

Inspection Report

provided by:



Stewart Certified Home Inspections

Inspector: David Stewart

P.O. Box 3023

Coeur d'Alene, ID 83816

(208) 758-5570

david@StewartCHI.com

StewartCHI.com

Property Address:

1234 W. Main Street

Any Town, US 55887



Report Information

Client Information

Client Name	John and Jane Doe
Client Phone	(555) 889-5687
Client Email Address	john@doe.com
Real Estate Agent Information	N/A

Property Information

Approximate Year Built	2007
Approximate Square Footage	1,438
Number of Bedroom	3
Number of Bath	2
Direction House Faces	West
Type Of Home	Traditional "stick built" Home.

Inspection Information

Inspection Date	March 1, 2017
Inspection Time	10:00 am
Present During Inspection	Buyer and Seller
Weather Conditions	Recently Rained
Outside Temperature	40 Degrees Fahrenheit.
Price for Inspection	\$TBD



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INVOICE

Inspection Date: March 1, 2017

Report ID: Doe, John

Inspected By: David Stewart

Customer Info:	Inspection Property:
John and Jane Doe	1234 Main Street
Customer's Real Estate Professional: Your Realty	Any Town, US 55887

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection	\$TBD	1	\$TBD
Extra Services			\$0.00
			Tax
			\$0.00
			Total Price
			\$TBD

Payment Method: Credit Card

Payment Status: Paid

Note: Thank you!

PRE-INSPECTION AGREEMENT

Client: John and Jane Doe

Inspection Address: 1234 W. Main Street, Any Town, US 55887

Inspection Date: March 1, 2017

Fee: \$TBD. Payment is due at time of inspection.

I (Client), by signing this agreement, request the inspection(s) to be done at the above Inspection Address by Stewart Certified Home Inspections, LLC for the fee(s) as listed. I understand that I am bound by all the terms of this contract. I further agree that I will read this entire contract and the entire inspection report when I receive it, and promptly contact the inspector with any questions that I may have.

Client or Representative Signature: John and Jane Doe

Date: 03-01-2017

WITHIN THE SCOPE OF INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage), Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials), Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches, Decks, Balconies, Patios, and Garages (both structural and conditions thereof).

Interior:

Plumbing System: Water Supply, Drains, Vents, Water Heaters, Fixtures, and Locating (But Not Testing) Shut Off Valves;

Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors;

Heating and Cooling System: Permanent Systems, Operating Controls, Filters, and Ducts, Insulation, Vapor Barrier, and Ventilation;

Bathrooms, Kitchen, and Other Rooms: Doors, Windows, Walls, Floors (as to general condition), Cabinets, Counter Tops, and Installed Fixtures;

Structure: Ceilings, Walls, Floors, Stairs, Basements, Attic, and Crawl Spaces (if readily accessible) (as to evidence of water damage and general condition).

The scope of the inspection is limited to the description and the general condition of the above systems.

The inspection report is an unbiased assessment of the property for the day it was created. It is essential you read this report in its entirety and determine what you feel is important in regards to corrections needed. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all recommended repairs or defects will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Stewart Certified Home Inspections, LLC performs all inspections in substantial compliance with ASHI® (American Society of Home Inspectors) Standards of Practice. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designed. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the Inspector, are not functioning properly, significantly defective, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

ASHI® Standards of Practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the ASHI® Standards of Practice so that you clearly understand what things are included in the home inspection and report. A copy of ASHI® Standards of Practice will be provided upon request.

Home Inspectors are generalists. Our position is to discover basic visible defects with the home and either suggest action or recommend further evaluation by a specialist in the appropriate field. In many cases generalists cannot diagnose conditions with major components or systems, due to the lack of specific licenses. Only individuals who carry the proper credentials can make proper assessments.

Any repairs or work recommended in this report should only be performed by qualified licensed individuals. While the Inspector makes every effort to thoroughly inspect all aspects of the home, some areas may be overlooked due to human error, or cannot be inspected because areas are not accessible. Areas that are normally accessible may not be inspected because objects or items that block or hinder full view of the space prohibits the inspection.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part by any 3rd parties without the report owners express written permission.

