PROPERTY INSPECTION REPORT

ARMSTRONG
HOME INSPECTION SERVICE, LLC

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2294 Spring Lake Rd

9/11/2023

Krysti Gillman - Edmunds Company LLP

Table Of Contents

Report Summary	3-4
Inspection Details	5
Roof	6-7
Foundation - Exterior	8
Grounds	9-13
Exterior Areas	14-15
Attic	16-17
Basement/Crawlspace	18-20
Electrical	21-22
HVAC	23-28
Water Heater	29-30
Bathrooms	31-32
Bedrooms	33-34
Interior Areas	35-36
Kitchen	37-40
Laundry	41-42
Detached Garage	43-48
Shed	49
Glossary	50

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 10 Item: 4	Patio/Porch/Deck	• Cracking/warping composite decking. Recommend replacing decking
Page 11 Item: 5	Stairs & Handrails	• Spindle(baluster) spacing exceeds the 4 inch spacing which is considered safe by today's child safety standards. • Loose/Unstable railings are present at deck stairs. Recommend resecuring railings.
Page 12 Item: 6	GFCI	• Outdoor receptacle at the back of the house is not GFCI protected or did not trip when tested; needs to be updated/replaced.
Basement/Crawlspace		
Page 18 Item: 6	Windows	• Broken/cracked glass pane noted on basement window. Window is not functional as it only provides access for heating pipes in small crawl space area.
Page 19 Item: 8	Basement Electric	• Open junction boxes/unattached fixtures were observed in basement utility room which is a safety concern. Recommend installing proper covers and/or fixtures as needed, for safety.
Electrical		
Page 21 Item: 1	Electrical Panel	• Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws. • Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
HVAC		
Page 27 Item: 7	Registers	• Radiators not getting warm in dining room, kitchen, and both main floor bedrooms. Possibly a bad zone switch valve. Recommend repair by qualified heating contractor.
Kitchen		
Page 39 Item: 7	Electrical	• Light fixture hanging and/or open junction box in ceiling of kitchen pantry closet. Recommend installing permanent light fixture
Page 39 Item: 8	GFCI	• GFCI protection not present at all kitchen receptacles, GFCI protected receptacles should be installed for safety within 6ft of kitchen sink.

Detached Garage		
Page 43 Item: 2	Walls/Siding	• Hole in siding at back of garage. Recommend repair • Cracked/broken glass-left side window on garage
Page 44 Item: 5	Electrical	• Missing cover plates observed, suggest installing for safety. • Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. • Bonding/grounding issues noted in garage sub panel. Ground and neutral wires should be isolated in a sub panel. Recommend a licensed electrician make repairs. • Weatherproof cover missing on outlet on front of garage. Install for safety
Page 46 Item: 6	GFCI	• GFCI receptacle tripped when tested but will not reset. Replace GFCI receptacle on north wall.
Page 46 Item: 7	Exterior Door	• Garage service door does not close- hits threshold. Rusty on bottom of door. Recommend replacing/repairing door
Page 47 Item: 9	Garage Opener Status	• Garage vehicle door sensors are mounted higher than the standard auto-reverse height. Should be mounted less than 6” above garage floor

Inspection Details

1. Attendance

In Attendance: Seller present • Client father/father in-law present

2. Home Type

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

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: Architectural asphalt/fiberglass shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection.
• ESTIMATED AGE: less than 1year old
• 1 layer of roofing observed.

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

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

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

2. Flashing

Observations:
• Flashings appear serviceable

3. Vents/Vent Caps

Observations:

• Appeared to be serviceable at the time of the inspection

4. Gutter

Observations:

• Partial gutters(only on the front of the house)- Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

Partial gutters(only on the front of the house)- Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

Foundation - Exterior

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

Observations:

- No deficiencies were observed at the visible portions of the foundation.
- Exposed insulation on foundation at left rear corner of the house between stone veneer and foundation. Recommend repairing insulation and covering to protect from rodent damage.

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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: Gravel driveway noted. • Concrete sidewalk noted.
Observations:
• Driveway in good shape for its age and wear. No deficiencies noted.
• Sidewalk/walkways in good condition for the age.
• Potential Trip Hazard(s) at sidewalk near tree by driveway; monitor / repair as necessary.

Potential Trip Hazard(s) at sidewalk near tree by driveway; monitor / repair as necessary.

2. Grading

Observations:
• The exterior drainage is generally away from the foundation except at: back of house
• 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.

