

Richard Overton Property Inspections

Property Inspection Report



Weather: Sunny 73 dgs

This is single family deatched home, slab on grade, wood frame stucco home with a addition on the rear. The utilities were on.

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1. Definitions and Scope

1.1. 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.

I. 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.

II. 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.

1.2. A Material Defect is a condition of 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.

1.3. 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.

2. Standards of Practice

2.1. Roof

I. The inspector shall inspect from ground level or eaves:

- A. The roof covering.
- B. The gutters.
- C. The downspouts.
- D. The vents, flashings, skylights, chimney and other roof penetrations.
- E. The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector is not required to:

- A. Walk on any pitched roof surface.
- B. Predict the service life expectancy.
- C. Inspect underground downspout diverter drainage pipes.
- D. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- E. Move insulation.
- F. Inspect antennae, lightning arresters, de-icing equipment, or similar attachments.
- G. Walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
- H. Walk on any roof areas if it might, in the opinion of the inspector, cause damage.
- I. Perform a water test.
- J. Warrant or certify the roof.

2.2. Exterior

I. The inspector shall inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. And describe the exterior wall covering.

II. The inspector is not required to:

- A. Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground.
- C. Inspect geological, geotechnical, hydrological and/or soil conditions.
- D. Inspect recreational facilities.
- E. Inspect seawalls, break-walls and docks.
- F. Inspect erosion control and earth stabilization measures.
- G. Inspect for safety type glass.
- H. Inspect underground utilities.
- I. Inspect underground items.
- J. Inspect wells or springs.
- K. Inspect solar systems.
- L. Inspect swimming pools or spas.
- M. Inspect septic systems or cesspools.
- N. Inspect playground equipment.
- O. Inspect sprinkler systems.
- P. Inspect drain fields or drywells.
- Q. Determine the integrity of the thermal window seals or damaged glass.

2.3. Basement, Foundation & Crawlspace

I. The inspector shall inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. And report on the location of under-floor access openings.
- F. And report any present conditions or clear indications of active water penetration observed by the inspector.
- G. For wood in contact or near soil.
- H. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
- I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

II. The inspector is not required to:

- A. Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector.
- B. Move stored items or debris.
- C. Operate sump pumps with inaccessible floats.
- D. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. Provide any engineering or architectural service.
- F. Report on the adequacy of any structural system or component.

2.4. Heating

I. The inspector shall inspect:

- A. The heating systems using normal operating controls and describe the energy source and heating method.

- B. And report as in need of repair heating systems which do not operate.
- C. And report if the heating systems are deemed inaccessible
- II. The inspector is not required to:
 - A. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks.
 - B. Inspect underground fuel tanks.
 - C. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
 - D. Light or ignite pilot flames.
 - E. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment.
 - F. Override electronic thermostats.
 - G. Evaluate fuel quality.
 - H. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.

2.5. Cooling

- I. The inspector shall inspect:
 - A. The central cooling equipment using normal operating controls.
- II. The inspector is not required to:
 - A. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
 - B. Inspect window units, through-wall units, or electronic air filters.
 - C. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.
 - D. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.
 - E. Examine electrical current, coolant fluids or gases, or coolant leakage.

2.6. Plumbing

- I. The inspector shall:
 - A. Verify the presence of and identify the location of the main water shutoff valve.
 - B. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
 - C. Flush toilets.
 - D. Run water in sinks, tubs, and showers.
 - E. Inspect the interior water supply including all fixtures and faucets.
 - F. Inspect the drain, waste and vent systems, including all fixtures.
 - G. Describe any visible fuel storage systems.
 - H. Inspect the drainage sump pumps and test pumps with accessible floats.
 - I. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
 - J. Inspect and determine if the water supply is public or private.
 - K. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.
 - L. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets.
 - M. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
 - N. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.
- II. The inspector is not required to:
 - A. Light or ignite pilot flames.
 - B. Determine the size, temperature, age, life expectancy or adequacy of the water heater.
 - C. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems.
 - D. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
 - E. Determine the water quality or potability or the reliability of the water supply or source.
 - F. Open sealed plumbing access panels.
 - G. Inspect clothes washing machines or their connections.

- H. Operate any main, branch or fixture valve.
- I. Test shower pans, tub and shower surrounds or enclosures for leakage.
- J. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- K. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- L. Determine whether there are sufficient clean-outs for effective cleaning of drains.
- M. Evaluate gas, liquid propane or oil storage tanks.
- N. Inspect any private sewage waste disposal system or component of.
- O. Inspect water treatment systems or water filters.
- P. Inspect water storage tanks, pressure pumps or bladder tanks.
- Q. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- R. Evaluate or determine the adequacy of combustion air.
- S. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves.
- T. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.
- U. Determine the existence or condition of polybutylene plumbing.

2.7. Electrical

I. The inspector shall inspect:

- A. The service drop/lateral.
 - B. The meter socket enclosures.
 - C. The means for disconnecting the service main.
 - D. And determine the rating of the service amperage.
 - E. Panelboards and overcurrent devices (breakers and fuses).
 - F. And report on any unused circuit breaker panel openings that are not filled.
 - G. The service grounding and bonding.
 - H. A representative number of switches, receptacles, lighting fixtures, AFCI receptacles.
 - I. And test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester.
 - J. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
 - K. And report on any tested GFCI-tested receptacles in which power was not present, polarity is incorrect, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of arcing or excessive heat is present, or where the receptacle is not grounded or is not secured to the wall.
 - L. The service entrance conductors and the condition of the conductor insulation.
 - M. And describe the amperage rating of the service.
 - N. And report the absence of smoke detectors.
 - O. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops.
- II. The inspector is not required to:
- A. Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
 - B. Operate electrical systems that are shut down.
 - C. Remove panelboard cabinet covers or dead front covers if they are not readily accessible.
 - D. Operate overcurrent protection devices.
 - E. Operate non-accessible smoke detectors.
 - F. Measure or determine the amperage or voltage of the main service equipment if not visibly labeled.
 - G. Inspect the fire or alarm system and components.
 - H. Inspect the ancillary wiring or remote control devices.
 - I. Activate any electrical systems or branch circuits which are not energized.
 - J. Operate or reset overload devices.
 - K. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices.
 - L. Verify the service ground.
 - M. Inspect private or emergency electrical supply sources, including but not limited to generators,

windmills, photovoltaic solar collectors, or battery or electrical storage facility.

N. Inspect spark or lightning arrestors.

O. Inspect or test de-icing equipment.

P. Conduct voltage drop calculations.

Q. Determine the accuracy of labeling.

2.8. Fireplace

I. The inspector shall inspect:

A. The fireplace, and open and close the damper door if readily accessible and operable.

B. Hearth extensions and other permanently installed components.

C. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

II. The inspector is not required to:

A. Inspect the flue or vent system.

B. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

C. Determine the need for a chimney sweep.

D. Operate gas fireplace inserts.

E. Light pilot flames.

F. Determine the appropriateness of any installation.

G. Inspect automatic fuel feed devices.

H. Inspect combustion and/or make-up air devices.

I. Inspect heat distribution assists whether gravity controlled or fan assisted.

J. Ignite or extinguish fires.

K. Determine draft characteristics.

L. Move fireplace inserts, stoves, or firebox contents.

M. Determine adequacy of draft, perform a smoke test or dismantle or remove any component.

N. Perform a National Fire Prevention Association (NFPA) style inspection.

2.9. Attic, Ventilation & Insulation

I. The inspector shall inspect:

A. The insulation in unfinished spaces.

B. The ventilation of attic spaces.

C. Mechanical ventilation systems.

D. And report on the general absence or lack of insulation.

II. The inspector is not required to:

A. Enter the attic or any unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.

B. To move, touch, or disturb insulation.

C. To move, touch or disturb vapor retarders.

D. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

E. Identify the composition or exact R-value of insulation material.

F. Activate thermostatically operated fans.

G. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, and wiring.

H. Determine the adequacy of ventilation.

2.10. Doors, Windows & Interior

I. The inspector shall:

A. Open and close a representative number of doors and windows.

B. Inspect the walls, ceilings, steps, stairways, and railings.

C. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, and railings that permits the passage of an object greater than four inches in diameter.

D. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.

E. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door.

F. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.

- G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.
- II. The inspector is not required to:
 - A. Inspect paint, wallpaper, window treatments or finish treatments.
 - B. Inspect central vacuum systems.
 - C. Inspect safety glazing.
 - D. Inspect security systems or components.
 - E. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises.
 - F. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure.
 - G. Move drop ceiling tiles.
 - H. Inspect or move any household appliances..
 - I. Inspect or operate equipment housed in the garage except as otherwise noted.
 - J. Verify or certify safe operation of any auto reverse or related safety function of a garage door.
 - K. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state, or federal standards.
 - L. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices.
 - M. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights.
 - N. Inspect microwave ovens or test leakage from microwave ovens.
 - O. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.
 - P. Inspect elevators.
 - Q. Inspect remote controls.
 - R. Inspect appliances.
 - S. Inspect items not permanently installed.
 - T. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment.
 - U. Come into contact with any pool or spa water in order to determine the system structure or components.
 - V. Determine the adequacy of spa jet water force or bubble effect.
 - W. Determine the structural integrity or leakage of a pool or spa.

3. Limitations, Exceptions & Exclusions

3.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VI. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. These Standards of Practice apply only to homes with four or fewer dwelling units.

3.2. Exclusions:

- I. The inspectors are not required to determine:
 - A. Property boundary lines or encroachments.
 - B. The condition of any component or system that is not readily accessible.
 - C. The service life expectancy of any component or system.
 - D. The size, capacity, BTU, performance, or efficiency of any component or system.
 - E. The cause or reason of any condition.
 - F. The cause for the need of repair or replacement of any system or component.

