

PROPERTY INSPECTION REPORT



Harmanpreet Ghatora
Trueeye home inspection & visual services

Report Introduction

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

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

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

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary	3-4
Inspection Details	5
Roof	6-8
Attic	9-12
Heat/AC	13-19
Water Heater	20-21
Kitchen	22-31
Interior Areas	32-37
Bedrooms	38-40
Bathroom	41-51
Laundry	52-53
Electrical	54-56
Exterior Areas	57-58
Foundation	59
Grounds	60-63
Basement	64-80
Glossary	81



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Heat/AC		
Page 15 Item: 6	Registers	<ul style="list-style-type: none"> • There are multiple missing return air grills noted. Recommend installing.
Page 18 Item: 7	Filters	<ul style="list-style-type: none"> • Annual HVAC service contract is recommended.
Kitchen		
Page 22 Item: 1	Cabinets	<ul style="list-style-type: none"> • Cabinet door is missing and few other cabinet doors observed damaged.
Page 27 Item: 7	Vent Condition	<ul style="list-style-type: none"> • Appears to be leaking inside by the sealing recommend repair by qualified contractor.
Page 28 Item: 8	Window Condition	<ul style="list-style-type: none"> • Kitchen window does not seem to close properly. Recommend review by qualified contractor and repair as necessary.
Page 30 Item: 12	Electrical	<ul style="list-style-type: none"> • Water and ice dispenser is inoperable and the door handle observed missing.
Interior Areas		
Page 32 Item: 2	Closets	<ul style="list-style-type: none"> • The closet doors handle/knobs are missing.
Page 32 Item: 4	Doors	<ul style="list-style-type: none"> • Door lock missing or loose. Recommend repair or replacement by qualified contractor.
Page 33 Item: 5	Electrical	<ul style="list-style-type: none"> • Missing outlet and switch covers Recommend installing new covers.
Page 34 Item: 8	Wall Condition	<ul style="list-style-type: none"> • Mold like stains are present under the baseboard. We recommend further evaluation by qualified contractor.
Page 36 Item: 9	Window Condition	<ul style="list-style-type: none"> • Front window did not lock/latch properly, recommend repairs for enhanced security/safety. • One or more window/s shows sign of loss of seal/condensation, evidence of past leak observed recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
Bedrooms		
Page 38 Item: 2	Closets	<ul style="list-style-type: none"> • The closet door has fallen out of square or derailed and drags on the floor. We recommend contacting a qualified contractor to realign the door.
Page 39 Item: 3	Doors	<ul style="list-style-type: none"> • Some doors are damaged.
Page 40 Item: 7	Window Condition	<ul style="list-style-type: none"> • Hardware difficult to operate at one or more locations and window frame damage observed. Recommend review and repair as needed by qualified window contractor.

Bathroom		
Page 41 Item: 2	Ceiling Condition	• Small mold like stains noted on the ceiling. They tested dry at the time of the inspection.
Page 41 Item: 5	Electrical	• Light bulbs are missing at various locations recommend installing new bulbs or repair as necessary by qualified electrician.
Page 43 Item: 7	Exhaust Fan	• Improve: all exhaust fan covers are noted clogged and full of dust. Recommend cleaning them for optimum function.
Page 44 Item: 11	Plumbing	• Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.
Page 48 Item: 15	Bath Tubs	• Chipped and Stains observed in the basement bathroom.
Page 51 Item: 18	Toilets	• Toilet seat cover missing.
Electrical		
Page 56 Item: 6	Fuses	• Burnt wires noted. Further evaluation by qualified electrician is recommended.
Exterior Areas		
Page 57 Item: 2	Window Condition	• Some window screens damaged. And screen frame damage noted.
Grounds		
Page 60 Item: 4	Patio and Porch Deck	• Front and side deck Floor boards rotted. Recommend repair by qualified contractor.
Page 61 Item: 5	Stairs & Handrail	• Handrail should be installed for safety.
Basement		
Page 64 Item: 4	Plumbing Materials	• Main shut off valve located in the basement and the valve handle observed slow leaking. Recommend repair by qualified plumber.
Page 65 Item: 8	Railings	• Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.



Inspection Details

1. Attendance

In Attendance: Real estate agent present • Client present

2. Home Type

Home Type: Detached

3. Occupancy

Occupancy: Vacant



Roof

1. Roof Condition



Materials: Asphalt shingles noted.