OUTSIDE THE SCOPE OF INSPECTION

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- *Building code or zoning ordinance violations.
- *Disclosure of any fees or dues associated with the property.
- *Thermostatic or time clock controls or Low Voltage wiring systems.
- *Geological stability or soils conditions.
- *Water softener or water purifier systems or solar heating systems.
- *Private water or private sewage systems.
- *Structural stability or engineering analysis.
- *Saunas or steam baths or fixtures and equipment.
- *Building value appraisal or cost estimates.
- *Pools or spa bodies or sprinkler systems and underground piping.
- *Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters.
- *Furnace heat exchanger or freestanding appliances.
- *Security alarms or personal property.
- *Components noted as being excluded on the individual system inspection form.
- *Adequacy or efficiency of any system or component.
- *Prediction of life expectancy of any item.
- *Personal property.
- *Elevators, lifts, and automatic gates.
- *Rodent or bat or pest feces/urine.
- *Mold, asbestos, radon, formaldehyde, lead, water or air quality.
- *Termites, pests or other wood destroying organisms, and dry rot.
- *Condition of detached buildings.

The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients will do so at the Client's expense.

Permit Research

Permit information has not been researched. Any permits on record for this building(s) can be obtained or viewed by going online or contacting the local municipality.

Any additional construction or replacement of major systems that is not listed on the accessible

permit information, may have been installed or constructed without a permit. A permit may exist, and sometimes requires additional homework to obtain this information.

Our inspection is not intended to ensure permit enforceability, and evaluation of any un-permitted construction or additions can only be inspected by what is visibly deficient or incorrect. Hidden defects cannot be determined.

Our general inspection disclaims any permit related construction issues and we will not be responsible for any future permit or code related issues for un-permitted applications. If the inspection or sellers disclosure has documented any updated appliances, retrofits or upgrades to the structure, we advise you to consult with the local municipality to ensure lack of permits will not impact you in the future. In some cases additional fines or removal of un-permitted structures may be required.

CONFIDENTIAL REPORT

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. In most cases the Client is the purchaser but in some cases the Client is the Seller. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller or purchaser (whomever is not the Client) and/or the real estate agents directly involved in this transaction. Client(s) or the Inspector may distribute copies of the inspection report to the seller or purchaser (whomever is not the Client) and real estate agents directly involved in this transaction, but neither the seller or purchaser (whomever is not the Client) nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/Inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the Inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the PRE-INSPECTION AGREEMENT.

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COMMENT KEY OR DEFINITIONS

Functional (F) = The item, component or unit was visually observed appeared to be functioning as intended for period construction. Normal wear and tear is allowable.

Not Inspected (NI) = We did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended. The reason could be from not having utilities on or not being able to gain access to a specific location. Other reasons may result from safety issues or fear of injury.

Additional Evaluation Recommended (AE) = The item or system in this category will require additional research or information to determine if an actual issue or defect exists. This can include Non-Functioning items, environmental concerns, or potential issues that would require further evaluation by a qualified/licensed contractor.

Deferred Maintenance (DM) = Areas or components that are serviceable but are suspected to be near the end of their service life due to signs of wear, age or deterioration. Evaluation, service or replacement is advised.

Safety Concern (S) = Areas or items found in the building that could pose a health or injury risk, regardless of past or present code compliance, or proper construction practices.

Repair (R) = Items or areas that need correction. Recommend further evaluation by a qualified/licensed contractor.

Defect (D) = Items in this category are non-functioning, improperly constructed/installed or are presently creating damage to the structure. Recommend further evaluation by a qualified/licensed contractor.

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DM = Deferred Maintenance **S** = Safety Concern **R** = Repair **D** = Defect

1 Grounds

Grading

Grading Slope

The site is moderately sloped.

1) Grading Conditions

F

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material

Concrete

2) Driveway Conditions

D

The driveway appeared to be in serviceable condition at the time of the inspection. The driveway has some surface erosion and minor deterioration (see picture).



Sidewalk Material

Concrete

3) Sidewalk Conditions

F

The sidewalk appeared to be in serviceable condition at the time of the inspection.

Vegetation

4) Vegetation Conditions

R

Vegetation growing on or near the exterior walls may introduce insects, pests, and/or accelerate deterioration of the exterior wall covering by retaining moisture. The inspector recommends trimming/removing vegetation from exterior walls.

