

Property Inspection Report



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VeteransPride Inspection Services

123 Main St
Inspection Prepared For: Joe Homebuyer
Agent:

Date of Inspection: 2/18/2022
Year Built: 2002 Size: 1783

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What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

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.

Interior Areas		
Page 8 Item: 12	Window Condition	• Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.
Bedrooms		
Page 9 Item: 2	Ceiling Fans	• The ceiling fan pull chains did not operate when tested.
Page 10 Item: 7	Smoke Detectors	• All batteries were missing in smoke detectors in the bedroom(s).
Page 10 Item: 9	Window Condition	• Fog/condensation observed in thermopane windows. This is an indication of a failed seal. Recommend review for repair or replacement as necessary.
Bathroom		
Page 13 Item: 16	Enclosure	• Shower door is difficult to close. Recommend adjustment.
Kitchen		
Page 16 Item: 9	Sinks	• Spray wand needs re-securing.
Heat/AC		
Page 21 Item: 3	Refrigerant Lines	• Missing insulation at A/C unit.
Garage		
Page 27 Item: 12	Garage Opener Status	• Did not open completely, bracket seems to bind. Recommend repair.
Page 27 Item: 13	Garage Door's Reverse Status	• Garage vehicle door auto-reverse was not inspected due to garage door not opening completely.
Roof		
Page 33 Item: 5	Gutter	• Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
Exterior Areas		
Page 37 Item: 1	Doors	• Wood deterioration observed. Suggest repairs/replacement as needed.
Grounds		
Page 39 Item: 3	Vegetation Observations	• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Page 39 Item: 4	Gate Condition	• Gate hardware missing or damaged; gate will not secure.
Page 40 Item: 5	Grounds Electrical	• Exterior light out, recommend replacing bulbs then testing.
Page 41 Item: 13	Fence Condition	• Fence damaged.
Page 42 Item: 14	Sprinklers	• The system did not operate when tested. Recommend qualified contractor repair as needed.
Pool		
Page 43 Item: 2	Deck Condition	• Cracks in concrete decking noted. Recommend repair
Page 44 Item: 7	Lights	• did not operate

Page 45 Item: 11	Structure Condition	• Liner is coming loose in places, recommend repair
Exterior Buildings		
Page 47 Item: 3	Electrical	• Outlet covers missing • Hot/Ground reversed on all outlets, recommend repair

INTRODUCTION:

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

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

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

Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

- The utilities were on at the time of inspection.
- [Weather conditions: Cloudy, low 50'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. Ceiling Fans

I	NI	D	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

I	NI	D	N/A	None
X				

Observations:

- The closet is in serviceable condition.

3. Door Bell

I	NI	D	N/A	None
X				

Observations:

- Operated normally when tested.

4. Doors

I	NI	D	N/A	None
X				

5. Electrical

I	NI	D	N/A	None
X				

6. Smoke Detectors

I	NI	D	N/A	None
	X			

Observations:

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

7. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Patio Doors

I	NI	D	N/A	None
X				

Observations:

- The hinged patio door was functional during the inspection.

9. Screen Doors

I	NI	D	N/A	None
				X

10. Wall Condition

I	NI	D	N/A	None
X				

Materials: Drywall walls noted.

11. Fireplace

I	NI	D	N/A	None
X				

Materials: Living Room

Materials: Decorative electric fireplace noted. This is not inspected.

Observations:

- ****Wood Fireplaces****
- Damper was opened and closed several times. No defects noted at the time of inspection

12. Window Condition

I	NI	D	N/A	None
		X		

Materials: Aluminum framed single hung window noted.

Observations:

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



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

13. Floors

I	NI	D	N/A	None
X				

Bedrooms

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

1. Locations

- Locations: Master#1
- Spare #1
 - Spare #2
 - Spare #3

2. Ceiling Fans

I	NI	D	N/A	None
		X		

Observations:

- The ceiling fan pull chains did not operate when tested.



The ceiling fan pull chains did not operate when tested.

3. Closets

I	NI	D	N/A	None
X				

Observations:

- The closet is in serviceable condition.

4. Doors

I	NI	D	N/A	None
X				

5. Electrical

I	NI	D	N/A	None
X				

6. Floor Condition

I	NI	D	N/A	None
X				

Flooring Types: Carpet is noted.

7. Smoke Detectors

I	NI	D	N/A	None
		X		

Observations:

- All batteries were missing in smoke detectors in the bedroom(s).