The exterior drainage is generally away from the foundation except at: back of house

3. Vegetation Observations

Observations:

• Prune or remove any shrubs/trees that are in contact or close proximity to the shed to prevent damage to roof and siding.

• Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

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4. Patio/Porch/Deck

Observations:

• No permanent deck footings noted. Floating decks are susceptible to heaving.

• Cracking/warping composite decking. Recommend replacing decking

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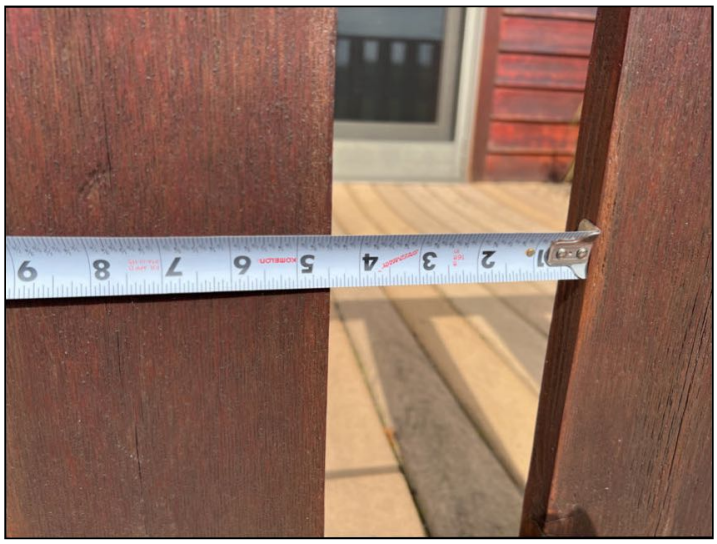
Cracking/warping composite decking. Recommend replacing decking

5. Stairs & Handrails

Observations:

- Spindle(baluster) spacing exceeds the 4 inch spacing which is considered safe by today's child safety standards.
- Loose/Unstable railings are present at deck stairs. Recommend resecuring railings.



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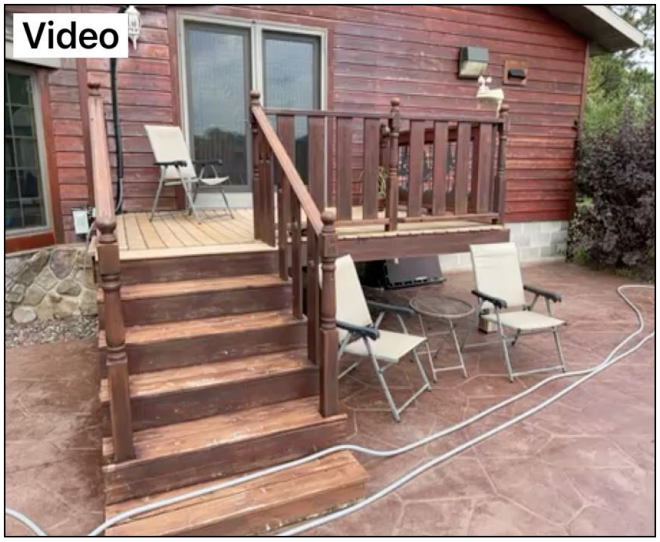

Loose/Unstable railings are present at deck stairs. Recommend resecuring railings.

6. GFCI

Observations:

• Outdoor receptacle at the back of the house is not GFCI protected or did not trip when tested; needs to be updated/replaced.

Outdoor receptacle at the back of the house is not GFCI protected or did not trip when tested; needs to be updated/replaced.

7. Main Gas Valve Condition

Materials: LP gas shutoff located at the tank itself

8. Water Pressure

Observations:

• 40 psi

40 psi

9. Exterior Faucet Condition

Location: Back of structure.
Observations:
• Hose bib leaks while in use; may need replacement. Does not leak when shut off.

Hose bib leaks while in use; may need replacement. Does not leak when shut off.

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.

2. Window Condition

Observations:
• Unknown if drainage is present at window well on left side of house. Recommend consulting with seller to verify if there is a drain present or install a window well cover.