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2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Porch

5) Front Entrance Conditions

F

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type

Patio

6) Back Entrance Conditions

F

The visible and accessible areas of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type

Wood frame

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Exterior Wall Covering

The visible and accessible areas of the exterior siding material are vinyl.

7) Exterior Wall Conditions

R

Pic 1. Small hole located at the Southeast corner of the home.
Pic 2. Wavy siding was observed at the time of the inspection located at the North side of the home.
Pic 3. Small gap in the siding trim located at the North side and Northeast corner of the home.
Pic 4. Defect in siding possibly due from extreme heat from cooking device located at the East side of the home.
Recommend further evaluation by a qualified siding Contractor.



8) Eaves, Soffits and Fascias

F

The visible and accessible portions of the Eaves, Soffits and Fascias appeared to be in serviceable condition at the time of the inspection.

Trim Material

Vinyl

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9) Trim Conditions

F

The visible and accessible portions of the trim appeared to be in serviceable condition at the time of the inspection.

Exterior Windows - Doors

Window Type

Sliding

Window Material

Vinyl

10) Window Conditions

F

The visible and accessible portions of the exterior windows appeared to be in serviceable condition at the time of the inspection.

Entry Door Type

Insulated Fiberglass.

11) Exterior Door Conditions

F

The exterior door(s) appeared to be in serviceable condition at the time of the inspection with normal wear and tear present for the age of this home.

Exterior Water Faucet(s)

Faucet Location

West side of home. East side of home.

12) Faucet Conditions

F

The exterior frost free hose faucets (bibs) appeared to be in serviceable condition at the time of the inspection.

Decks, Balconies, Porches And Applicable Railings

13) Conditions

F

The railings appeared to be in serviceable condition at the time of the inspection.

Exterior Electrical Outlet(s)

Location(s)

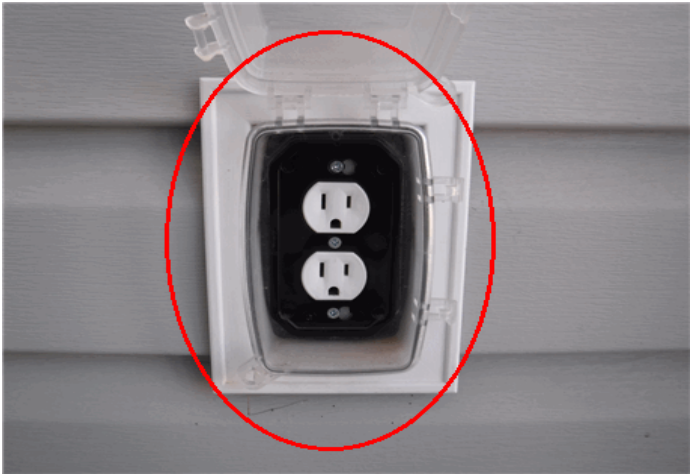
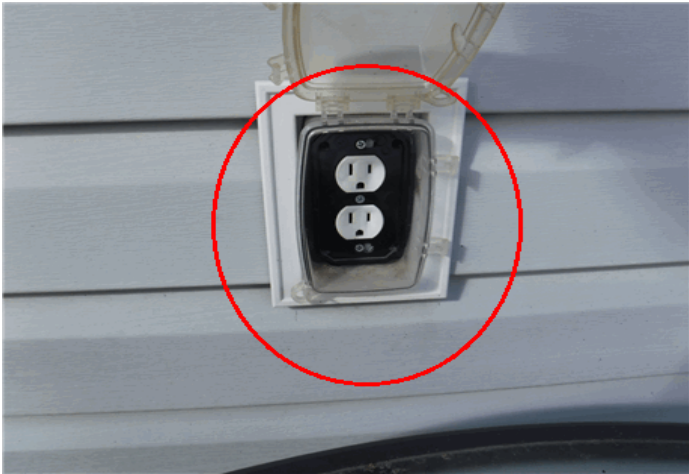
West side of home. East side of home.