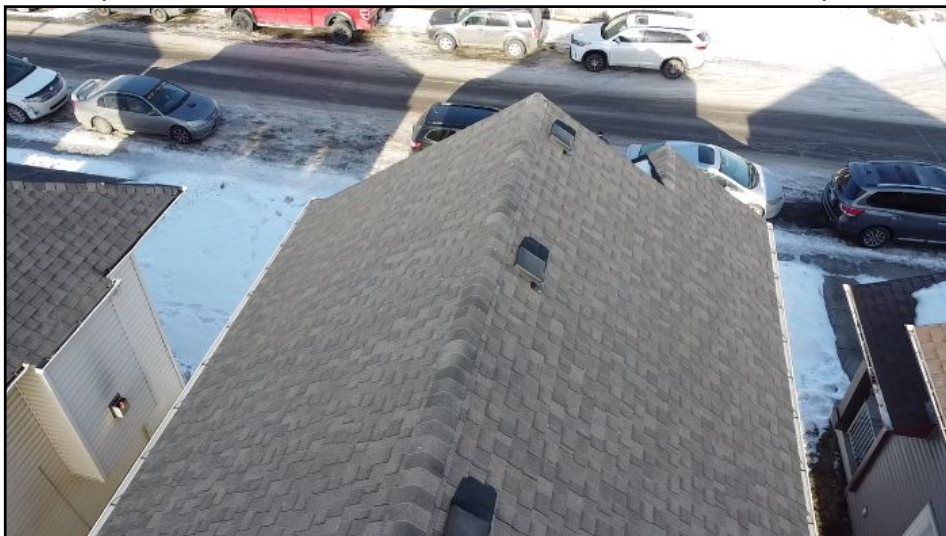
Observations:

- Inspector inspected roof with remote camera. No major system safety or function concerns noted at time of inspection. It is recommended to tune up roof every 5 year from qualified roofer. Cosmetic damages are not included in the inspection report.



Inspector inspected roof with remote camera. No major system safety or function concerns noted at time of inspection. It is recommended to tune up roof every 5 year from qualified roofer. Cosmetic damages are not included in the inspection report.

Inspector inspected roof with remote camera. No major system safety or function concerns noted at time of inspection. It is recommended to tune up roof every 5 year from qualified roofer. Cosmetic damages are not included in the inspection report.



Inspector inspected roof with remote camera. No major system safety or function concerns noted at time of inspection. It is recommended to tune up roof every 5 year from qualified roofer. Cosmetic damages are not included in the inspection report.

2. Flashing

Observations:



- Inspector inspected flashing with remote camera. No major system safety or function concerns noted at time of inspection. It is recommended to tune up roof and roof parts every 5 year from qualified roofer. Cosmetic damages are not included in the inspection report.

3. Vent Caps

Observations:



- Inspector inspected vents with remote camera. No major system safety or function concerns noted at time of inspection. It is recommended to tune up roof and parts every 5 year from qualified roofer. Cosmetic damages are not included in the inspection report.



Inspector inspected vents with remote camera. No major system safety or function concerns noted at time of inspection. It is recommended to tune up roof and parts every 5 year from qualified roofer. Cosmetic damages are not included in the inspection report.

4. Gutter

Observations:



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



Inspector inspected gutter with remote camera.
No major system safety or function concerns noted at time of inspection. It is recommended to tune up roof and parts every 5 year from qualified roofer. Cosmetic damages are not included in the inspection report.



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



Attic

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

1. Access

Observations:



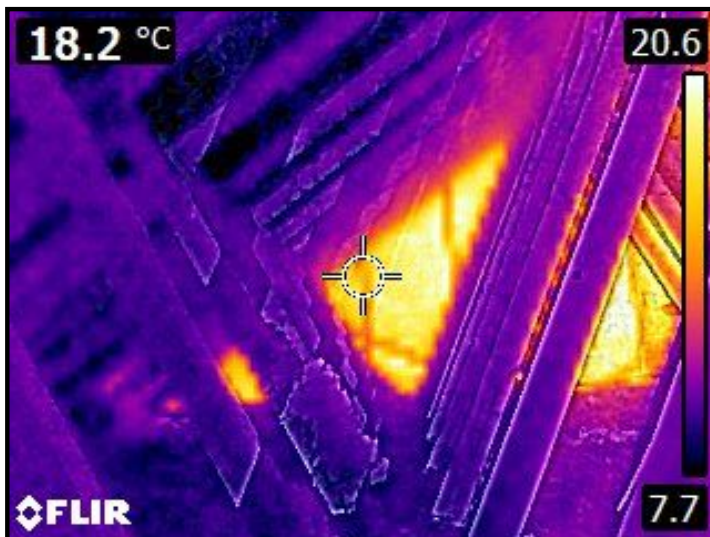
- Attic was accessible at the time on inspection. Inspector visually inspected attic.