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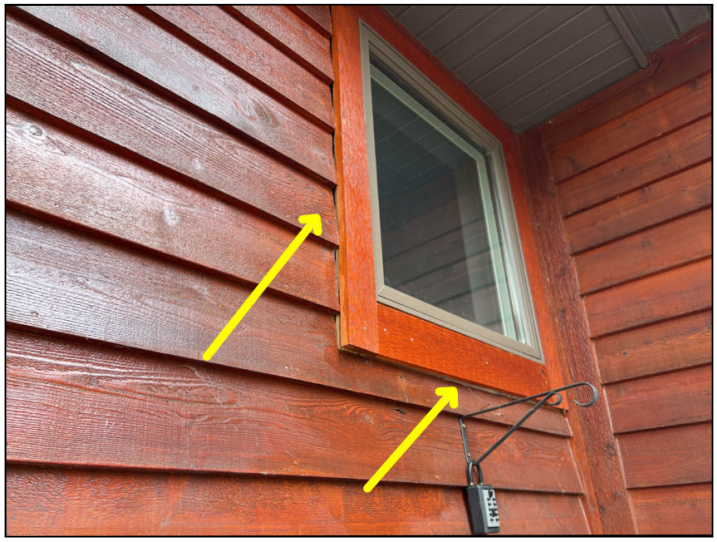
3. Siding Condition

Materials: Stained wood siding noted • Vinyl siding noted.
Observations:
• Caulk and seal all gaps, cracks and openings. Window at left of front door needs caulking
• Caulk/seal gap at siding/stone transition flashing to right of front door



Caulk and seal all gaps, cracks and openings. Window at left of front door needs caulking

Caulk/seal gap at siding/stone transition flashing to right of front door

4. Eaves & Facia

Observations:

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

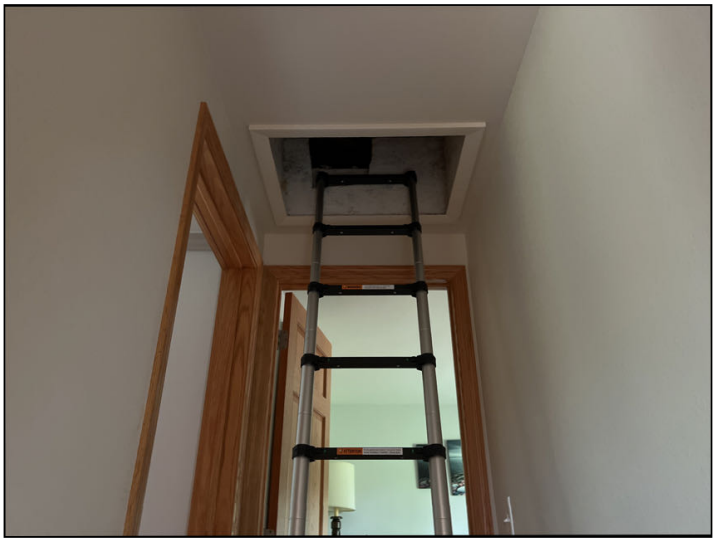
Attic

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

Observations:

- Scuttle Hole located in: main floor hallway
- Appeared functional - with insulation over hatch door.



Appeared functional - with insulation over hatch door.

2. Structure

Observations:

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

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

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3. Ventilation

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

4. Electrical

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

5. Attic Plumbing

Observations:
- PVC plumbing vents
- No deficiencies noted in plumbing vent piping.

6. Insulation Condition

Materials: Loose fill fiberglass insulation noted.
Depth: Insulation averages about 16-18 inches in depth.
Observations:
- Insulation appears adequate.

Insulation appears adequate.

Insulation appears adequate.

Basement/Crawlspace

1. Walls

Materials: Mostly finished, full basement noted.
Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.
• No leaks were observed at the time of the inspection.

2. Slab Floor

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

3. Finished Floor

Observations:
• The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.

4. Framing

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.
• Not fully visible for inspection due to lack of access to all areas.

5. Subfloor

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.
• Not fully visible for inspection due to lack of access.

6. Windows

Observations:
• Operated windows appeared functional, at time of inspection.
• Broken/cracked glass pane noted on basement window. Window is not functional as it only provides access for heating pipes in small crawl space area.

Broken/cracked glass pane noted on basement window. Window is not functional as it only provides access for heating pipes in small crawl space area.

7. Plumbing

Materials: *WASTE** • PVC • **SUPPLY** • Copper
Observations:
• ** WASTE**
• Appears functional with no deficiencies noted at the time of the inspection.
• **SUPPLY**
• Appears functional with no deficiencies noted at the time of the inspection.

8. Basement Electric

Observations:
• Open junction boxes/unattached fixtures were observed in basement utility room which is a safety concern. Recommend installing proper covers and/or fixtures as needed, for safety.