14) Conditions

S

GFCI (Ground Fault Circuit Interrupter) was not installed at the West and East side of the home at the time of inspection. GFCI receptacles are required in areas near water and/or moisture such as kitchens, bathrooms, garages, crawlspaces, exterior receptacles, etc. GFCI's help prevent electrocution. Recommend further evaluation by a licensed Electrical Contractor.

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3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Combination of gable and hip.
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One

15) Roof Covering Condition **F** The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.



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16) Flashing Conditions**F**

The exposed flashings appeared to be in serviceable condition at the time of inspection.

**17) Gutter & Downspout Conditions****D**

The gutter system appeared to be in serviceable condition at the time of the inspection. Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

**18) Condition of Roof Penetrations****F**

The roof penetrations appeared to be in serviceable condition at the time of the inspection.

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Attic Area

Attic Access Location	Laundry Room
Method of Inspection	The attic inspection was limited to those areas visible from the access.
19) Attic Conditions	<div>F</div> The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.
Attic Ventilation Type	Soffit and roof vents.
20) Attic Ventilation Conditions	<div>F</div> The visible and accessible portions of the attic ventilation appeared to be in serviceable condition at the time of the inspection.
Attic Insulation Type	Loose fill and Blown-in

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- 21) Attic Insulation Conditions

F

The visible and accessible portions of the attic insulation appeared to be in serviceable condition at the time of the inspection.
- Roof Frame Type

The roof framing is constructed with truss framing.
- 22) Roof Frame Conditions

F

The roof framing appeared to be in serviceable condition at the time of the inspection.
- Ceiling Frame Type

The ceiling framing is constructed with truss framing.
- 23) Ceiling Frame Conditions

F

The ceiling frame appeared to be in serviceable condition at the time of the inspection.

4 Heating - Air

Heating

- Location of Unit

Garage
- Heating Type

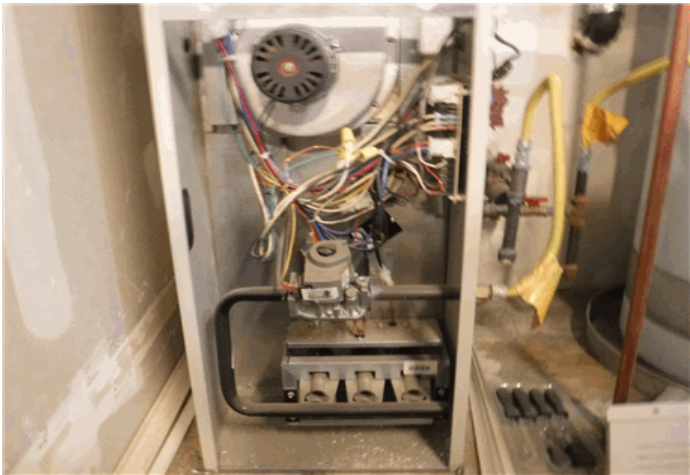
Forced Air
- Energy Source

Natural Gas
- Approximate BTU Rating

57,600
- 24) Unit Conditions

F

The heating system was operational at time of inspection.
This is not an indication of future operation or condition.



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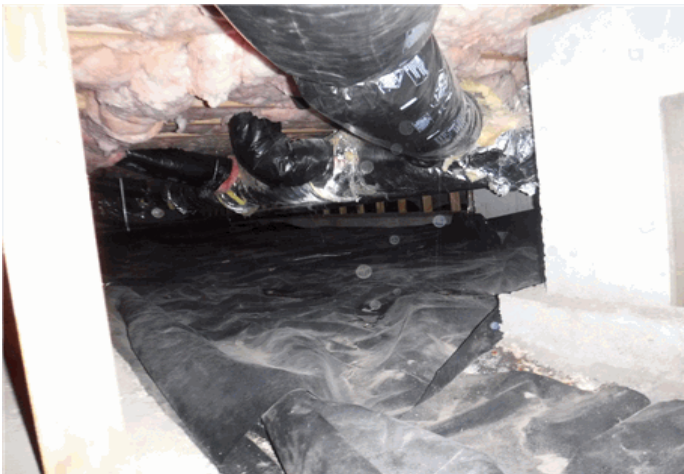
Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

25) Distribution Conditions

F

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.