All batteries were missing in smoke detectors in the bedroom(s).

8. Wall Condition

I	NI	D	N/A	None
X				

Materials: Drywall walls noted.

9. Window Condition

I	NI	D	N/A	None
		X		

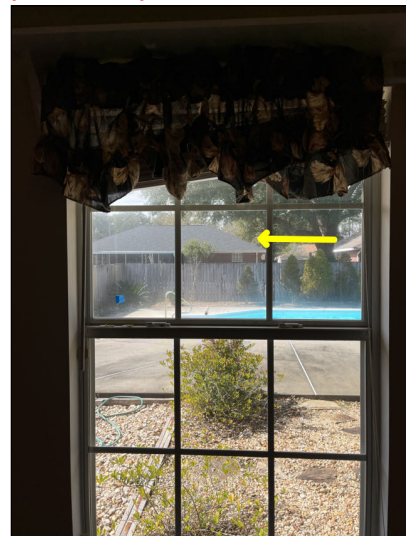
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Observations:

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10. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

Bathroom

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
 • Guest bathroom

2. Cabinets

I	NI	D	N/A	None
X				

Observations:
 • No deficiencies observed.

3. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

I	NI	D	N/A	None
X				

Observations:
 • Plastic laminate tops noted.
 • No discrepancies noted.

5. Doors

I	NI	D	N/A	None
X				

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

6. Electrical

I	NI	D	N/A	None
X				

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

7. GFCI

I	NI	D	N/A	None
X				

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

8. Exhaust Fan

I	NI	D	N/A	None
X				

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

9. Floor Condition

I	NI	D	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

10. Heating

I	NI	D	N/A	None
X				

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

11. Mirrors

I	NI	D	N/A	None
X				

12. Plumbing

I	NI	D	N/A	None
X				

13. Showers

I	NI	D	N/A	None
X				

Observations:
 • functional

14. Shower Walls

I	NI	D	N/A	None
X				

Observations:
 • Plastic tub/shower surround noted.

15. Bath Tubs

I	NI	D	N/A	None
X				

16. Enclosure

I	NI	D	N/A	None
		X		

Observations:
 • Shower door is difficult to close. Recommend adjustment.



Shower door is difficult to close. Recommend adjustment.

17. Sinks

I	NI	D	N/A	None
X				

Observations:
 • No deficiencies observed.

18. Toilets

I	NI	D	N/A	None
X				

Observations:
 • Operated when tested. No deficiencies noted.

19. Window Condition

I	NI	D	N/A	None
X				

Materials: Aluminum framed double hung window noted.

20. Walls

I	NI	D	N/A	None
X				

Kitchen

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

1. Cabinets

I	NI	D	N/A	None
X				

Observations:
 • No deficiencies observed.

2. Counters

I	NI	D	N/A	None
X				

Observations:
 • Plastic laminate tops noted.
 • No discrepancies noted.

3. Dishwasher

I	NI	D	N/A	None
X				

Observations:
 • Operated.



Operated.

4. Doors

I	NI	D	N/A	None
X				

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

5. Garbage Disposal

I	NI	D	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

6. Microwave

I	NI	D	N/A	None
				X

7. Cook top condition

I	NI	D	N/A	None
X				

Observations:
 • Electric cook top noted.
 • All heating elements operated when tested.



All heating elements operated when tested.

8. Oven & Range

I	NI	D	N/A	None
X				

Observations:

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



All heating elements operated when tested.



All heating elements operated when tested.

9. Sinks

I	NI	D	N/A	None
		X		

Observations:

- **Spray wand needs re-securing.**



Spray wand needs re-securing.

10. Vent Condition

I	NI	D	N/A	None
X				

Materials: Recirculating

Observations:

- Operated at the time of inspection

11. Window Condition

I	NI	D	N/A	None
X				

Materials: Aluminum framed single hung window noted.

12. Floor Condition

I	NI	D	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

13. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Electrical

I	NI	D	N/A	None
X				

Observations:

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

15. GFCI

I	NI	D	N/A	None
X				

Observations:

- GFCI in place and operational.

16. Wall Condition

I	NI	D	N/A	None
X				

Materials: Drywall walls noted.

