inspection.

6. Attic Plumbing

Observations:

- **PVC** plumbing vents

7. Insulation Condition

Materials: Blown in **cellulose** insulation noted.

- Depth: Insulation averages about 10-12 inches in depth • Recommend additional insulation be added to achieve an R-value of 49-60 for attics.





8. Chimney

Observations:



- Appeared functional with no deficiencies noted at the time of the inspection.

9. Exhaust Vent

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.



Basement/Crawlspace

1. Walls

Materials: Unfinished basement .



2. Windows

Materials: Wood framed awning windows noted. • Vinyl framed sliding window noted.



3. Plumbing Materials

Materials: Appears functional with no deficiencies noted at the time of the inspection. • Sewage pump in basement. Did not operate the pump. • Appears functional with no deficiencies noted at the time of the inspection.

Observations:

- PVC
- Copper
- Pex



4. Stairs

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

5. Railings

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

6. Slab Floor

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

7. Sump Pump

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.
- Sump pump was operated by lifting float switch. Appeared to operate properly. Cannot guarantee float switch or pump will operate properly under normal flooding conditions.



8. Framing

Observations:



- ****JOISTS****
- Appears functional with no deficiencies noted at the time of the inspection.
- ****BEAMS****
- There is a steel beam and the posts are steel as well.
- Engineered floor trusses

9. Subfloor

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

10. Basement/Crawlspace Ductwork

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

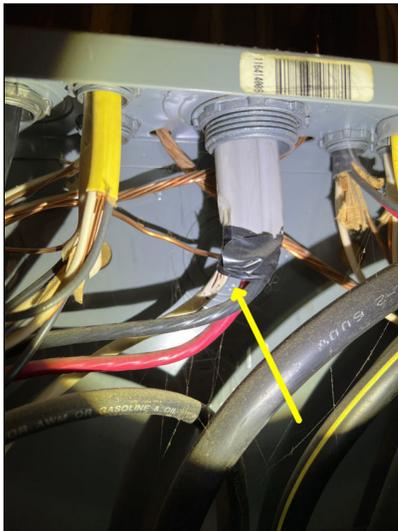
1. Electrical Panel

Location: Main electrical panel located in the basement.

Observations:



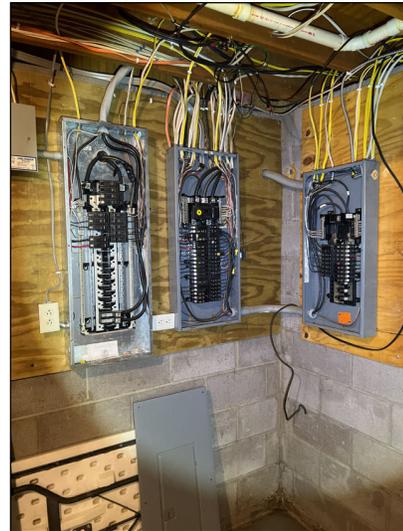
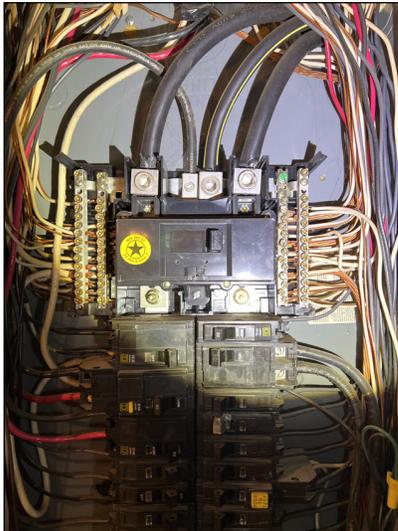
- **Grounding / Bonding questionable. Multiple wires under same lug**
- **Nicked or bare wire inside of panel**
- **Broken/missing strain relief inside panel.**



Nicked or bare wire inside of panel



Broken/missing strain relief inside panel.



Grounding / Bonding questionable. Multiple wires under same lug

2. Main Amp Breaker

Observations:



- 200 amp

3. Breakers in off position

Observations:



- 2

4. Cable Feeds

Observations:



- There is an underground service lateral noted.

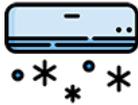
5. Breakers

Materials: Copper non-metallic sheathed(Romex NM) cable noted. • Copper armor sheathed cable noted.



Observations:

- All of the circuit breakers appeared serviceable.