2. Structure

Observations:



- Appeared functional at time of inspection. No deficiencies observed.



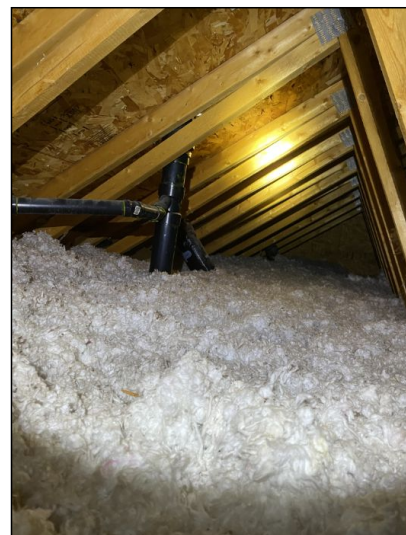
Appeared functional at time of inspection. No deficiencies observed.



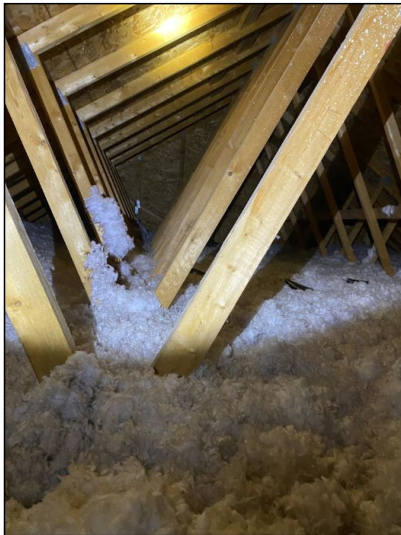
Appeared functional at time of inspection. No deficiencies observed.



Appeared functional at time of inspection. No deficiencies observed.



Appeared functional at time of inspection. No deficiencies observed.



Appeared functional at time of inspection. No deficiencies observed.



Appeared functional at time of inspection. No deficiencies observed.

3. Ventilation

Observations:

- Appears functional at the time of inspection.



Appears functional at the time of inspection.



Appears functional at the time of inspection.



Appears functional at the time of inspection.

4. Duct Work

Observations:



- Appeared functional at time of inspection. No deficiencies observed.

5. Insulation Condition

Observations:



- Insulation appears adequate.



Insulation appears adequate.



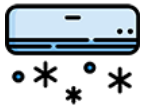
Insulation appears adequate.



Insulation appears adequate.



Insulation appears adequate.



Heat/AC

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

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

1. Heater Condition

Observations:



- Gas fired forced hot air heating furnace was functional and operational at the time of inspection. Location: Basement.



Gas fired forced hot air heating furnace was functional and operational at the time of inspection. Location: Basement.



Gas fired forced hot air heating furnace was functional and operational at the time of inspection. Location: Basement.



Gas fired forced hot air heating furnace was functional and operational at the time of inspection. Location: Basement.

2. Heater Base

Observations:

- The heater base appears to be functional.

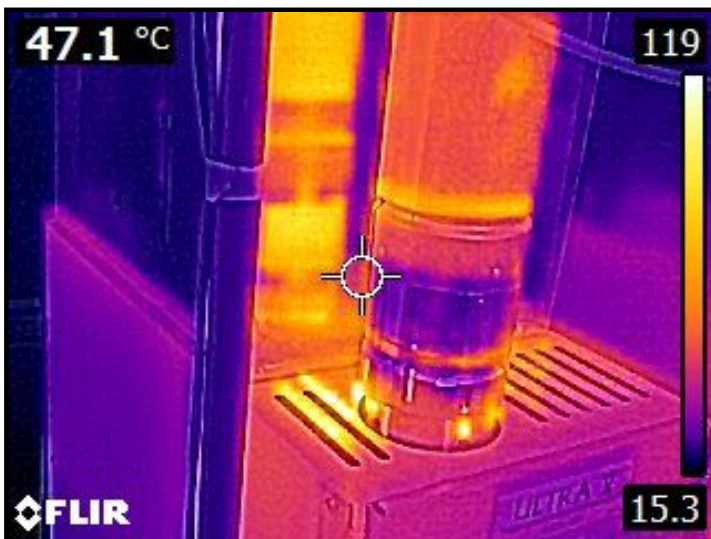


The heater base appears to be functional.