17. Refrigerator

I	NI	D	N/A	None
X				

Observations:

- Operated at the time of inspection



Freezer temp



Refrigerator temp

Laundry

1. Dryer Vent

I	NI	D	N/A	None
X				

Observations:

- The dryer vent is inspected primarily for length, type, and location. The condition or amount of lint inside the duct is NOT inspected. We recommend checking and cleaning as needed before use.

2. Electrical

I	NI	D	N/A	None
X				

3. GFCI

I	NI	D	N/A	None
X				

Observations:

- GFCI in place and operational

4. Floor Condition

I	NI	D	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

5. Plumbing

I	NI	D	N/A	None
X				

Observations:

- Laundry plumbing visibly inspected only. No defects noted at the time of inspection

6. Wall Condition

I	NI	D	N/A	None
X				

Materials: Drywall walls noted.

7. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Doors

I	NI	D	N/A	None
X				

Observations:

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

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

I	NI	D	N/A	None
X				

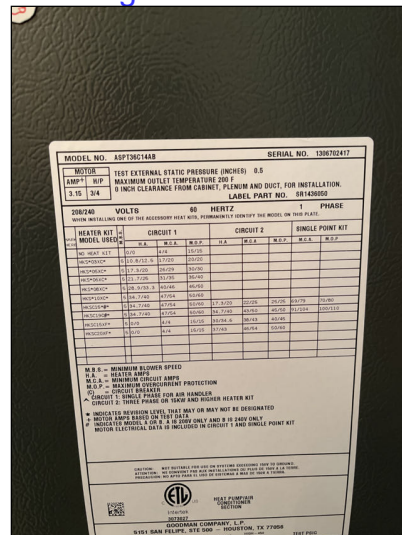
Location:

- The furnace is located in the hall closet

Electric forced hot air- 2013

Observations:

- **Electric Furnace / Air handler: Recommend having unit inspected by certified HVAC technician before the end of your inspection period, due to last service date is over one year ago, or is unable to be determined. Although this unit is operating properly from controls, there are areas which cannot be seen without specialized equipment and training.**



Electric Furnace / Air handler: Recommend having unit inspected by certified HVAC technician before the end of your inspection period, due to last service date is over one year ago, or is unable to be determined. Although this unit is operating properly from controls, there are areas which cannot be seen without specialized equipment and training.

Electric Furnace / Air handler: Recommend having unit inspected by certified HVAC technician before the end of your inspection period, due to last service date is over one year ago, or is unable to be determined. Although this unit is operating properly from controls, there are areas which cannot be seen without specialized equipment and training.



Furnace temp

2. Heater Base

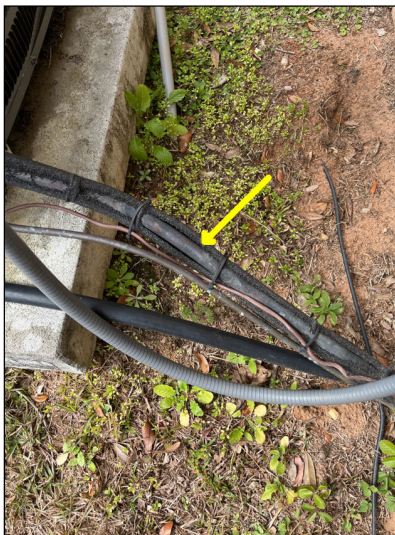
I	NI	D	N/A	None
X				

Observations:
 • The heater base is functional.

3. Refrigerant Lines

I	NI	D	N/A	None
		X		

Observations:
 • Missing insulation at A/C unit.



Missing insulation at A/C unit.

4. AC Compress Condition

I	NI	D	N/A	None
X				

Compressor Type: Electric- 2013
 Location: The compressor is located on the exterior grounds.
 Observations:
 • Unit was functional at the time of inspection.
 • NOTE: Due to outside temperature, Unit(s) not tested in the cooling mode.
 See Limitations.



NOTE: Due to outside temperature, Unit(s) not tested in the cooling mode. See Limitations.

Unit was functional at the time of inspection.

5. Air Supply

I	NI	D	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

6. Registers

I	NI	D	N/A	None
X				

7. Filters

I	NI	D	N/A	None
X				

Location: Located in a filter grill in a hall area wall.