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9. Stairs

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

10. Railings

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

11. Sump Pump

Observations:
• Sewage pump noted. Pump was not operated due to inaccessibility or sealed cover. Check with seller to confirm operation.

Sewage pump noted. Pump was not operated due to inaccessibility or sealed cover. Check with seller to confirm operation.

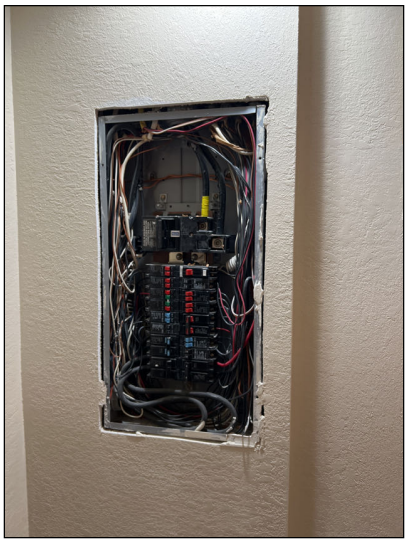
Electrical

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:

- Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.
- Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.



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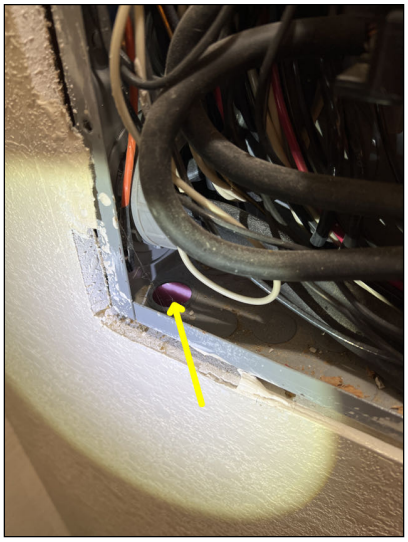

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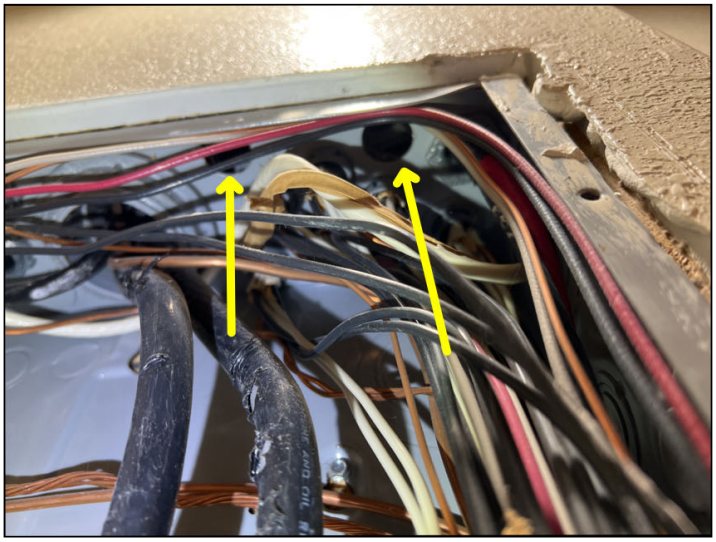


Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.

2. Main Amp Breaker

Observations:
- 200 amp

3. Breakers in off position

Observations:
- 0

4. Cable Feeds

Observations:
- There is an underground service lateral noted.

5. Breakers/Wire

Materials: Copper non-metallic sheathed(Romex NM) cable noted.
Observations:
- All of the circuit breakers appeared serviceable.
- The wiring at the panel appears 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.

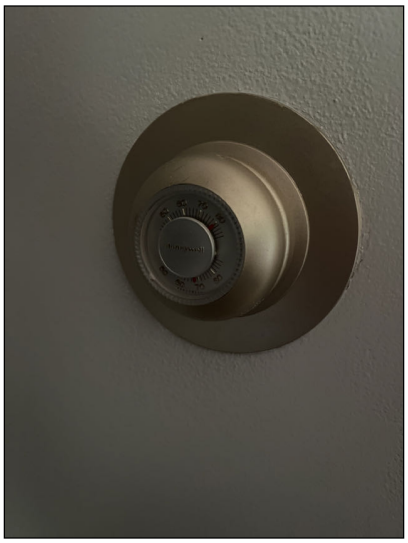
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Thermostats

Observations:

- Location: 5 thermostats present- Living room wall, dining room wall, both main floor bedrooms, and basement wall
- Functional at the time of inspection.