HVAC

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

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

1. Heater Condition



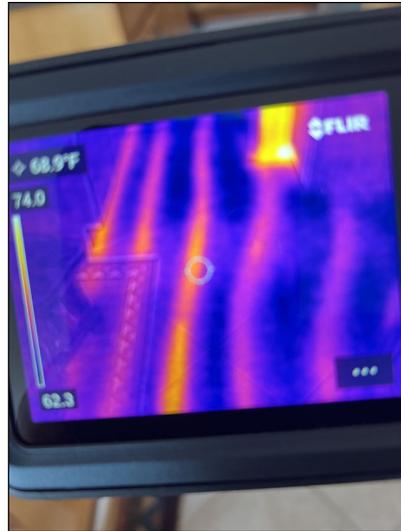
Materials: The furnace is located in the basement

Materials: LP propane forced air furnace. • Electric boiler • Radiant in-floor heating system
• Electric baseboard heating.

Observations:

- Appears functional with no deficiencies noted at the time of the inspection.
- There are no service/maintenance tags noted. Recommend having the unit serviced by a qualified HVAC contractor at least once per year.







2. Venting

Observations:



- Plastic - PVC vent noted.
- The visible portions of the vent pipes appeared functional.

3. Gas Valves

Observations:



- Gas shut off valves were present and functional.

4. Refrigerant Lines

Observations:



- No defects found.

5. AC Compress Condition

Compressor Type: Electric



Location: The compressor is located on the exterior grounds.

6. Air Supply

Observations:



- The return air supply system appears to be functional.

7. Registers

Observations:



- The return air supply system appears to be functional.

8. Filters

Location: Located at the furnace cabinet.



Observations:

- Appears functional with no deficiencies noted at the time of the inspection.
- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

9. Thermostats

Observations:



- Location: Living room wall, master bedroom wall, and upstairs bonus room
- Functional at the time of inspection.



Water Heater

1. Water Heater Condition



Heater Type: Electric

Location: The heater is located in the basement.

Observations:

- Appears functional with no deficiencies noted at the time of the inspection.



2. TPRV



Observations:

- A Temperature Pressure Relief Valve (**TPR Valve**) is present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

3. Number Of Gallons



Observations:

- 105 gallons



4. Plumbing

Materials: Copper • Aquapex

Observations:



- No deficiencies observed at the visible portions of the supply piping.



Bathrooms

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

1. Locations

Locations: Master Bathroom • Main Floor Bathroom • Basement Bathroom • Upstairs bathroom • Rec room bathroom

2. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.



Observations:

- Appears functional with no deficiencies noted at the time of the inspection.

4. Counters

Observations:



- Plastic laminate tops noted.
- Granite tops noted.
- Appears functional with no deficiencies noted at the time of the inspection.

5. Doors

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

6. Electrical

Observations:



- No major system safety or function concerns noted at time of inspection.

7. GFCI

Observations:



- GFCI in place and operational
- No GFCI protection present in upper floor bathroom, suggest installing GFCI protected receptacles for safety



No GFCI protection present in upper floor bathroom, suggest installing GFCI protected receptacles for safety

8. Exhaust Fan

Observations:



- The bath fan was operated and no issues were found.

9. Floor Condition

Materials: Ceramic tile is noted. • Sheet vinyl flooring is noted.



10. Heating

Observations:



- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors



12. Plumbing

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

13. Showers

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

14. Shower Walls

Observations:



- Plastic tub/shower surround noted.

15. Bath Tubs

Observations:



- Tub
- Whirlpool
- Appears functional with no deficiencies noted at the time of the inspection.

16. Sinks

Observations:



- Operated normally at the time of the inspection.

17. Toilets

Observations:



- Observed as functional and in good visual condition.



Bedrooms

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

1. Locations

Locations: Master#1 • Upstairs #2 & 3

2. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.

3. Closets

Observations:



- The closet is in serviceable condition.

4. Doors

Observations:



- Appear functional with no deficiencies noted at the time of the inspection.

5. Electrical

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.



6. Floor Condition

Flooring Types: Carpet is noted.



7. Smoke Detectors

Observations:



- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

8. Wall Condition

Materials: Drywall walls noted.



9. Window Condition

Materials: Wood framed casement window noted.



Observations:

- Operated windows appeared functional, at time of inspection.

10. Ceiling Condition

Materials: There are drywall ceilings noted.





Interior Areas

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

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

1. Ceiling Fans

Observations:



- Operated normally when tested, at time of inspection.

2. Doors

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

3. Electrical

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

4. Smoke Detectors

Observations:



- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

5. Stairs & Handrail



6. Ceiling Condition

Materials: There are drywall ceilings noted.



