

Harrison Home Inspections

Property Inspection Report



Your Address Here, Baltimore, MD 21224
Inspection prepared for: Your Name Here
Real Estate Agent: -

Date of Inspection: 8/11/2022 Time: 4:30 PM
Age of Home: 1963 Size: 2007

Inspector: Patrick Harrison

32845

10316 Greentop Rd, Cockeysville, 21030

Phone: 443-683-2228

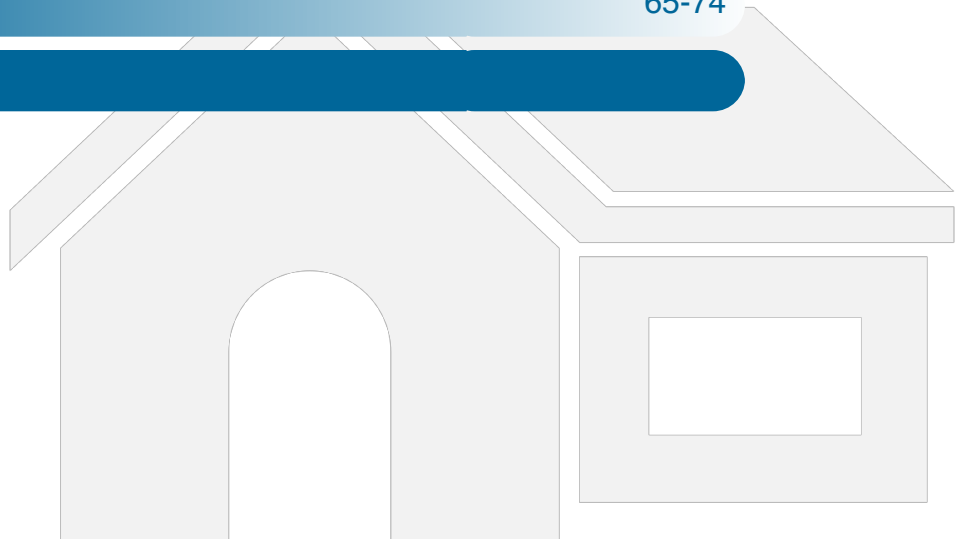
Email: harrisoninspectionsservices@gmail.com



HARRISON HOME INSPECTIONS
STAYING ONE STEP AHEAD

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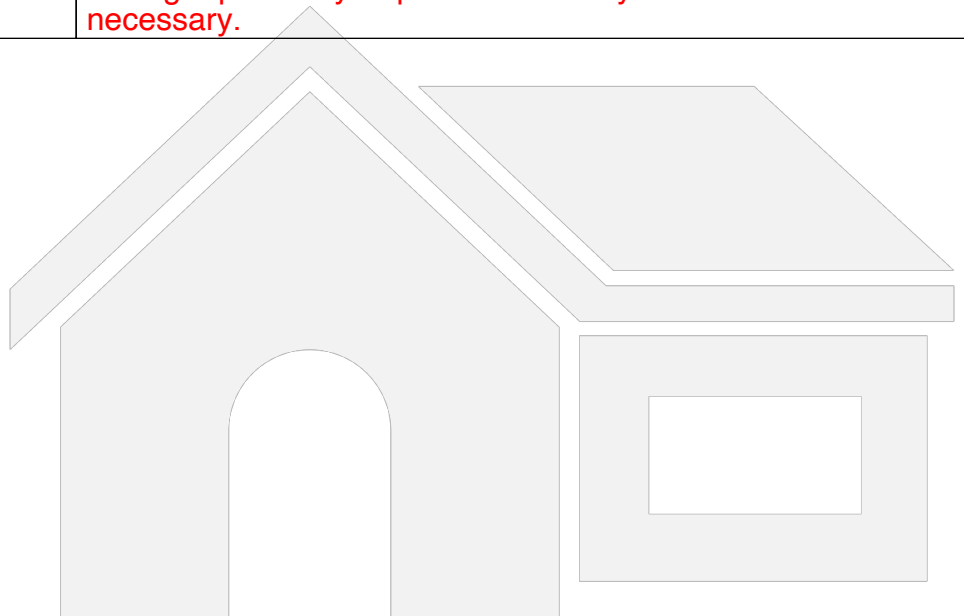
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Report Summary

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 8 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • There are numerous areas of damaged concrete surfaces. Recommend a concrete specialist provide an estimate for repair and or replacing.
Page 9 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Trees within 6 feet foundation. Monitor for potential root damage.
Page 10 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> • Loose guardrails observed. Secure as necessary
Exterior Areas		
Page 13 Item: 1	Doors	<ul style="list-style-type: none"> • Wood deterioration observed. Suggest repairs/replacement as needed.
Page 13 Item: 3	Siding Condition	<ul style="list-style-type: none"> • Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
Roof		
Page 16 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Some shingles damaged. • Due to the conditions of the roof covering, we recommend evaluation by a professional roofing contractor for repair and certification as necessary.
Page 17 Item: 3	Chimney	<ul style="list-style-type: none"> • Chimney Crown shows signs of deterioration. Recommend having repaired by a qualified chimney contractor as necessary.



Electrical		
Page 18 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician. • There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: www.inspect-ny.com/fpe/fpepanel.htm • Aluminum wiring present—Between 1965 and 1973, aluminum wiring was sometimes substituted for copper wiring in residential electrical systems. Connections in outlets, switches, and light fixtures with aluminum wiring become increasingly dangerous as time passes. Poor connections cause wiring to spark and overheat, creating a potential fire hazard. The wiring should be evaluated by a qualified electrician experienced in evaluating and correcting aluminum wiring problems. Not all electrical contractors qualify. Aluminum wiring connections are subject to greater deterioration than is copper due to thermal expansion and contraction, vibration (caused when electric currents pass through wiring), oxidation (caused by exposure to oxygen in the air), and galvanic corrosion (caused when two different metals are connected together), all of which can cause poor connections. When wires are poorly connected they overheat, which creates a potential fire hazard.
Page 20 Item: 4	Breakers	<ul style="list-style-type: none"> • Stab-Lok breakers noted. Recommend review by a licensed electrician
Heat/AC		
Page 21 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Fuel Furnace: Last service date is over one year ago, or is unable to be determined. There are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; recommend having unit inspected by certified HVAC technician.
Page 22 Item: 3	Enclosure	<ul style="list-style-type: none"> • Condensation leak observed near sump pump. Recommend review for repair as necessary
Page 23 Item: 7	AC Compress Condition	<ul style="list-style-type: none"> • With no recent service records observed, we recommend evaluation and service by a licensed HVAC contractor.

Water Heater		
Page 27 Item: 5	Water Heater Condition	<ul style="list-style-type: none"> The water heater has exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Recommend budgeting for replacement.
Bathrooms		
Page 31 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> Biological growth present in some areas. Recommend having cleaned and treated as necessary.
Page 32 Item: 5	Electrical	<ul style="list-style-type: none"> Outlets noted appear to have loose contacts. Recommend replacement by a licensed electrician.
Page 33 Item: 9	Counters	<ul style="list-style-type: none"> The counter tops appear to be loose on the cabinet. Recommend having secured as necessary
Page 33 Item: 10	Exhaust Fan	<ul style="list-style-type: none"> The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.
Page 34 Item: 14	Plumbing	<ul style="list-style-type: none"> Unprofessional repair observed at time of inspection. Recommend review by licensed plumber for repair as necessary
Page 34 Item: 16	Shower Walls	<ul style="list-style-type: none"> Missing/damaged caulking/grout observed, recommend repair as necessary.
Page 35 Item: 20	Toilets	<ul style="list-style-type: none"> The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.
Bedrooms		
Page 40 Item: 5	Electrical	<ul style="list-style-type: none"> Some loose receptacles were found, they should be installed correctly by a licensed electrician. Hot-neutral reversed (reversed polarity) outlets present. Recommend repair as necessary by a licensed electrician
Interior Areas		
Page 46 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> Old detectors. Smoke detectors should be replaced every 10 years. Recommend replacing as necessary NOTICE: There are missing CO (Carbon Monoxide) detector(s) noted. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
Page 47 Item: 10	Stairs & Handrail	<ul style="list-style-type: none"> Loose handrail noted. Recommend repair.
Page 47 Item: 11	Patio Doors	<ul style="list-style-type: none"> Interior keyed deadbolt observed. This is a safety concern in the event of an emergency. Recommend replacing with a latched deadbolt for safety.

Kitchen		
Page 50 Item: 4	Electrical	<ul style="list-style-type: none"> • Hot-neutral reversed (reversed polarity) outlets present. Recommend repair as necessary by a licensed electrician
Page 50 Item: 5	GFCI	<ul style="list-style-type: none"> • No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Laundry		
Page 54 Item: 5	Electrical	<ul style="list-style-type: none"> • Outlets noted appear to have loose contacts. Recommend replacement by a licensed electrician.
Page 55 Item: 14	Plumbing	<ul style="list-style-type: none"> • Active faucet leak observed. Recommend repair by a licensed plumber
Attic		
Page 58 Item: 4	Ventilation	<ul style="list-style-type: none"> • Attic fan is inoperable, recommend review for repair.
Page 58 Item: 6	Electrical	<ul style="list-style-type: none"> • Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. • Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend repair by a licensed electrician • Unprofessional installation of electrical wiring noted in attic. All wiring should be properly secured to the framing. • Improper wiring observed at time of inspection. Recommend repair by licensed electrician for repair as necessary.
Garage		
Page 61 Item: 1	Walls	<ul style="list-style-type: none"> • Biological growth observed. Recommend cleaning and treating as necessary
Page 63 Item: 7	Fire Door	<ul style="list-style-type: none"> • There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires. • The door between the garage & house does not appear to be a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.
Page 63 Item: 12	Cabinets	<ul style="list-style-type: none"> • Cabinets are not secured to the wall at time of inspection. Recommend review for repair as necessary
Page 64 Item: 13	Counters	<ul style="list-style-type: none"> • Countertop is loose at cabinets in one or more locations. Recommend repair as necessary
Basement		
Page 65 Item: 1	Foundation/Walls	<ul style="list-style-type: none"> • There were signs of water penetration at foundation wall. Recommend conferring with seller as to any past moisture problems and have evaluated by a qualified basement waterproofing specialist.

Page 68 Item: 6	Plumbing	<ul style="list-style-type: none"> • Unprofessional repair noted at one or more locations noted, recommend review and repairs by a Qualified Plumber. • Cast iron drain lines have a life expectancy of 60-75 years. Recommend budgeting for replacement, BEFORE leaks occur.
Page 69 Item: 9	Basement Electric	<ul style="list-style-type: none"> • Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend installing proper junction boxes. • Improper wiring observed at one or more locations. Recommend review by a licensed electrician for repair as necessary
Page 71 Item: 17	Framing	<ul style="list-style-type: none"> • Visible evidence of Wood Destroying Insects observed. Recommend obtaining a pest inspection to confirm that no active infestation exists. • Damage from what appears to be caused by Wood Destroying insects is noted, Recommend review of support structure by a licensed contractor and have WDI inspection performed to be sure no active infestation is present.
Page 71 Item: 18	Subfloor	<ul style="list-style-type: none"> • Biological growth present in some areas. Recommend having cleaned and treated as necessary.
Page 72 Item: 19	Columns	<ul style="list-style-type: none"> • Steel column top flanges are not spot welded or bolted to the steel beams.
Page 73 Item: 20	Basement/Crawlspace Ductwork	<ul style="list-style-type: none"> • Biological growth observed on ductwork surface in one or more locations. Recommend having areas cleaned and treated as necessary
Page 74 Item: 21	Smoke Detectors	<ul style="list-style-type: none"> • Old detectors. Smoke detectors should be replaced every 10 years. Recommend replacing as necessary • NOTICE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.



Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

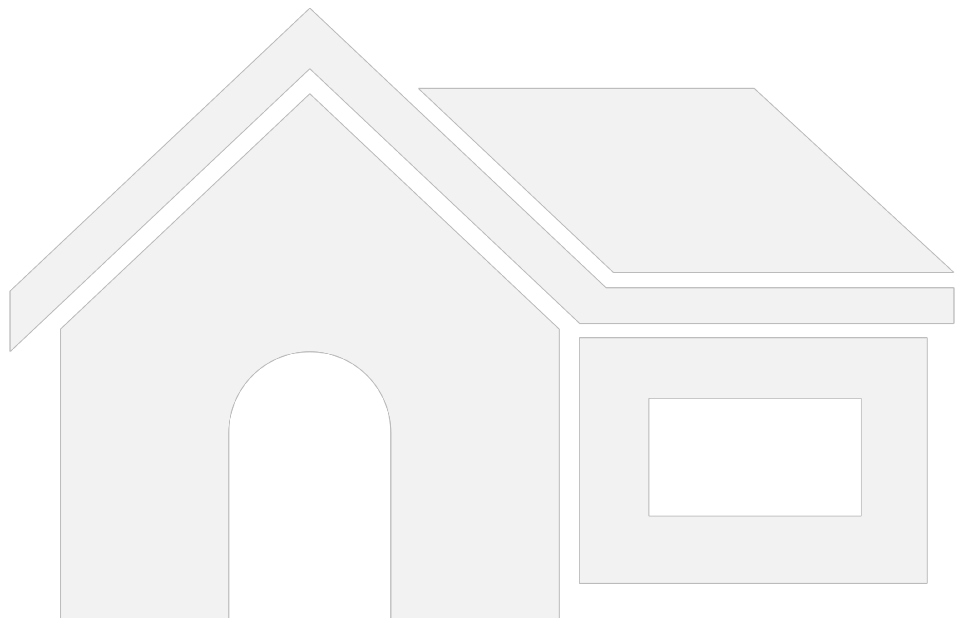
Occupancy: Vacant - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Temperature

86 degrees

5. Weather

Sunny



Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- There are numerous areas of damaged concrete surfaces. Recommend a concrete specialist provide an estimate for repair and or replacing.



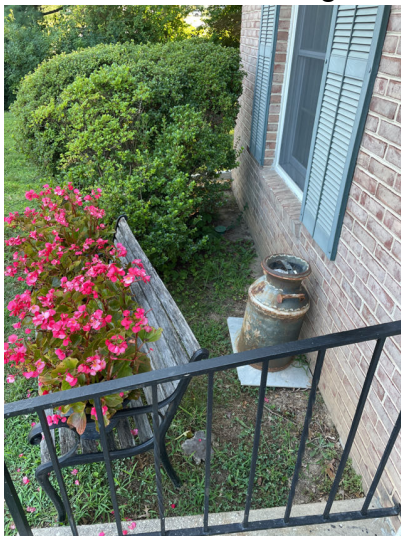
Cracked/displaced

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

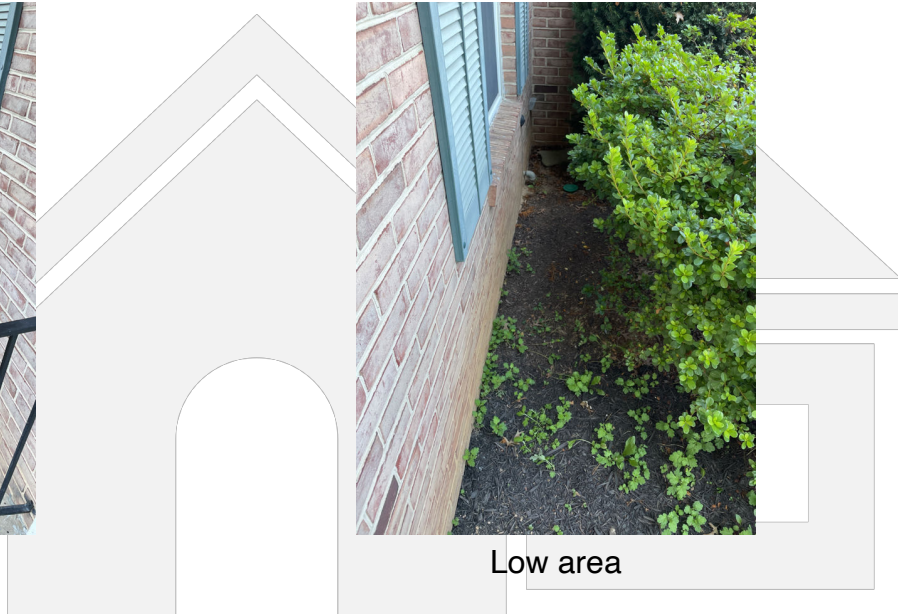
- There are some low spots along the foundation.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. Recommend monitoring perimeter of house for pooling water. It is very important, therefore, 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.



Low area



Low area



3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Prune or remove any plants or bushes that are in contact or close proximity to home to eliminate pathways of wood destroying insects.
- There are large trees above house. The trees appear healthy at time of inspection. Recommend monitoring for dead branches and trim as necessary.
- **Trees within 6 feet foundation. Monitor for potential root damage.**



Within 6 feet



Within 6 feet



Contacting roof



Limbs touching roof

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete porch noted at front of house.
- In satisfactory and functional condition at time of inspection

5. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:

- Loose guardrails observed. Secure as necessary



Loose



Loose

6. Patio Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is outside light visible in areas. Recommend having evaluated by a licensed contractor and have repaired as necessary.





Outside light visible

Outside light visible

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No concerns noted at time of inspection.

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • **GFCI** receptacles in place and operational.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Basement
 Observations:
 • Main gas valve appears to be in satisfactory condition.



10. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Exterior faucets are functional at time of inspection. Except as noted
- Exterior faucets should be winterized before weather turns below 32* as pipe damage can occur.
- Recommend upgrading to a frost proof type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.
- Missing/broken handle noted at time of inspection, repairs recommended.



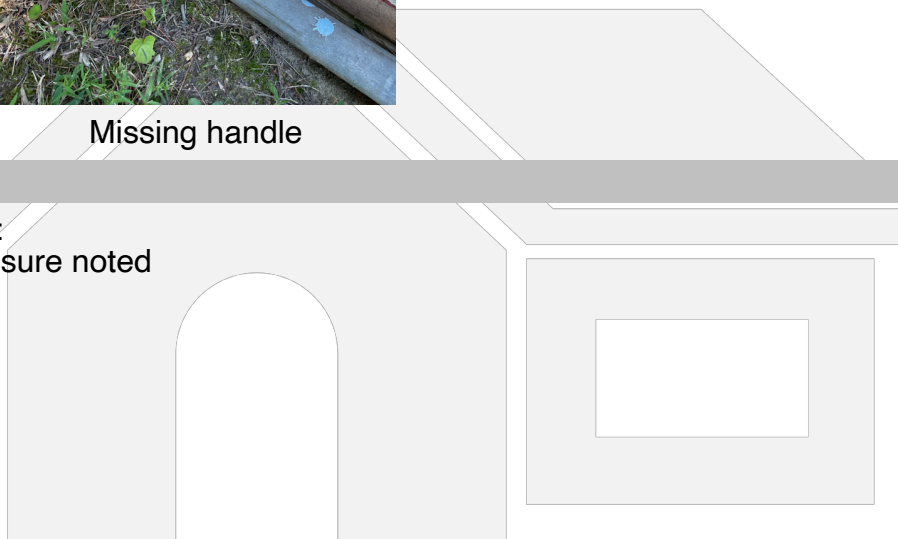
Missing handle

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- Normal pressure noted



Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Wood deterioration observed. Suggest repairs/replacement as needed.



Wood deterioration



Wood deterioration

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Exterior of windows are in good condition.

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl siding, wood frame construction, block foundation. • Brick veneer noted.

Observations:

- Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.





Soil contact

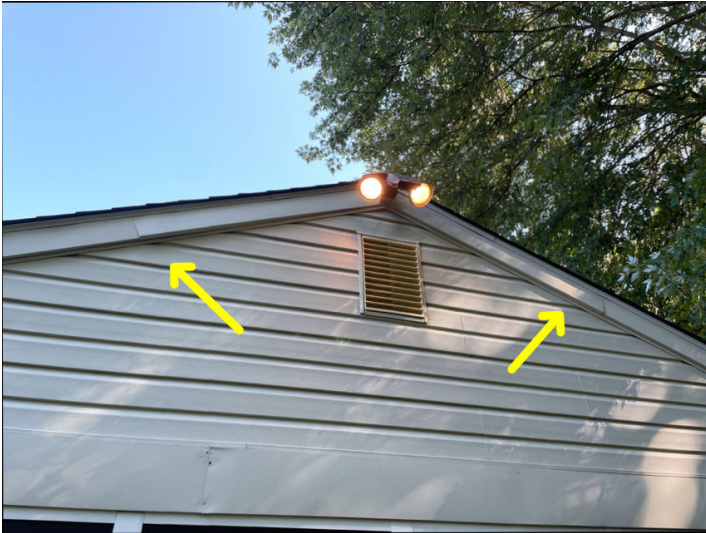


4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

• Rake facia trim is coming detached. Recommend securing as necessary.



Loose trim



Loose trim



Loose

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Maintenance tip: All exterior painted wood trim surfaces should be bi-annually examined and sealed, re-caulked and re-painted as needed.

6. Exterior Caulking

Good	Fair	Poor	N/A	None
	X			

Observations:

- Caulking around several windows and doors is beginning to deteriorate. Suggest caulking around windows and doors as necessary.
- Maintenance tip: Exterior caulking should be reviewed on a bi-annual basis and reapplied as necessary.

Roof

1. Roof Condition

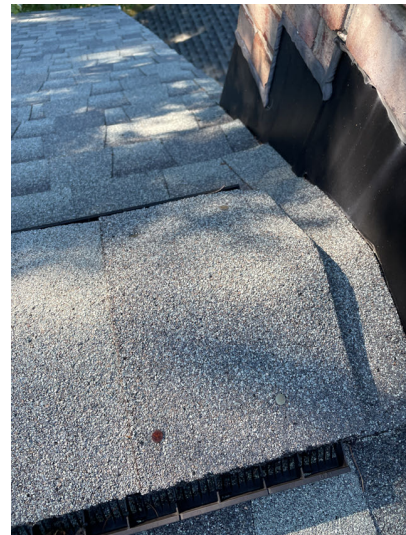
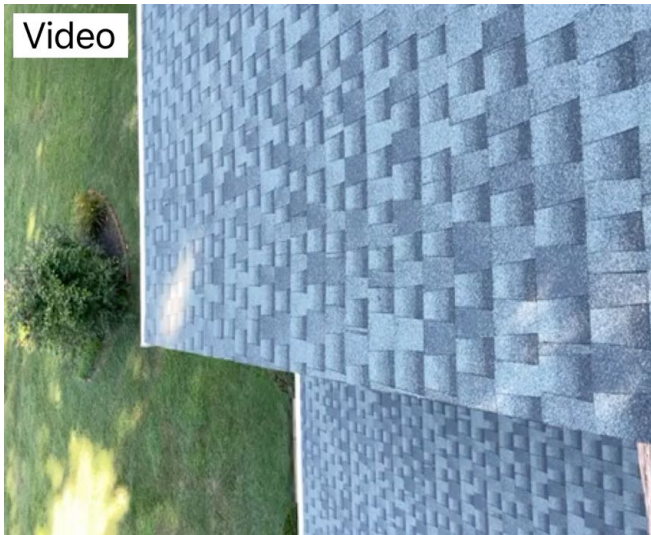
Good	Fair	Poor	N/A	None
	X			

Inspection process: Roof was mounted for inspection

Materials: Asphalt shingles noted.