Functional at the time of inspection.



Functional at the time of inspection.

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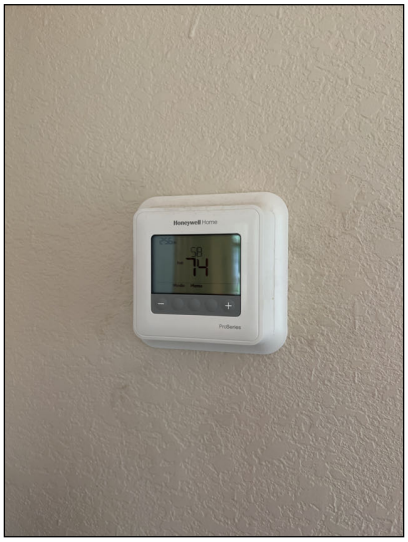


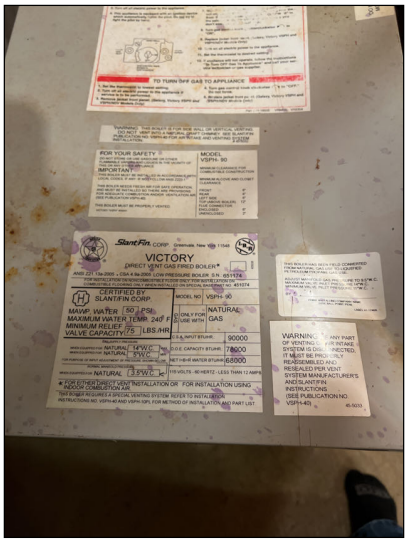
Functional at the time of inspection.

Functional at the time of inspection.

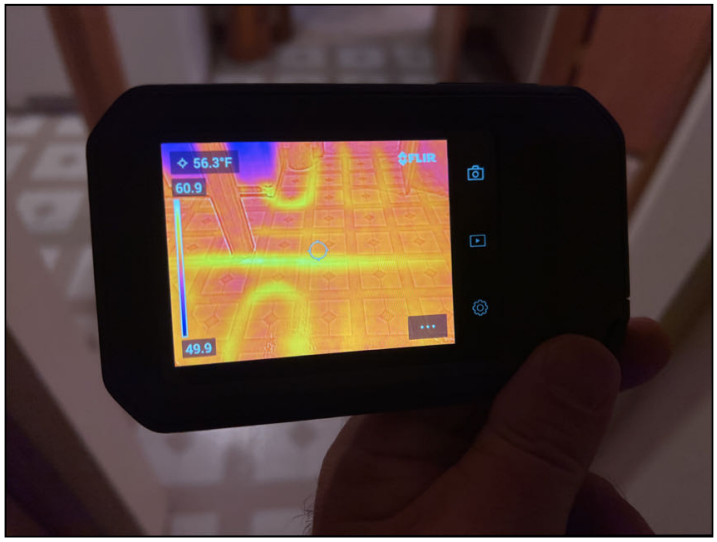
2. Heating Unit Condition

Materials: The boiler is located in the basement
Materials: LP propane hot water boiler with radiators • Radiant in-floor heating system
Observations:
• Appears functional with no deficiencies noted at the time of the inspection.
• Furnace/Boiler date of manufacture: Estimated post 2005
• There are no service/maintenance tags noted. Recommend having the unit serviced by a qualified HVAC contractor at least once per year.
• Radiant in-floor heating visible via thermal imaging

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



Furnace/Boiler date of manufacture: Estimated post 2005



Radiant in-floor heating visible via thermal imaging

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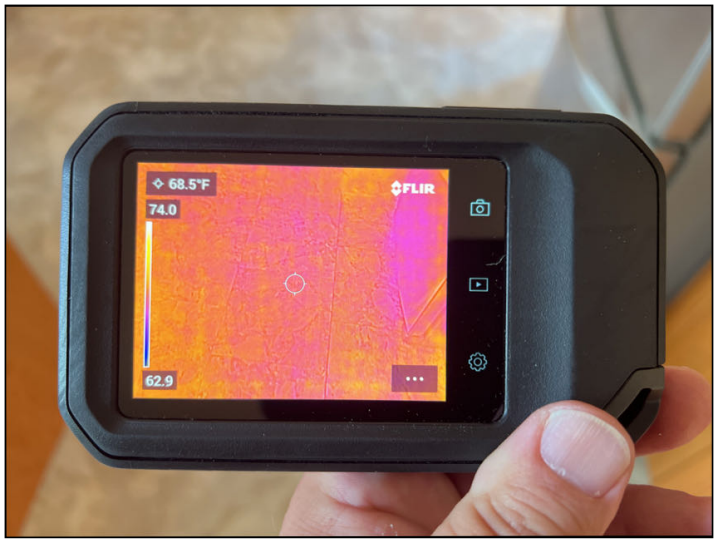