26) Ventilation Conditions

F

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

27) Thermostat Condition

F

The normal operating controls appeared to be serviceable at the time of the inspection.

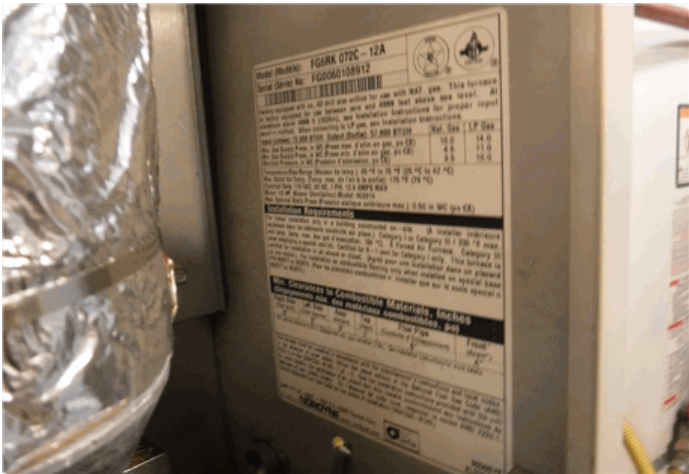
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Heat System Brand Frigidaire

Filter Type And Size Disposable Pleated Air Filter. Size is 20" x 20" x 1".

28) Year Of Manufacture According to the manufacture's serial number the appliance was produced in January of 2006, therefore it is 11 years old. Although it was functioning as intended, it is considered nearing the end of its average life expectancy and replacement should be planned. Predicting the life expectancy is based on the building industry averages of a specific component but there are many variables that can affect the life expectancy in both a positive and negative way. The industry averages are only a guide and not a specific determination of the components life span.



29) Gas Meter Location North side of home.

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30) Gas Leak Check Inspected using Gas Trac NGX-6 Combustible Gas and Vapor Detector. No leaks were detected.

Air Condition - Cooling

Type of Cooling System No air condition or cooling system was present at the time of inspection.

Delta-T

Definition "Delta-T" is the most common use of the word delta in the HVAC industry, meaning temperature difference. If the temperature before a cooling coil is 75F and the temperature after the cooling coil is 55F, subtract 55F from 75F to find a Delta-T of 20F.

Heating 16 degrees Fahrenheit

Cooling N/A

Gas - Oil Fuel Systems

Main Shutoff Location At Gas Meter.

Fuel Line Material Black Steel

31) Fuel Line Conditions

F

 The visible and accessible portions of the natural gas line appeared to be in serviceable condition at the time of the inspection.

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Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Electrical Service Material Aluminum

Number of Conductors Three

32) Electrical Service Conditions **F** The main service entry appeared to be in serviceable condition at the time of inspection.

33) Grounding Condition **F** The visible and accessible portions of the ground rod and connections thereof appeared to be in serviceable condition at the time of the inspection.

Main Electrical Panel

Main Disconnect Location At Main Panel

Electric Panel Location The main electric panel is located at the garage.

Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 200 amps.

Circuit Protection Type Breakers

Conductor Type Aluminum

Wiring Methods Plastic insulated (romex) type wire is present.

34) Wiring Conditions **F** The visible and accessible portions of the electrical wiring at the main electrical panel appeared to be in serviceable condition at the time of the inspection.



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35) Electrical Panel Conditions**F**

The visible and accessible portions of the main panel appeared to be in serviceable condition at the time of the inspection.

6 Plumbing

Water Main Line

Main Shutoff Location

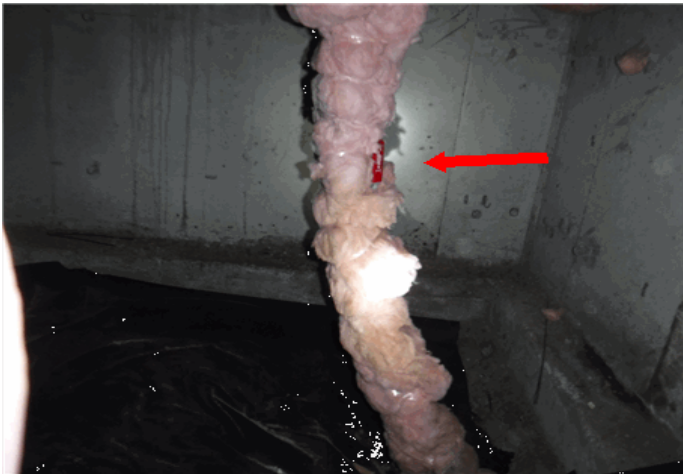
The main valve is located at the crawl space and behind an access panel in the Master Bedroom Closet.