- G. Future conditions.
- H. Compliance with codes or regulations.
- I. The presence of evidence of rodents, animals or insects.
- J. The presence of mold, mildew or fungus.
- K. The presence of air-borne hazards.
- L. The presence of birds.
- M. The presence of other flora or fauna.
- N. The air quality.
- O. The existence of asbestos.
- P. The existence of environmental hazards.
- Q. The existence of electro-magnetic fields.
- R. The presence of hazardous materials including, but not limited to, the presence of lead in paint.
- S. Any hazardous waste conditions.
- T. Any manufacturer's recalls or conformance with manufacturer installation or any information included for consumer protection purposes.
- U. Operating costs of systems.
- V. Replacement or repair cost estimates.
- W. The acoustical properties of any systems.
- X. Estimates of the cost to operating any given system.
- II. The inspectors are not required to operate:
 - A. Any system that is shut down.
 - B. Any system that does not function properly.
 - C. Or evaluate low voltage electrical systems such as, but not limited to:
 - 1. Phone lines.
 - 2. Cable lines.
 - 3. Antennae.
 - 4. Lights.
 - 5. Remote controls.
 - D. Any system that does not turn on with the use of normal operating controls.
 - E. Any shut off valves or manual stop valves.
 - F. Any electrical disconnect or over current protection devices.
 - G. Any alarm systems.
 - H. Moisture meters, gas detectors or similar equipment.
- III. The inspectors are not required to:
 - A. Move any personal items or other obstructions, such as, but not limited to:
 - 1. Throw rugs.
 - 2. Furniture.
 - 3. Floor or wall coverings.
 - 4. Ceiling tiles
 - 5. Window coverings.
 - 6. Equipment.
 - 7. Plants.
 - 8. Ice.
 - 9. Debris.
 - 10. Snow.
 - 11. Water.
 - 12. Dirt.
 - 13. Foliage.
 - 14. Pets
 - B. Dismantle, open, or uncover any system or component.
 - C. Enter or access any area which may, in the opinion of the inspector, be unsafe.
 - D. Enter crawlspaces or other areas that are unsafe or not readily accessible.
 - E. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used.
 - F. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with pets.

- G. Inspect decorative items.
- H. Inspect common elements or areas in multi-unit housing.
- I. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems.
- J. Offer guarantees or warranties.
- K. Offer or perform any engineering services.
- L. Offer or perform any trade or professional service other than home inspection.
- M. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.
- N. Determine the age of construction or installation of any system structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- O. Determine the insurability of a property.
- P. Perform or offer Phase 1 environmental audits.
- Q. Inspect on any system or component which is not included in these standards.

4. Glossary of Terms

- 4.1. Accessible: Can be approached or entered by the inspector safely, without difficulty, fear or danger.
- 4.2. Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.
- 4.3. Adversely Affect: To constitute, or potentially constitute, a negative or destructive impact.
- 4.4. Alarm System: Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.
- 4.5. Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- 4.6. Architectural Service: Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- 4.7. Component: A permanently installed or attached fixture, element or part of a system.
- 4.8. Condition: The visible and conspicuous state of being of an object.
- 4.9. Crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
- 4.10. Decorative: Ornamental; not required for the operation of essential systems and components of a home.
- 4.11. Describe: To report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
- 4.12. Determine: To arrive at an opinion or conclusion pursuant to examination.
- 4.13. Dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- 4.14. Engineering Service: Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.
- 4.15. Enter: To go into an area to observe visible components.
- 4.16. Evaluate: To assess the systems, structures or components of a dwelling.
- 4.17. Examine: To visually look. See Inspect.
- 4.18. Foundation: The base upon which the structure or wall rests; usually masonry, concrete, or stone, and generally partially underground.
- 4.19. Function: The action for which an item, component, or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.
- 4.20. Functional: Performing, or able to perform, a function.
- 4.21. Home Inspection: The process by which an inspector visually examines the readily accessible

systems and components of a home and operates those systems and components utilizing these Standards of Practice as a guideline.

4.22. Household Appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

4.23. Inspect: To visually look at readily accessible systems and components safely, using normal operating controls and accessing readily accessible panels and areas in accordance with these Standards of Practice.

4.24. Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

4.25. Inspector: One who performs a real estate inspection.

4.26. Installed: Attached or connected such that the installed item requires tool for removal.

4.27. Material Defect: A condition of 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.

4.28. Normal Operating Controls: Devices such as thermostats that would be operated by ordinary occupants which require no specialized skill or knowledge.

4.29. Observe: To see through visually directed attention.

4.30. Operate: To cause systems to function or turn on with normal operating controls.

4.31. Readily Accessible: An item or component is readily accessible if, in the judgment of the inspector, it is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

4.32. Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment or athletic facilities.

4.33. Report: A written communication (possibly including images) of any material defects seen during the inspection.

4.34. Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

4.35. Safety Glazing: Tempered glass, laminated glass, or rigid plastic.

4.36. Shut Down: Turned off, unplugged, inactive, not in service, not operational, etc.

4.37. Structural Component: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

4.38. System: An assembly of various components which function as a whole.

4.39. Technically Exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection which would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis or other means.

4.40. Unsafe: A condition in a system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

4.41. Verify: To confirm or substantiate.

NACHI Code of Ethics

The International Association of Certified Home Inspectors (InterNACHI) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI members subscribe to the following Code of Ethics in the course of their business.

1. Duty to the Public

1. The InterNACHI member shall abide by the Code of Ethics and substantially follow the InterNACHI Standards of Practice.
2. The InterNACHI member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI member shall be fair, honest, impartial, and act in good faith in dealing with the public.
4. The InterNACHI member shall not discriminate in any business activities on the basis of race, color, religion, sex, national origin, familial status, sexual orientation, or handicap and shall comply with all federal, state and local laws concerning discrimination.
5. The InterNACHI member shall be truthful regarding his/her services & qualifications.
6. The InterNACHI member shall have no undisclosed conflict of interest with the client, nor shall the InterNACHI member accept or offer any undisclosed commissions, rebates, profits or other benefit, nor shall the InterNACHI member accept or offer any disclosed or undisclosed commissions, rebates, profits or other benefit from from real estate agents, brokers or any third parties having financial interest in the sale of the property nor shall the InterNACHI member offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
7. The InterNACHI member shall not communicate any information about an inspection to anyone except the client without the prior written consent of the client, except where it may affect the safety of others or violates a law or statute.
8. The InterNACHI member shall always act in the interest of the client, unless doing so violates a law, statute or this Code of Ethics.
9. The InterNACHI member shall use a written contract that specifies the services to be performed, limitations of services and fees.
10. The InterNACHI member shall comply with all government rules and licensing requirements of the jurisdiction where he/she conducts business.
11. The InterNACHI member shall not perform or offer to perform, for an additional fee, any repairs or associated services to structure on which the member or member's company has prepared a home inspection report, for a period of 12 months. This provision shall not include services to components and/or systems which are not included in the InterNACHI standards of practice.

2. Duty to Continue Education

1. The InterNACHI member shall comply with InterNACHI's current Continuing Education Requirements.
2. The InterNACHI member shall pass the InterNACHI's Online Inspector Exam once every calendar year.

3. Duty to the Profession and InterNACHI

1. The InterNACHI member shall strive to improve the Home Inspection Industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.
2. The InterNACHI member shall assist the InterNACHI leadership in disseminating and publicizing the benefits of InterNACHI membership.
3. The InterNACHI member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI, fellow InterNACHI members, InterNACHI employees, leadership or directors. Member(s) accused of acting or deemed in violation of such rules shall be reviewed by the Ethics committee for possible sanctions and/or expulsion from InterNACHI.

4. The InterNACHI member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI member shall abide by InterNACHI's current message board rules.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- concrete

Observations:

- The driveway and walkway are in good condition with no significant settling or cracking.



The driveway and walkway are in good condition with no significant settling or cracking.

2. Patio

Good	Fair	Poor	Safety Issue	None
	X			

Observations:

- The patio is concrete which is in good condition in the front with a minor shrinkage crack
- The patio is brick which is in good condition.
- The patio is not complete in the rear right corner by the retaining wall



The patio is concrete which is in good condition in the front with a minor shrinkage crack



The patio is not complete in the rear right corner by the retaining wall



The patio is not complete in the rear right corner by the retaining wall



The patio is brick which is in good condition.

3. Patio covers

Good	Fair	Poor	Safety Issue	None
				X

4. Grounds Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• Acceptable

5. GFCI

Good	Fair	Poor	Safety Issue	None
				X

Observations:
• The house does not have any exterior outlets

6. Fence Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- block
- wood
- chain link

Observations:

- Exterior fencing and walls is outside of the scope of the inspection
- The fencing is in sound condition



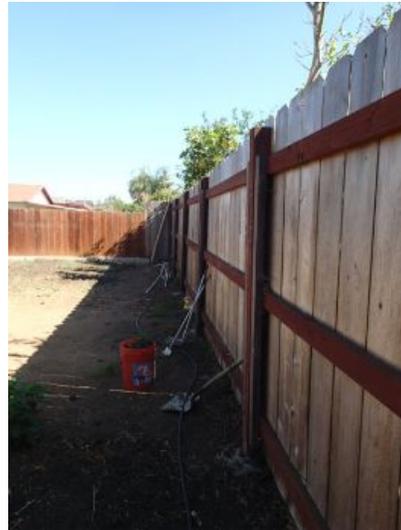
The fencing is in sound condition



The fencing is in sound condition



The fencing is in sound condition



7. Gate Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- wood
- wrought iron

Observations:

- Functional



Functional

8. Grading

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The surrounding landscape areas do drain away from the unit.



The surrounding landscape areas do drain away from the unit.



The surrounding landscape areas do drain away from the unit.

9. Sprinklers

Good	Fair	Poor	Safety Issue	None

Observations:

- The landscape sprinklers and there operation are outside the scope of this inspection.

Exterior Areas

1. Doors

Good	Fair	Poor	Safety Issue	None
<input type="checkbox"/>				

Observations:

- The condition of the doors is addressed from the indoor area which they serve

2. Eaves & Facia

Good	Fair	Poor	Safety Issue	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Visible eaves appear to be in good condition with normal wear and weathering.



Visible eaves appear to be in good condition with normal wear and weathering.



Visible eaves appear to be in good condition with normal wear and weathering.

3. Exterior Paint

Good	Fair	Poor	Safety Issue	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Overall paint is in good condition with minor weather fading



Overall paint is in good condition with minor weather fading

4. Stucco

Good	Fair	Poor	Safety Issue	None
	X			

Observations:

- Stucco is in sound condition with no major cracks or holes present
- The CATV entrance below the electric panel is not protected from weather or insect intrusion
- The stucco over the vent screen at the side of the yard has not been completed



Stucco is in sound condition with no major cracks or holes present



The CATV entrance below the electric panel is not protected from weather or insect intrusion



Stucco is in sound condition with no major cracks or holes present





The stucco over the vent screen at the side of the yard has not been completed

5. Window Condition

Good	Fair	Poor	Safety Issue	None

Observations:

- The window conditions will be addressed in the report from the rooms which they serve.

6. Address

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The address is mounted on the building and visible from the street.

7. Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The exterior electrical is in good condition.

Roof

1. Roof Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials: asphalt shingles

Observations:

- The roof is in good condition
- The roofing materials has good granulation retention. The shingles are laying flat and firmly attached. No signs of wind damage or missing shingles



The roof is in good condition



The roofing materials has good granulation retention. The shingles are laying flat and firmly attached. No signs of wind damage or missing shingles

2. Chimney

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- The rain cap/spark arrestor is missing

3. Flashing

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- There are 3 roof jacks on the front side that are installed without the shingles running over the uphill portion of the jack down to at least the center line of the pipe



There are 3 roof jacks on the front side that are installed without the shingles running over the uphill portion of the jack down to at least the center line of the pipe



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There are 3 roof jacks on the front side that are installed without the shingles running over the uphill portion of the jack down to at least the center line of the pipe



Correctly installed flashing with correct shingl lap on the back side

4. Gutter

Good	Fair	Poor	Safety Issue	None
				X

5. Sky Lights

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• Acceptable



Acceptable

6. Vent Caps

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• Functional

Attic

1. Access

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The attic was accessed from the small closet in the owners bedroom



The attic was accessed from the small closet in the owners bedroom

2. Chimney

Good	Fair	Poor	Safety Issue	None



3. Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Attic electrical is in acceptable condition.

4. Insulation Condition

Good	Fair	Poor	Safety Issue	None
	X			

Materials:

- fiberglass batts
- loose fill

Materials: 6

Observations:

- The insulation is professionally installed and has not been disturbed
- There is a small section of the attic wall by the kitchen that is missing insulation



The insulation is professionally installed and has not been disturbed



The insulation is professionally installed and has not been disturbed



There is a small section of the attic wall by the kitchen that is missing insulation

5. Attic Plumbing

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Acceptable

6. Structure

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The roof is conventionally framed.
- The attic structure and roof system is an engineered truss system
- Functional, with no evidence of framing modifications or failure.

7. Ventilation

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional, with vents spaced and placed to provide good cross ventilation



Functional, with vents spaced and placed to provide good cross ventilation

8. Vent Screens

Good	Fair	Poor	Safety Issue	None
X				

Foundation

1. Slab Foundation

Good	Fair	Poor	Safety Issue	None

Observations:

- Slab not visible due to floor coverings.

2. Foundation Perimeter

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional, no visible significant cracking or offsetting.



Functional, no visible significant cracking or offsetting.

Electrical

1. Electrical Panel

Good Fair Poor Safety Issue None

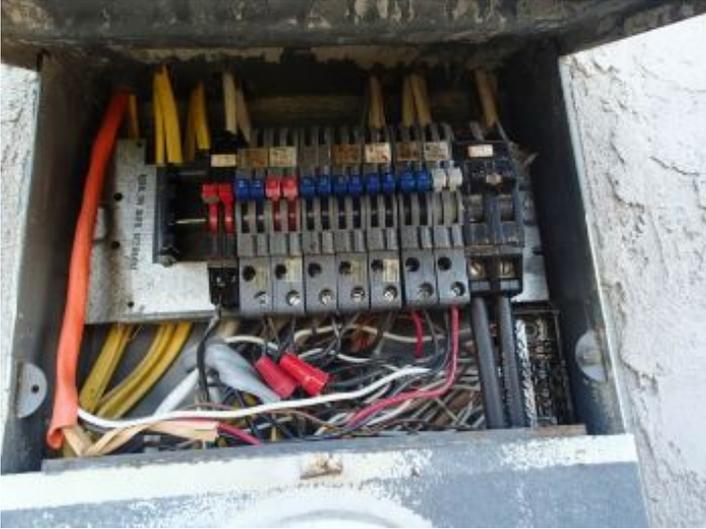
X				
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Observed:

- Left side of house

Observations:

- The electrical service is a 100 amp meter main with distribution. It is underground feed. The panel was visually inspected and found to comply with current safety standards. The interior of the panel has no evidence of burning or arcing.



The electrical service is a 100 amp meter main with distribution. It is underground feed. The panel was visually inspected and found to comply with current safety standards. The interior of the panel has no evidence of burning or arcing.

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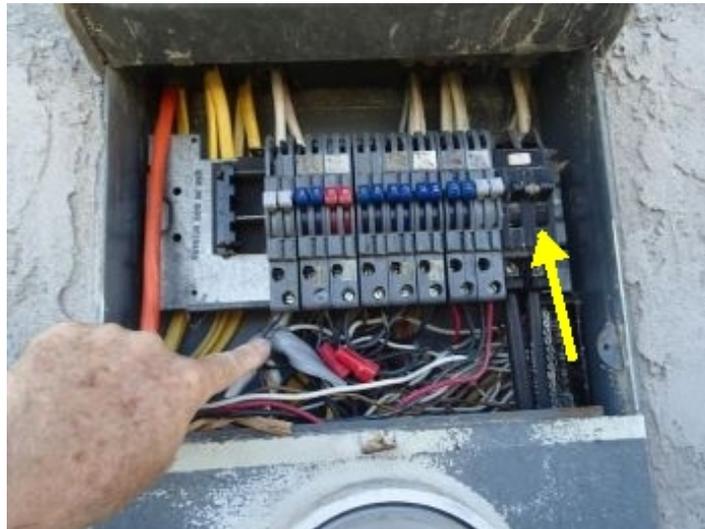
2. Main Amp Breaker

Good Fair Poor Safety Issue None

X				
---	--	--	--	--

Observations:

- 100 amp



100 amp

3. Breakers in off position

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• 0

4. Breakers

Good	Fair	Poor	Safety Issue	None
	X			

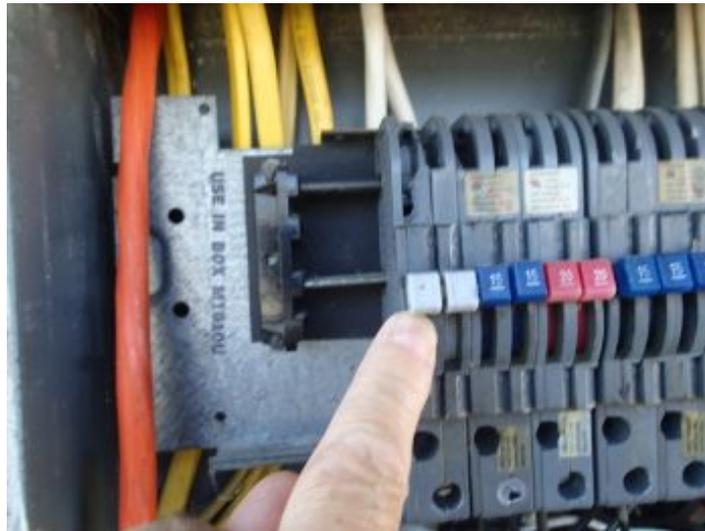
Materials:

- copper

Observations:

- Functional

• The breakers are Zinsco/Sylvania style breakers. There are two things to consider about this type of breaker. #1 These breakers have a tendency to arc and burn at the buss bar. When an arc/burn starts, it is usually noticed by a flickering of the lights on the effected circuit. As it becomes worse, the power to the circuit might be interrupted for a period of time, and then restore itself without action on your part. Eventually the breaker and buss bar will need to be replaced. #2 These breakers are no longer manufactured. As the available inventory has been used up, the price has been rising for parts and components. Currently, Zinsco breakers are about 4X more expensive then a comparable replacement breaker style.



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5. Fuses

Good	Fair	Poor	Safety Issue	None
				X

6. Cable Feeds

Good Fair Poor Safety Issue None

X				
---	--	--	--	--

Observations:

- Acceptable
- Underground
- The homes wiring is typ NM, 2 wire with ground, commonly referred to as Romex

Gas

1. Natrual Gas

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- There is Natural Gas available at this property. Any gas related issues will be addressed at the appliance at which they occur.
- The gas meter is located on the left side wall by the electric panel



The gas meter is located on the left side wall by the electric panel

water distribution

1. Water distribution

Good	Fair	Poor	Safety Issue	None

Materials:

- Cooper

Observations:

- This section address the main water service and general conditions that apply to it. Any specific potable water issues will be addressed in the area in which they occur.
- Municipal supply



Municipal supply



Municipal supply

2. Main water shut off

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The main water shut off is a ball valve
- The building water shut off is located on the front of the house to the left of the front door.



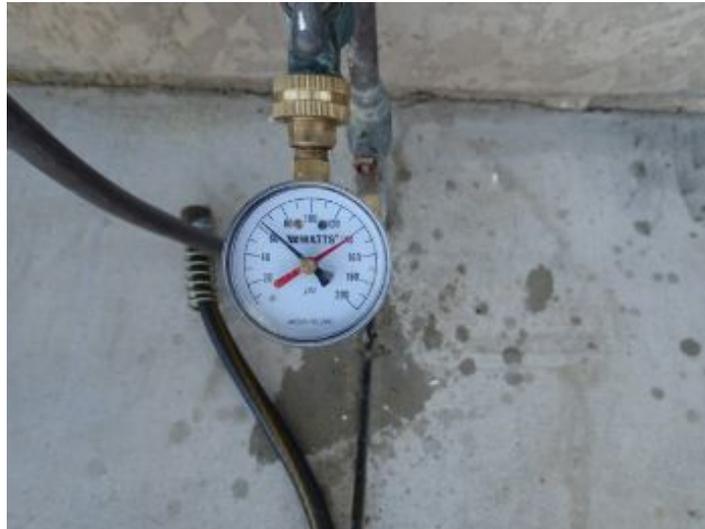
The building water shut off is located on the front of the house to the left of the front door.

3. Water Pressure

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The water pressure was measured at 60 psi, 45 to 65 is considered excellent



The water pressure was measured at 60 psi, 45 to 65 is considered excellent

4. Pressure Regulator

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- None.

sewage system

1. sewage system

Good	Fair	Poor	Safety Issue	None
<input type="checkbox"/>				

Materials:

- ABS Pipe

Observations:

- Drain issues, if present are noted in the area in which they occur, i.e. bath 1, kitchen, etc etc.



Drain issues, if present are noted in the area in which they occur, i.e. bath 1, kitchen, etc etc.

Heating and Cooling

1. Heater Condition

Good	Fair	Poor	Safety Issue	None
X				

Location

- Attic

Type

- Natural gas

Observations:

- The heating unit is a natural gas fed, horizontal forced air unit. It was visually inspected and then placed into the heating mode. The unit functioned as designed.
- The unit has a 88,000 btu capacity



The unit has a 88,000 btu capacity



The heating unit is a natural gas fed, horizontal forced air unit. It was visually inspected and then placed into the heating mode. The unit functioned as designed.

2. Heater Base

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional
- The heater is suspended in the attic.



The heater is suspended in the attic.

3. Enclosure

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional with adequate provisions for combustion and dilution air.



Functional with adequate provisions for combustion and dilution air.

4. Gas Valves

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional, the gas valve is both functional and accessible



Functional, the gas valve is both functional and accessible

5. Thermostats

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional, the thermostat is mounted in the owners bedroom

6. Venting

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional with adequate clearance from combustable materials

7. Filters

Good	Fair	Poor	Safety Issue	None
X				

Location

- Hall ceiling.

Observations:

- Functional, recommend the filters be serviced at the beginning of the heating season and again at the beginning of the cooling season.



Functional, recommend the filters be serviced at the beginning of the heating season and again at the beginning of the cooling season.

8. Registers

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Air flow was detected at all registers.
- FYI: closing the registers in unused spaces might feel like you are conserving energy. In reality, this raises the air pressure of the system, making the fan work harder and reduces total air flow at the heater which limits the amount of heat captured from the gas. This usually results in a net energy loss. The register covers are best to be left at least partially open



Air flow was detected at all registers.



FYI: closing the registers in unused spaces might feel like you are conserving energy. In reality, this raises the air pressure of the system, making the fan work harder and reduces total air flow at the heater which limits the amount of heat captured from the gas. This usually results in a net energy loss. The register covers are best to be left at least partially open



Air flow was detected at all registers.

9. Refrigerant Lines

Good	Fair	Poor	Safety Issue	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. AC Compress Condition

Good	Fair	Poor	Safety Issue	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- None, the system is heating only
- None, the system is heating only

11. Air ducts

Good Fair Poor Safety Issue None

X				
---	--	--	--	--

Observations:

- The air ducts were visually inspected and found to be in good shape and tightly connected to the plenums and register boots.



The air ducts were visually inspected and found to be in good shape and tightly connected to the plenums and register boots.



The air ducts were visually inspected and found to be in good shape and tightly connected to the plenums and register boots.

Water Heater

1. Base

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The water heater is on a platform in the garage in a location free from or protected from vehicle damage



The water heater is on a platform in the garage in a location free from or protected from vehicle damage

2. Combustion

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional, the water heater was placed in the heating mode. The burner had good flame color and distribution.

3. Water Heater Condition

Good	Fair	Poor	Safety Issue	None
	X			

Observations:

- Functional, the tank was manufactured in 2004 . Typical expected life of a water heater is 10 to 15 years.

- Functional



Functional, the tank was manufactured in 2004 . Typical expected life of a water heater is 10 to 15 years.

4. Number Of Gallons

Good Fair Poor Safety Issue None

X [] [] [] []

Observations: 50 gallons

5. Fuel source

Good Fair Poor Safety Issue None

X [] [] [] []

Observations:
• Functional, Natural gas. The valve is accessible

6. Overflow Condition

Good Fair Poor Safety Issue None

[] [] [] [] X

Materials: none
Observations:
• When the water heater leaks it will be onto the floor. Any items stored on the floor will be subject to water damage.
• Recommend that you buy and place a product similar to a Zircon 64003 Leak Alert Electronic water detector on the platform next to the water heater. These types of products can detect a leaking water heater before the leak gets large enough to severely damage the surrounding areas. They can be purchased on line for less then \$15.00
• When the water heater leaks it will be onto the floor. Any items stored on the floor will be subject to water damage.



When the water heater leaks it will be onto the floor. Any items stored on the floor will be subject to water damage.

7. Plumbing

Good Fair Poor Safety Issue None

[] X [] [] []

Materials:
• copper
Observations:
• Acceptable
• Recommend insulating both hot and cold water lines for the first 6' or until they enter the building envelope.



Acceptable

8. Strapping

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Acceptable, and in compliance with recognized standards



Acceptable, and in compliance with recognized standards

9. TPRV

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Present and plumbed in compliance with current safety standards.



Present and plumbed in compliance with current safety standards.

10. Venting

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- The sections of the vent pipe are to be connected with three screws each, spaced evenly around the joint.



Garage

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, the house has a single car attached garage



Area, the house has a single car attached garage

2. Cabinets

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- The garage does not have any permanently installed cabinets.

3. Counters

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- The garage does not have any permanently installed counters or work benches.

4. Electrical

Good	Fair	Poor	Safety Issue	None
			X	

Observations:

- Some cover plates are missing from receptacles and switches. This situation can allow accidental contact of live electrical connections.
- missing j-box cover



Some cover plates are missing from receptacles and switches. This situation can allow accidental contact of live electrical connections.



missing j-box cover

5. GFCI

Good	Fair	Poor	Safety Issue	None
				X

6. 220 Volt

Good	Fair	Poor	Safety Issue	None
				X

7. Flooring Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- Concrete.

Observations:

- Acceptable.
- personal items present most n/a

8. Garage Door Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials: sectional door

Observations:

- The garage door is in acceptable condition and free of damage.

9. Garage Door Parts

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional, the garage door tracks, mounting hardware, springs and points of attachment were all inspected and found to be in good condition.



Functional, the garage door tracks, mounting hardware, springs and points of attachment were all inspected and found to be in good condition.



Functional, the garage door tracks, mounting hardware, springs and points of attachment were all inspected and found to be in good condition.



Functional, the garage door tracks, mounting hardware, springs and points of attachment were all inspected and found to be in good condition.

10. Garage Opener Status

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Operated, the garage door opener was tested and found to be working as intended.



Operated, the garage door opener was tested and found to be working as intended.

11. Garage Door's Reverse Status

Good	Fair	Poor	Safety Issue	None
			X	

Observations:

- The pressure auto reverse function was tested against resistance to downward force and did reverse the door
- This door is not equipped with a safety-eye beam used to detect the presence of kids or animals running under the door while it is closing.



This door is not equipped with a safety-eye beam used to detect the presence of kids or animals running under the door while it is closing.

12. Exterior Door

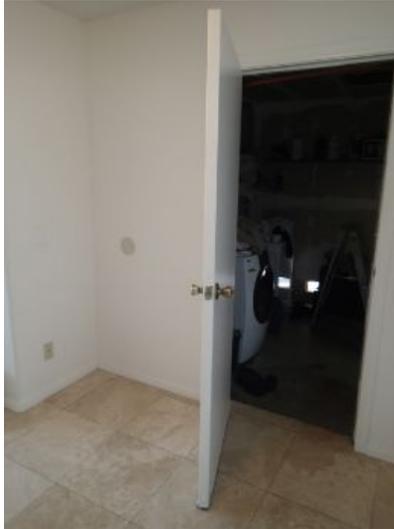
Good	Fair	Poor	Safety Issue	None
				X

13. Fire Door

Good	Fair	Poor	Safety Issue	None
			X	

Observations:

- The door between the house and the garage did not self close and latch as required for fire safety



The door between the house and the garage did not self close and latch as required for fire safety

14. Rafters & Ceiling

Good	Fair	Poor	Safety Issue	None
			X	

Observations:

- The ceiling in this area is a fire rated ceiling and is not allowed to have unprotected openings such as areas cut out.



The ceiling in this area is a fire rated ceiling and is not allowed to have unprotected openings such as areas cut out.

The ceiling in this area is a fire rated ceiling and is not allowed to have unprotected openings such as areas cut out.

15. Walls

Good	Fair	Poor	Safety Issue	None
			X	

Observations:

- The wall between the living area and the garage is a fire wall with a unprotected opening.



The wall between the living area and the garage is a fire wall with a unprotected opening.



The wall between the living area and the garage is a fire wall with a unprotected opening.



The wall between the living area and the garage is a fire wall with a unprotected opening.

16. Vent Screens

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- The screening over the vents grill is torn or missing and no longer an effective stop for rodents or insects at th front of the garage



The screening over the vents grill is torn or missing and no longer an effective stop for rodents or insects at th front of the garage

17. Windows

Good	Fair	Poor	Safety Issue	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Laundry

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, the laundry hook ups are in the garage

2. Walls

Good	Fair	Poor	Safety Issue	None
		X		

Materials:

- Drywall

Observations: Walls along this area are the fire separation wall between the house and garage and have some openings that have not been sealed

3. Windows

Good	Fair	Poor	Safety Issue	None
				X

4. Ventilation

Good	Fair	Poor	Safety Issue	None
	X			

Materials:

- Dryer location has vent to the outside.

Observations: Dryer location has vent to the outside of the building., Vent rain cap and damper are missing on the outside of the building



Vent rain cap and damper are missing on the outside of the building

5. Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Electrical in this room was tested and is operating normally
- 240 volts is not available at the dryer area for a all electric dryer.

6. Gas

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Natural gas is available.



Natural gas is available.

7. Plumbing

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Water supply and drain were both functional at the time of inspection



Water supply and drain were both functional at the time of inspection

8. Flooring

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- Concrete

Observations: The flooring is in good condition

9. Cabinets

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- There are shelves only in this area

Entry and hallway

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is the front entry way, door, and hallways



Area, this is the front entry way, door, and hallways Area, this is the front entry way, door, and hallways



Area, this is the front entry way, door, and hallways

2. Ceiling Fans

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none

3. Ceiling Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling appears to be in good condition.

4. Closets

Good	Fair	Poor	Safety Issue	None
				X

Observations:
 • none

5. Door Bell

Good	Fair	Poor	Safety Issue	None
				X

Observations:
 • none
 • none

6. Doors

Good	Fair	Poor	Safety Issue	None
X				

Observations:
 • The dead bolts at the front door are equipped with thumb latch per safety standards
 • Functional



Functional

7. Electrical

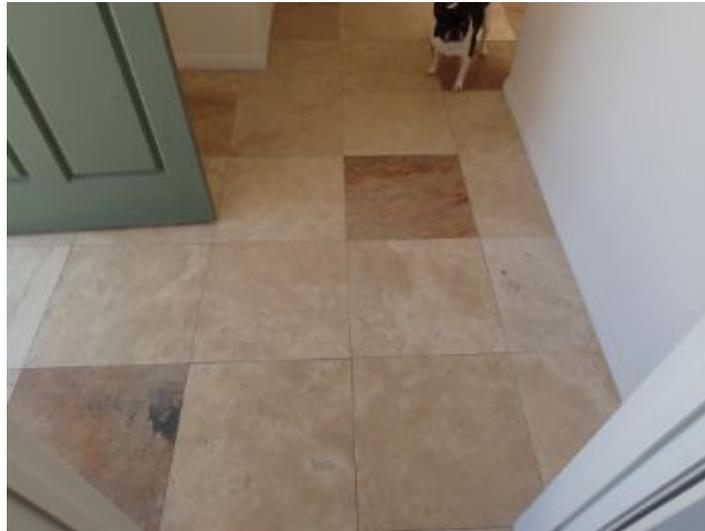
Good	Fair	Poor	Safety Issue	None
X				

Observations:
 • The electrical in this area was tested and worked normally at he time of inspection

8. Floor Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:
 • carpet
 • stone
 Observations:
 • Acceptable.



Acceptable.

9. Security Bars

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none

10. Smoke Detectors

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The required smoke detector is on the ceiling in the hall
- Carbon monoxide detector is in place on the hall wall



Carbon monoxide detector is in place on the hall wall



The required smoke detector is on the ceiling in the hall

11. Wall Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Walls appear to be in good condition.

Kitchen

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is the kitchen food prep area and the bar



Area, this is the kitchen food prep area and the bar

2. Cabinets

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional, the cabinets were visually inspected and found to be functional and firmly hung on the walls.



Functional, the cabinets were visually inspected and found to be functional and firmly hung on the walls.



Functional, the cabinets were visually inspected and found to be functional and firmly hung on the walls.



Functional, the cabinets were visually inspected and found to be functional and firmly hung on the walls.

3. Ceiling Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling of kitchen appears to be in good shape.

4. Counters

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Acceptable



Acceptable



Acceptable

5. Dishwasher

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Operated, The dish washer was run through its rinse and hold cycle and functioned normally
- The dishwasher unit is securely fastened in place and attached to the cabinet top



Operated, The dish washer was run through its rinse and hold cycle and functioned normally



The dishwasher unit is securely fastened in place and attached to the cabinet top

6. Electrical

Good	Fair	Poor	Safety Issue	None
			X	

Observations:

- Electrical in this area appears to be working normally
- Outlet covers missing which could lead to accidental contact with live electrical parts. Located in the cabinet for the garbage disposer and on both side of the island cabinet



Outlet covers missing which could lead to accidental contact with live electrical parts. Located in the cabinet for the garbage disposer and on both side of the island cabinet

7. GFCI

Good	Fair	Poor	Safety Issue	None
		X		

Observation:

- The counter top outlets are all GFCI protected
- There is a GFI receptacle with a reset button located behind the oven and not accessible. This GFI is not necessary and not desirable. It needs to be changed to a standard outlet



The counter top outlets are all GFCI protected

8. Floor Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- tile

Observations:

- Acceptable.



Acceptable.

9. Garbage Disposal

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Operated



Operated

10. Microwave

Good	Fair	Poor	Safety Issue	None
				X

Observations:
• none

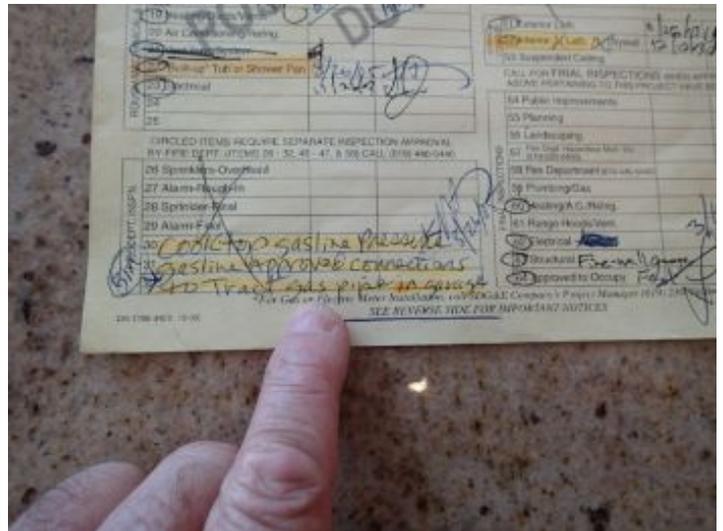
11. Cook top condition

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• The cooktop is natural gas fueled and functioned normally.



The cooktop is natural gas fueled and functioned normally.



The gas line under the slab was installed per required safety standards and inspected by the local municipality

12. Oven & Range

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• Operated
• electric



Operated

13. Sinks

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- Functional, the sink faucet, basin and drains were all found to be functional at the time of inspection.
- The faucet is not set tight to the deck. The faucet needs to be tightly fastened to and sealed to the deck to prevent water intrusion into the cabinet below



Functional, the sink faucet, basin and drains were all found to be functional at the time of inspection.



The faucet is not set tight to the deck. The faucet needs to be tightly fastened to and sealed to the deck to prevent water intrusion into the cabinet below

14. Spray Wand

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Operated.



Operated.

15. Soap Dispenser

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• Functional



Functional

16. Vent Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- hood with fan

Observations:

- Operated, the vent and light were working at the inspection



Operated, the vent and light were working at the inspection

17. Wall Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall
- stone

Observations:

- Walls appear to be in good condition.

18. Window Condition

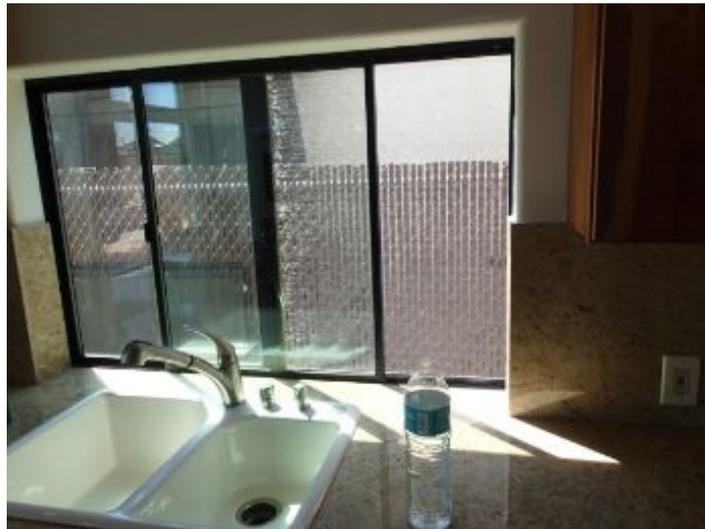
Good	Fair	Poor	Safety Issue	None
X				

Materials:

- Aluminum, dual glaze.

Observations:

- Functional, the window and screens are in good condition



Functional, the window and screens are in good condition

Family room

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is the room adjacent to the kitchen with the wood burning stove. It has stone flooring



Area, this is the room adjacent to the kitchen with the wood burning stove. It has stone flooring



Area, this is the room adjacent to the kitchen with the wood burning stove. It has stone flooring

2. Ceiling Condition

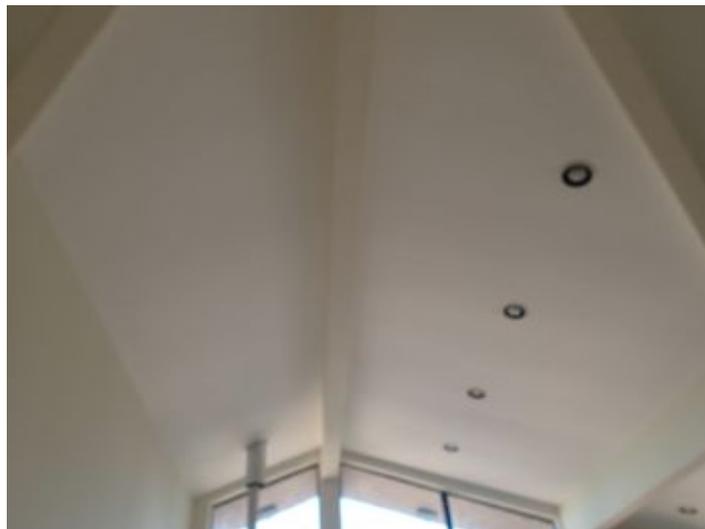
Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling appears to be in good condition.



Ceiling appears to be in good condition.

3. Ceiling Fans

Good	Fair	Poor	Safety Issue	None
				X

Observations: none

4. Closets

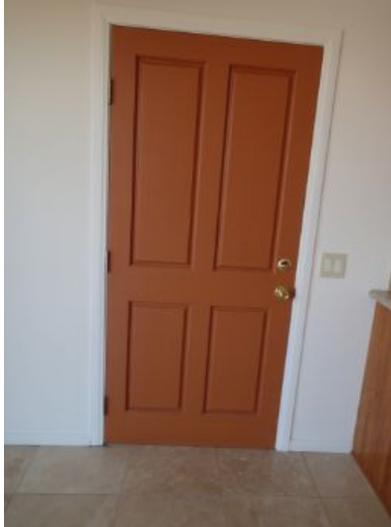
Good	Fair	Poor	Safety Issue	None
				X

Observations:
 • none

5. Doors

Good	Fair	Poor	Safety Issue	None
X				

Observations:
 • Functional
 • The dead bolt does have a thumb operated latch that complies with current safety standards.



Functional

6. Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:
 • Electrical in this area appears to be working normally

7. Fireplace

Good	Fair	Poor	Safety Issue	None
			X	

Materials:
 • Family Room
 Materials: pot belly stove

Observations:
 • There is a wood or coal burning stove in place in the family room. It is an older unit, without any UL rating or installation requirement minimum to inspect to. Recommend that this installation be reviewed by a fireplace/wood burning stove specialist
 • The standard minimum clearance between the wood burning stove and surrounding walls is 36". There are clearance reduction systems specified in the IRC- International residential Code- chapters 13 and 24 that can reduce these clearance down to 12". Some of these systems involve sheet metal with an air gap, some involve masonry.



There is a wood or coal burning stove in place in the family room. It is an older unit, without any UL rating or installation requirement minimum to inspect to. Recommend that this installation be reviewed by a fireplace/wood burning stove specialist

8. Floor Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- stone

Observations:

- Flooring in this area appears to be in good condition.

9. Security Bars

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none

10. Sliding Doors

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- Functional, then right hand door is acceptable
- The left hand door will not lock properly



The left hand door will not lock properly

11. Screen Doors

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none
- none



none

12. Smoke Detectors

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Operated

13. Wall Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Walls appear to be in good condition.



Walls appear to be in good condition.

14. Window-Wall AC or Heat

Good	Fair	Poor	Safety Issue	None
				X

Observations:
• none

15. Window Condition

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• Functional
• The window bottom is closer the 18" to the floor and is safety glass



The window bottom is closer the 18" to the floor and is safety glass

Hall Bath

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is the bathroom in the entry hall



Area, this is the bathroom in the entry hall

2. Cabinets

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- The cabinet is functional, with exceptions.
- The cabinet top drawer will not close completely because it hits the water line at the back
- There is finish is degraded on the front of the cabinet drawer front top edge



The cabinet top drawer will not close completely because it hits the water line at the back



The cabinet top drawer will not close completely because it hits the water line at the back



There is finish is degraded on the front of the cabinet drawer front top edge

3. Counters

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The counters are in acceptable condition
- The counters are a resin material similar to cultured marble



The counters are a resin material similar to cultured marble

4. Ceiling Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling appears to be in good condition.

5. Doors

Good	Fair	Poor	Safety Issue	None
	X			

Observations:

- Functional, except as noted.
- The door bottom drags on the floor when almost completely open and has scratched the floor



The door bottom drags on the floor when almost completely open and has scratched the floor

6. Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Electrical in this area appears to be working normally

7. GFCI

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The GFI was test operated.

8. Exhaust Fan

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- Ventilation in this area is with a window (skylight)

9. Floor Condition

Good	Fair	Poor	Safety Issue	None
	X			

Materials:

- stone

Observations:

- The stone has a hairline fracture running from left to right across the floor



The stone has a hairline fracture running from left to right across the floor

10. Heating

Good	Fair	Poor	Safety Issue	None
				X

Observations:
• none

11. Mirrors

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• The mirror and medicine chest are functional and firmly attached to the wall.



12. Bath Tubs

Good	Fair	Poor	Safety Issue	None
	X			

Observations:
• Normal wear
• The tub stopper is missing making this functionally a shower only



Normal wear



The tub stopper is missing making this functionally a shower only

13. Showers

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• Functional



Functional

14. Enclosure

Good	Fair	Poor	Safety Issue	None
				X

Observations:
• none



none

15. Tub/shower valve.

Good	Fair	Poor	Safety Issue	None
		X		

Observations:
• Functional
• The valve no longer has positive stop at full hot or cold but rotates through 360 dgs.



The valve no longer has positive stop at full hot or cold but rotates through 360 dgs.

16. Shower Walls

Good	Fair	Poor	Safety Issue	None
X				

Observations:
• Acceptable.

17. Sinks

Good	Fair	Poor	Safety Issue	None
	X			

Observations:
• The sink bowl, faucet and drain were tested and found to be functional, except as noted.
• The sink stopper missing



The sink stopper missing



The sink bowl, faucet and drain were tested and found to be functional, except as noted.

18. Toilets

Good	Fair	Poor	Safety Issue	None
	X			

Observations:
• The toilet functioned as designed and is firmly mounted and sealed to the floor.
• Toilet seat is not set tight to the bowl



The toilet functioned as designed and is firmly mounted and sealed to the floor.



The toilet functioned as designed and is firmly mounted and sealed to the floor.



Toilet seat is not set tight to the bowl

19. Wall Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Walls appear to be in good condition and all accessory hardware is firmly attached

20. Window Condition

Good	Fair	Poor	Safety Issue	None
	X			

Materials:

- Skylight

Observations:

- The extension rod to open and close the skylight is not available
- The extension rod to open and close the skylight is not available



The extension rod to open and close the skylight is not available

Bedroom 1

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is th bedroom to the right of the front door



Area, this is th bedroom to the right of the front door



2. Ceiling Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling appears to be in good condition.

3. Ceiling Fans

Good	Fair	Poor	Safety Issue	None
				X

4. Closets

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The self and pole hardware are in good condition and firmly attached to the walls
- At the time of inspection, the closet doors were not installed at the closet



The self and pole hardware are in good condition and firmly attached to the walls

5. Doors

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional, the door, frame and hardware are all in good condition



Functional, the door, frame and hardware are all in good condition

6. Electrical

Good	Fair	Poor	Safety Issue	None
			X	

Observations:

- Except as noted, Electrical in this area appears to be working normally
- Sleeping areas are to have a switch at the door and either a outlet or ceiling light fixture controlled by that switch installed
- There are 3 prong grounding receptacles installed that do not have a ground connection. This is the outlet on the wall common to the hall bath



Sleeping areas are to have a switch at the door and either a outlet or ceiling light fixture controlled by that switch installed



There are 3 prong grounding receptacles installed that do not have a ground connection. This is the outlet on the wall common to the hall bath

7. Floor Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- stone

Observations:

- The floor is in acceptable condition

8. Security Bars

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none

9. Smoke Detectors

Good	Fair	Poor	Safety Issue	None
X				

Observations: Operated, the smoke detector was functional



Operated, the smoke detector was functional

10. Wall Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:
• drywall

11. Window-Wall AC or Heat

Good	Fair	Poor	Safety Issue	None

Observations:
• see HVAC page

12. Window Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:
• aluminum, dual glaze
Observations:
• The window and screen are in acceptable condition



The window and screen are in acceptable condition

Bedroom 2

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is the first bedroom on the left as you come through the front door.



Area, this is the first bedroom on the left as you come through the front door.



Area, this is the first bedroom on the left as you come through the front door.

2. Ceiling Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling appears to be in good condition.



Ceiling appears to be in good condition.

3. Ceiling Fans

Good	Fair	Poor	Safety Issue	None
				X

4. Closets

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Functional
- The self and pole hardware are in good condition and firmly attached to the walls



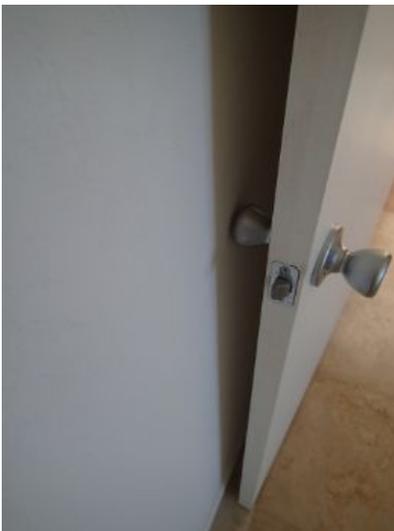
Functional

5. Doors

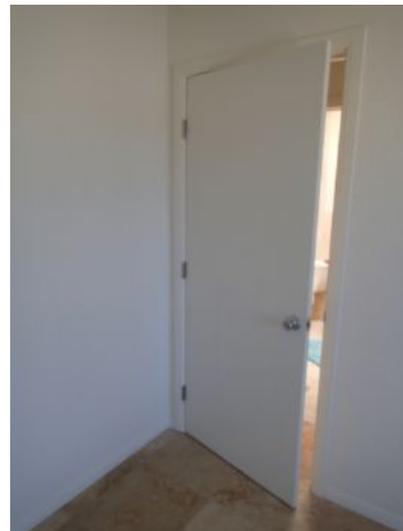
Good	Fair	Poor	Safety Issue	None
	X			

Observations:

- Functional, except as noted.
- Door stop missing allowing the knob to damage the wall.



Door stop missing allowing the knob to damage the wall.



Functional, except as noted.

6. Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Electrical in this area appears to be working normally
- The 1/2 hot wall switched outlet is located below the wall switch



The 1/2 hot wall switched outlet is located below the wall switch

7. Floor Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- stone

Observations:

- The floor is in acceptable condition



The floor is in acceptable condition

8. Security Bars

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none

9. Smoke Detectors

Good	Fair	Poor	Safety Issue	None
X				

Observations: Operated, the smoke detector was functional



Operated, the smoke detector was functional

10. Wall Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Walls appear to be in good condition.

11. Window-Wall AC or Heat

Good	Fair	Poor	Safety Issue	None

Observations:

- see HVAC page

12. Window Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- aluminum, dual glaze

Observations:

- The window and screen are in acceptable condition



The window and screen are in acceptable condition

Bedroom 3

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is the middle bedroom on the left, it has french doors for the entry into it.



Area, this is the middle bedroom on the left, it has french doors for the entry into it.

2. Ceiling Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling appears to be in good condition.

3. Ceiling Fans

Good	Fair	Poor	Safety Issue	None
				X

4. Closets

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- The self and pole hardware are in good condition and firmly attached to the walls

- At the time of inspection, the closet doors were not installed at the closet



At the time of inspection, the closet doors were not installed at the closet



The self and pole hardware are in good condition and firmly attached to the walls

5. Doors

Good	Fair	Poor	Safety Issue	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functional, the door, frame and hardware are all in good condition at the hallway
- The exterior door rubs against the door frame when closing
- The door casing (trim) is missing on the exterior door
- The dead bolt on the french door was non functional



The dead bolt on the french door was non functional



The exterior door rubs against the door frame when closing

6. Electrical

Good	Fair	Poor	Safety Issue	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Except as noted, Electrical in this area appears to be working normally
- J box cover missing at the ceiling box above the closet



J box cover missing at the ceiling box above the closet

Except as noted, Electrical in this area appears to be working normally

7. Floor Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- carpet

Observations:

- Normal wear
- Some areas inaccessible due to personal belongings.

8. Security Bars

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none

9. Smoke Detectors

Good	Fair	Poor	Safety Issue	None
X				

Observations: Operated, the smoke detector was functional

10. Wall Condition

Good	Fair	Poor	Safety Issue	None
	X			

Materials:

- drywall

Observations:

- Walls appear to be in good condition.
- There are small holes in the wall that will need to be filled and painted by the window sill, center



There are small holes in the wall that will need to be filled and painted by the window sill, center

11. Window-Wall AC or Heat

Good	Fair	Poor	Safety Issue	None

Observations:
• see HVAC page

12. Window Condition

Good	Fair	Poor	Safety Issue	None
		X		

Materials:
• aluminum, dual glaze
Observations:
• Except as noted, the window and screen are in acceptable condition
• The window latch/lock hardware is missing



Except as noted, the window and screen are in acceptable condition



The window latch/lock hardware is missing

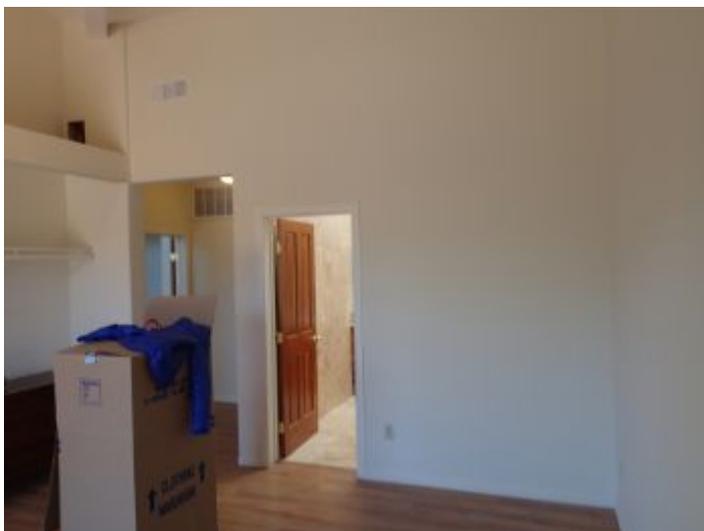
Owners Bedroom

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is the owners bedroom at the left rear of the house



Area, this is the owners bedroom at the left rear of the house

2. Ceiling Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling appears to be in good condition.

3. Ceiling Fans

Good	Fair	Poor	Safety Issue	None
				X

4. Closets

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- The self and pole hardware are in good condition and firmly attached to the walls
- At the time of inspection, the closet doors were not installed at the closet
- The drywall in the small walk in closet is not completed



At the time of inspection, the closet doors were not installed at the closet



At the time of inspection, the closet doors were not installed at the closet



The drywall in the small walk in closet is not completed

5. Doors

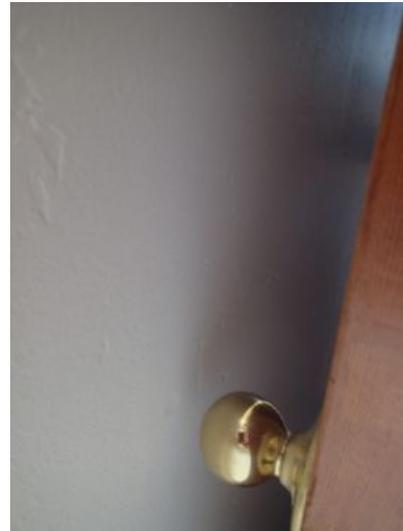
Good	Fair	Poor	Safety Issue	None
	X			

Observations:

- Functional, except as noted.
- Door stop missing allowing the knob to damage the wall.



Functional, except as noted.



Door stop missing allowing the knob to damage the wall.

6. Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Electrical in this area appears to be working normally

7. Floor Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- hardwood type laminate

Observations:

- The floor is in acceptable condition

8. Security Bars

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none

9. Sliding Doors

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- The sliding door lock does not unlock properly, it needs repair or replacement



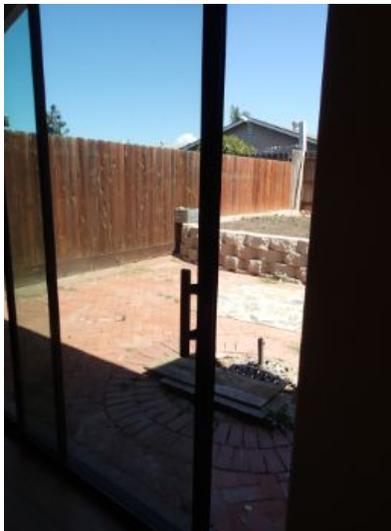
The sliding door lock does not unlock properly, it needs repair or replacement

10. Screen Doors

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- none



none

11. Smoke Detectors

Good	Fair	Poor	Safety Issue	None
X				

Observations: Operated, the carbon monoxide detector was functional, Operated, the smoke detector was functional



Operated, the smoke detector was functional

12. Wall Condition

Good	Fair	Poor	Safety Issue	None
	X			

Materials:

- drywall

Observations:

- Walls appear to be in good condition.
- There is a section of wall missing drywall over the closet area



There is a section of wall missing drywall over the closet area

13. Window-Wall AC or Heat

Good	Fair	Poor	Safety Issue	None

Observations:

- see HVAC page

Owners Bathroom

1. Area

Good	Fair	Poor	Safety Issue	None

Observations:

- Area, this is the private bath for the owners bedroom



Area, this is the private bath for the owners bedroom

2. Cabinets

Good	Fair	Poor	Safety Issue	None
	X			

Observations:

- The cabinet is functional, with exceptions.
- The cabinet door pull hardware is missing at the left sink cabinet



The cabinet is functional, with exceptions.



The cabinet is functional, with exceptions.



The cabinet door pull hardware is missing at the left sink cabinet

3. Counters

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The counters are in acceptable condition
- The counters are made with granite



The counters are made with granite

4. Ceiling Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall

Observations:

- Ceiling appears to be in good condition.

5. Doors

Good	Fair	Poor	Safety Issue	None
	X			

Observations:

- Functional, except as noted.
- The door stop is not installed allowing the door knob to strike the wall in this area



The door stop is not installed allowing the door knob to strike the wall in this area



Functional, except as noted.

6. Electrical

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Electrical in this area appears to be working normally

7. GFCI

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The GFI was test operated.



The GFI was test operated.

8. Exhaust Fan

Good	Fair	Poor	Safety Issue	None
				X

Observations:

- Ventilation in this area is with a window (skylight)

9. Floor Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:
 • stone
 Observations:
 • Acceptable

10. Heating

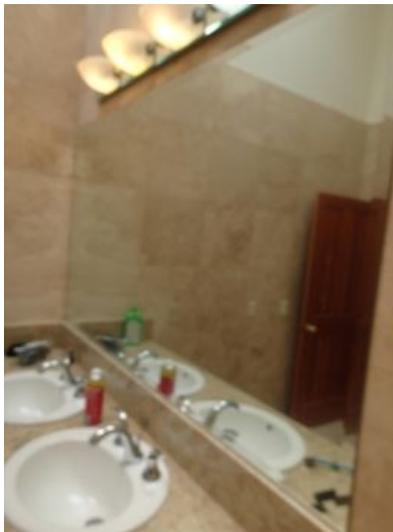
Good	Fair	Poor	Safety Issue	None
				X

Observations:
 • none

11. Mirrors

Good	Fair	Poor	Safety Issue	None
X				

Observations:
 • The mirror is functional and firmly attached to the wall.



The mirror is functional and firmly attached to the wall.

12. Bath Tubs

Good	Fair	Poor	Safety Issue	None
				X

13. Showers

Good	Fair	Poor	Safety Issue	None
X				

Observations:
 • Functional



Functional

14. Enclosure

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The enclosure and door are functional and made with safety glass



The enclosure and door are functional and made with safety glass



The enclosure and door are functional and made with safety glass



The enclosure and door are functional and made with safety glass

15. Tub/shower valve.

Good	Fair	Poor	Safety Issue	None
			X	

Observations:

- Hot and cold reversed with the hot at the full clockwise position. This is a scalding hazard



Hot and cold reversed with the hot at the full clockwise position. This is a scalding hazard

16. Shower Walls

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- Acceptable.



Acceptable.

17. Sinks

Good	Fair	Poor	Safety Issue	None
X				

Observations:

- The sink bowl, faucet and drain were tested and found to be functional.



The sink bowl, faucet and drain were tested and found to be functional.

18. Toilets

Good	Fair	Poor	Safety Issue	None
		X		

Observations:

- The toilet bowl does not have a waterproof seal at the junction of the floor. This creates a concealed fouling for moisture and organic growth.
- The fluid master flush valve did not shut the fill water off, it needs repair or replacement



The toilet bowl does not have a waterproof seal at the junction of the floor. This creates a concealed fouling for moisture and organic growth.



The fluid master flush valve did not shut the fill water off, it needs repair or replacement

19. Wall Condition

Good	Fair	Poor	Safety Issue	None
X				

Materials:

- drywall
- stone

Observations:

- Walls appear to be in good condition.

20. Window Condition

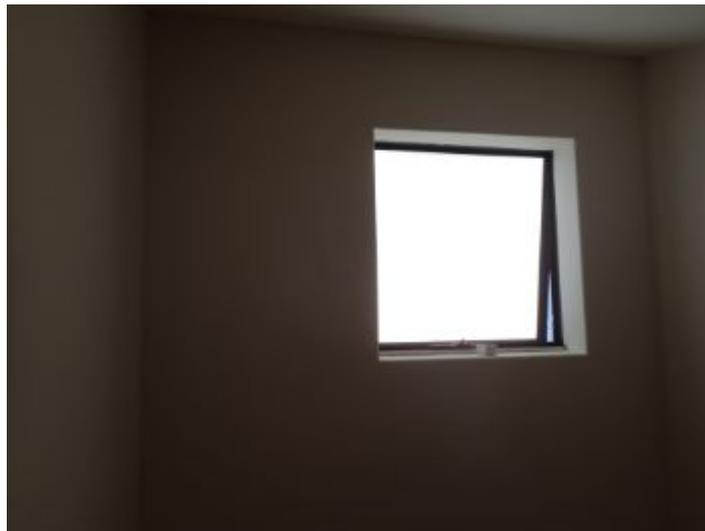
Good	Fair	Poor	Safety Issue	None
	X			

Materials:

- Skylight

Observations:

- Functional, except as noted
- The extension rod was not available to test the opening and closing function of the skylight



The extension rod was not available to test the opening and closing function of the skylight

Report Summary

Grounds		
Page 13 Item: 2	Patio	<ul style="list-style-type: none"> The patio is not complete in the rear right corner by the retaining wall
Exterior Areas		
Page 18 Item: 4	Stucco	<ul style="list-style-type: none"> The CATV entrance below the electric panel is not protected from weather or insect intrusion The stucco over the vent screen at the side of the yard has not been completed
Roof		
Page 19 Item: 2	Chimney	<ul style="list-style-type: none"> The rain cap/spark arrestor is missing
Page 20 Item: 3	Flashing	<ul style="list-style-type: none"> There are 3 roof jacks on the front side that are installed without the shingles running over the uphill portion of the jack down to at least the center line of the pipe
Electrical		
Page 27 Item: 4	Breakers	<ul style="list-style-type: none"> The breakers are Zinsco/Sylvania style breakers. There are two things to consider about this type of breaker. #1 These breakers have a tendency to arc and burn at the buss bar. When an arc/burn starts, it is usually noticed by a flickering of the lights on the effected circuit. As it becomes worse, the power to the circuit might be interrupted for a period of time, and then restore itself without action on your part. Eventually the breaker and buss bar will need to be replaced. #2 These breakers are no longer manufactured. As the available inventory has been used up, the price has been rising for parts and components. Currently, Zinsco breakers are about 4X more expensive then a comparable replacement breaker style.
Heating and Cooling		
Page 36 Item: 8	Registers	<ul style="list-style-type: none"> FYI: closing the registers in unused spaces might feel like you are conserving energy. In reality, this raises the air pressure of the system, making the fan work harder and reduces total air flow at the heater which limits the amount of heat captured from the gas. This usually results in a net energy loss. The register covers are best to be left at least partially open
Page 36 Item: 10	AC Compress Condition	<ul style="list-style-type: none"> None, the system is heating only
Water Heater		
Page 39 Item: 6	Overflow Condition	<ul style="list-style-type: none"> When the water heater leaks it will be onto the floor. Any items stored on the floor will be subject to water damage.
Page 41 Item: 10	Venting	<ul style="list-style-type: none"> The sections of the vent pipe are to be connected with three screws each, spaced evenly around the joint.
Garage		
Page 43 Item: 4	Electrical	<ul style="list-style-type: none"> Some cover plates are missing from receptacles and switches. This situation can allow accidental contact of live electrical connections. missing j-box cover

Page 45 Item: 11	Garage Door's Reverse Status	<ul style="list-style-type: none"> This door is not equipped with a safety-eye beam used to detect the presence of kids or animals running under the door while it is closing.
Page 46 Item: 13	Fire Door	<ul style="list-style-type: none"> The door between the house and the garage did not self close and latch as required for fire safety
Page 46 Item: 14	Rafters & Ceiling	<ul style="list-style-type: none"> The ceiling in this area is a fire rated ceiling and is not allowed to have unprotected openings such as areas cut out.
Page 47 Item: 15	Walls	<ul style="list-style-type: none"> The wall between the living area and the garage is a fire wall with a unprotected opening.
Page 48 Item: 16	Vent Screens	<ul style="list-style-type: none"> The screening over the vents grill is torn or missing and no longer an effective stop for rodents or insects at th front of the garage
Laundry		
Page 49 Item: 2	Walls	<ul style="list-style-type: none"> Walls along this area are the fire seperation wall between the house and garage and have some openings that have not been sealed
Page 49 Item: 4	Ventilation	<ul style="list-style-type: none"> Vent rain cap and damper are missing on the outside of the building
Entry and hallway		
Page 52 Item: 5	Door Bell	<ul style="list-style-type: none"> none
Kitchen		
Page 57 Item: 6	Electrical	<ul style="list-style-type: none"> Outlet covers missing which could lead to accidental contact with live electrical parts. Located in the cabinet for the garbage disposer and on both side of the island cabinet
Page 58 Item: 7	GFCI	<ul style="list-style-type: none"> There is a GFI receptacle with a reset button located behind the oven and not accessable. This GFI is not necessary and not desirable. It needs to be changed to a standard outlet
Page 60 Item: 13	Sinks	<ul style="list-style-type: none"> The faucet is not set tight to the deck. The faucet needs to be tightly fastened to and sealed to the deck to prevent water intrusion into the cabinet below
Family room		
Page 65 Item: 7	Fireplace	<ul style="list-style-type: none"> There is a wood or coal burning stove in place in the family room. It is an older unit, without any UL rating or installation requirement minimum to inspect to. Recommend that this installation be reviewed by a fireplace/wood burning stove specialist The standard minimum clearance between the wood burning stove and surrounding walls is 36". There are clearance reduction systems specified in the IRC- International residential Code- chapters 13 and 24 that can reduce these clearance down to 12". Some of these systems involve sheet metal with an air gap, some involve masonry.
Page 65 Item: 10	Sliding Doors	<ul style="list-style-type: none"> The left hand door will not lock properly
Page 66 Item: 11	Screen Doors	<ul style="list-style-type: none"> none
Hall Bath		
Page 69 Item: 2	Cabinets	<ul style="list-style-type: none"> The cabinet top drawer will not close completely because it hits the water line at the back There is finish is degraded on the front of the cabinet drawer front top edge
Page 70 Item: 5	Doors	<ul style="list-style-type: none"> The door bottom drags on the floor when almost completely open and has scratched the floor

Page 71 Item: 12	Bath Tubs	<ul style="list-style-type: none"> The tub stopper is missing making this functionally a shower only
Page 73 Item: 15	Tub/shower valve.	<ul style="list-style-type: none"> The valve no longer has positive stop at full hot or cold but rotates through 360 dgs.
Page 73 Item: 17	Sinks	<ul style="list-style-type: none"> The sink stopper missing
Page 75 Item: 20	Window Condition	<ul style="list-style-type: none"> The extension rod to open and close the skylight is not available
Bedroom 1		
Page 77 Item: 4	Closets	<ul style="list-style-type: none"> At the time of inspection, the closet doors were not installed at the closet
Page 78 Item: 6	Electrical	<ul style="list-style-type: none"> Sleeping areas are to have a switch at the door and either a outlet or ceiling light fixture controlled by that switch installed There are 3 prong grounding receptacles installed that do not have a ground connection. This is the outlet on the wall common to the hall bath
Bedroom 2		
Page 81 Item: 5	Doors	<ul style="list-style-type: none"> Door stop missing allowing the knob to damage the wall.
Bedroom 3		
Page 85 Item: 4	Closets	<ul style="list-style-type: none"> At the time of inspection, the closet doors were not installed at the closet
Page 85 Item: 5	Doors	<ul style="list-style-type: none"> The exterior door rubs against the door frame when closing The door casing (trim) is missing on the exterior door The dead bolt on the french door was non functional
Page 86 Item: 6	Electrical	<ul style="list-style-type: none"> J box cover missing at the ceiling box above the closet
Page 87 Item: 12	Window Condition	<ul style="list-style-type: none"> The window latch/lock hardware is missing
Owners Bedroom		
Page 89 Item: 4	Closets	<ul style="list-style-type: none"> At the time of inspection, the closet doors were not installed at the closet The drywall in the small walk in closet is not completed
Page 90 Item: 5	Doors	<ul style="list-style-type: none"> Door stop missing allowing the knob to damage the wall.
Page 91 Item: 9	Sliding Doors	<ul style="list-style-type: none"> The sliding door lock does not unlock properly, it needs repair or replacement
Page 91 Item: 10	Screen Doors	<ul style="list-style-type: none"> none
Page 92 Item: 12	Wall Condition	<ul style="list-style-type: none"> There is a section of wall missing drywall over the closet area
Owners Bathroom		
Page 94 Item: 2	Cabinets	<ul style="list-style-type: none"> The cabinet door pull hardware is missing at the left sink cabinet
Page 98 Item: 15	Tub/shower valve.	<ul style="list-style-type: none"> Hot and cold reversed with the hot at the full clockwise position. This is a scalding hazard
Page 100 Item: 18	Toilets	<ul style="list-style-type: none"> The toilet bowel does not have a waterproof seal at the junction of the floor. This creates a concealed fouling for moisture and organic growth. The fluid master flush valve did not shut the fill water off, it needs repair or replacement
Page 100 Item: 20	Window Condition	<ul style="list-style-type: none"> The extension rod was not available to test the opening and closing function of the skylight