

# Home Inspection Report

Thor Home Inspection Service, Inc.  
925 N. Savannah Drive  
Sioux Falls, SD 57103  
605-335-6889

**Confidential**

# Report Index

INSPECTION CONDITIONS	1
SITE	4
FOUNDATION	7
ROOF & ATTIC	10
STRUCTURAL	12
HEATING, VENTILATION & AIR CONDITIONING	15
ELECTRICAL SYSTEMS	17
PLUMBING SYSTEM	19
KITCHEN	22
LAUNDRY	24
BATHROOM	25
BEDROOM	28
OTHER LIVING SPACES	30
GARAGE	32

May 24, 2006

Mr. John Doe  
56456 Elm St.  
Pleasantville PA 64656

RE: 541654 Apple Lane  
Sioux Falls, SD

## REPORT SUMMARY

### Action/Safety Items

#### BATHROOM

Ceiling:

Moisture Damage - The damage to the ceiling in this bathroom appears to be caused from moisture coming from the attic. See Fan below.

Ventilation Fans:

The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. It would be better to vent the bathroom to the outside rather than the attic.

#### SITE

Gas Services:

Gas Odors Noted:

Yes, gas odors were noted and a leak was located with detector at the union between meter and pipe entering wall. Any leak in the gas service supply lines should be considered serious. Call the gas service company for confirmation. Services of a qualified licensed plumber will be needed. This is not a do-it-yourself project. Immediate action is necessary!

#### FOUNDATION

Foundation

Perimeter Foundation Drainage Surface:

The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. There is a low are on the South side that should be filled. The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Recommend correction immediately due to moisture conditions in basement. Also, extend downspout at front corner on South side.

#### INTERIOR VIEW of BASEMENT

Moisture on Exposed Basement Walls Noted:

High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both.

#### ROOF & ATTIC

Attic & Ventilation:

Ventilation Hi/Low:

The soffit vent screens are plugged with debris & should be cleaned or replaced for better air flow. The cardboard airway panels fastened between the trusses have collapsed into the roof sheathing greatly lowering or stopping air flow. There is a moisture problem in the attic cavity that requires immediate repairs. This is evidenced by staining in the insulation from condensation dripping. Proper venting of the attic can help prevent moisture damage, increase the life of the shingles,

reduce energy consumption & improve the comfort of the rooms below.

Problem: The cardboard airway panels fastened between the trusses have collapsed into the roof sheathing greatly lowering air flow.

Solution: 1. The airways can be opened in several different ways; insert a short piece of 2x4 into the center of the airway & turn it to push the cardboard back down. 2. Slide a pre-formed manufactured plastic or foam airway through the airway. 3. Rake the insulation back away from the cardboard, remove cardboard & replace with manufactured airway spacers.

Also, it appears that the hallway bathroom exhaust fan may be vented into the attic - see Bathroom section.

## STRUCTURAL

### Deck, Porch or Balcony:

#### Condition of Wood Materials:

Wood rot has progressed to the point that replacement of at least part of the materials is needed. It may be unsafe, use caution when on it.

#### Supporting Posts:

The vertical supports need repair or replacement. The bottom of the posts are in contact with ground and severely moisture damaged.

### Fireplace:

#### Firebox Condition:

A condition exists that makes the fireplace unusable in its current condition. It is recommended that the fireplace not be used in its current condition. Missing mortar, creating voids in the firebox walls, may present an unsafe condition during normal usage. Some replacement or repair is needed. Be sure to use refractory mortar in the firebox walls.

#### Smoke Chamber:

There is a condition noted called overcorbeling that is the result of extending the bricks further outward than the called-for distance. As a result, there can be increased turbulence; and if the masonry that is in the holes of the bricks falls out, it could allow exhaust gases to enter areas that are not considered safe.

#### Damper Condition:

The damper needs to be cleaned. Services of a professional chimney sweep are needed.

## ELECTRICAL SYSTEMS

### Main Power Panel and Circuitry

#### Legend Available:

No - The breakers are not properly marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

#### Smoke Detectors:

Inadequate coverage. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

## PLUMBING SYSTEM

### Plumbing:

#### Floor Drains Functional:

The cleanout plug is missing which can allow dangerous sewer gases to enter the home. Contact a Licensed Plumber for correction.

## KITCHEN

### Kitchen

#### Dishwasher:

GE brand dated 1989. Model HDA467. There has been a manufacturer's recall of some General

Electric and Hot Point brand dishwashers. Some 3.1 million dishwashers manufactured between 1983 & 1989 have defective slide switches that can melt and ignite resulting in a fire hazard. The following model numbers are involved in the recall. GSD500D, GSD500G, GSD540, HDA467, HDA477 or HDA487 that have a serial number with a second letter of A,M,R,S,T,V,or Z.. Discontinue use immediately. Unlatch the door. Immediately contact GE at 1-800-599-2929 anytime, or contact them at [www.geappliancerecall.com](http://www.geappliancerecall.com).

#### LAUNDRY

##### LAUNDRY

Dryer Ventilation:

The flexible vent hose is bunched up behind the dryer which could caused collection of lint. Recommend cleaning hose before use as a fire precaution.

#### HALL BATHROOM

Ground Fault Interrupt Outlets:

There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow, or did not reset after testing. Replacement is necessary.

#### BEDROOM

Basement or Lower Level Bedrooms:

Smoke Detector:

There is no smoke detector installed in the basement bedroom. For safety considerations, you should consider installation of a battery operated or hard wired smoke detector.

#### OTHER LIVING SPACES

Family Room:

Floor:

The floor in this room is in need of some attention. The seam in the carpet has come loose creating a trip hazard.

#### GARAGE

Garage

Safety Reverse Switch on the Automatic Opener:

The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required.

#### **Maintenance Items**

#### SITE

Paving Condition:

Driveway Condition:

Typical cracking present - recommend sealing cracks to prevent moisture entry which can lead to further damage. Noted upper driveway pad has been "pump jacked" in the past due to settlement.