Radiant in-floor heating visible via thermal imaging

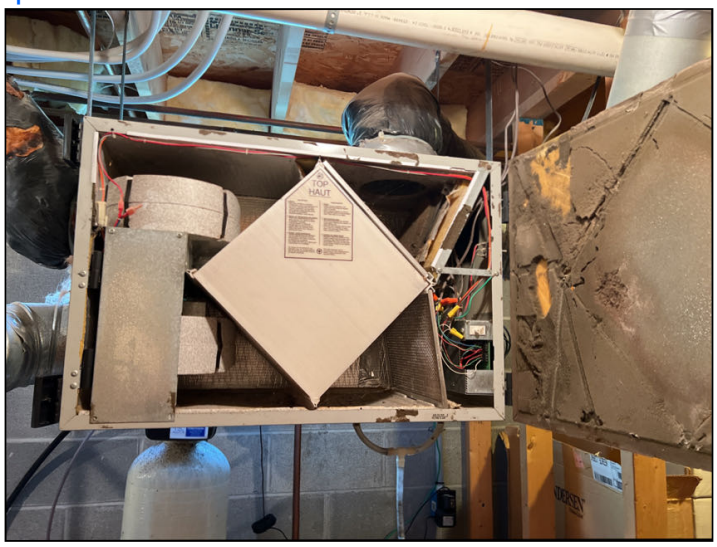
Radiant in-floor heating visible via thermal imaging

Radiant in-floor heating visible via thermal imaging

3. Air Exchanger

Observations:
- The air exchanger appears to be functional.
- Recommend cleaning the air exchanger per manufacturers instructions.

The air exchanger appears to be functional.



Recommend cleaning the air exchanger per manufacturers instructions.

4. Venting

Observations:
- The visible portions of the vent pipes appeared functional.
- Seal all openings around vent at foundation

5. Gas Valves

Observations:
- Gas shut off valves were present and functional.

6. AC Compress Condition

Compressor Type: Mini split system
Observations:
- Appeared functional with no deficiencies noted at the time of inspection.
- The insulation is missing or damaged at exterior refrigerant line. Recommend replacing insulation for efficiency

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

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7. Registers

Observations:

• Radiators not getting warm in dining room, kitchen, and both main floor bedrooms. Possibly a bad zone switch valve. Recommend repair by qualified heating contractor.

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Water Heater

1. Venting

Observations:
• Gaps noted around water heater vent pipe on the inside and outside of foundation. Recommend sealing

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2. Water Heater Condition

Heater Type: Gas
Location: The heater is located in the basement.
Observations:
• Appears functional with no deficiencies noted at the time of the inspection.
• Water Heater date of manufacture:10/01

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

Water Heater date of manufacture:10/01

3. 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.

4. Number Of Gallons

Observations:
• 40 gallons

5. Gas Valve

Observations:
• Appears functional.

6. Plumbing

Materials: Copper
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. Cabinets

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

2. Counters

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. GFCI

Observations:
- GFCI tested and functioned properly.

5. Exhaust Fan

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

6. Sinks

Observations:
- **DRAINS**
- No deficiencies observed.
- **SUPPLY**
- No deficiencies observed.

7. Plumbing

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

8. Showers

Observations:
- **SHOWER BASE**
- Appears functional with no deficiencies noted at the time of the inspection.
- **SHOWER FAUCET**
- Hot/cold reversed plumbing observed on main floor shower valve

Hot/cold reversed plumbing observed on main floor shower valve

9. Bath Tubs

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

10. Toilets

Observations:
• Operated when tested. No deficiencies noted.

11. Ceiling/Wall Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

12. Floor Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

13. Doors

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

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. Wall Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

2. Ceiling Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

3. Floor Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

4. Window Condition

Observations:
• Operated windows appeared functional, at time of inspection.
• Window sticks/does not open with normal use of crank at front bedroom - main floor. May just be stuck from non use

Window sticks/does not open with normal use of crank at front bedroom - main floor. May just be stuck from non use

5. Closets

Observations:
• The closets are in serviceable condition.