Observations:

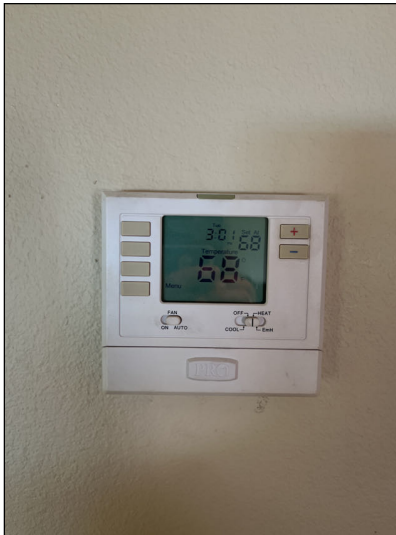
- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with 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.

8. Thermostats

I	NI	D	N/A	None
X				

Observations:

- Digital - programmable type.



Digital - programmable type.

Water Heater

1. Base

I	NI	D	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

I	NI	D	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Water Heater Condition

I	NI	D	N/A	None
X				

Heater Type: Electric- 2009
 Location: The heater is located in the garage.
 Observations:
 • Tank is in satisfactory condition -- no concerns.



Tank is in satisfactory condition -- no concerns.

4. TPRV

I	NI	D	N/A	None
X				

Observations:
 • Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.

5. Number Of Gallons

I	NI	D	N/A	None
X				

Observations:
 • 50 gallons



50 gallons

6. Plumbing

I	NI	D	N/A	None
X				

Materials: Copper

Observations:

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



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

Garage

1. Roof Condition

I	NI	D	N/A	None
X				

Materials: Roofing is the same as main structure.
Materials: Asphalt shingles noted.

2. Walls

I	NI	D	N/A	None
X				

Observations:
• Appeared satisfactory, at time of inspection.

3. Anchor Bolts

I	NI	D	N/A	None
	X			

Observations:
• The anchor bolts were not visible.

4. Floor Condition

I	NI	D	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

I	NI	D	N/A	None
X				

6. Electrical

I	NI	D	N/A	None
X				

7. GFCI

I	NI	D	N/A	None
X				

Observations:
• GFCI in place and operational

8. 240 Volt

I	NI	D	N/A	None
				X

9. Exterior Door

I	NI	D	N/A	None
				X

10. Fire Door

I	NI	D	N/A	None
X				

11. Garage Door Condition

I	NI	D	N/A	None
X				

Observations:
• No deficiencies observed.

12. Garage Opener Status

I	NI	D	N/A	None
		X		

Observations:

- Screw drive opener noted.
- Did not open completely, bracket seems to bind. Recommend repair.



Did not open completely, bracket seems to bind. Recommend repair.

13. Garage Door's Reverse Status

I	NI	D	N/A	None
	X			

Observations:

- Garage vehicle door auto-reverse was not inspected due to garage door not opening completely.

14. Ventilation

I	NI	D	N/A	None
X				

Observations:

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

15. Vent Screens

I	NI	D	N/A	None
				X

Electrical

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

1. Electrical Panel

I	NI	D	N/A	None
X				

Location: Main Location:

- Exterior of structure.

Location: Sub Panel Location:

- Located in the garage.

Observations:

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



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



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



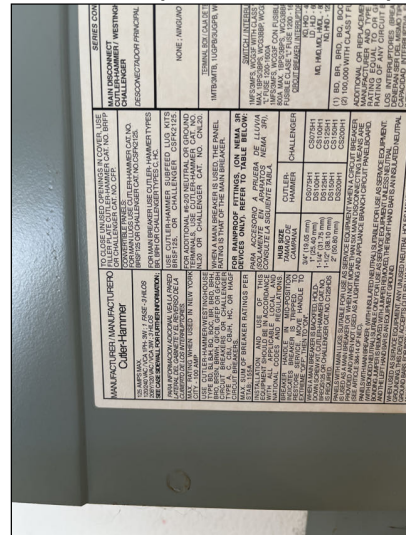
No major system safety or function concerns noted at time of inspection at main panel box.



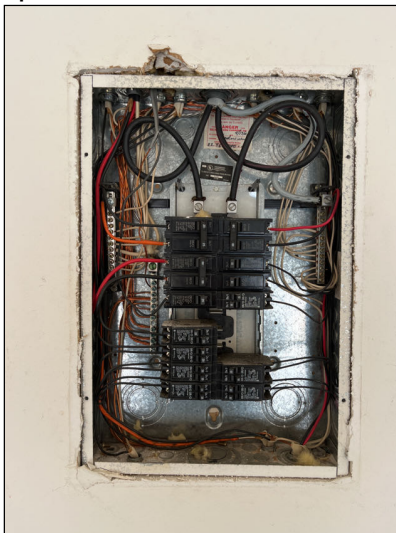
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No major system safety or function concerns noted at time of inspection at main panel box.