#### STRUCTURAL

Structural:

Siding Condition:

The underside of some portion of the siding is not correctly painted. Painting will minimize further deterioration of the siding. Also, some of the nails were over driven through the face of the siding exposing fiber material - make sure to seal holes as some swelling is starting to occur.

Window Condition:

Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance.

The window still performs the task of keeping the weather out, but it has lost much efficiency.

#### HEATING, VENTILATION & AIR CONDITIONING

##### Air Conditioning:

###### Condenser Clear of Obstruction:

Obstruction, such as vegetation, within 4 feet of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.

###### Condensing Coil Condition:

The fins have minor damage likely caused by dog urine. However, the condition should not seriously effect operation. However, we recommend combing out the fins to help efficiency.

###### Insulation Wrap on the Suction Line:

The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.

###### Condenser Cabinet Level:

The condenser pad should be solid and within 5-10 degrees of level. The current condition does not allow stability and may prohibit adequate lubrication. Action is recommended before continued use. Appliance is at 15 degrees.

#### BATHROOM

##### Other Bathrooms:

###### Entry Door:

The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately.

#### BEDROOM

##### Bedrooms:

###### Light and Light Switch.

The switch cover needs to be replaced.

#### OTHER LIVING SPACES

##### Dining Room:

###### Interior/Exterior Door:

The sliding patio door is aluminum clad and is in functional condition. Note: The seal is torn and needs replaced.

#### **Positive Aspects**

The home inspected in the following report has many good features and is overall structurally sound. The majority of the comments listed above are normal maintenance items.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



*Kim Thormosgard*

*Thor Home Inspection Service, Inc.*

# INSPECTION CONDITIONS

## CLIENT & SITE INFORMATION:

**REPORT NAME:** Sample Report

**INSPECTION DATE:** 5/24/06.

**INSPECTION APPOINTMENT TIME:** 9:00am.

**CLIENT NAME:** Mr. John Doe.

**MAILING ADDRESS CURRENTLY:** 56456 Elm St.

**CLIENT CITY/ STATE/ZIP:** Pleasantville, PA 64656.

**CLIENT PHONE #:** 656-656-9898.

**INSPECTION SITE:** 541654 Apple Lane.

**INSPECTION SITE CITY/STATE/ ZIP:** Sioux Falls, SD.

**ACCESS PERSON:** Lockbox.

## CLIMATIC CONDITIONS:

**INSPECTION DAY WEATHER:** Overcast.

**TEMPERATURE AT TIME OF INSPECTION:** 60's.

**HOW LONG SINCE LAST MEASURABLE RAIN:** 1 Day.

**SOIL CONDITIONS:** Damp.

## BUILDING CHARACTERISTICS:

**ESTIMATED AGE OF HOUSE:** 1991.

**BUILDING TYPE:** 1 family. Ranch.

**SPACE BELOW GRADE:** Walkout, Basement.

**UTILITY SERVICES:**

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.  
**UTILITIES STATUS:** All utilities on.

**OTHER INFORMATION:**

**AREA:** City.  
**HOUSE OCCUPIED?** Yes.  
**CLIENT PRESENT DURING INSPECTION:** At the end of inspection for final walk through.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Client is advised to read the entire body of the report and not to rely upon any verbal comments nor the Summary alone. Review the entire body of the report in detail and make decisions only upon trusted advice of Family Members, Your REALTOR and Outside Consultants, including Financial Advisors. It is in your best interest to

follow up on any recommendations made by the Inspectors prior to making a final purchasing decision. Purchasing a home for your family is a major financial decision, and it is one not to be made hastily or under rushed circumstances.

# SITE

**Site:**

**House faces:** The front of the house faces East.



**Rear View** The rear of the house faces West.



**Site Drainage:** Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

**Bushes and Shrubs Condition:** Satisfactory - The shrubs and/or bushes have a good appearance.

**Trees Condition:** Satisfactory - The trees on the site all appear to be alive and in acceptable condition.

**Mailbox Noted:** Yes - There is a mailbox on-site. It is functional and at an acceptable height.

**Paving Condition:**

**Driveway Paving Material:** Concrete.

**Driveway Condition:** Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted. Typical cracking present - recommend sealing cracks to prevent moisture entry which can lead to further damage. Noted upper driveway pad has been "pump jacked" in the past due to settlement.

**Walkways and Stoop Materials:**

Concrete.

**Walkway Condition:**

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted. Raised/Settled areas noted with minor trip hazards. Recommend grinding down any sharp edges to help prevent possible injury.

**Entryway Stoop:**

Satisfactory - The entryway stoop is in functional condition.

**Patio/Porch:****Patio/Porch****Materials:**

Concrete.

**Slab Condition:**

Satisfactory - The slab is in useable condition.

**Electrical Service to Patio/Porch:**

The outlet is weather protected. The outlet is Ground Fault Circuit Interrupt protected.

**Patio/Porch****Lighted:**

Yes.

**Fences and Gates:****Fencing****Materials:**

None present.

**Retaining Walls/Window Wells:****Materials Used:**

There is a corrugated metal window well installed.

**Condition of Wall/Well and****Materials Used:**

The window wells appear in satisfactory condition.

**Water Drainage:**

There are drains present which appear to be attached to the drain tile system. This is an added feature that helps reduce the chance of water building up in window wells and possibly coming in through windows. Note: Make sure to keep the drains clean and free of debris.

**Utility Services:****Water Source:**

City.

**Water Meter****Location:**

Basement level.

**Electric Service:**

Underground.

**Electric Service****Condition:**

Satisfactory - The underground service appears adequate.

**Cable Television****Service:**

Underground.

**Telephone****Service:**

Underground.

**Fuel Source:**

Natural gas is provided by a regulated service company or utility.

**Sewage Disposal System:**

Sewers.

## Gas Services:

**Gas-fired  
Equipment  
Installed:**

Furnace. Water heater. Gas Fireplace.

**Location of Meter  
or Tank:**

Left side of the house.

**Type of Gas  
Supply:**

Natural Gas.

**Gas Appliances  
in Garage Area?:**

None installed in the garage area.

**Gas Line Primary  
Piping Material:**

Black Iron Pipe.

**Secondary  
Supply Piping:**

Stainless Steel.

**Piping  
Installation -  
Routing -**

**Shutoffs -  
Hangers -**

**Supports:**

Satisfactory - Gas supply piping as installed appears adequate.

**Gas Odors Noted:**

**Action Necessary** - Yes, gas odors were noted and a leak was located with detector at the union between meter and pipe entering wall. Any leak in the gas service supply lines should be considered serious. Call the gas service company for confirmation. Services of a qualified licensed plumber will be needed. This is not a do-it-yourself project. Immediate action is necessary!

**Vents Noted  
From Roof View:**

There is at least one gas-fired vent stack through the roofline. The stack appears to be properly installed and higher than the adjacent roof line.

# FOUNDATION

## Foundation

<b>Type of Foundation:</b>	Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.
<b>Foundation Materials:</b>	Poured in place concrete, 8 inches or more thick.
<b>Visible Portions of Exterior Foundation Walls:</b>	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate.
<b>Visible Foundation Wall Cracks Noted From Exterior:</b>	No significant cracking viewed. There is a hairline curing crack on left side of home that has been sealed with epoxy.
<b>Evidence of Recent Movement:</b>	No - There is no evidence of any recent movement.
<b>Perimeter Foundation Drainage Surface:</b>	The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. There is a low are on the South side that should be filled. The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Recommend correction immediately due to moisture conditions in basement. Also, extend downspout at front corner on South side.
<b>Footer Drain Tile Noted:</b>	Yes - At least one end of the footer drain exposed to daylight was noted. This inspection does not warrant the effectiveness of the drainage system. I merely noted that there is one present.

## INTERIOR VIEW of BASEMENT

<b>Interior of Basement Percentage Finished Into Living Space:</b>	The only remaining unfinished area is in the furnace room.
<b>Sill Plates Percentage Visible:</b>	Visibility is limited due to insulation of the sill cavities. This is a good energy saver, but it limits the areas available for inspection.
<b>Foundation Bolts Noted:</b>	Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.

**Conditions Noted  
in Exterior  
Walls,Interior  
View:**

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

**Columns and  
Posts:**

Support walls appear satisfactory.

**Columns/Posts  
Condition:**

Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

**Slab Foundation  
Floor Type:**

A floating slab inside the foundation is used for this structure.

**These Slab  
Penetrations  
Were Noted:**

Plumbing stack lines pass through the slab floor. There is a floor drain installed in the basement slab floor.

**Floor Cracks  
Noted:**

There were no significant cracks noted in the visible portions of the slab floor.

**Basement  
Windows:**

There are basement level windows. The windows as installed appear to be satisfactory. The windows installed in the basement level appear to be egress accessible in case of an emergency.

**Staircase  
Condition:**

Satisfactory - The staircase to the basement level appears functional. Railings were present and well fastened.

**Moisture on  
Exposed  
Basement Walls  
Noted:**

High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. Refer to perimeter grading on South side.



**Evidence of  
Water Entry in the  
Basement Noted:  
Electrical Service  
to Basement  
level:**

No evidence of previous moisture entry was observed.

Satisfactory - The electrical outlets in the basement level tested as correctly grounded.

## **WALKOUT BASEMENT:**

**Walkout  
Basement -  
Number of  
Exposed Walls:  
Drainage in Area  
of Walkout:**

One basement wall is exposed to daylight.

Satisfactory - The area around the walkout door appears to have adequate drainage.

**Outside Entry  
Doors:**

Steel type door. A good choice for a secure entry. Satisfactory - The outside entry door to the walkout basement is satisfactory.

## **CRAWLSPACE**

**Location of  
Crawlspace  
Entrance:**

There is no crawlspace present.

# ROOF & ATTIC

## ROOFING

<b>Type Roof:</b>	Gable.
<b>Roof Covering Materials:</b>	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.
<b>Cover Layers:</b>	The roof covering on the main structure appears to be the first covering.
<b>Underlayment Noted:</b>	Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
<b>Chimney &amp; Condition:</b>	The metal chimney vent appears in satisfactory condition and extends above the roof line for proper draft.
<b>Condition of Roof Covering Material:</b>	Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.
<b>Estimated Life Expectancy of Roof:</b>	The roof covering material appears to have a remaining life expectancy of 1 to 3 years, assuming proper maintenance is completed as needed.
<b>Slope:</b>	6/12. Medium slope is considered to be between 4 in 12 and 6 in 12.
<b>Flashing:</b>	Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.
<b>Means of Roof Inspection:</b>	The roof covering was inspected by walking on the roof.
<b>Valleys:</b>	Satisfactory - The valleys appear to be in satisfactory condition.
<b>Ridges:</b>	Satisfactory - The ridge covering material appears to be in satisfactory condition.
<b>Roof Framing, Exterior, notes:</b>	Appears satisfactory - no significant sag or un-level areas noted.
<b>Roof Gutter System:</b>	Aluminum gutters with spliced corners. The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Cleaning needed. There is debris in the gutters that can block the flow of water and possibly cause overflow.

## Attic & Ventilation:

<b>Attic Access Location:</b>	Garage ceiling.
<b>Attic Accessibility:</b>	There is a pull down ladder installed.
<b>Method of Inspection:</b>	The attic cavity was inspected by entering the area.

**Attic Cavity Type:** Storage - The attic cavity has capacity for storage of light boxes or items.

**Roof Framing:** A 2x4 truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafter spacing is 24 inch on center.

**Roof Framing Condition:** Satisfactory - The roof framing appears to be in functional condition.

**Roof Decking:** The roof decking material is oriented strand board sheathing. Satisfactory - There were no sheathing defects noted.

**Evidence of Leaks on Interior of Attic:**

There is no evidence of current water leaks into the accessible attic spaces.

**Ventilation Hi/Low:**

The soffit vent screens are plugged with debris & should be cleaned or replaced for better air flow. The cardboard airway panels fastened between the trusses have collapsed into the roof sheathing greatly lowering or stopping air flow. **Action Necessary**

There is a moisture problem in the attic cavity that requires immediate repairs.

This is evidenced by staining in the insulation from condensation dripping.

Proper venting of the attic can help prevent moisture damage, increase the life of the shingles, reduce energy consumption & improve the comfort of the rooms below.

Problem: The cardboard airway panels fastened between the trusses have collapsed into the roof sheathing greatly lowering air flow.

Solution: 1. The airways can be opened in several different ways; insert a short piece of 2x4 into the center of the airway & turn it to push the cardboard back down. 2. Slide a pre-formed manufactured plastic or foam airway through the airway. 3. Rake the insulation back away from the cardboard, remove cardboard & replace with manufactured airway spacers.

Also, it appears that the hallway bathroom exhaust fan may be vented into the attic - see Bathroom section.



**Vapor Barrier Installed:**

There was no vapor barrier noted in the attic cavity.

**Insulation Noted:**

Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Cellulose. Blown in place. There is an average of at least 10" of insulation installed. R34+. R34-38 is the recommended value for this climate region.

**Comments:**

The picture displays a roof vent opening in the attic that was not cut through the shingles & felt paper. Recommend installing additional vent here when shingles are replaced in 1 - 3 years.



# STRUCTURAL

## Structural:

<b>Type of Construction:</b>	Frame.
<b>Exterior Siding Materials:</b>	Horizontal Strip Fiberboard Siding.
<b>Siding Condition:</b>	<b>Action Necessary</b> - The underside of some portion of the siding is not correctly painted. Painting will minimize further deterioration of the siding. Also, some of the nails were over driven through the face of the siding exposing fiber material - make sure to seal holes as some swelling is starting to occur.
<b>Trim Condition:</b>	Satisfactory - The trim is intact and satisfactory.
<b>Soffit/Eaves/Fascia:</b>	Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
<b>Outside Entry Doors:</b>	Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.
<b>Windows Type:</b>	Aluminum Clad. Casement. Insulated glass windows.
<b>Window Condition:</b>	Satisfactory - The window framing and glass are in a satisfactory condition. Note: Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency.
<b>Window Flashing:</b>	Satisfactory - The installed window flashing above the windows appears to be adequate.
<b>Earth-to-Wood Clearance:</b>	Satisfactory - There appears to be adequate clearance between the earth and the wood.
<b>Type Insulation Noted:</b>	Insulation was noted at the following locations: 6" R19 Fiberglass batt type insulation was noted in some areas checked. The inspector was unable to determine if this insulation is in all wall cavities.
<b>Structural Caulking:</b>	Caulk should be applied to areas where brick and wood siding meet, trim around window frames or doors, and piping and service penetrations. Also, any cracks that allow moisture or wind entry should be caulked to prevent deterioration.
<b>Framing Type:</b>	Platform framing was the chosen style of framing.
<b>Framing members sizing.</b>	The framing is 2" x 6" wood members. The visible portions of the walls are framed with 24-inch centers.
<b>Exposed Wall Framing Members Condition:</b>	Satisfactory - The exposed wall framing members were in satisfactory condition.

**Exposed Floor/  
Ceiling Framing  
Location:**

Basement level ceiling, Utility Room.

**Floor Framing  
Members Size.**

The floor framing is constructed with 2" x 10" members. The floor/ceiling is framed with 16-inch centers.

**Exposed Floor/  
Ceiling Framing  
Condition:**

Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.

**Flooring System  
Deflection:**

Normal.

**Wall Covering  
Material:**

The wall covering material is sheetrock. Satisfactory condition.

**Ceiling Covering  
Material:**

The predominant ceiling covering material is sheetrock. Satisfactory condition with typical minor cosmetic defects.

**Floor Covering:**

The older carpet in the home has moderate wear and some staining. The ceramic tile and wood floors appear new and in good condition.

**Deck, Porch or Balcony:****There is a Wood  
Framed:**

Wood deck.

**Deck/Porch/  
Balcony  
Materials:**

Cedar.

**Condition of  
Wood Materials:**

Wood rot has progressed to the point that replacement of at least part of the materials is needed. It may be unsafe, use caution when on it.

**Framing of Deck/  
Porch:**

Satisfactory - The framing of the deck or porch was done in an acceptable manner. The deck frame is bolted to the rim joist of the structure.

**Supporting  
Posts:****Action Necessary** - The vertical supports need repair or replacement. The bottom of the posts are in contact with ground and severely moisture damaged.**The Foundation  
Materials:**

The deck support posts are set in concrete. The inspector was unable to determine if the posts are set to the frost line.

**Stairs Condition:**

Satisfactory - The steps are in useable condition.

**Deck or Porch  
Railings:**

Satisfactory - The railings as installed are functional.

**Fireplace:****Location of  
Fireplace:**

Living Room.

**Type of Fireplace:**

Masonry Firebox - There is a masonry material lining the firebox. This masonry material is fired during manufacturing to withstand the temperatures found during normal fireplace usage.

<b>Fireplace Fuel:</b>	Wood - The fireplace is designed to burn wood.
<b>Firebox Condition:</b>	<b>Action Necessary</b> - A condition exists that makes the fireplace unusable in its current condition. It is recommended that the fireplace not be used in its current condition. Missing mortar, creating voids in the firebox walls, may present an unsafe condition during normal usage. Some replacement or repair is needed. Be sure to use refractory mortar in the firebox walls.
<b>Damper Condition:</b>	The damper needs to be cleaned. Services of a professional chimney sweep are needed.
<b>Flue Condition from Firebox:</b>	Satisfactory - The visible portions of the chimney flue appear to be satisfactory.
<b>Smoke Chamber:</b>	<b>Action Necessary</b> - There is a condition noted called overcorbeling that is the result of extending the bricks further outward than the called-for distance. As a result, there can be increased turbulence; and if the masonry that is in the holes of the bricks falls out, it could allow exhaust gases to enter areas that are not considered safe.
<b>Flue Condition From Roof:</b>	Satisfactory - The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.
<b>Exterior Chase Material:</b>	The exterior fireplace stack is made of mortar and brick.
<b>Exterior Chase Condition:</b>	Satisfactory - The exterior stack is in satisfactory condition.
<b>Flue Lined:</b>	Yes - The fireplace flue is lined with metal.
<b>Chimney Cap or Crown:</b>	Yes - There is a chimney cap. The chimney cap is made of metal. Its function is to keep water out of the stack. It appears to be functioning as intended.
<b>Spark Arrestor:</b>	Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.
<b>Chimney Height and Clearance:</b>	Yes - The chimney installation appears to meet clearance requirements.
<b>Flashing:</b>	Satisfactory - The installed flashing around the chimney stack appears to be functional.
<b>Ash pit Present:</b>	Yes - There is an ash pit below the fireplace. The ash pit needs to be cleaned out.
<b>Source of Combustion Air:</b>	Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.
<b>Heat Circulator:</b>	Yes, the fireplace is equipped with a gravity or fan system to circulate heat from the fireplace into the living space.
<b>Hearth Condition:</b>	The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side.
<b>Mantle:</b>	Yes - There is a mantle installed and it appears in satisfactory condition.

# HEATING, VENTILATION & AIR CONDITIONING

## Air Conditioning:

<b>Model/ Size:</b>	Carrier brand. 10 Seer. Appears to be a 2 1/2 ton model.
<b>Type:</b>	Central AC.
<b>Unit/Condenser Location:</b>	Side of home.
<b>Unit Tested:</b>	Yes.
<b>Insulation Wrap on the Suction Line:</b>	<b>Action Necessary</b> - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.
<b>Condenser Clear of Obstruction:</b>	<b>Attention Needed</b> - Obstruction, such as vegetation, within 4 feet of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.
<b>Condenser Cabinet Level:</b>	<b>Action Necessary</b> - The condenser pad should be solid and within 5-10 degrees of level. The current condition does not allow stability and may prohibit adequate lubrication. Action is recommended before continued use. Appliance is at 15 degrees.
<b>Condensing Coil Condition:</b>	The fins have minor damage likely caused by dog urine. However, the condition should not seriously effect operation. However, we recommend combing out the fins to help efficiency.
<b>Service Disconnect:</b>	Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.
<b>Condensate Line:</b>	<b>Attention Needed</b> - There is a condensate drain line installed, but attention is recommended due to rust on furnace. Suspect condensate has dripped from the freon line where it enters furnace evaporator section. Have an HVAC Contractor install insulated tape in this area to prevent further rust damage.
<b>Temperature at Supply Registers:</b>	48.
<b>Temperature at Return Registers:</b>	69.
<b>Temperature Differential:</b>	21 degrees. Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

## Heating Unit:

<b>Heating System Location:</b>	Basement.
<b>Heating System Type:</b>	A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

<b>Fuel Source:</b>	The fuel source is natural gas.
<b>Brand/Size:</b>	Carrier brand. 80,000 btu input rating.
<b>Flue Type:</b>	The flue pipe is metal.
<b>Flue Condition:</b>	Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.
<b>Unit Tested:</b>	The furnace responded to controls and operated as expected. Flames appeared normal.
<b>Secondary Air Adequacy:</b>	There is an insulated fresh air drop on the N. wall of the furnace room. This is a plus since it replaces air drawn out by the furnace, water heater and dryer. However, I would recommend placing the bottom of the hose in a 5 gal. bucket to keep unnecessary cold air from dropping into the room.
<b>Blower/Pump Condition:</b>	Satisfactory - The blower assembly appears to be performing as expected.
<b>Filter Type/Size:</b>	Aprilaire high efficiency filters are said to remove up to 94% of the particles that are 0.3 microns. They can last up to 2 years depending on furnace can run time & the amount of dust created in your home. We suggest replacing after 1 year for normal families.
<b>Filter Condition:</b>	Satisfactory - The filter is clean and correctly installed.
<b>Ducts Condition:</b>	Satisfactory - The ductwork appears to be properly installed and supported. Cleaning the interior of the ducts is recommended.
<b>Does each habitable room have a heat source?</b>	Yes.
<b>Humidifier Installed:</b>	Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually. During the summer months be sure that the water supply is turned off to prevent adding moisture to the cooled air.
<b>Main Thermostat:</b>	Hallway. The thermostat worked properly when tested in the hold position. Automatic controls are not overridden or changed.
<b>Electric Baseboard Heat:</b>	The secondary source of heat is electric resistance heating strips.. Each electric baseboard heating strip has its own functional thermostat. The electric heaters responded to controls and appeared in satisfactory condition.
<b>Air Exchanger:</b>	Yes. Appears in satisfactory condition. Air Exchangers are used to do exactly what the imply. They ventilate the home by exchanging inside and outside air through insulated ductwork all year round. Typically 2 speed switches are installed in the bathrooms to increase the air draw on demand. The only maintenance normally required is keeping the exterior intake screen clean and free of debris. You must also clean the (normally washable) filters installed in the air exchanger box which is usually mounted on the basement ceiling.

# ELECTRICAL SYSTEMS

## Primary Power Source

**Service Voltage:** The incoming electrical service to this structure is 120/240 volts.

**Service/Entrance/  
Meter:** Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

## Main Power Panel and Circuitry

**Main Power  
Distribution Panel  
Location:**

Basement, Utility Room.

**Main Power  
Panel:**

150 amp - The ampacity of the main power panel appears to be adequate for the structure as presently used. GE brand panel. There are numerous breaker positions remaining in the panel for future circuits.

**Service Cable to  
Panel Type:**

Copper.

**Is Panel  
Accessible:**

Yes - The electrical panel is in a location that makes it readily accessible.

**Panel Condition:**

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

**Main Panel Type:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

**Breaker/Fuse to  
Wire  
Compatibility:**

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

**Legend Available:**

No - The breakers are not properly marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

**Panel Cover  
Removed:  
Condition of  
Wiring in Panel:**

Yes.

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

**Feeder and  
Circuit Wiring  
Type:**

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

**Circuit Wiring  
Condition:**

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

**Ground Fault  
Protected  
Outlets:**

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

**Main Service  
Ground Verified:  
Wire Protection/  
Routing:**

Yes - The main service ground wire was located by the inspector.

**Smoke Detectors:**

Satisfactory - Visible wiring appears to be installed in an acceptable manner. Inadequate coverage. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

**Doorbell :**

Yes - At least one exterior door has a working doorbell.

**Exterior Lighting:**

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

**Outlets &  
Switches:**

A representative number of accessible outlets and the majority of the switches were tested. They appeared in satisfactory working condition.

**Lights & Ceiling  
Fans:**

Appeared in satisfactory working condition.

# PLUMBING SYSTEM

## Plumbing:

<b>Water Source:</b>	City/Municipal.
<b>Plumbing Service Piping Size to Structure:</b>	1" water service line from the meter to the main cutoff.
<b>Public Service Piping Material:</b>	The main service line to the structure is copper.
<b>Main Water Line Cutoff Location:</b>	Utility Room.
<b>Visible Mineral Deposits or Encrustations:</b>	No.
<b>Interior Supply Piping Size:</b>	The interior water supply piping is 3/4" indiameter. It then reduces to 1/2" or 3/8" risers.
<b>Interior Supply Piping Material:</b>	The interior supply piping in the structure is predominantly copper.
<b>Water Pressure:</b>	Appears adequate at 75 psi.. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.
<b>Exterior Hose Bibs Functional:</b>	Satisfactory - The exterior hose bib(s) appeared to function normally. The external hose bibs are frostproof. Do not leave garden hoses connected to hose bibs when freezing temperatures are possible. Damage to the valve or piping could result.
<b>Functional Supply:</b>	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
<b>Leaks in the Supply Piping Noted:</b>	No.
<b>Sewage Disposal Type:</b>	Public Sewer System.
<b>Waste Line Materials</b>	The predominant waste line material is plastic.
<b>Waste Piping Condition:</b>	Satisfactory - The visible plumbing waste piping appears functional.
<b>Vent Piping Material</b>	The vent material, as it passes through the roof, is plastic.
<b>Vent Piping Condition:</b>	Satisfactory - The visible plumbing vent piping appears functional.
<b>Supply/Waste Piping Supports:</b>	Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

**Functional Drainage:**

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

**Objectionable Odors Noted:**

Yes. The drain line in the utility room for a clothes washer has not been used recently and the trap has dried out - poured water in trap - ok. Make sure to add water occasionally to prevent trap from drying out.

**Location of Waste Line Cleanouts:**

Base of the stack(s) in basement level. There is a stack in the wall the basement family room. There is a cleanout plug noted cut through the drywall.

**Location of Noted Floor Drains:**

Basement level floor. Laundry room area.

**Floor Drains Functional:**

The cleanout plug is missing which can allow dangerous sewer gases to enter the home. Contact a Licensed Plumber for correction.

**Sump Pump:**

Yes - The sump pump installed is functional. There is a submersible type sump pump installed. There is no battery backup installed. I suggest you consider installing a battery backup system. This may be a positive addition in event of a power failure.

**Sump Pump Drain Line:**

The drainage line from the sump pump is installed to the exterior wall of the home - however, there is no extension installed to carry the water away from the foundation.

**Water Softener:**

Yes, there is a water softener installed in this structure. This is a nice feature and will add comfort for the occupants. Determine ownership of the equipment. The inspection merely states the presence of the unit. We are unable to determine ownership and if it is functioning correctly.

**Lawn Sprinkler System:**

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Make sure to blow out the sprinkler lines in the Fall prior to freezing temperatures. Allowing the exterior water lines to freeze and cause serious damage.

**Water Heater****Location:**

Basement utility area.

**Model/Year:**

State brand. 1991.

**Tank Capacity:**

A 40 gallon water heater is installed. The existing water heater may not be adequate for the demand you and your family may require. When replacing the unit, match the unit size with your current requirements.

**Fuel Source for Water Heater:**

The water heater is gas-fired.

**Exposed Water Heater Condition:  
Firebox Condition**

Satisfactory - It shows some age, but it appears sound.

The underside of the tank appears to be in normal condition in relation to its age.

**Drip Leg Installed for Natural Gas-Fired Unit:**

Yes - There is a drip leg installed on the incoming gas line to the water heater.

**Gas Valve:** Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

**Flue/Exhaust Pipe Condition:** Satisfactory - The exhaust flue appears to be correctly installed.

**Water Piping Condition:** Satisfactory - The incoming and output piping is installed correctly.

**Water Heater Fill Valve Installed:** Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

**Temperature Controls:** Satisfactory - The thermostat and temperature controls appear to function normally.

**Drain Valve:** Yes - There is a drain valve installed on the lower side of the water heater.

**Temperature & Pressure Relief Valve:** Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater. There is a pressure relief tank installed above the water heater. These tanks are designed to absorb the expansion of domestic potable hot water. They can reduce the odds of "water hammer" and leaking pressure relief valves.

**Safety Overflow Pipe:** Satisfactory - The overflow pipe is correctly installed.

# KITCHEN

## Kitchen

<b>Windows:</b>	Satisfactory - The windows and associated hardware in the kitchen are satisfactory.
<b>Walls:</b>	Satisfactory - The walls in the kitchen appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Floor:</b>	Satisfactory - The flooring in the kitchen is satisfactory.
<b>Lighting:</b>	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.
<b>Electrical Outlets:</b>	Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.
<b>Countertops:</b>	The countertops in the kitchen appear to be new, and they should provide years of service.
<b>Cabinets, Drawers, and Doors:</b>	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function. There is an island cabinet installed in the kitchen.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.
<b>Sink and Drain Lines:</b>	Satisfactory - The sink and drainage lines appear to be satisfactory.
<b>Food Waste Disposal:</b>	1/3 hp Badger brand. Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.
<b>Dishwasher:</b>	GE brand dated 1989. Model HDA467. There has been a manufacturer's recall of some General Electric and Hot Point brand dishwashers. Some 3.1 million dishwashers manufactured between 1983 & 1989 have defective slide switches that can melt and ignite resulting in a fire hazard. The following model numbers are involved in the recall. GSD500D, GSD500G, GSD540, HDA467, HDA477 or HDA487 that have a serial number with a second letter of A,M,R,S,T,V,or Z.. Discontinue use immediately. Unlatch the door. Immediately contact GE at 1-800-599-2929 anytime, or contact them at <a href="http://www.geappliancerecall.com">www.geappliancerecall.com</a> .
<b>Range Hood:</b>	Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning. The exhaust hood is a filter and recirculate type.
<b>Range/Oven Fuel Source:</b>	Electric - There is a 220-volt hookup for an electric range/oven.
<b>Range/Oven:</b>	Kenmore brand Free Standing - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.
<b>Microwave Oven:</b>	Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. Whirlpool brand.

**Refrigerator:** Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection. Frigidaire brand.

**Water For Refrigerator:** There is a dispenser in the door for ice and water which responded.

**Heat Source:** Satisfactory - There is a heat register in this room.

# LAUNDRY

## LAUNDRY

<b>Location:</b>	Main floor.
<b>Entry Door:</b>	Satisfactory - The entry door to the laundry room is functional.
<b>Walls:</b>	Satisfactory - The walls in the laundry room appear to be satisfactory.
<b>Ceilings:</b>	Satisfactory - The ceiling is satisfactory.
<b>Floor:</b>	Satisfactory - The floor coverings are in satisfactory condition.
<b>Windows:</b>	Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.
<b>Electrical Outlets:</b>	Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.
<b>Lighting:</b>	Satisfactory - Lighting in the laundry is adequate.
<b>Washer &amp; Dryer</b>	Satisfactory - the washer and dryer both responded to controls and appeared to be operating normally. Schedule does not allow complete testing of all cycles. Whirlpool brand.
<b>Washer Hookup:</b>	There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was flood tested. The rubber type supply hoses are vibrating up against the wall and have worn flat in areas. This is commonly what causes hoses to burst and flood the home. Recommend replacing with steel braided type hoses for safety.
<b>Washer Pan:</b>	No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.
<b>Dryer Hookup:</b>	Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
<b>Dryer Ventilation:</b>	The flexible vent hose is bunched up behind the dryer which could caused collection of lint. Recommend cleaning hose before use as a fire precaution.

## BATHROOM

<b>Location:</b>	Upstairs Hall.
<b>Entry Door:</b>	Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
<b>Walls:</b>	Satisfactory - The walls in this bathroom are satisfactory.
<b>Ceiling:</b>	Moisture Damage - The damage to the ceiling in this bathroom appears to be caused from moisture coming from the attic. See Fan below.
<b>Floor:</b>	Satisfactory - The flooring in this bathroom is satisfactory.
<b>Lighting:</b>	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
<b>Ventilation Fans:</b>	<p>The ventilation fan vents into the attic space. This introduces moisture into the attic that must be removed from the attic. It would be better to vent the bathroom to the outside rather than the attic.</p> 
<b>Ground Fault Interrupt Outlets:</b>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Vanity Cabinet:</b>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<b>Basin and Drain Fixture:</b>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory. There are shutoffs installed for both hot and cold water pipes under the basin.
<b>Toilet Condition</b>	Satisfactory - The toilet in the master bathroom appears to be functional.
<b>Tub:</b>	Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.
<b>Tub Mixing Valve &amp; Stopper:</b>	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
<b>Shower/Shower Head and Mixing Valves:</b>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<b>Tub &amp; Shower Walls:</b>	Satisfactory - The walls appear to be in satisfactory condition.

**Tub/Shower****Drain:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**Heat Source:**

Satisfactory - There is a heat source in this room.

**Other Bathrooms:****Location:**

Basement.

**Entry Door:****Attention Needed** - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately.**Walls:**

Satisfactory - The walls in this bathroom are satisfactory.

**Windows:**

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

**Ceiling:**

Satisfactory - The ceiling in this bathroom is satisfactory.

**Floor:**

Satisfactory - The flooring in this bathroom is satisfactory.

**Lighting:**

Good - There is a ceiling light and heat lamp installed in this room.

**Ventilation Fans:**

None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan. We recommend installing a fan as an added precaution.

**Ground Fault****Interrupt Outlets:****Action Necessary** - There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory. However, it failed to stop the current flow, or did not reset after testing. Replacement is necessary.**Light Switch:**

Satisfactory - The light switch is satisfactory.

**Vanity Cabinet:**

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

**Basin and Drain****Fixture:**

Satisfactory - The basin and drainage fixture appears to be satisfactory.

**Faucet and****Supply Lines:**

There are shutoffs installed for both hot and cold water pipes under the basin.

**Toilet Condition****Action Necessary** - There is evidence of a leak. The leak appears to be in the wax ring at the floor. Replacement is needed.**Tub:**

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.

**Tub Mixing Valve & Stopper:**

Satisfactory - Tub mixing valve and tub unit are in satisfactory condition.

**Shower/Shower Head and Mixing Valves:**

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

**Shower Pan:**

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

**Tub & Shower****Walls:**

Satisfactory - The walls appear to be in satisfactory condition.

**Tub/Shower****Drain:**

Satisfactory - The tub/shower appears to drain at an acceptable rate.

**Glass Tub/****Shower Door:**

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

**Caulking/Water****Contract Areas:**

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

**Heat Source:** Satisfactory - There is a heat source in this room.

## BEDROOM

### Bedrooms:

<b>Location:</b>	Master.
<b>Entry Door:</b>	Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.
<b>Closet:</b>	Satisfactory - The closet is functional and of average size. The closet is lighted.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as I expected.
<b>Light and Light Switch.</b>	<b>Attention Needed</b> - The switch cover needs to be replaced.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional. There is a remote control for the ceiling fan. Be sure to verify its presence at the closing walk-through inspection.
<b>Floor:</b>	Good - The floor covering is newer and should provide years of service.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.
<b>Heat Source Noted:</b>	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
<b>Smoke Detector:</b>	There is a functional smoke detector installed in the room.

### Other Bedrooms:

<b>Location:</b>	Main Floor.
<b>Entry Door:</b>	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
<b>Closet:</b>	Satisfactory - The closet is functional and of average size. The closet is lighted.
<b>Walls:</b>	Satisfactory - The walls in this bedroom appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as I expected.
<b>Light and Light Switch.</b>	Satisfactory - The light and light switch were functional at the time of the inspection.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
<b>Floor:</b>	Good - The floor covering is newer, and it should provide years of service.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.
<b>Heat Source Noted:</b>	There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

**Smoke Detector:** There is a functional smoke detector installed in the room.

**Basement or Lower Level Bedrooms:**

**Entry Door:** Satisfactory - The entry door to this bedroom is as expected and is functional.

**Closet:** Satisfactory - The closet is functional and average size. The closet is lighted.

**Walls:** Minor damage noted behind door from door knob contact - repair as needed.

**Ceiling:** Satisfactory - The ceiling is functional and as expected.

**Light and Light Switch.** Satisfactory - The light and light switch were functional at time of inspection.

**Floor:** Satisfactory - The floors are in satisfactory condition.

**Windows:** Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

**Electrical Outlets:** ARC rated outlets were noted in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

**Heat Source Noted:** There is a heat source to this room. No comment as to amount of air or temperature coming from the supply vent.

**Smoke Detector:** There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hard wired smoke detector.

## OTHER LIVING SPACES

### Front Entry and Main Hallway:

<b>Front Entry Door:</b>	Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature. The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. This is a safety feature.
<b>Screen/Storm Door:</b>	Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.
<b>Entry Floor:</b>	Satisfactory - The entry floor material is in satisfactory condition.
<b>Ceilings and Walls:</b>	Satisfactory condition.
<b>Upstairs Hallway:</b>	Satisfactory - The main hallway walls and floor are in satisfactory condition.
<b>Smoke Detector:</b>	There is a functional smoke detector installed in the hallway.
<b>Guest Closet:</b>	Satisfactory - The guest closet is functional and of average size. The closet is lighted.
<b>Linen Closet:</b>	Good - There is a linen closet in this hallway.
<b>Upper Staircase:</b>	Satisfactory - The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.
<b>Lower Hall Smoke Detector:</b>	There is a functional smoke detector installed in the second level hallway.

### Living Room:

<b>Walls:</b>	Satisfactory - The walls in this room appear to be satisfactory. There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.
<b>Ceiling:</b>	Typical crack present between divider wall connection to vaulted ceiling which occurs during weather changes causing truss lift.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.
<b>Floor:</b>	Satisfactory - The floor in this room is in satisfactory condition.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this room are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this room are correctly wired and grounded.
<b>Heat Source Noted:</b>	There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.
<b>Fireplace:</b>	Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

### Dining Room:

<b>Interior/Exterior Door:</b>	The sliding patio door is aluminum clad and is in functional condition. Note: The seal is torn and needs replaced.
<b>Walls:</b>	Satisfactory - The walls in this room appear to be satisfactory.

**Ceiling:** Satisfactory - The ceiling is functional and as expected.  
**Floor:** Minor moisture damage noted in front of patio door.  
**Electrical Outlets:** Satisfactory - The outlets tested in this room are correctly wired and grounded.  
**Ceiling Fan/  
Lights:** Satisfactory working condition.  
**Heat Source  
Noted:** There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

**Family Room:**

**Location:** Basement.  
**Outside Entry  
Door:** Satisfactory - The outside entry door to this room is satisfactory. A sliding glass door with metal frame installed.  
**Walls:** Satisfactory - The walls in this room appear to be satisfactory.  
**Ceiling:** Satisfactory - The ceiling is functional and as expected.  
**Ceiling Fan/  
Lights:** Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.  
**Floor:** **Attention Needed** - The floor in this room is in need of some attention. The seam in the carpet has come loose creating a trip hazard.  
**Electrical Outlets:** Satisfactory - The outlets tested in this room are correctly wired and grounded.  
**Heat Source  
Noted:** There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.  
**Smoke Alarms:** There is a functional smoke detector installed in the hallway.

# GARAGE

## Garage

<b>Garage Type</b>	The garage is attached.
<b>Size of Garage:</b>	Two car garage.
<b>Number of Overhead Doors</b>	There is a single overhead door. The overhead doors are made of steel. The garage door is insulated. This is an energy saving benefit.
<b>Overhead Door and Hardware Condition:</b>	Satisfactory - The overhead door is in satisfactory condition, and it is functional. There is a safety wire installed that will prevent the springs from swinging free when they fail. That could cause damage or injury.
<b>Automatic Overhead Door Opener:</b>	The overhead door opener appears to function appropriately.
<b>Safety Reverse Switch on the Automatic Opener:</b>	<b>Attention Needed</b> - The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required.
<b>Outside Entry Door:</b>	The outside entry door to the garage is satisfactory.
<b>Windows:</b>	Satisfactory condition.
<b>Floor Condition:</b>	Satisfactory - The garage floor is in satisfactory condition.
<b>Floor Drain:</b>	No - There is no floor drain installed.
<b>Garage Walls/Siding Condition:</b>	The wall covering appears to meet the minimum fire separation standards.
<b>Ceiling:</b>	Yes - There appears to be a fire rated separation.
<b>Fire Rated Entry Door to Structure:</b>	Yes - There is a fire rated door separating the garage from the living areas of the house.
<b>Garage Foundation:</b>	Satisfactory - The visible portions of the foundation under the garage appear to be functional.
<b>Electric Service to Garage:</b>	The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. Dedicated circuits are installed for a specific appliance and should not have anything else plugged into them. Examples might be an outlet for a food freezer or an outlet in the ceiling for an overhead door opener.