6. Doors

Observations:
• Appear functional with no deficiencies noted at the time of the inspection.

7. Electrical

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

8. 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.

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. Wall Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

2. Ceiling Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

3. Floor condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

4. Window Condition

Observations:
• Operated windows appeared functional, at time of inspection
• Window sticks/does not open with normal use of crank at living room bay window. May just be stuck from non use

Window sticks/does not open with normal use of crank at living room bay window. May just be stuck from non use

5. Ceiling Fans

Observations:
• Operated normally when tested, at time of inspection.

6. Closets

Observations:
- The closets are in serviceable condition.

7. Doors

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

8. Electrical

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

9. Smoke Detectors

Observations:
- Operated when tested.

10. Stairs & Handrail

Observations:
- Appeared functional at the time of the 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:
• No major system safety or function concerns noted at time of inspection.

3. Dishwasher

Observations:
• Dishwasher not tested due to dishes stored inside.

Dishwasher not tested due to dishes stored inside.

4. Microwave

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.

Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.

5. Oven & Range

Observations:

- Oven(s): Electric
- All heating elements operated when tested.
- Oven(s) operated when tested.

All heating elements operated when tested.

6. Refrigerator Condition

Observations:

- Refrigerator appears to be functioning properly. Interior temperatures are within normal range.

Refrigerator appears to be functioning properly. Interior temperatures are within normal range.

7. Electrical

Observations:

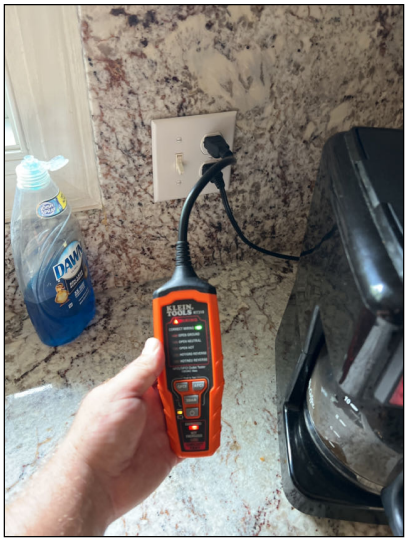
- Light fixture hanging and/or open junction box in ceiling of kitchen pantry closet. Recommend installing permanent light fixture

Light fixture hanging and/or open junction box in ceiling of kitchen pantry closet. Recommend installing permanent light fixture

8. GFCI

Observations:

- GFCI protection not present at all kitchen receptacles, GFCI protected receptacles should be installed for safety within 6ft of kitchen sink.



GFCI protection not present at all kitchen receptacles, GFCI protected receptacles should be installed for safety within 6ft of kitchen sink.

9. Plumbing

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

10. Sinks

Observations:
- **DRAINS**
- Appears functional with no deficiencies noted at the time of the inspection.
- **SUPPLY**
- Appears functional with no deficiencies noted at the time of the inspection.

11. Wall Condition

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

12. Ceiling Condition

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

13. Floor Condition

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

14. Window Condition

Observations:
- Operated windows appeared functional, at time of inspection.

Laundry

1. Dryer Vent

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

2. 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.

3. Plumbing

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

4. Wall Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

5. Ceiling Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

6. Floor Condition

Observations:
• Appears functional with no deficiencies noted at the time of the inspection.

7. Doors

Observations:
• No major system safety or function concerns noted at time of inspection.

8. Window Condition

Observations:

- Operated windows appeared functional, at time of inspection

Detached Garage

1. Roof Condition

Materials: Walked on roof surface.
Materials: Asphalt/fiberglass shingles noted.
Observations:
• Some shingles are worn/cracking. No signs of leaking. The shingles may be nearing the end of their lifespan. Recommend budgeting for replacement in a few years.
• A few shingle tabs missing.

Some shingles are worn/cracking. No signs of leaking. The shingles may be nearing the end of their lifespan. Recommend budgeting for replacement in a few years.

Some shingles are worn/cracking. No signs of leaking. The shingles may be nearing the end of their lifespan. Recommend budgeting for replacement in a few years.

A few shingle tabs missing.