Main Line Material

The visible material of the main line / pipe appears to be plastic.

36) Main Line & Valve Conditions**F**

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.



Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

37) Supply Line Conditions**F**

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

38) Water Pressure

Water pressure is approximately 78 psi (pounds per square inch) as measured at the front exterior hose bib.

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Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

39) Drain Line Conditions

F

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



Water Heater(s)

Water Heater Type

Natural Gas

Water Heater Location

Garage

Water Heater Capacity

50 Gallon

F = Functional	NI = Not Inspected	AE = Additional Evaluation Recommended
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Hot Water Temperature	144 degrees Fahrenheit. The temperature of domestic hot water should not be above approximately 120 degrees Fahrenheit to help prevent scalding. Recommend adjusting thermostat.	
40) Water Heater Conditions	<div>F</div>	The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.
41) Year Of Manufacture	According to the manufacture's serial number the water heater was produced in August of 2007, therefore it is 10 years old. Although it was functioning as intended, and produced hot water throughout the inspection, it is considered nearing the end of its average life expectancy and replacement should be planned. Predicting the life expectancy is based on the building industry averages of a specific component but there are many variables that can affect the life expectancy in both a positive and negative way. The industry averages are only a guide and not a specific determination of the components life span.	



Plumbing Vent System

Vent Pipe Material	Galvanized	
42) Vent Pipe Conditions	<div>F</div>	The visible and accessible portions of the plumbing vent pipes appeared to be in serviceable condition at the time of the inspection.

7 Kitchen

Walls - Ceilings - Floors

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43) Wall Conditions**F**

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

44) Ceiling Conditions**F**

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

45) Floor Conditions**F**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors**46) Kitchen Window Conditions****F**

The windows appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions**47) Electrical Conditions****F**

The visible and accessible portions of the electrical systems appeared to be in serviceable condition at the time of the inspection.

48) Lighting Conditions**F**

The lighting fixture(s) appeared to be in serviceable condition at the time of the inspection with normal wear and tear present for the age of this home.

Kitchen Sink - Counter tops - Cabinets**49) Counter Conditions****F**

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection. Minor wear was observed at the counters.

50) Cabinet Conditions**F**

The kitchen cabinets appeared to be in serviceable condition at the time of inspection. The kitchen cabinets showed evidence of minor wear.

51) Sink Plumbing Conditions**F**

The kitchen sink and visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

52) Sink Faucet Condition**F**

The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

53) Garbage Disposal Condition**F**

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage

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and safety related concerns.

Appliances

Stove - Range Type The oven and cook top is electric.

54) Stove - Range Condition **F** The oven and cook top was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.



55) Hood Fan Conditions **F** The fan / hood and light were in operational condition at the time of the inspection.

56) Dishwasher Conditions **F** The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

57) Refrigerator Condition **F** The Refrigerator was in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

8 Interiors

Walls - Ceilings - Floors

58) Wall Conditions **F** The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

59) Ceiling Conditions **F** The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

60) Floor Conditions **F** The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the

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time of the inspection.

61) Closet Conditions

F

The general condition of the walls, ceilings and floors appeared to be in serviceable condition at the time of the inspection.

62) Heat Source Conditions

F

The general condition of the visible and accessible portions of the heat source appeared to be in serviceable condition at the time of inspection.

Windows - Doors

63) Interior Window Conditions

F

The window(s) appeared to be in serviceable condition at the time of the inspection.

64) Interior Door Conditions

F

The interior door(s) appeared to be in serviceable condition at the time of the inspection with normal wear and tear present for the age of this home.

Electrical Conditions

65) Electrical Conditions

F

The visible and accessible portions of the interior electrical systems appeared to be in serviceable condition at the time of the inspection.