Observations:

- Roof appears to be adequately protecting the underlying structure at time of inspection.
- Exposed nails on roofing material. Recommend sealing all fastener heads.
- **Some shingles damaged.**
- **Due to the conditions of the roof covering, we recommend evaluation by a professional roofing contractor for repair and certification as necessary.**



Exposed nails



Damaged

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at time of inspection.
- Maintenance tip: recommend reviewing gaps/pipe boots at through-the-roof projections and sealant around chimney on a bi-annual basis, reseal as necessary.

3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some mortar deterioration observed; recommend repair as necessary.
- **Chimney Crown shows signs of deterioration. Recommend having repaired by a qualified chimney contractor as necessary.**



Cracked



Mortar deterioration

4. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent caps in good condition at time of inspection.

5. Gutter

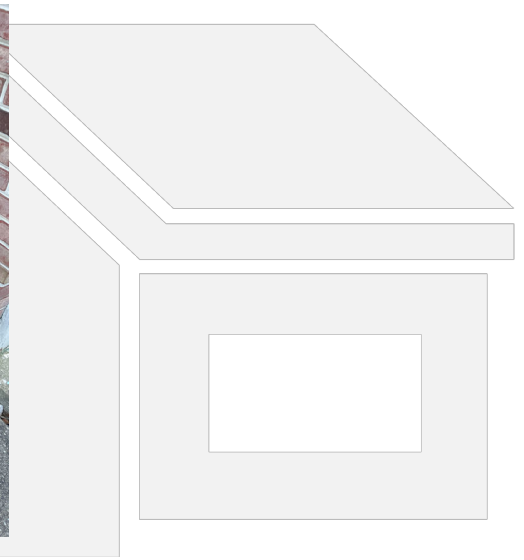
Good	Fair	Poor	N/A	None
	X			

Observations:

- **Maintenance Tip:** Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation.
- Downspout drains onto sidewalk / driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.



Drains to driveway



Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
	X			

Location: Panel box is located in basement

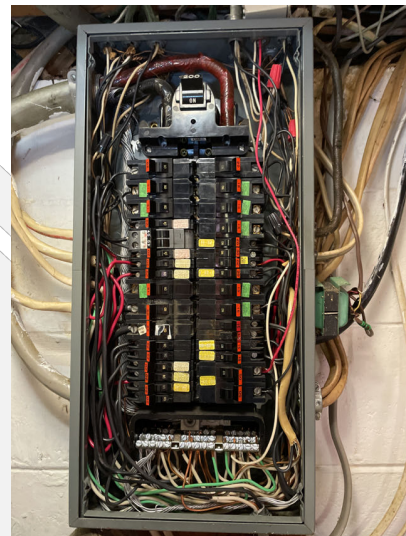
Location: Located in the garage.

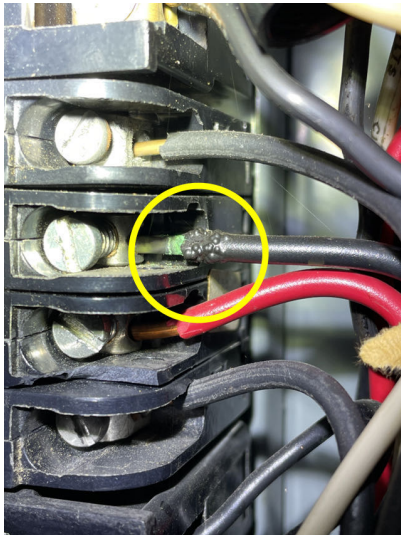
Observations:

- Panel cover screw(s) missing/loose
- Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation by an electrician.
- There is a Federal Pacific Electric service panel in the house. There are studies that show that some FPE circuit breakers are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. Although the Consumer Products Safety Commission has not issued a formal product recall, the panel is old and the company is now out of business. We cannot definitively call this panel defective, but recommend, for your peace of mind, to consult a qualified electrical contractor to get their opinion on this matter. You can learn more about this issue at: www.inspect-ny.com/fpe/fpepanel.htm
- Aluminum wiring present—Between 1965 and 1973, aluminum wiring was sometimes substituted for copper wiring in residential electrical systems. Connections in outlets, switches, and light fixtures with aluminum wiring become increasingly dangerous as time passes. Poor connections cause wiring to spark and overheat, creating a potential fire hazard. The wiring should be evaluated by a qualified electrician experienced in evaluating and correcting aluminum wiring problems. Not all electrical contractors qualify. Aluminum wiring connections are subject to greater deterioration than is copper due to thermal expansion and contraction, vibration (caused when electric currents pass through wiring), oxidation (caused by exposure to oxygen in the air), and galvanic corrosion (caused when two different metals are connected together), all of which can cause poor connections. When wires are poorly connected they overheat, which creates a potential fire hazard.



Main panel: Federal Pacific/missing screws

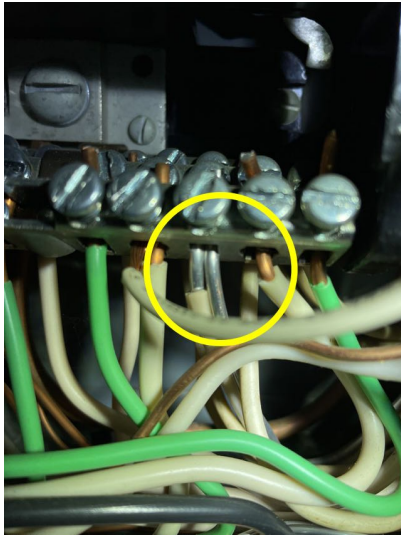




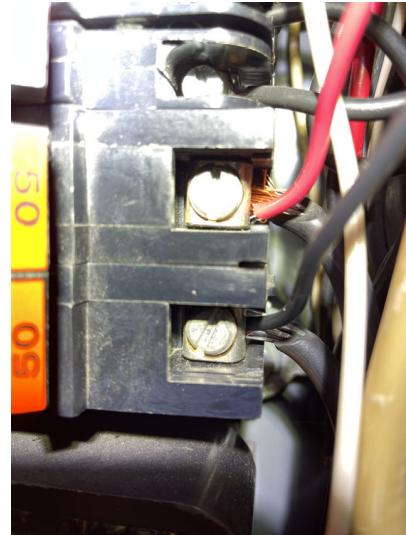
Damaged insulation



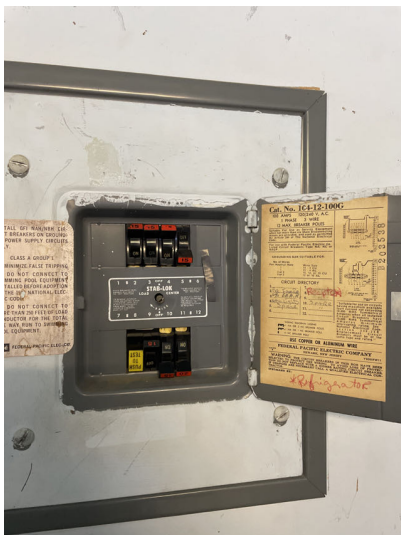
Aluminum wire



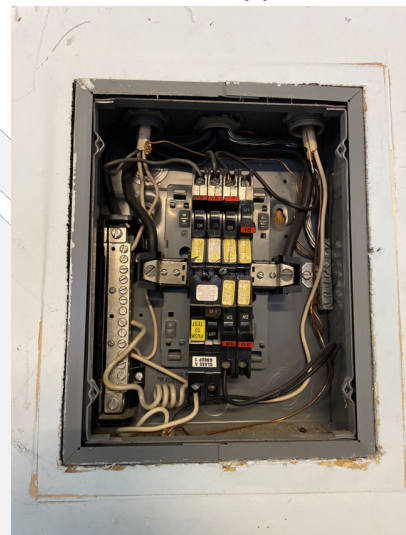
Aluminum wire



Double tapped



Sub panel: Federal pacific



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • 200 amp

3. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
 • There is an overhead service drop noted.

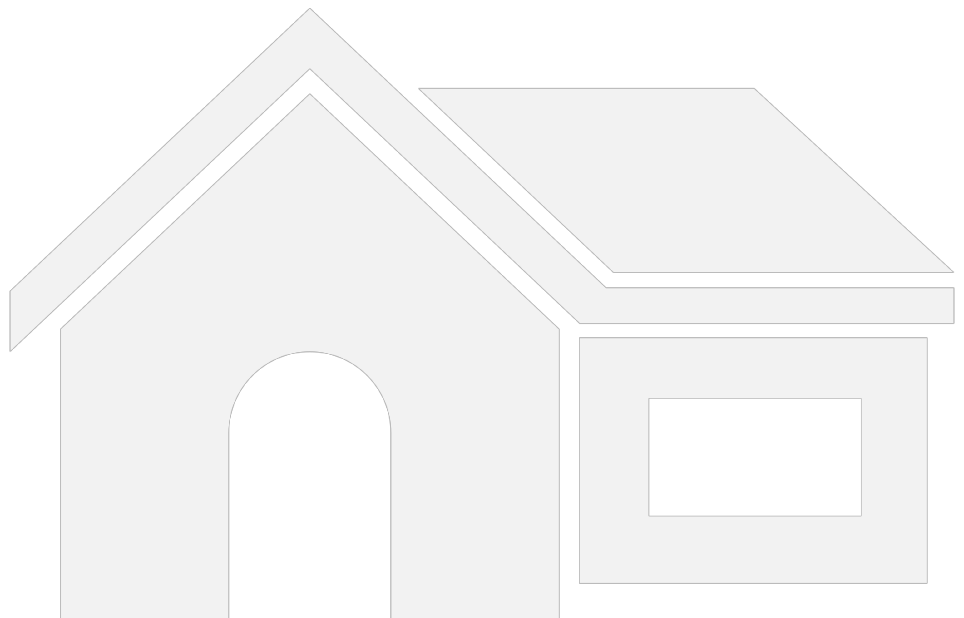


4. Breakers

Good	Fair	Poor	N/A	None
	X			

Materials: Copper non-metallic sheathed cable noted. • Aluminum non-metallic sheathed cable noted.
 Observations:

• **Stab-Lok breakers noted. Recommend review by a licensed electrician**



Heat/AC

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

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

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: The heater is located in the basement

Materials: Gas fired forced hot air

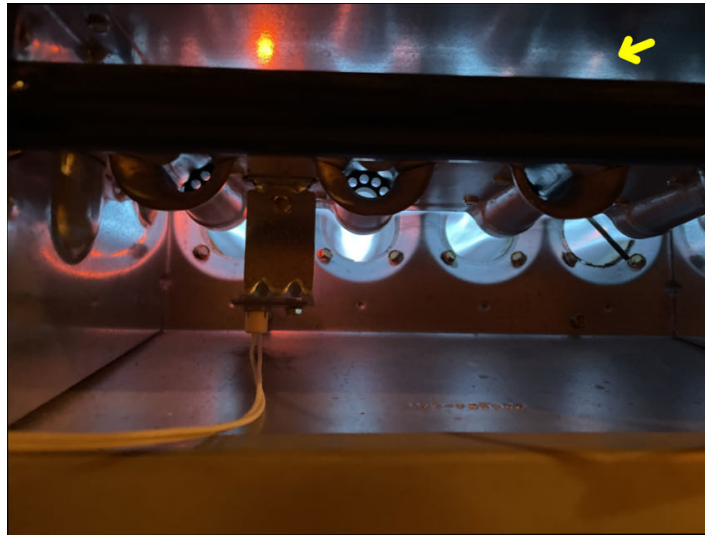
Observations:

- The furnace was operable by normal controls at time of inspection.
- Maintenance tip: Recommend an annual HVAC cleaning/inspection by a licensed professional to assure peak efficiency and extend service life.
- Manufacture date: 2009

This report may contain information provided as a courtesy about equipment age. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.