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



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

2. Main Amp Breaker

I	NI	D	N/A	None
X				

Observations:
 • 90 amp

3. Breakers in off position

I	NI	D	N/A	None
				X

4. Cable Feeds

I	NI	D	N/A	None
X				

Observations:
 • There is an underground service lateral noted.

5. Breakers

I	NI	D	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.
 Observations:
 • All the circuit breakers were serviceable at the time of inspection.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

I	NI	D	N/A	None
X				

Materials: Inspected from roof.

Materials: Asphalt shingles noted.

Observations:

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



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



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



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



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



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

2. Flashing

I	NI	D	N/A	None
X				

3. Chimney

I	NI	D	N/A	None
X				

Observations:

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



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

4. Spark Arrestor

I	NI	D	N/A	None
X				

5. Gutter

I	NI	D	N/A	None
		X		

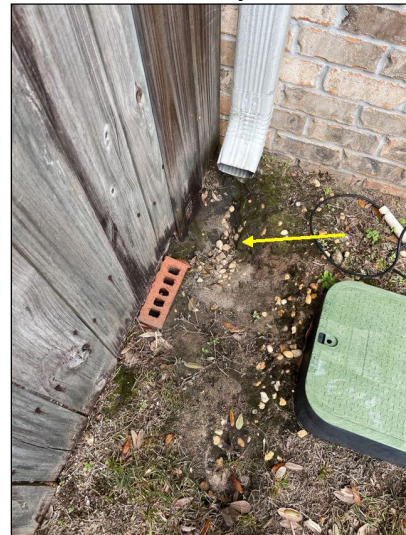
Observations:

- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



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Attic

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

1. Access

I	NI	D	N/A	None
X				

- Observations:
- ****Location of access****
 - Pull Down Ladder located in:
 - Garage ceiling.

2. Structure

I	NI	D	N/A	None
X				

- Observations:
- Evidence of past leaking noted. The area tested dry with a moisture meter. Recommend monitoring for future leaking.



Evidence of past leaking noted. The area tested dry with a moisture meter. Recommend monitoring for future leaking.

3. Ventilation

I	NI	D	N/A	None
X				

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

4. Vent Screens

I	NI	D	N/A	None
				X

5. Duct Work

I	NI	D	N/A	None
X				

6. Electrical

I	NI	D	N/A	None
X				

7. Attic Plumbing

I	NI	D	N/A	None
X				

Observations:

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

8. Insulation Condition

I	NI	D	N/A	None
X				

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 12-14 inches in depth

Observations:

- Insulation appears adequate.



Insulation appears adequate.



Insulation appears adequate.

9. Chimney

I	NI	D	N/A	None
				X

10. Exhaust Vent

I	NI	D	N/A	None
X				

Observations:

- Functional.

Exterior Areas

1. Doors

I	NI	D	N/A	None
		X		

Observations:

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



Wood deterioration observed. Suggest repairs/replacement as needed.

2. Window Condition

I	NI	D	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

I	NI	D	N/A	None
X				

Materials: Brick veneer noted.

Observations:

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

4. Eaves & Facia

I	NI	D	N/A	None
X				

5. Exterior Paint

I	NI	D	N/A	None
X				

Foundation

1. Slab Foundation

I	NI	D	N/A	None
	X			

Observations:
 • Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

I	NI	D	N/A	None
X				

Observations:
 • No deficiencies were observed at the visible portions of the structural components of the home.

3. Anchor Bolts

I	NI	D	N/A	None
	X			

Observations:
 • The anchor bolts were not visible, obscured by drywall.

4. Foundation Electrical

I	NI	D	N/A	None
X				

5. Foundation Plumbing

I	NI	D	N/A	None
X				

Observations:
 • Appears Functional at time of inspection.

Grounds

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

1. Driveway and Walkway Condition

I	NI	D	N/A	None
X				

Materials: Concrete driveway noted.

- Concrete sidewalk noted.

Observations:

- Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.

2. Grading

I	NI	D	N/A	None
X				

Observations:

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

3. Vegetation Observations

I	NI	D	N/A	None
		X		

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

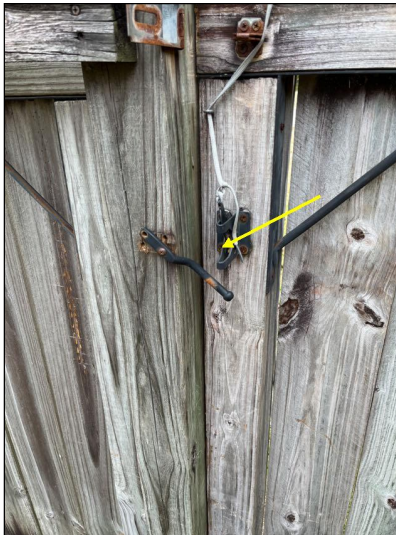
4. Gate Condition

I	NI	D	N/A	None
		X		

Materials: Wood

Observations:

- Gates were locked at the time of inspection, did not operate.
- Gate hardware missing or damaged; gate will not secure.



Gate hardware missing or damaged; gate will not secure.

5. Grounds Electrical

I	NI	D	N/A	None
		X		

Observations:

- Exterior light out, recommend replacing bulbs then testing.



Exterior light out, recommend replacing bulbs then testing.

6. GFCI

I	NI	D	N/A	None
X				

Observations:

- No defects noted at the time of inspection.

7. Main Gas Valve Condition

I	NI	D	N/A	None
				X

8. Plumbing

I	NI	D	N/A	None
	X			

9. Water Pressure

I	NI	D	N/A	None
X				

10. Pressure Regulator

I	NI	D	N/A	None
				X

11. Exterior Faucet Condition

I	NI	D	N/A	None
X				

Observations:
 • Functional.

12. Patio and Porch Condition

I	NI	D	N/A	None
X				

Materials: Flat roof, rubber membrane

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



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

13. Fence Condition

I	NI	D	N/A	None
		X		

Materials: Wood

Observations:
 • Fence damaged.



Fence damaged.

14. Sprinklers

I	NI	D	N/A	None
		X		

Observations:

• The system did not operate when tested. Recommend qualified contractor repair as needed.



The system did not operate when tested. Recommend qualified contractor repair as needed.

Pool

1. Air Booster Pump

I	NI	D	N/A	None
X				

2. Deck Condition

I	NI	D	N/A	None
		X		

Materials: Concrete

Observations:

- Cracks in concrete decking noted. Recommend repair



Cracks in concrete decking noted. Recommend repair

3. Gate & Fence Condition

I	NI	D	N/A	None
		X		

Observations:

- Gate did not self latch.



Gate did not self latch.

4. Filter

I	NI	D	N/A	None
X				

Observations:

- Sand filter noted.



Sand filter noted.

5. Skimmer and Basket

I	NI	D	N/A	None
X				

Observations:
 • Functional.



Functional.

6. Pool Heater Condition

I	NI	D	N/A	None
				X

7. Lights

I	NI	D	N/A	None
		X		

Observations:
 • did not operate



did not operate

8. Pressure Gauge

I	NI	D	N/A	None
X				

Observations:
 • Present on filter housing.

9. Pumps

I	NI	D	N/A	None
X				

Observations:
 • operated

10. Jets

I	NI	D	N/A	None
X				

Observations:
 • operated

11. Structure Condition

I	NI	D	N/A	None
		X		

Type: Below Ground

Materials: Vinyl

Observations:

- Limited Inspection Only
- Liner is coming loose in places, recommend repair



Liner is coming loose in places, recommend repair Liner is coming loose in places, recommend repair

12. Tile

I	NI	D	N/A	None
			X	

13. Timer

I	NI	D	N/A	None
X				

Observations:
 • present

14. Water Condition

I	NI	D	N/A	None
X				

Observations:
 • clear



clear

15. Electrical

I	NI	D	N/A	None
X				

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

16. GFCI

I	NI	D	N/A	None
X				

Observations:
 • GFCI in place and operational.

17. Safety alert alarm

I	NI	D	N/A	None
				X

Exterior Buildings

1. Siding

I	NI	D	N/A	None
X				



No deficiencies noted

2. Interior

I	NI	D	N/A	None
X				

3. Electrical

I	NI	D	N/A	None
		X		

Observations:

- Outlet covers missing
- Hot/Ground reversed on all outlets, recommend repair



Outlet covers missing



Hot/Ground reversed on all outlets, recommend repair

4. Plumbing

I	NI	D	N/A	None
				X

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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.