66) Lighting Conditions

F

The interior lighting appeared to be in serviceable condition at the time of the inspection with normal wear and tear present for the age of this home.

67) Smoke Detector Conditions

S

The smoke detectors appeared to be in serviceable condition at the time of the inspection. There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations.

9 Bath(s)

Walls - Ceilings - Floors

68) Wall Conditions

F

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

69) Ceiling Conditions

F

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

F = Functional **NI = Not Inspected** **AE = Additional Evaluation Recommended**
DM = Deferred Maintenance **S = Safety Concern** **R = Repair** **D = Defect**

70) Floor Conditions**F**

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

71) Closet Conditions**F**

The general condition of the walls, ceilings and floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors**72) Bathroom Window Conditions****F**

The window(s) appeared to be in serviceable condition at the time of the inspection.

73) Bathroom Door Conditions**F**

The interior bathroom door(s) appeared to be in serviceable condition at the time of the inspection with normal wear and tear present for the age of this home.

Electrical Conditions**74) Electrical Conditions****F**

The visible and accessible portions of the electrical systems appeared to be in serviceable condition at the time of inspection.

*Please note that the GFCI located in the Master Bathroom also operates the guest bath electrical outlet.

75) Lighting Conditions**F**

The lighting fixture(s) appeared to be in serviceable condition at the time of inspection with normal wear and tear present for the age of this home.

76) Vent Fan Conditions**F**

The bathroom vent fan appeared to be in serviceable condition at the time of the inspection.

Bathroom Sink**77) Counter - Cabinet Conditions****F**

The counter and cabinet appeared to be in serviceable condition at the time of the inspection.

78) Sink Conditions**F**

The sink and visible areas of the plumbing under the sink appeared to be in serviceable condition at the time of the inspection.

79) Faucet Conditions**F**

The faucet appeared to be in serviceable condition at the time of the inspection.

Water Flow

Very Good!

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Shower - Tub - Toilet

80) Shower Enclosure Condition

F

The shower enclosure appeared to be in serviceable condition at the time of inspection with normal wear and tear present for the age of this home.

81) Shower - Tub Condition

F

The shower/bathtub and drains appeared to be in serviceable condition at the time of inspection with normal wear and tear for the age of this home.

82) Bath Faucet Condition

F

The bath faucet(s) appeared to be in serviceable condition at the time of the inspection with normal wear and tear present for the age of this home.

83) Toilet Conditions

F

The toilet(s) appeared to be in serviceable condition at the time of inspection with normal wear and tear for the age of this home.

10 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

84) Wall Conditions

F

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

85) Ceiling Conditions

F

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

86) Floor Conditions

F

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

87) Window Conditions

F

N/A

88) Door Conditions

F

The door(s) appeared to be in serviceable condition at the time of the inspection with normal wear and tear present for the age of this home.

89) Electrical Conditions

S

GFCI (Ground Fault Circuit Interrupter) was not installed at the garage at the time of inspection. GFCI receptacles are required in areas near water and/or moisture such as kitchens, bathrooms, garages, crawlspaces, exterior receptacles, etc. GFCI's help prevent electrocution. Recommend further evaluation by a licensed Electrical Contractor.

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- 90) Lighting Conditions

F

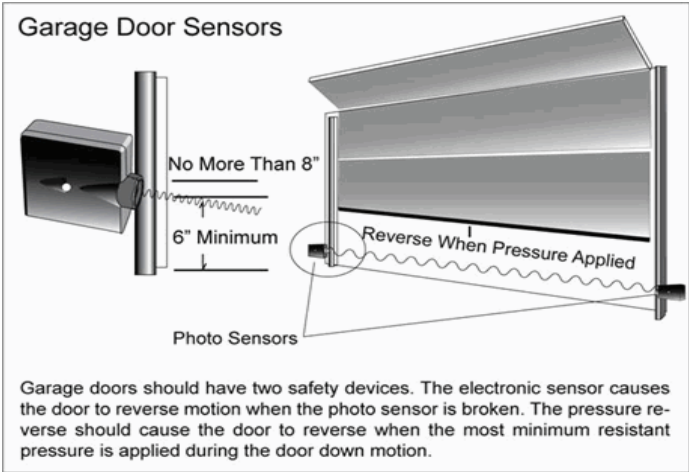
The lighting fixture(s) appeared to be in serviceable condition at the time of inspection with normal wear and tear present for the age of this home.
- 91) Vehicle Door Condition

F

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.
- 92) Automatic Door Opener Condition

S

The door opener safety reverse electric eye should be adjusted to conform to manufacturer's current safety standards. Electric eye should be between 6" and 8" off the floor.