• **Fuel Furnace:** Last service date is over one year ago, or is unable to be determined. There are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; recommend having unit inspected by certified HVAC technician.





2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base is functional.

3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The heater enclosure is functional.
- Condensation leak observed near sump pump. Recommend review for repair as necessary



Condensation leak

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Metal double wall chimney vent pipe noted.
- Masonry chimney noted.
- No concerns with venting at time of inspection.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and appear to be functional at time of inspection.



6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
 • No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Compressor Type: electric
 Location: The compressor is located on the exterior grounds.
 Observations:

- **A/C** was functional at the time of inspection.
- Manufacture date: 2009
- The typical temperature differential split between supply and return air in an air conditioner of this type is 14-24 degrees F. This system responded and achieved an acceptable differential temperature.
- Annual HVAC service contract is recommended.
- **With no recent service records observed, we recommend evaluation and service by a licensed HVAC contractor.**





Return temp



Cool temp

8. Air Return

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system is functional.

9. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The air supply system is functional

10. Filters

Good	Fair	Poor	N/A	None
	X			

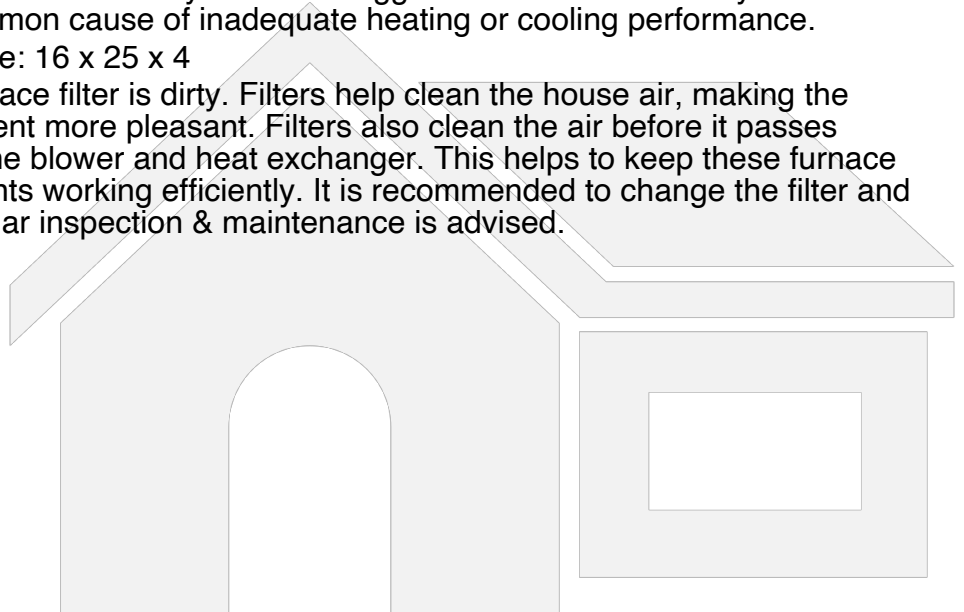
Location: Located inside return air duct. (See pic for location)

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

- Filter size: 16 x 25 x 4

- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.





11. Thermostats

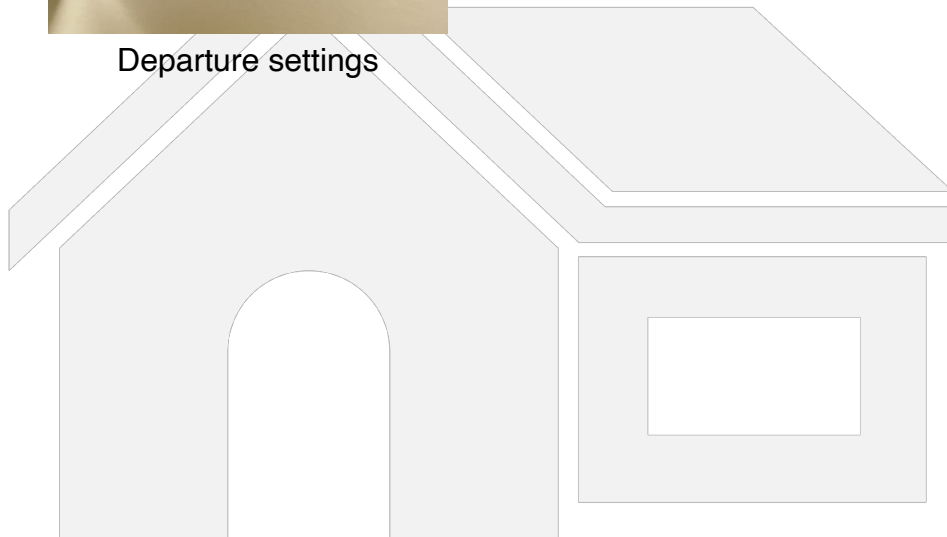
Good	Fair	Poor	N/A	None
X				

Observations:

- Location: dining room
- Functional at the time of inspection.
- Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.



Departure settings



Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.



2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:
 • The combustion chamber is in functional condition.



4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
 • Venting appears to be in satisfactory condition at time of inspection.

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: gas

Location: The heater is located in the basement.

Observations:

- Tank is functional at time of inspection.
- Manufacture date: 2009

This report may contain information provided as a courtesy about equipment age. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.

• The water heater has exceeded its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. Recommend budgeting for replacement.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high.



7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

8. Water Temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- 117 degrees. Recommend adjusting to your personal preference after taking possession of house

9. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- In place and appears functional at time of inspection.



10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

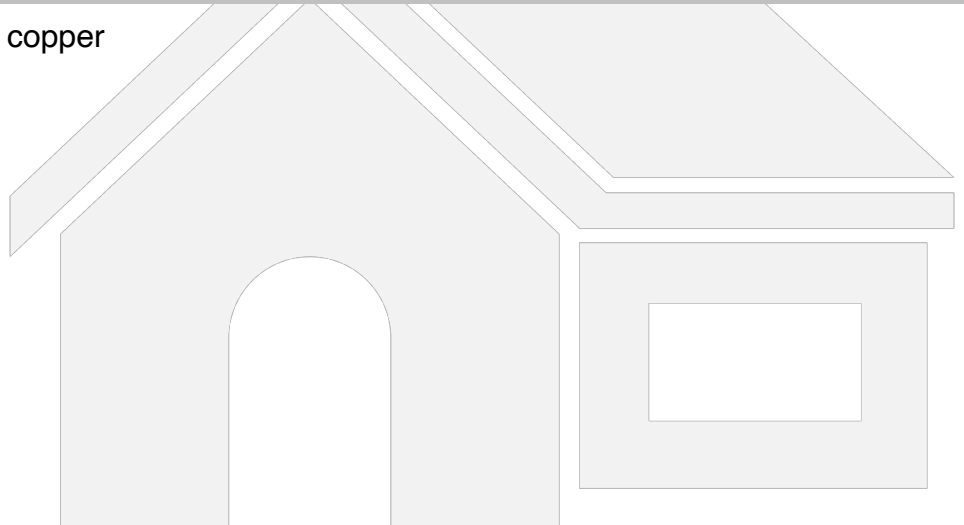
- No deficiencies observed at the visible portions of the supply piping.



11. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper



Bathrooms

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

1. Locations

Locations: Master bathroom • Upstairs hall bathroom • Main floor bathroom

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

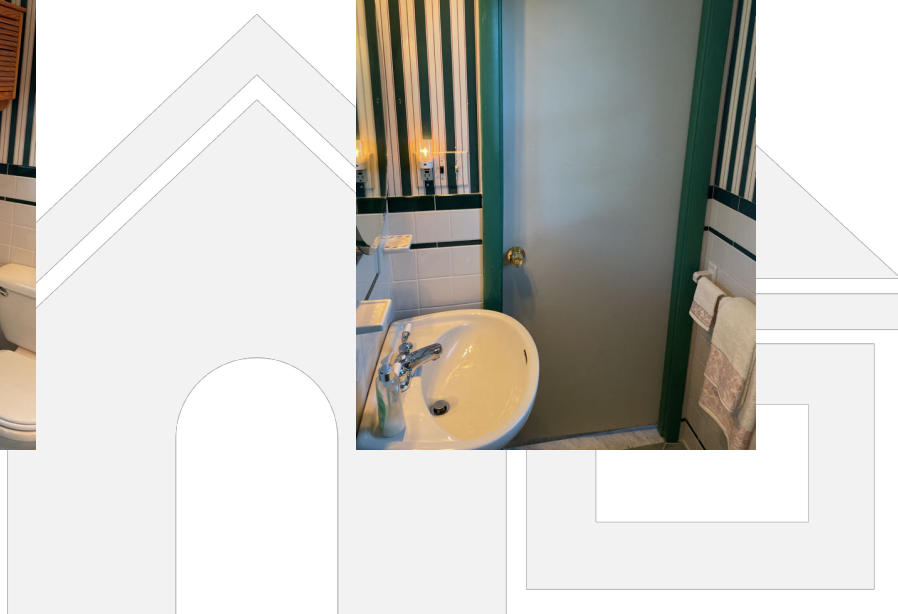
Materials: Drywall walls noted. • Wall paper finish noted. • Painted finish noted.

Observations:

- Some areas not accessible due to stored personal items.



Master bath

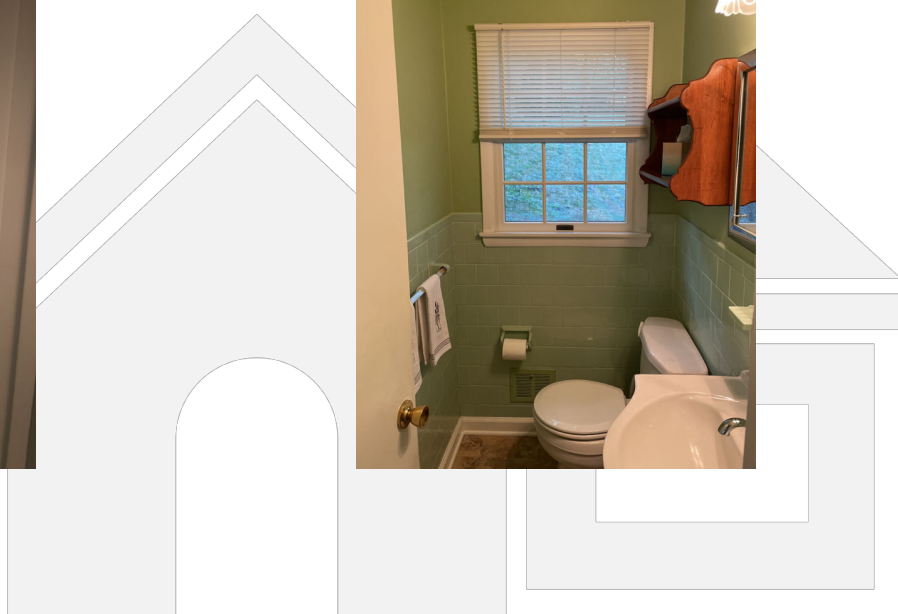


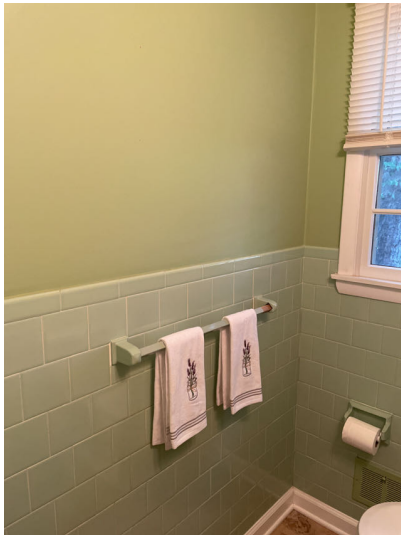


Upstairs hall bath



Main floor bath





3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Stains observed on ceiling, tested dry at time of inspection. Recommend conferring with seller as to any previous water problems in this area and monitor