2. Walls/Siding

Observations:
• Hole in siding at back of garage. Recommend repair
• Cracked/broken glass-left side window on garage

Cracked/broken glass-left side window on garage

Hole in siding at back of garage. Recommend repair

3. Floor Condition

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

Common cracks noted. Minor spalling noted.

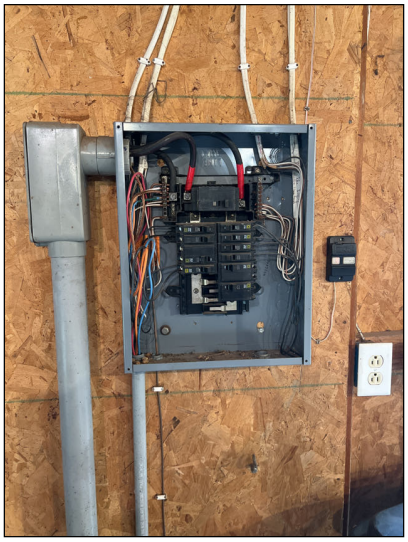
4. Rafters & Ceiling

Observations:
• There were no major deficiencies of the roof structure at the time of inspection.

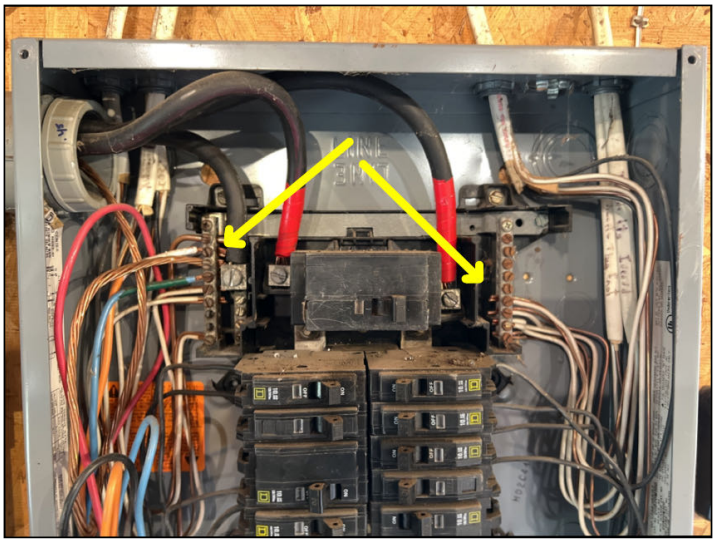
5. Electrical

Observations:
• Missing cover plates observed, suggest installing for safety.
• Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
• Bonding/grounding issues noted in garage sub panel. Ground and neutral wires should be isolated in a sub panel. Recommend a licensed electrician make repairs.
• Weatherproof cover missing on outlet on front of garage. Install for safety

Weatherproof cover missing on outlet on front of garage. Install for safety



Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.



Bonding/grounding issues noted in garage sub panel. Ground and neutral wires should be isolated in a sub panel. Recommend a licensed electrician make repairs.

Missing cover plates observed, suggest installing for safety.

Missing cover plates observed, suggest installing for safety.

6. GFCI

Observations:

• GFCI receptacle tripped when tested but will not reset. Replace GFCI receptacle on north wall.

GFCI receptacle tripped when tested but will not reset. Replace GFCI receptacle on north wall.

7. Exterior Door

Observations:

• Garage service door does not close- hits threshold. Rusty on bottom of door. Recommend replacing/repairing door

Garage service door does not close- hits threshold. Rusty on bottom of door. Recommend replacing/repairing door

8. Garage Door Condition

Observations:

• Minor damage/rust on bottom of door. Does not affect function of door

Minor damage/rust on bottom of door. Does not affect function of door

9. Garage Opener Status

Observations:

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

• Garage vehicle door sensors are mounted higher than the standard auto-reverse height. Should be mounted less than 6” above garage floor

Garage vehicle door sensors are mounted higher than the standard auto-reverse height. Should be mounted less than 6” above garage floor

Shed

1. Roof Condition

Materials: Observed from the ground
Materials: Painted ribbed steel roofing noted.
Observations:
• Clean roof areas: Significant amounts of organic debris evident.

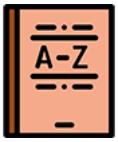
Clean roof areas: Significant amounts of organic debris evident.

2. Walls/Siding

Observations:
• Appeared satisfactory, at time of inspection.

3. Rafters & Ceiling

Observations:
• No deficiencies observed at the visible portions of the roof structure.



Glossary

Term	Definition
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