Laundry Room

Location

The laundry facilities are located in the laundry room off of garage.

- 93) Laundry Room Conditions

S

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection. For increased fire safety, recommend cleaning of lint from extended exhaust duct on a regular basis (see picture).

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DM = Deferred Maintenance **S** = Safety Concern **R** = Repair **D** = Defect



11 Foundation - Crawl Space

Foundation

Access Method

Entered Crawl Space.

94) Access Condition

F

The crawl space access located in the Master Bedroom Closet appeared to be in serviceable condition at the time of inspection.

Foundation Type

Crawl Space

Foundation Material

Concrete

95) Foundation Conditions

F

The visible and accessible portions of the foundation appeared to be in serviceable condition at the time of inspection with no major cracks or imperfections to note.

96) Ventilation Conditions

F

The foundation ventilation appeared to be in serviceable condition at the time of the inspection.

Flooring Structure

Flooring Support Type

12" engineered wooden floor joists.

97) Flooring Support Conditions

F

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

Crawl Space Insulation - Vapor Barrier

F = Functional **NI = Not Inspected** **AE = Additional Evaluation Recommended**
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98) Insulation Conditions



The crawl space insulation appeared to be in serviceable condition at the time of the inspection.

99) Vapor Barrier Conditions



The crawl space vapor barrier appeared to be in serviceable condition at the time of the inspection.

100) Other Crawl Space Conditions

A Passive Radon Mitigation System was present at the time of inspection. Vent pipe ran from crawl space through roof. See pictures.



summary

REPORT SUMMARY PAGE		
This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition #	Comment
Grounds	2	The driveway appeared to be in serviceable condition at the time of the inspection. The driveway has some surface erosion and minor deterioration (see picture).
Grounds	4	Vegetation growing on or near the exterior walls may introduce insects, pests, and/or accelerate deterioration of the exterior wall covering by retaining moisture. The inspector recommends trimming/removing vegetation from exterior walls.
Exterior	7	<p>Pic 1. Small hole located at the Southeast corner of the home.</p> <p>Pic 2. Wavy siding was observed at the time of the inspection located at the North side of the home.</p> <p>Pic 3. Small gap in the siding trim located at the North side and Northeast corner of the home.</p> <p>Pic 4. Defect in siding possibly due from extreme heat from cooking device located at the East side of the home.</p> <p>Recommend further evaluation by a qualified siding Contractor.</p>
Exterior	14	GFCI (Ground Fault Circuit Interrupter) was not installed at the West and East side of the home at the time of inspection. GFCI receptacles are required in areas near water and/or moisture such as kitchens, bathrooms, garages, crawlspaces, exterior receptacles, etc. GFCI's help prevent electrocution. Recommend further evaluation by a licensed Electrical Contractor.
Roofing	17	The gutter system appeared to be in serviceable condition at the time of the inspection. Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.
Interiors	67	The smoke detectors appeared to be in serviceable condition at the time of the inspection. There were no carbon monoxide detectors found at the time of inspection. Current state laws require the installation of these devices. Client should contact the local Fire Marshall's office for proper locations.
Garage - Laundry	89	GFCI (Ground Fault Circuit Interrupter) was not installed at the garage at the time of inspection. GFCI receptacles are required in areas near water and/or moisture such as kitchens, bathrooms, garages, crawlspaces, exterior receptacles, etc. GFCI's help prevent electrocution. Recommend further evaluation by a licensed Electrical Contractor.
Garage - Laundry	92	The door opener safety reverse electric eye should be adjusted to conform to manufacturer's current safety standards. Electric eye

		should be between 6" and 8" off the floor.
Garage - Laundry	93	The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection. For increased fire safety, recommend cleaning of lint from extended exhaust duct on a regular basis (see picture).