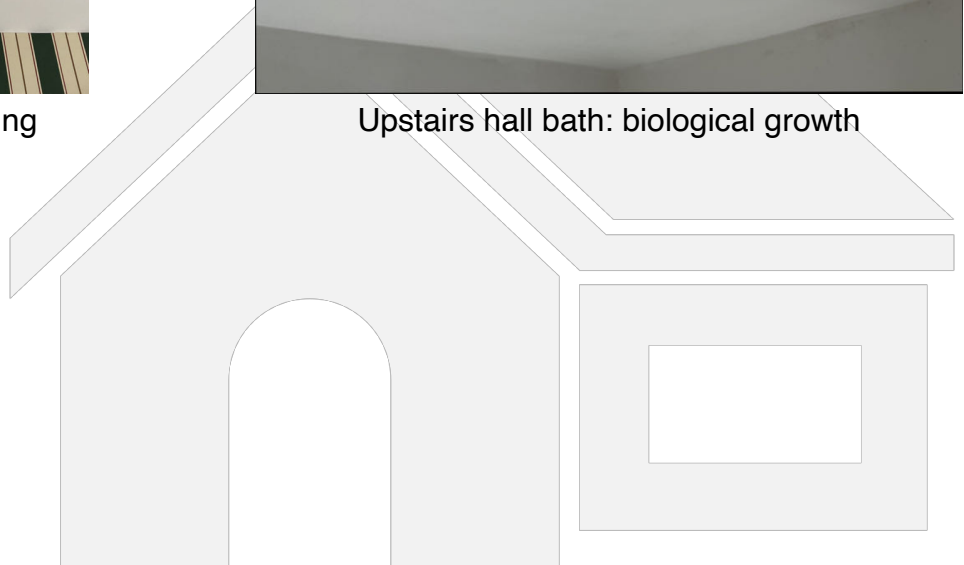
- **Biological growth present in some areas. Recommend having cleaned and treated as necessary.**



Master bath: staining



Upstairs hall bath: biological growth





Biological growth

4. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Observations:

- Windows tested and were functional at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Outlets noted appear to have loose contacts. Recommend replacement by a licensed electrician.



Main floor bath: loose contacts

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational at time of inspection.

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors were functional at time of inspection.

8. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed at time of inspection.

9. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Solid Surface tops noted.
 • The counter tops appear to be loose on the cabinet. Recommend having secured as necessary



Upstairs hall bath: loose



Main floor bath: loose

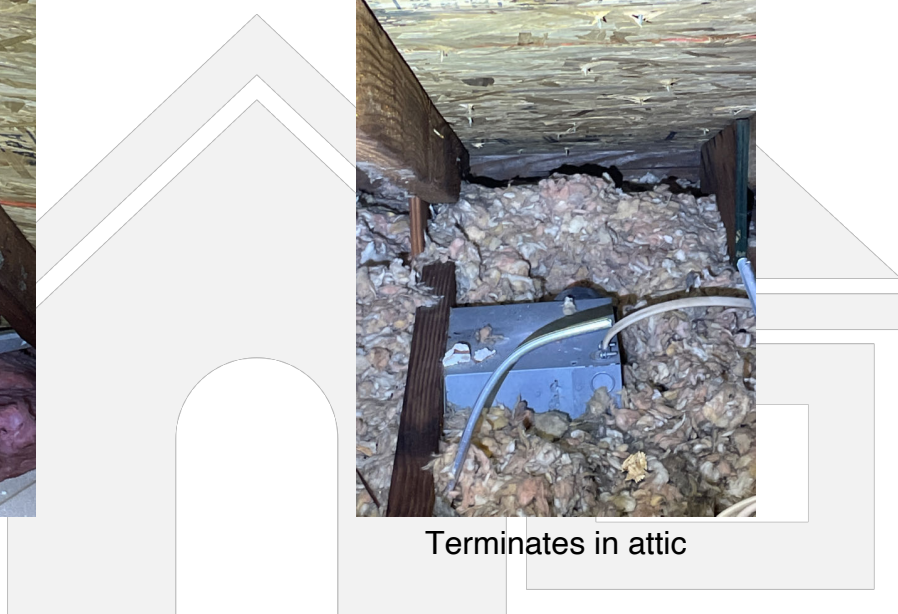
10. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The bath fans were operated and functional at time of inspection
 • The fan terminates improperly in the attic. This can create excessive moisture. Recommend directing the vent towards the exterior to allow for proper ventilation.



Terminates in attic



Terminates in attic

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted. • Sheet vinyl flooring is noted.
 Observations:
 • No concerns at time of inspection

12. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
 • Central heating and cooling noted. At the time of the inspection all appeared to be functioning.

13. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
 • No discrepancies found at time of inspection.

14. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Unprofessional repair observed at time of inspection. Recommend review by licensed plumber for repair as necessary



Master bath: unprofessional repair

15. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional at time of inspection.

16. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Ceramic tile noted.
 • Solid surface material noted.
 • Missing/damaged caulking/grout observed, recommend repair as necessary.



Master bath: damaged grout



Damaged grout

17. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Tub in good condition at time of inspection.

18. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The shower enclosure is functional at the time of the inspection.

19. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

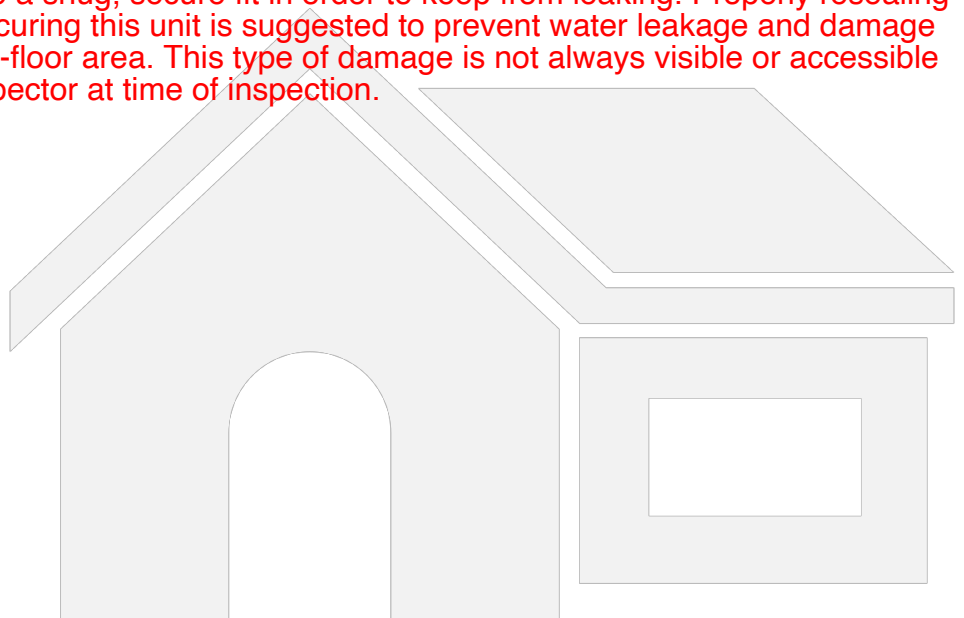
- No deficiencies observed.

20. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.

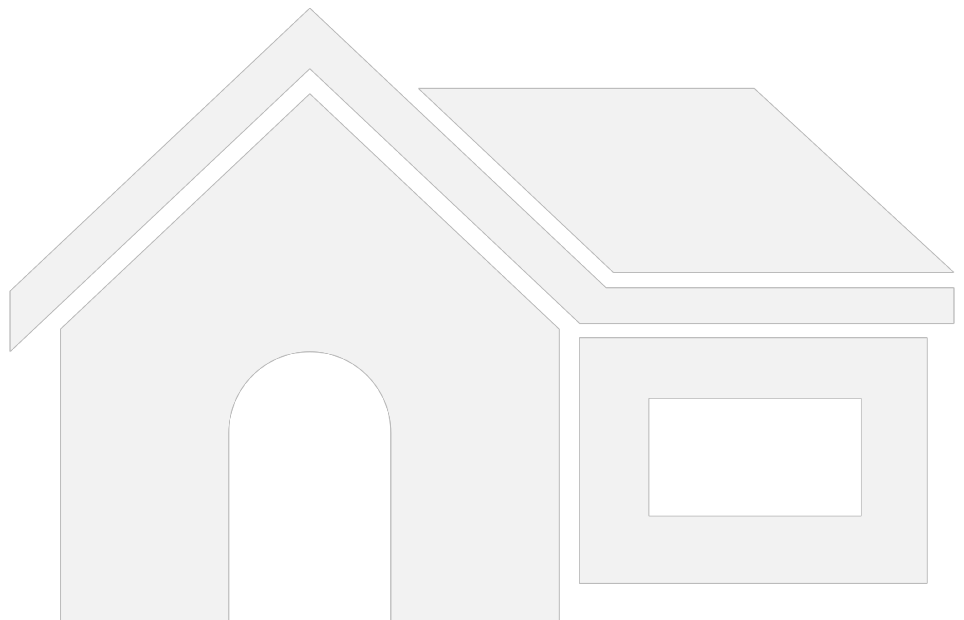




Master bath: loose



Main floor bath: loose



Bedrooms

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

1. Locations

Locations: Master bedroom • Front left bedroom • Rear right bedroom • Rear left bedroom

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

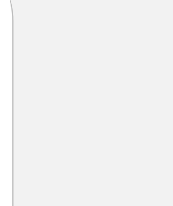
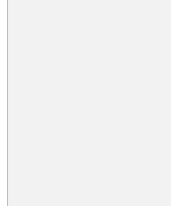
Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Some areas not accessible due to stored personal items.



Master bedroom





Rear right bedroom



Rear left bedroom





Front left bedroom



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Observations:

- Windows tested and were functional at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Some loose receptacles were found, they should be installed correctly by a licensed electrician.
- Hot-neutral reversed (reversed polarity) outlets present. Recommend repair as necessary by a licensed electrician



Rear left bedroom: loose/hot & neutral reversed



Front left bedroom: loose

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door does not latch properly
- Door does not close properly



Master bedroom: does not latch



Front left bedroom: rubs framing

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted.

8. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Stains were present on the closet ceilings indicating prior water infiltration. Although they tested dry they should be noted.
- The closet door was missing.



Master bedroom: missing doors



Rear right bedroom: staining



Rear left bedroom: missing door

9. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- There were no smoke detectors present in the bedroom(s).

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

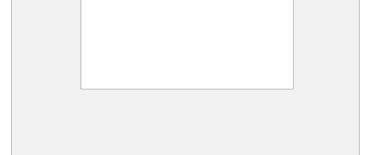
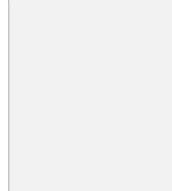
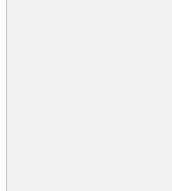
Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Painted finish noted. • Walls are clad in paneling.

Observations:

- Some areas not accessible due to stored personal items.







2. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Small cracking in the wall finish is noted. Recommend monitoring.



Family room: small crack



Small crack

3. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Observations:

- Windows tested and were functional at time of inspection.

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.



Family room: inoperative



Inoperative

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door doesn't close properly



Dining room: dragging the floor

6. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested.

7. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The closets are in good condition.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Operated when tested
 • MAINTENANCE: Periodic testing to ensure proper Smoke Alarm operation is recommended.
 • Old detectors. Smoke detectors should be replaced every 10 years. Recommend replacing as necessary
 • NOTICE: There are missing CO (Carbon Monoxide) detector(s) noted. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.



Upstairs hall: old

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
	X			

Observations:

- No concerns with stairs at time of inspection.
- Loose handrail noted. Recommend repair.



Loose



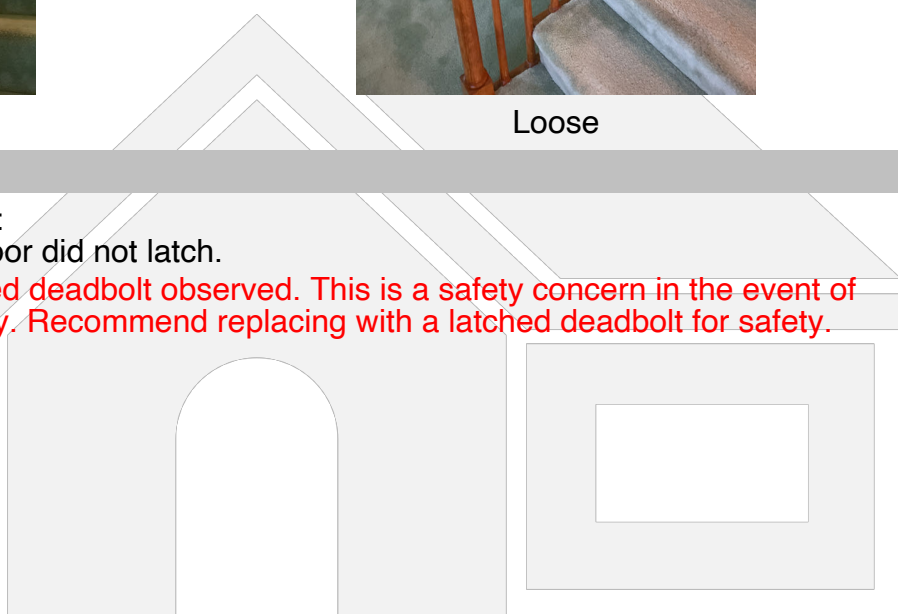
Loose

11. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The patio door did not latch.
- Interior keyed deadbolt observed. This is a safety concern in the event of an emergency. Recommend replacing with a latched deadbolt for safety.





Patio door: does not latch



Laundry room: Interior keyed deadbolt

12. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Screen door was functional at time of inspection.

13. Fireplace

Good	Fair	Poor	N/A	None
			X	

Materials: Family Room

Materials: Masonry fireplace noted.

Observations:

- Level II inspection — Fireplace inspections are outside the scope of a normal home inspection as there are many areas that require special equipment to evaluate. The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).



14. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

Kitchen

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

1. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Painted finish noted.



2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Observations:

- Windows tested and were functional at time of inspection.

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets were not accessible due to furniture and or stored personal items in the way.

- **Hot-neutral reversed (reversed polarity) outlets present. Recommend repair as necessary by a licensed electrician**



Hot & neutral reversed/not GFCI protected

5. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

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

- **No GFCI protection present, suggest installing GFCI protected receptacles for safety.**

6. Cabinets

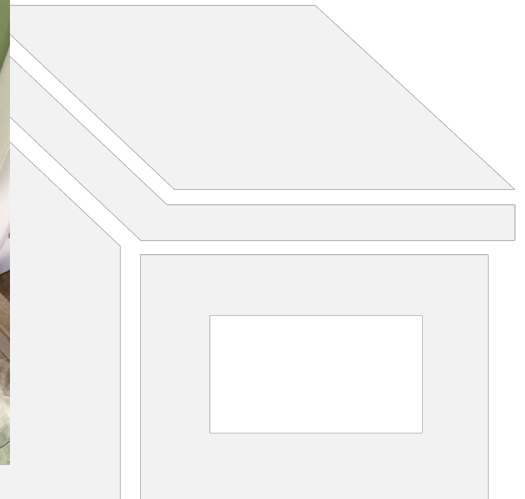
Good	Fair	Poor	N/A	None
	X			

Observations:

- Cabinet doors have broken hinges, consult with seller on repair/ replacement options.



Damaged



7. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Laminate tops noted.
- No concerns with counters at time of inspection.

8. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated and functional at time of inspection.

9. Refrigerator condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No concerns at time of inspection

10. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door does not latch properly.



Does not latch

11. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

12. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated and in working condition.

13. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- Oven: Electric
- All heating elements operated when tested.
- SAFETY CONCERN: Free standing range missing anti-tip bracket.



Missing anti-tip bracket

14. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

15. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:
 • The spray wand was operated and was functional.

16. Floor Condition

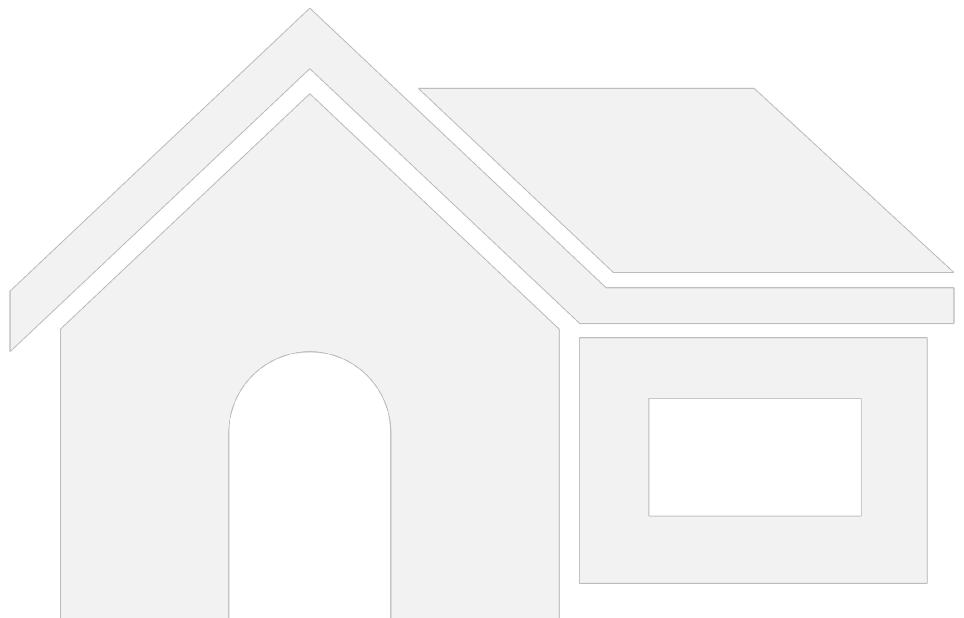
Good	Fair	Poor	N/A	None
X				

Materials: Vinyl squares (tiles) are noted
 Observations:
 • No concerns with floors at time of inspection.

17. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • No leaks observed at time of inspection.



Laundry

1. Locations

Locations: Main floor

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Observations:

- Windows tested and were functional at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- **Outlets noted appear to have loose contacts. Recommend replacement by a licensed electrician.**



Video

Loose contacts

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors were functional at time of inspection.

8. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Laminate tops noted.
- No discrepancies noted.

9. Dryer condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Dryer is functional at time of inspection.

10. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- Visible portions of dryer vent appear to be connected properly at time of inspection.
- The dryer vent has loose exterior cover. Repair as necessary



Loose



11. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks observed from drain lines at time of inspection.

12. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl squares (tiles) are noted

13. Washing Machine condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Washing machine was functional at time of inspection

14. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.

• Active faucet leak observed. Recommend repair by a licensed plumber



Metal trap

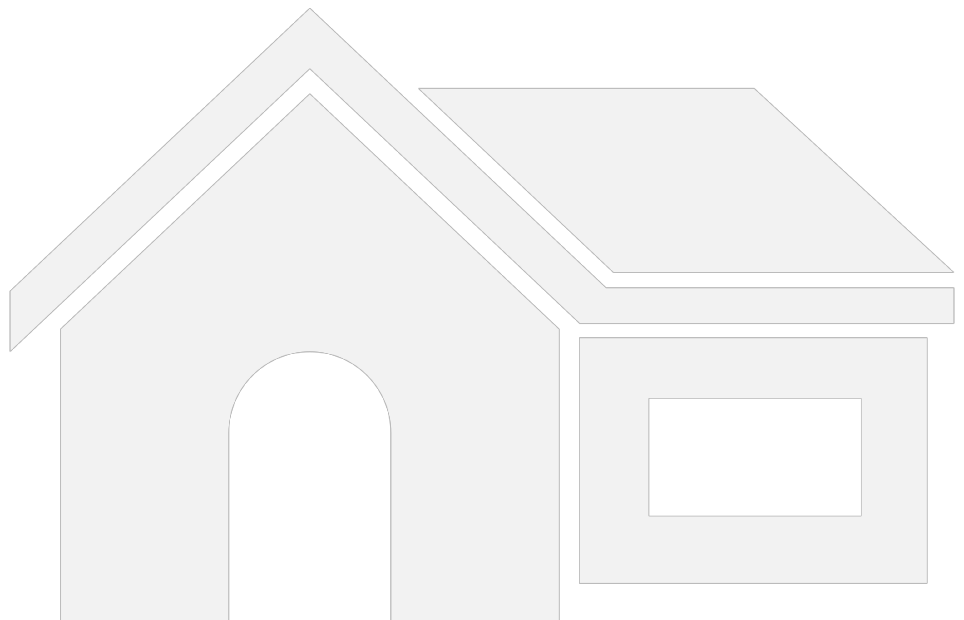


Leak

15. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.



Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Scuttle Hole located in: front left bedroom, garage

2. Materials

Materials: Manufactured Trusses • Plywood Sheathing

3. Structure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Could not access all areas of the attic due to limited access.
- Evidence of past leaking noted. The area tested dry at time of inspection.

Video



Garage attic



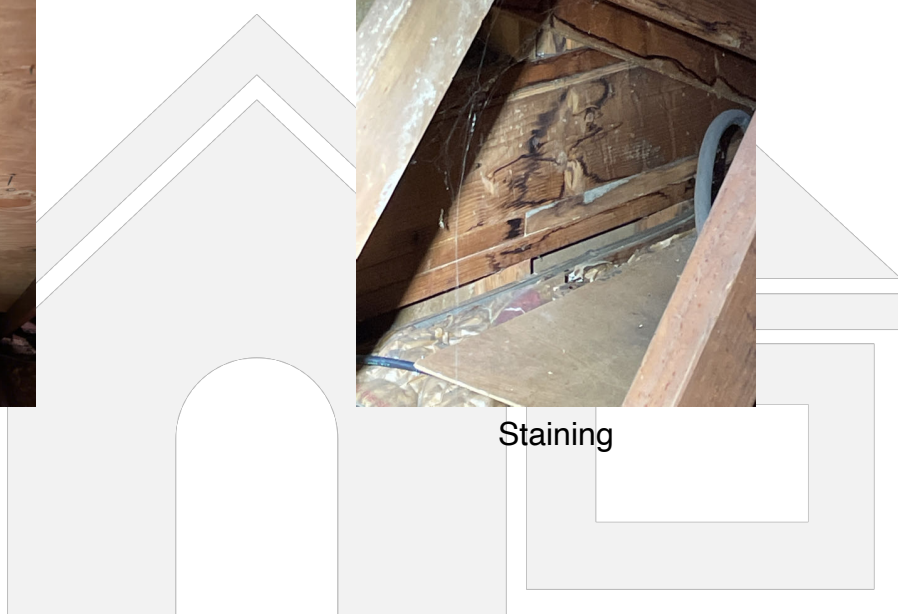
Staining



Staining



Staining





Video

Main attic

4. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Ridge exhaust venting noted.
- Gable louver vents noted.
- Attic fan is inoperable, recommend review for repair.

5. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

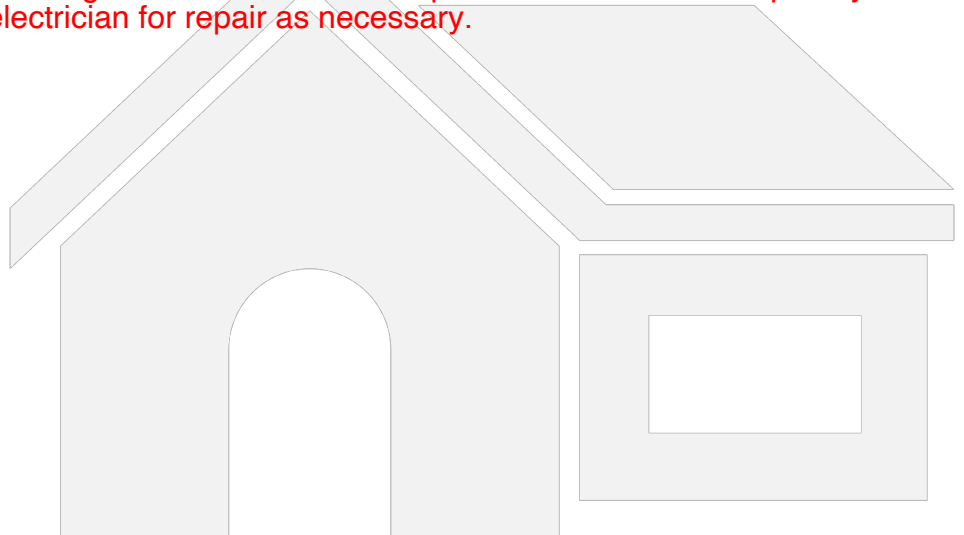
- Vent screens noted as functional.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.
- Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend repair by a licensed electrician
- Unprofessional installation of electrical wiring noted in attic. All wiring should be properly secured to the framing.
- Improper wiring observed at time of inspection. Recommend repair by licensed electrician for repair as necessary.





Garage attic: exposed wire



Garage attic: open junction box



Loose box



Loose box



Loose box



Main attic: Connection outside junction box/improper wiring



Loose box

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Plumbing vent pipe appears functional at time of inspection.
- Copper plumbing vent piping

8. Insulation Condition

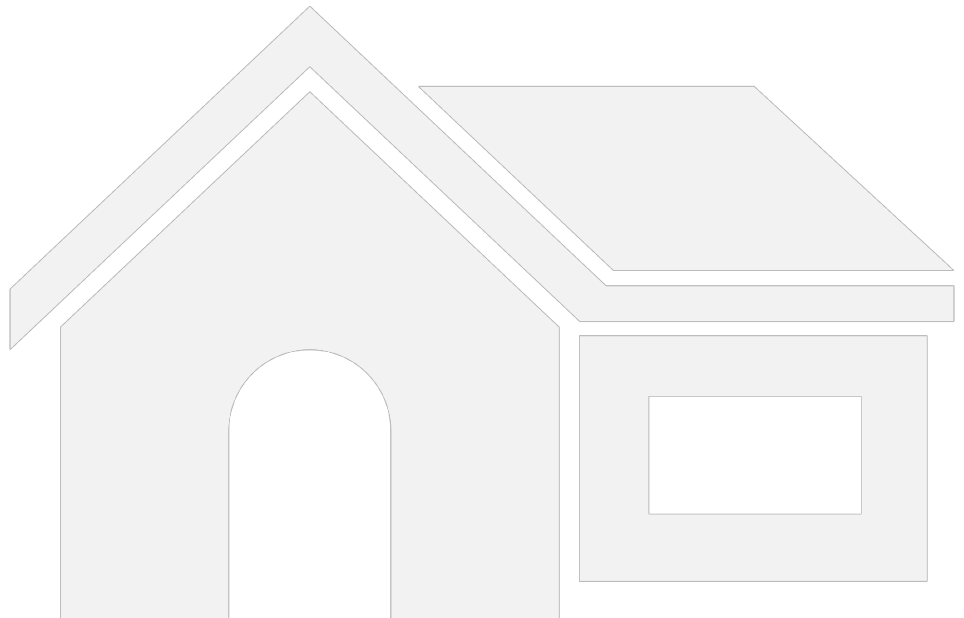
Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted. • Fiberglass batts noted.

Depth: Insulation averages 3 to 4 inches.

Observations:

- Insulation level in the attic is typical for homes this age



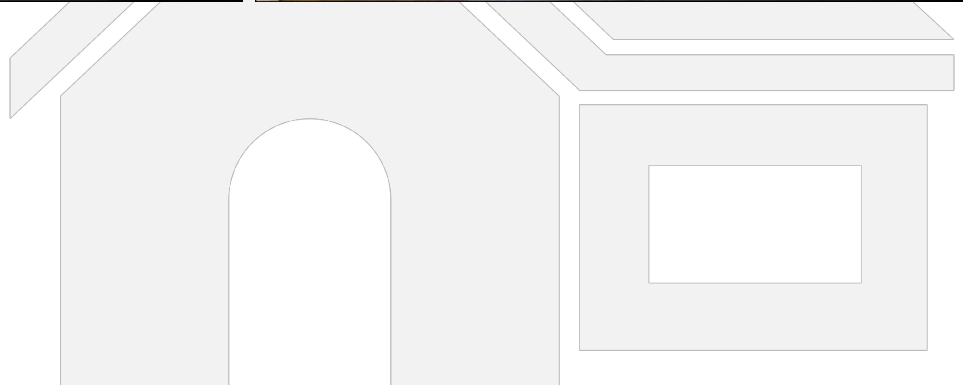
Garage

1. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Personal items in garage block complete inspection of all floor, wall and ceiling areas.
- Unknown staining observed at time of inspection. Area tested dry. Recommend monitoring
- **Biological growth observed. Recommend cleaning and treating as necessary**





Biological growth



Biological growth



Unknown staining

2. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

- Observations:
- Flooring is in good condition.

3. Rafters & Ceiling

Good	Fair	Poor	N/A	None
			X	

- Observations:
- See main attic section

4. Electrical

Good	Fair	Poor	N/A	None
X				

- Observations:
- No concerns noted at time of inspection.
 - Some outlets not accessible due to furniture and or stored personal items.

5. GFCI

Good	Fair	Poor	N/A	None
X				

- Observations:
- GFCI in place and operational

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed double hung window noted.

Observations:

- Windows tested and were functional at time of inspection.

7. Fire Door

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.
- The door between the garage & house does not appear to be a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.

8. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Single, insulated steel panel, sectional roll-up door.

Observations:

- No deficiencies observed.

9. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door is functional.

10. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional using normal controls.

11. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

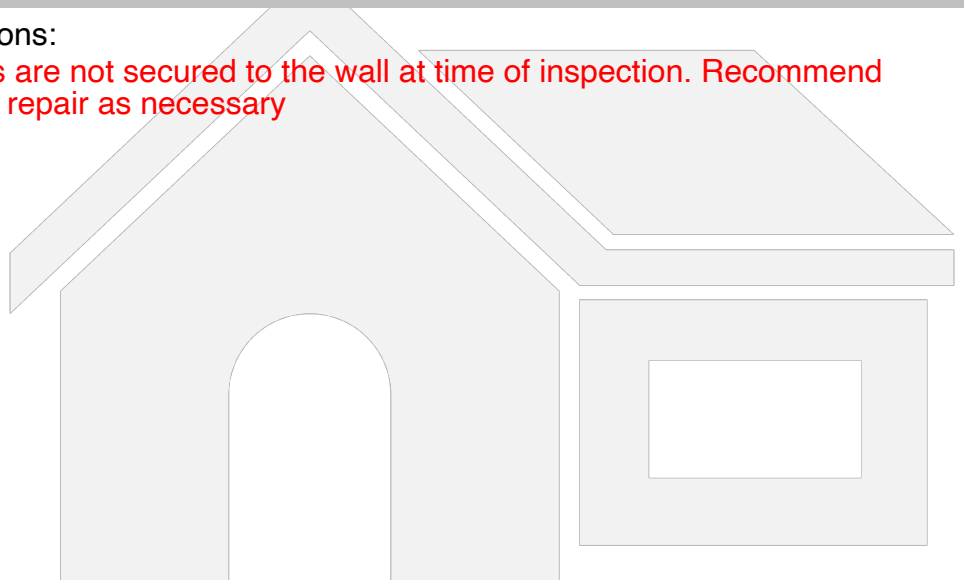
- Eye beam system present and operating.
- Garage door pressurized auto-reverse is operable.

12. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Cabinets are not secured to the wall at time of inspection. Recommend review for repair as necessary





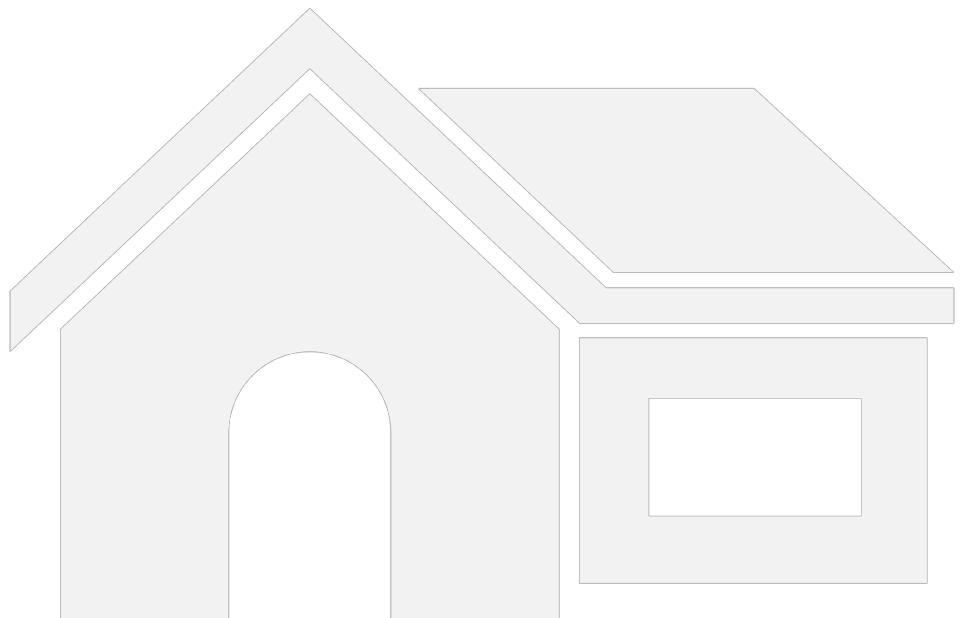
Not secured

13. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Laminate tops noted.
- Countertop is loose at cabinets in one or more locations. Recommend repair as necessary



Basement

1. Foundation/Walls

Good	Fair	Poor	N/A	None
	X			

Materials: Unfinished basement

Observations:

- Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.
- **There were signs of water penetration at foundation wall. Recommend conferring with seller as to any past moisture problems and have evaluated by a qualified basement waterproofing specialist.**



Efflorescence





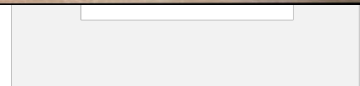
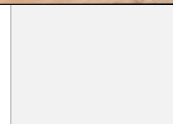
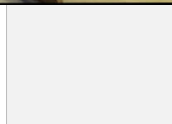
Efflorescence



Staining



High moisture level





2. Insulation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Perimeter insulation was observed to be missing at one or more locations. Recommend repair/replacement to promote enhanced resistance to heat loss which will increase the efficiency of the home and lower heating costs.

3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors were functional at time of inspection.

4. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Observations:

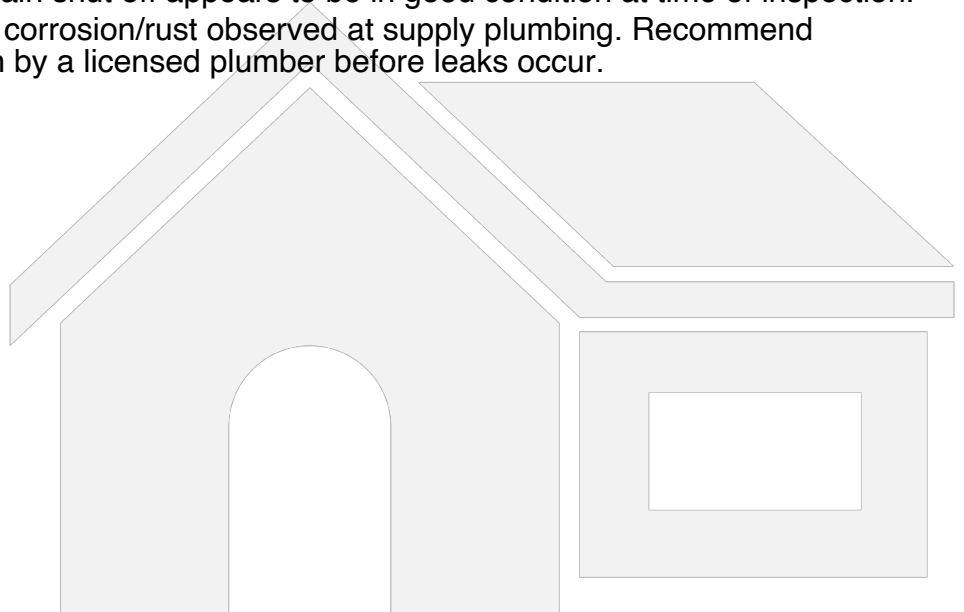
- Windows tested and were functional at time of inspection.

5. Water Main Shut Off

Good	Fair	Poor	N/A	None
	X			

Location:

- Located: basement
- Water main shut off appears to be in good condition at time of inspection.
- There is corrosion/rust observed at supply plumbing. Recommend evaluation by a licensed plumber before leaks occur.





Corrosion

6. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: Copper • Cast Iron

Observations:

- Inspection of all areas of the drain and supply pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage.
- No leaks observed at visible portions at time of inspection.
- **Unprofessional repair noted at one or more locations noted, recommend review and repairs by a Qualified Plumber.**
- **Cast iron drain lines have a life expectancy of 60-75 years. Recommend budgeting for replacement, BEFORE leaks occur.**



Cast iron



Unprofessional repair



Unprofessional repair



Cast iron

7. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Normal pressure noted

8. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:
 • None visible
 • We recommend the installation of a pressure regulator.

9. Basement Electric

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Some outlets not accessible due to furniture and or stored personal items.
 • **Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend installing proper junction boxes.**
 • **Improper wiring observed at one or more locations. Recommend review by a licensed electrician for repair as necessary**



Connection outside junction box/improper wiring



Improper wiring

10. GFCI

Good	Fair	Poor	N/A	None
			X	

11. Access

Good	Fair	Poor	N/A	None
X				

Materials: Interior stairway noted.
 Observations:
 • No concerns at time of inspection.

12. Stairs

Good	Fair	Poor	N/A	None
X				

Observations:
 • No concerns with stairs at time of inspection.

13. Railings

Good	Fair	Poor	N/A	None
X				

Observations:
 • No concerns with railings at time of inspection

14. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:
 • No concerns with visible portions of slab floor at time of inspection.
 • All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

15. Drainage

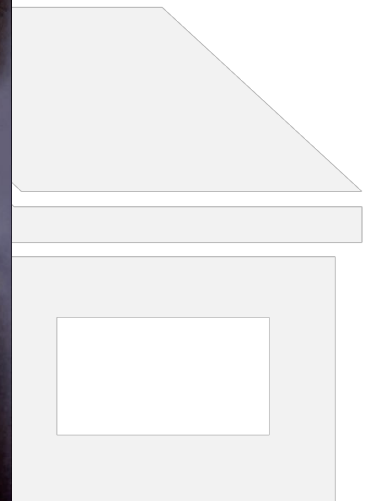
Good	Fair	Poor	N/A	None
X				

Observations:
 • Drainage appears functional at time of inspection.
 • The home has a interior drainage system. It is advised to obtain documentation and warranty information from current owner.

16. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional at time of inspection.



17. Framing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.
- **Visible evidence of Wood Destroying Insects observed. Recommend obtaining a pest inspection to confirm that no active infestation exists.**
- **Damage from what appears to be caused by Wood Destroying insects is noted, Recommend review of support structure by a licensed contractor and have WDI inspection performed to be sure no active infestation is present.**



Evidence of WDO



Evidence of WDO



Evidence of WDO



Evidence of WDO

18. Subfloor

Good	Fair	Poor	N/A	None
	X			

Observations:

- Some past water damage/stains observed. No active leaks were discovered at time of inspection.
- **Biological growth present in some areas. Recommend having cleaned and treated as necessary.**



Staining



Staining



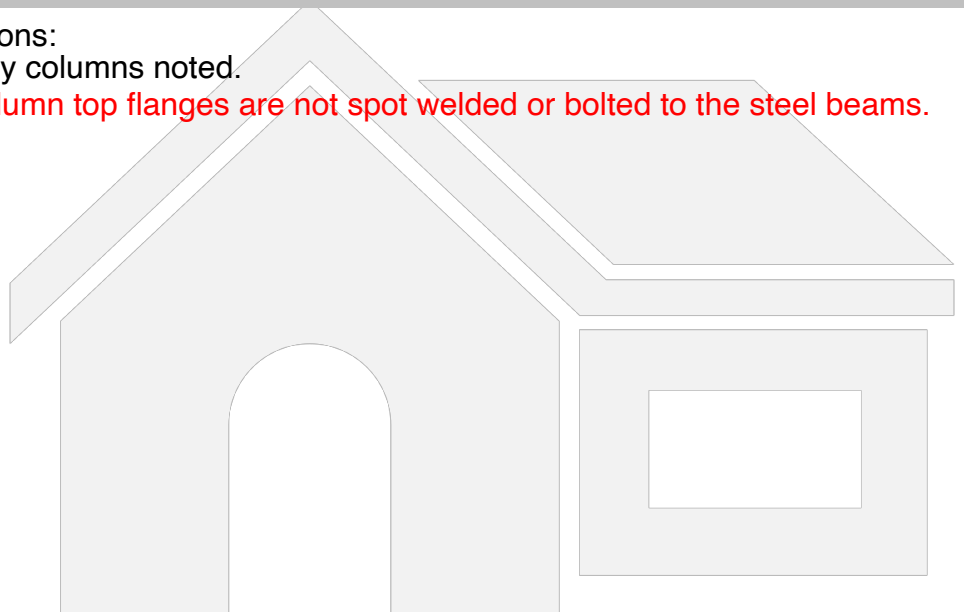
Biological growth

19. Columns

Good	Fair	Poor	N/A	None
	X			

Observations:

- Steel lally columns noted.
- Steel column top flanges are not spot welded or bolted to the steel beams.





Not positively anchored



Not positively anchored

20. Basement/Crawlspace Ductwork

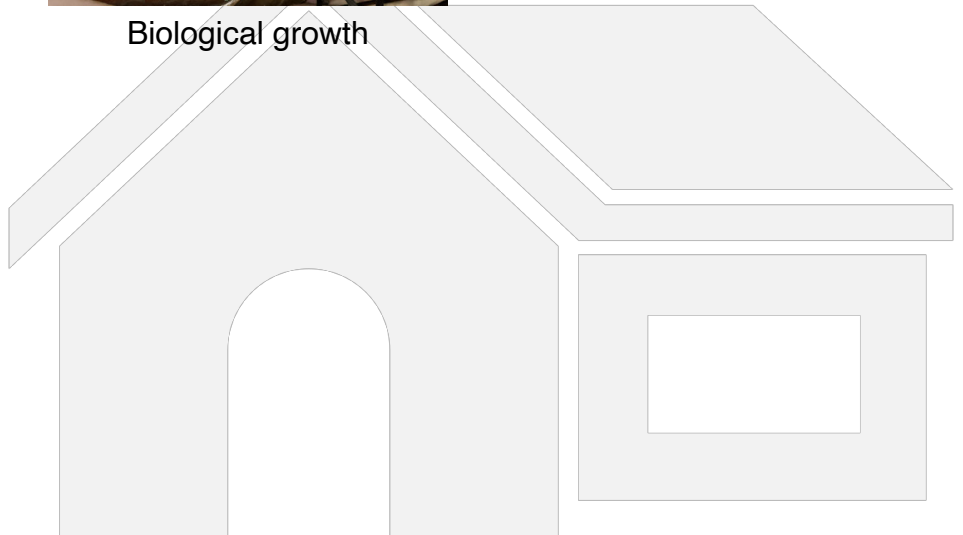
Good	Fair	Poor	N/A	None
	X			

Observations:

- Biological growth observed on ductwork surface in one or more locations. Recommend having areas cleaned and treated as necessary



Biological growth

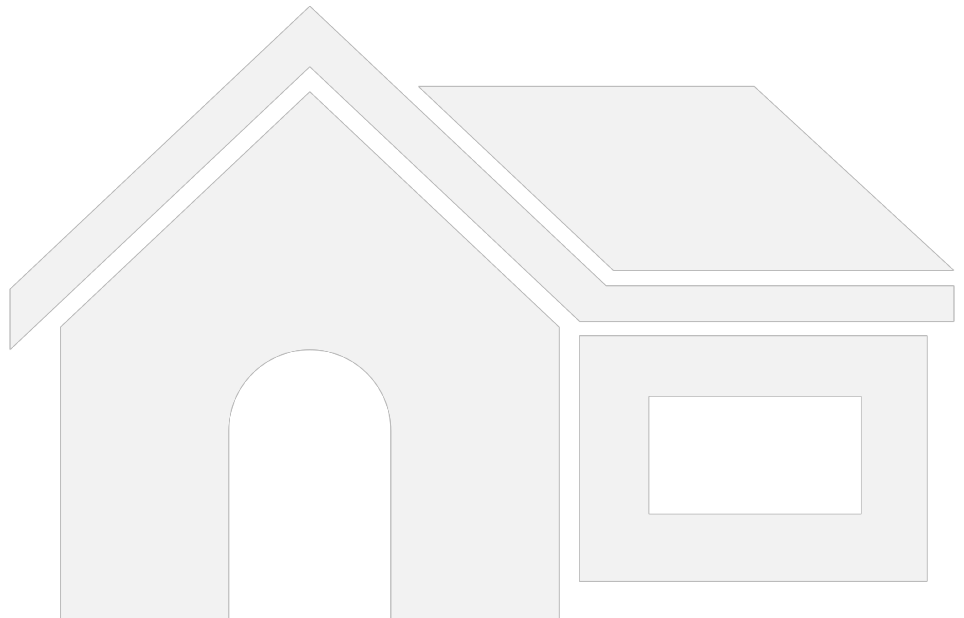


21. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated when tested
- **MAINTENANCE:** Periodic testing to ensure proper Smoke Alarm operation is recommended.
- **Old detectors.** Smoke detectors should be replaced every 10 years. Recommend replacing as necessary
- **NOTICE:** There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
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