7. Wall Condition

Materials: Drywall walls noted.



8. Fireplace

Materials: Living Room • Basement



Materials: Prefabricated "zero clearance" fireplace noted. • Free standing style wood burning stove noted.

Observations:

- Appears functional with no deficiencies noted at the time of the inspection.
- Small cracks/ crumbling present in the firebrick of the basement wood stove



Small cracks/ crumbling present in the firebrick of the basement wood stove

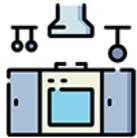
9. Window Condition

Materials: Wood framed casement window noted.

Observations:



- Operated windows appeared functional, at time of inspection



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.



2. Counters

Observations:



- Granite tops noted.

3. Dishwasher

Observations:



- Operated.

4. Garbage Disposal

Observations:



- Operated - appeared functional at time of inspection.

5. Microwave

Observations:



- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

6. Cook top condition

Observations:



- Electric cook top noted.
- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.



7. Oven & Range

Observations:



- Oven(s): Electric

8. Sinks

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

9. Vent Condition

Materials: Recirculating

Observations:



- Recommend cleaning filter regularly for fire safety.
- Appears functional with no deficiencies noted at the time of the inspection.

10. Window Condition

Materials: Wood framed casement window noted.

Observations:



- Operated windows appeared functional, at time of inspection.

11. Floor Condition

Materials: Ceramic tile is noted.



12. Plumbing

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

13. Ceiling Condition

Materials: There are drywall ceilings noted.



14. GFCI

Observations:

- GFCI in place and operational.



15. Wall Condition

Materials: Drywall walls noted.





Laundry

1. Locations

Locations: kitchen area

2. Cabinets

Observations:



- Appeared functional and in satisfactory condition, at time of inspection.

3. Dryer Vent

Observations:



- Recommend cleaning or replacing the dryer vent. Lint build up in the dryer vent can cause a fire.

4. Electrical

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

5. GFCI

Observations:



- Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.



Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.

6. Wash Basin

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

7. Floor Condition

Materials: Ceramic tile is noted.



8. Plumbing

Observations:



- Appears functional with no deficiencies noted at the time of the inspection.

9. Wall Condition

Materials: Drywall walls noted.



10. Ceiling Condition

Materials: There are drywall ceilings noted.



11. Doors

Observations:



- No major system safety or function concerns noted at time of inspection.

Garage2

1. Roof Condition



Materials: Walked on roof surface.

Materials: Asphalt/fiberglass shingles noted.

Observations:

- The shingles showed signs of granular loss. This happens when the granules come off the surface of the shingles and the shingle deteriorates faster due to the asphalt substrate being exposed to the elements. Granular loss happens with the aging of shingles or can happen by walking on the roof or shoveling the roof surface.



2. Floor Condition



Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

3. Electrical



Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

4. Exterior Door



Observations:

- Appeared functional, at time of inspection.

5. Garage Door Condition



Materials: One 7' non-insulated steel door

6. Ventilation



Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

Garage3

1. Roof Condition



Materials: Inspected from ladder.
Materials: Painted ribbed steel roofing noted.



2. Floor Condition



Materials: Bare concrete floors noted.
Observations:
• Common cracks noted.



Common cracks noted.

3. Rafters & Ceiling

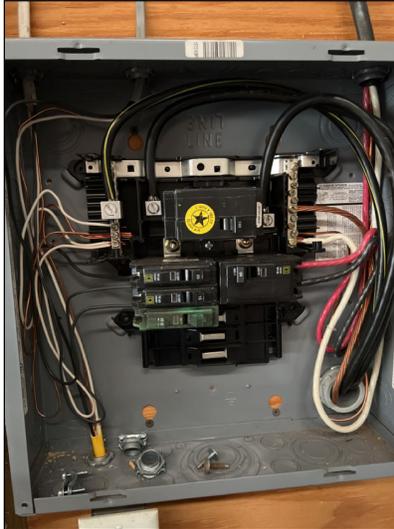


Observations:
• Engineered wood roof truss framing noted.

4. Electrical



Observations:
• Bonding issues in electrical panel. Neutral and ground wires bonded together. Multiple wires under one lug.



Bonding issues in electrical panel. Neutral and ground wires bonded together. Multiple wires under one lug.

5. GFCI

Observations:



- GFCI tested and functioned properly

6. Exterior Door

Observations:



- Appeared functional, at time of inspection.

7. Garage Door Condition

Materials: One 16' upgraded insulated steel door



8. Garage Opener Status

Observations:



- The garage door opener is functional, safety features are built in.



Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves