

Inspection Report

provided by:



Stewart Certified Home Inspections

Inspector: David Stewart

3402 N. Serenity Ave.

Post Falls, ID 83854

(208) 758-5570

david@StewartCHI.com

StewartCHI.com

Property Address:

1234 Coeur d'Alene Lake Ct.

Coeur d'Alene, ID 83814



Report Information

Client Information

Client Name	John and Jane Doe
Real Estate Agent Name	Your Agent
Real Estate Agent Email	Your Agent

Property Information

Approximate Year Built	2008
Approximate Square Footage	4,658 (According to MLS)
Number of Bedroom	3
Number of Bath	3.5
Direction House Faces	South
Type Of Home	Traditional "stick built" Home.

Inspection Information

Inspection Date	August 2, 2019
Inspection Time	9:00 am
Weather Conditions	Dry
Outside Temperature	75 Degrees Fahrenheit.
Price for Inspection	\$TBD



INVOICE

Paid

Invoice #: 2327
Invoice Date: Jul 29, 2019
Due date: Jul 29, 2019

Phone: 208-758-5570
david@stewartchi.com
www.stewartchi.com

Amount due:
\$0.00

Bill To:

John and Jane Doe

Description	Amount
Home Inspection Service - 1234 Coeur d'Alene Lake Ct., Coeur d'Alene, ID 83814	\$TBD
	Subtotal \$TBD
	Total \$TBD

Notes

Thank you for your business.

PRE-INSPECTION AGREEMENT

Client: John and Jane Doe

Inspection Address: 1234 Coeur d'Alene Lake Ct., Coeur d'Alene, ID 83814

Inspection Date: August 2, 2019

Fee: \$TBD. Payment is due prior to 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: On File

Date: July 29, 2019

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.
- *Furnace heat exchanger or freestanding appliances.
- *Security alarms or personal property.
- *Adequacy or efficiency of any system or component.
- *Prediction of life expectancy of any item.
- *Personal property.
- *Elevators, lifts, automatic gates and dumbwaiters.
- *Rodent or bat or pest feces/urine.
- *Mold, asbestos, radon, formaldehyde, lead, water or air quality.
- *Radon mitigation system and testing thereof.
- *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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1 Grounds

Grading

Grading Slope

The site grading slope is Steep.

1) Grading Conditions

F

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



Driveways - Sidewalks - Walkways

Driveway Material

Asphalt with concrete approach

2) Driveway Conditions

F

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

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Sidewalk Material

Concrete

3) Sidewalk Conditions

F

Common crack in the concrete sidewalk was observed.



Vegetation

4) Vegetation Conditions

F

The vegetation in near proximity of the home appeared to be in serviceable condition at the time of the inspection.

2 Exterior

Front Entrance

Front Entrance Type

Covered Porch

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5) Front Entrance Conditions

F

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



Exterior Walls

Structure Type

Wood frame

Exterior Wall Covering

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

6) Exterior Wall Conditions

F

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

7) 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

Wood

8) Trim Conditions

R

Separation between support and beam was observed at the North side of the home. Recommend further evaluation and repair by a qualified Contractor.

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Exterior Windows - Doors

Window Type Mixture of fixed, single hung and sliding

Window Material Vinyl

9) Window Conditions

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

10) Entry Door Condition

R Blemishes in the entry door were observed. Loose strike plate was observed as well. Recommend repairs as needed.



11) Exterior Door Conditions

R Pic 1. Exterior door at master bedroom does not latch. Adjustments are recommended.

Pic 2. The exterior door at lower level Northeast bathroom sticks at the doorframe. Adjustments are recommended.

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Pic 3. Damage to locking mechanism at living room exterior door was observed. Recommend repairs as needed.

Damage to both sliding door screens were observed at living room. Recommend repairs as needed.



Decks, Balconies, Porches And Applicable Railings

12) Conditions

R

Colored chalk on exterior deck was observed. Recommend cleaning exterior deck.

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Exterior Water Faucet(s)

Faucet Location

North, East, South and West sides of the home.

13) Faucet Conditions

F

The exterior frost free hose faucets (bibs) were in operational condition at the time of inspection.

Exterior Electrical Outlet(s)

Location(s)

North, East and South sides of the home.

14) Conditions

F

The GFCI (Ground Fault Circuit Interrupter) receptacles were tested and appeared to be in serviceable condition at the time of the inspection.

15) Exterior Electrical Other

R

Exposed wires were observed at the West side of the home. Recommend wires be placed inside of a weatherproof enclosure.



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3 Roofing - Attic

Roof Covering

This is a visual inspection of the roof only and does not give any kind of warranty, expressed or implied. Roofing life expectancies can vary depending on many factors. Leakage can occur at any time depending on rain intensity, wind, ice build up, etc.

- Roof Style** Gable
- Roof Covering Material** Asphalt composition shingles.
- Number of Layers** Appeared to be one layer.

16) 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.

17) Flashing Conditions F The exposed flashings appeared to be in serviceable condition at the time of inspection.

18) Gutter and Downspout Conditions AE Gutter downspout(s) connecting to sub-surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection. Client is advised to contact Seller(s) for more information prior to close of sale.



19) 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 Kitchen pantry and master bedroom closet.

Method of Inspection Entered attic area.

20) Attic Conditions

F

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 ridge vents.

21) Attic Ventilation Conditions

F

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

22) 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.

23) 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.

24) Ceiling Frame Conditions

F

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

4 Heating - Air

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Heating

Location of Unit Mechanical Room

Heating Type Forced Air

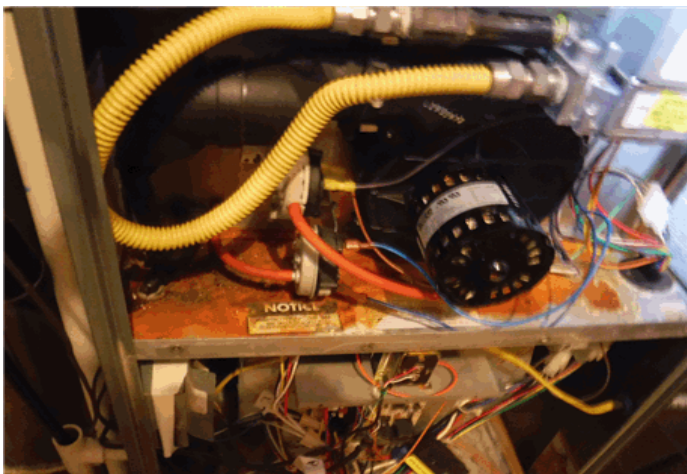
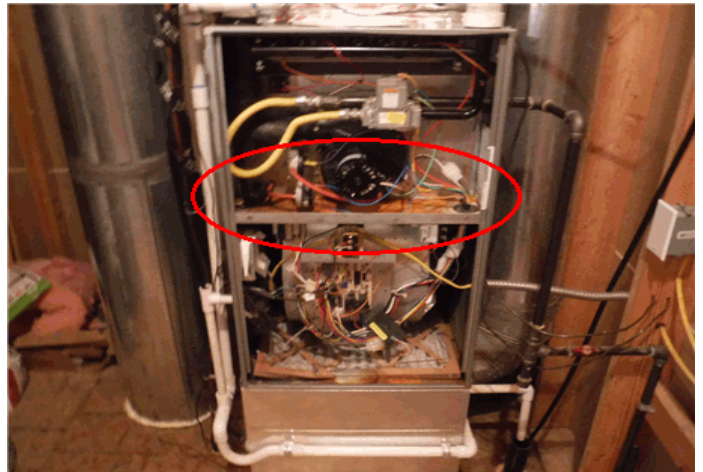
Energy Source Propane

Approximate BTU Rating 105,000

25) Unit Conditions

R

Rust inside the furnace cabinet was observed. Recommend further evaluation, service, and repair by a qualified HVAC Contractor prior to close of sale.



Distribution Type

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

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26) Distribution Conditions

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

27) Ventilation Conditions

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

28) Thermostat Condition

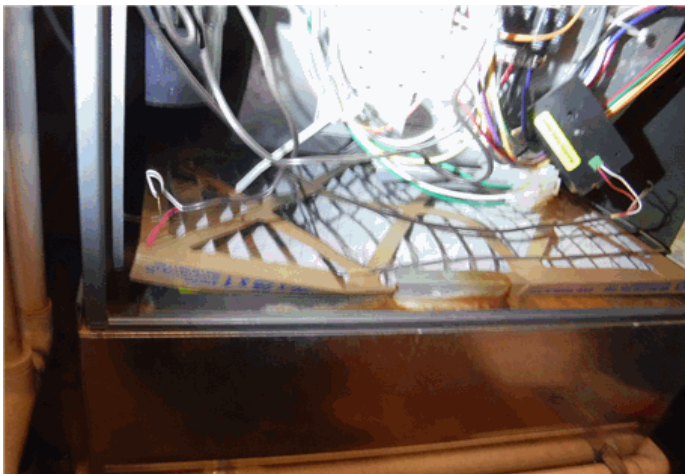
F The normal operating controls appeared to be serviceable at the time of the inspection.



29) Filter Type And Size

R Disposable Pleated Air Filter. Filter size: 20" x 25" x 1"

Damage to furnace filter was observed. Replacement is recommended.



Heat System Brand

Rheem

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30) Year Of Manufacture

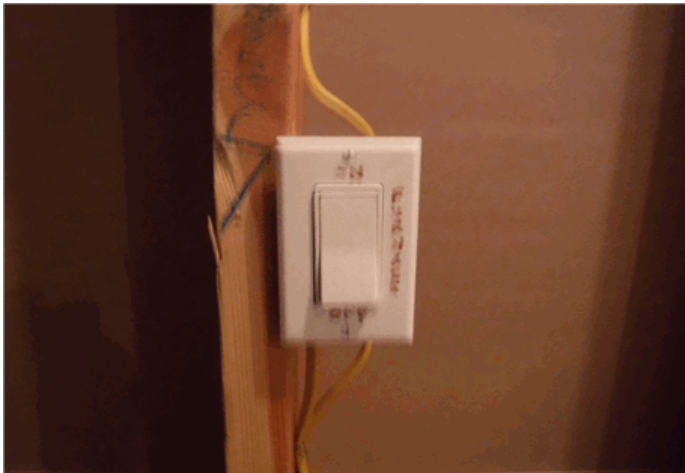
According to the manufacture's serial number the furnace was produced in December of 2007.



31) Emergency Switch

F

Emergency electrical shut-off switch was present at the time of inspection.



Air Condition - Cooling

32) Type of Cooling System

Heat Pump.

33) AC Unit Conditions

F

The Heat Pump Unit appeared to be in serviceable condition at the time of the inspection.

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34) AC Line Condition

F

The A/C Line appeared to be in serviceable condition at the time of the inspection.



AC Unit Brand

TRANE

35) Year Of Manufacture

Damage to manufacture information sticker was observed. Therefore, Inspector was unable to determine the age of the heat pump.

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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	21 degrees Fahrenheit
Cooling	18 degrees Fahrenheit

Gas - Oil Fuel Systems

36) Gas Regulator Location East side of the home.



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

Main Shutoff Location Propane Tank.

Fuel Line Material High Pressure Hose.

38) Fuel Line Conditions F The visible and accessible portions of the fuel line appeared to be in serviceable condition at the time of the inspection.

39) Fuel Storage Tank Condition F The visible and accessible portions of the fuel storage tank appeared to be in serviceable condition at the time of the inspection.



5 Plumbing

Water Main Line

40) Main Shutoff Location The inspector was unable to locate the water main shut off valve at the time of inspection. Client is advised to contact Seller(s) for information prior to close of sale.

Water Supply Lines

Supply Line Material The visible material used for the water supply lines appear to be PEX Tubing.

41) 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.

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42) Water Pressure

Water pressure is approximately 50 psi (pounds per square inch) as measured at the exterior water faucet.



Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

43) 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.

Plumbing Vent System

Vent Pipe Material

Plastic / PVC

44) Vent Pipe Conditions

F The visible and accessible portions of the plumbing vent pipes appeared to be in serviceable condition at the time of the inspection.

Water Heater(s)

Water Heater Location

Mechanical Room

Water Heater Type

Electric

Water Heater Capacity

65 Gallon

45) Hot Water Temperature

F Hot water temperature was 114 degrees Fahrenheit at the time of inspection. The temperature of domestic hot water

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should not be above approximately 120 degrees Fahrenheit to help prevent scalding.

46) Water Heater Conditions

F

The water heaters appeared to be in operational condition at the time of inspection.

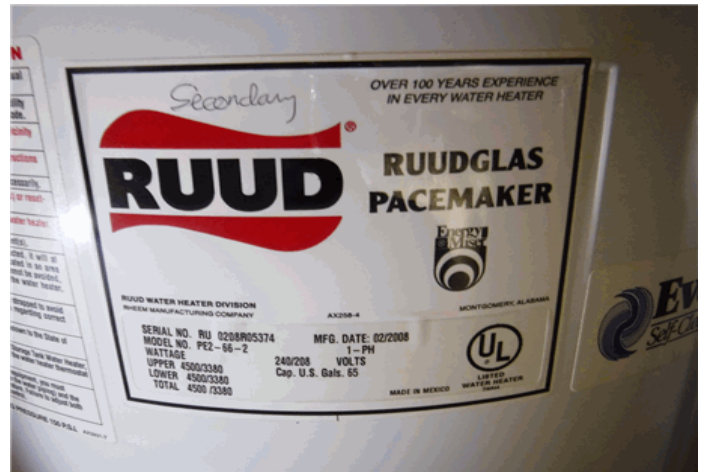
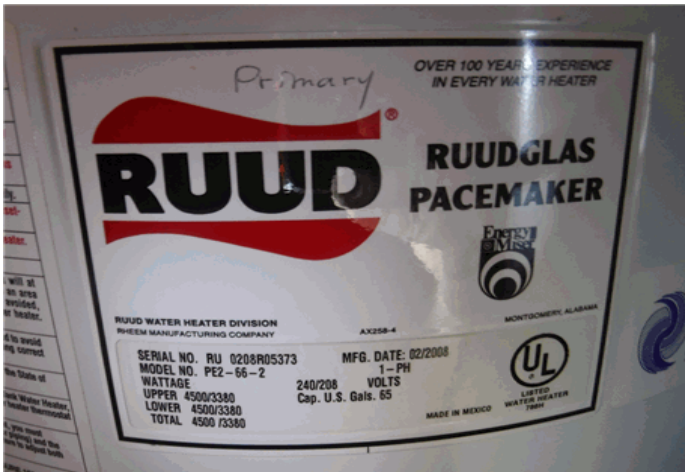


Water Heater Brand

RUUD

47) Year Of Manufacture

According to the manufacture's serial number the water heaters were produced in February of 2008.



6 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is underground.

Electrical Service Material

Aluminum

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Number of Conductors Three (single phase)

48) Electrical Service Conditions

F

The main service entry appeared to be in serviceable condition at the time of inspection.



49) Grounding Condition

F

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

Main Electrical Panel

Electric Panel Location Mechanical Room

Main Disconnect Location At Main Panel

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

Circuit Protection Type Breakers

Conductor Type Copper

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

50) 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.

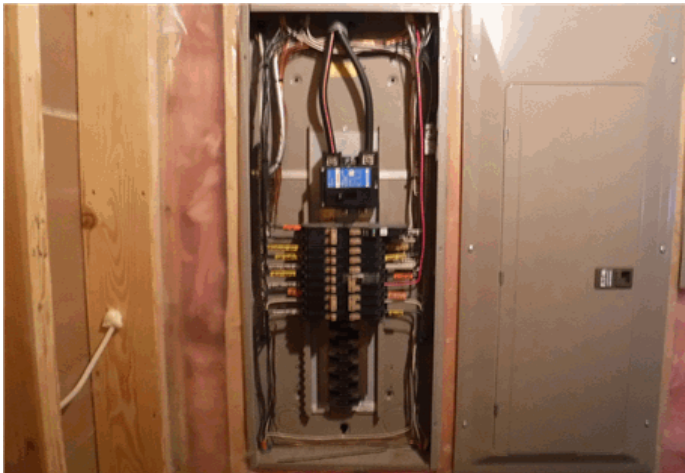
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51) Wiring Conditions

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.



Electrical Subpanel

Subpanel Location

Mechanical Room

52) Subpanel Conditions

F

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

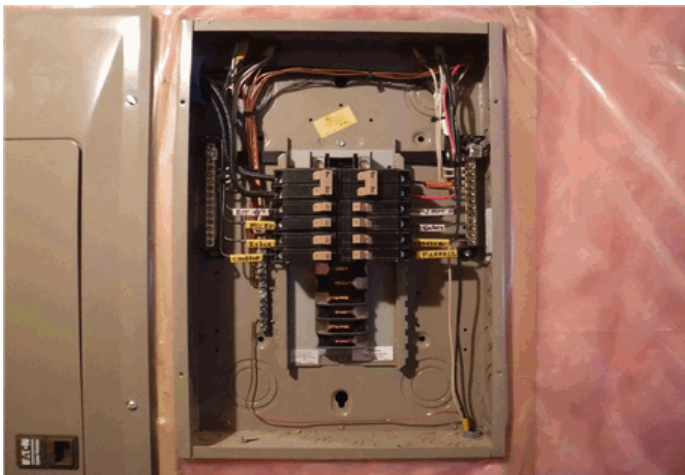
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53) Subpanel Wiring Conditions

F

The visible and accessible portions of the electrical wiring at the Sub Electrical Panel appeared to be in serviceable condition at the time of the inspection.



7 Interiors

Walls - Ceilings - Floors

54) Wall Conditions

R

Crack in the drywall was observed at upper level. Recommend caulking and paint touch-up as needed.

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55) Ceiling Conditions

F

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

56) 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 with signs of normal wear and tear (blemishes and stains) present for the age of this home.

57) Closet Conditions

F

The general condition of the walls, ceilings, floors and shelves of the closet(s) appeared to be in serviceable condition at the time of the inspection.

Doors - Trim

58) Interior Door Conditions

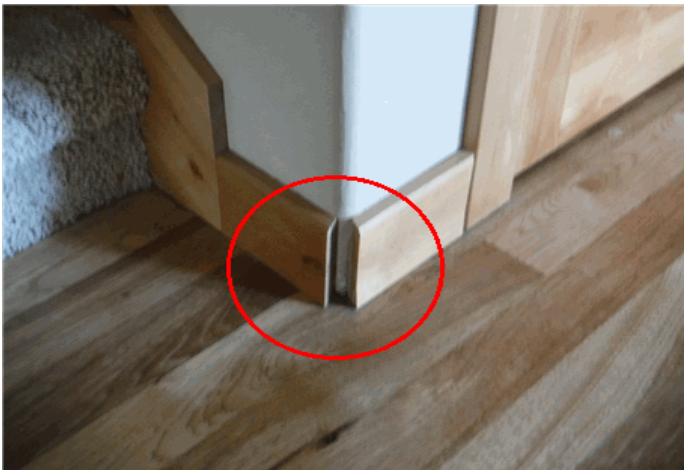
F

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

59) Interior Trim Conditions

R

Missing base trim piece was observed at main level hallway. Recommend repairs as needed.



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Electrical Conditions

60) 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.

61) Lighting Conditions **F** The interior lighting appeared to be in serviceable condition at the time of the inspection.

62) Smoke Detector Conditions **S** The smoke detectors appeared to be in serviceable condition at the time of the inspection. However, there were no carbon monoxide detectors found at the time of inspection. The NFPA (National Fire Protection Association) recommends the installation of these devices in a dwelling that has an attached garage with an opening that communicates with the dwelling unit and/or the dwelling unit contains a fuel-fired appliance. Client should contact the local Fire Marshall's office for proper locations.

The NFPA (National Fire Protection Association) recommends that all smoke alarms in your home be replaced every 10 years. Please click on the link below for more information.

<http://www.nfpa.org/public-education/by-topic/smoke-alarms/safety-messages-about-smoke-alarms>

Fireplace

Fireplace Location(s) Living room and family room

Fireplace Type Propane

63) Fireplace Conditions **AE** Fireplace operation could not be tested at the time of inspection. Inspector was unable to locate controls or remotes. Recommend Client contact Seller(s) for more information prior to close of sale.

Pic 3. Tape on fireplace mantel was observed at main level living room. Recommend removal of tape.

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



Steps, Stairways, Balconies And Railings

64) Conditions

F

The interior stairway and handrail systems appeared to be in serviceable condition at the time of the inspection.

8 Kitchen

Electrical Conditions

65) Electrical Conditions

F

The GFCI (Ground Fault Circuit Interrupter) receptacles were tested and appeared to be in serviceable condition at the time of the inspection.

66) Lighting Conditions

F

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

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Kitchen Sink - Counter tops - Cabinets

67) Counter Conditions

F

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



68) Cabinet Conditions

F

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

69) Sink 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.



70) Sink Faucet Condition

F

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

71) Garbage Disposal Condition

F

The sink disposal was operable at the time of the inspection.

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Appliances

Cooktop Type Propane Gas

72) Cooktop Condition **F** The cooktop was in operational condition at the time of the inspection.



Wall Oven Type Electric

73) Wall Oven Condition **F** The oven was in operational condition at the time of the inspection.



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

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75) Dishwasher Conditions

F

The dishwasher was in operational condition at the time of the inspection.



76) Refrigerator Condition

F

The refrigerator was in operational condition at the time of the inspection.



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

9 Bath(s)

Electrical Conditions

77) Electrical Conditions

F

The GFCI (Ground Fault Circuit Interrupter) receptacles were tested and appeared to be in serviceable condition at the time of the inspection.

78) Lighting Conditions

F

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

79) Vent Fan Conditions

F

The bathroom vent fan(s) were in operational condition at the time of the inspection.

Bathroom Sink

80) Counter - Cabinet Conditions

F

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



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81) Sink Conditions

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

82) Faucet Conditions

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

Water Flow

Good.

Shower - Tub - Toilet

83) Shower Enclosure Condition

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

84) Shower - Tub Condition

F The shower/bathtub and drains appeared to be in serviceable condition at the time of inspection.

85) Bath Faucet Condition

R Rainhead shower head at master bathroom appeared to not be working correctly. Water did not flow freely through jets. Recommend further evaluation and repair by a qualified Plumbing Contractor.

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



86) Toilet Conditions

F

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

Bathroom Hardware

87) Hardware Conditions

F

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

10 Garage - Laundry

Walls - Ceilings - Floors

88) Wall Conditions

F

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



89) Ceiling Conditions

F

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

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90) Floor Conditions

F

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

91) Door Conditions

R

Fire rated door at garage does not latch. Adjustments are recommended.



92) Electrical Conditions

F

The GFCI (Ground Fault Circuit Interrupter) receptacles were tested and appeared to be in serviceable condition at the time of the inspection.

93) Lighting Conditions

F

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

94) Vehicle Door Condition

R

Loose vehicle door trim was observed. Recommend repairs as needed.



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95) Automatic Door Opener Condition

F

The automatic door opener and safety sensors were in operational condition at the time of the inspection.

Laundry Room

96) Laundry Room Conditions

R

For increased fire safety, recommend cleaning of lint from clothes dryer exhaust duct on a regular basis.



97) Electrical Conditions

F

The GFCI (Ground Fault Circuit Interrupter) receptacles were tested and appeared to be in serviceable condition at the time of the inspection.

11 Foundation - Crawl Space

Foundation

Access Method

Entered Crawl Space.

98) Access Condition

F

The foundation/crawl space access was in serviceable condition at the time of inspection.

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



Foundation Type Crawl Space

Foundation Material Concrete

99) 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.

100) Ventilation Conditions

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

Flooring Structure

Flooring Support Type Engineered wooden floor joists.

101) 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

102) Insulation Conditions

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

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103) Vapor Barrier Conditions

F

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



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	3	Common crack in the concrete sidewalk was observed.
Exterior	8	Separation between support and beam was observed at the North side of the home. Recommend further evaluation and repair by a qualified Contractor.
Exterior	10	Blemishes in the entry door were observed. Loose strike plate was observed as well. Recommend repairs as needed.
Exterior	11	<p>Pic 1. Exterior door at master bedroom does not latch. Adjustments are recommended.</p> <p>Pic 2. The exterior door at lower level Northeast bathroom sticks at the doorframe. Adjustments are recommended.</p> <p>Pic 3. Damage to locking mechanism at living room exterior door was observed. Recommend repairs as needed.</p> <p>Damage to both sliding door screens were observed at living room. Recommend repairs as needed.</p>
Exterior	12	Colored chalk on exterior deck was observed. Recommend cleaning exterior deck.
Exterior	15	Exposed wires were observed at the West side of the home. Recommend wires be placed inside of a weatherproof enclosure.
Roofing - Attic	18	Gutter downspout(s) connecting to sub-surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection. Client is advised to contact Seller(s) for more information prior to close of sale.
Heating - Air	25	Rust inside the furnace cabinet was observed. Recommend further evaluation, service, and repair by a qualified HVAC Contractor prior to close of sale.
Heating - Air	29	<p>Disposable Pleated Air Filter. Filter size: 20" x 25" x 1"</p> <p>Damage to furnace filter was observed. Replacement is recommended.</p>
Heating - Air	30	According to the manufacture's serial number the furnace was produced in December of 2007.
Heating - Air	35	Damage to manufacture information sticker was observed. Therefore, Inspector was unable to determine the age of the heat pump.

Plumbing	40	The inspector was unable to locate the water main shut off valve at the time of inspection. Client is advised to contact Seller(s) for information prior to close of sale.
Plumbing	47	According to the manufacture's serial number the water heaters were produced in February of 2008.
Interiors	54	Crack in the drywall was observed at upper level. Recommend caulking and paint touch-up as needed.
Interiors	56	The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection with signs of normal wear and tear (blemishes and stains) present for the age of this home.
Interiors	59	Missing base trim piece was observed at main level hallway. Recommend repairs as needed.
Interiors	62	<p>The smoke detectors appeared to be in serviceable condition at the time of the inspection. However, there were no carbon monoxide detectors found at the time of inspection. The NFPA (National Fire Protection Association) recommends the installation of these devices in a dwelling that has an attached garage with an opening that communicates with the dwelling unit and/or the dwelling unit contains a fuel-fired appliance. Client should contact the local Fire Marshall's office for proper locations.</p> <p>The NFPA (National Fire Protection Association) recommends that all smoke alarms in your home be replaced every 10 years. Please click on the link below for more information.</p> <p>http://www.nfpa.org/public-education/by-topic/smoke-alarms/safety-messages-about-smoke-alarms</p>
Interiors	63	<p>Fireplace operation could not be tested at the time of inspection. Inspector was unable to locate controls or remotes. Recommend Client contact Seller(s) for more information prior to close of sale.</p> <p>Pic 3. Tape on fireplace mantel was observed at main level living room. Recommend removal of tape.</p>
Bath(s)	85	Rainhead shower head at master bathroom appeared to not be working correctly. Water did not flow freely through jets. Recommend further evaluation and repair by a qualified Plumbing Contractor.
Garage - Laundry	91	Fire rated door at garage does not latch. Adjustments are recommended.
Garage - Laundry	94	Loose vehicle door trim was observed. Recommend repairs as needed.
Garage - Laundry	96	For increased fire safety, recommend cleaning of lint from clothes dryer exhaust duct on a regular basis.