3. Enclosure

Observations:

- Operational/Functional. No major concern at the time of inspection.



Operational/Functional. No major concern at the time of inspection.



Operational/Functional. No major concern at the time of inspection.

4. Venting

Observations:

- No gas leak noticed at the time of inspection.
- Damaged vent pipe noted.





Damaged vent pipe noted.

5. Gas Valves

Observations:



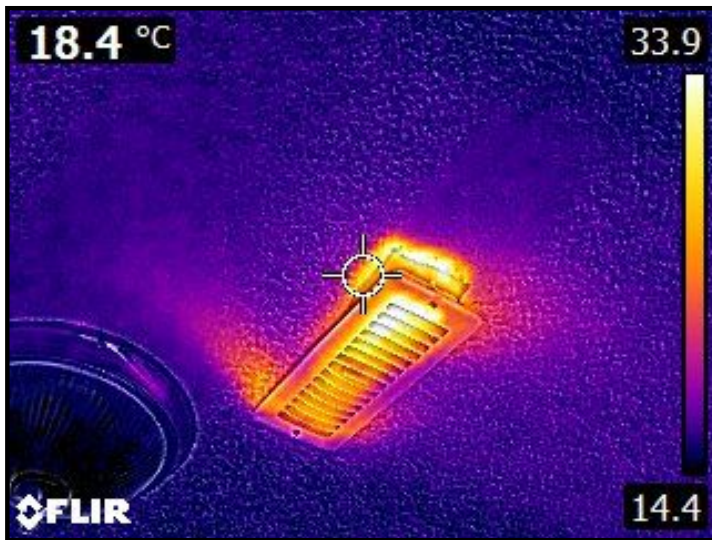
- Gas shut off valves were present and functional.

6. Registers

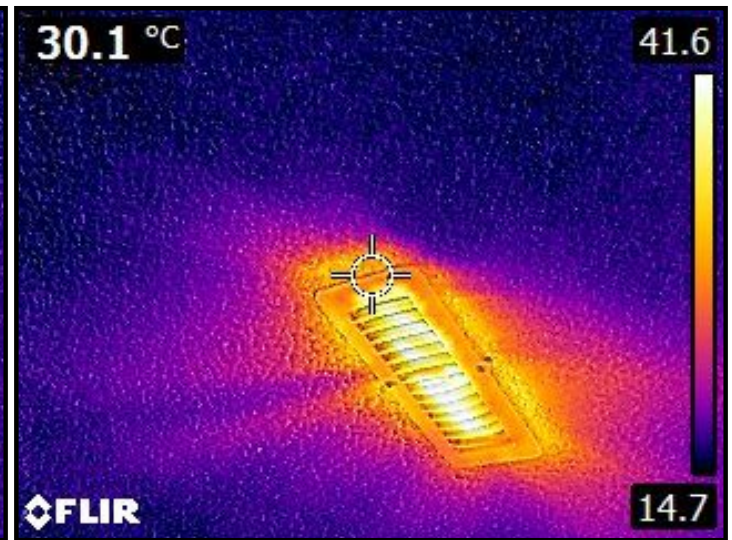
Observations:



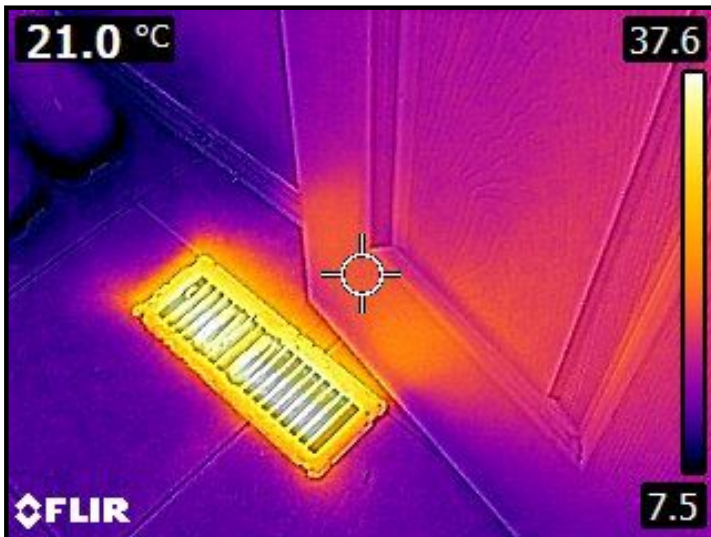
- The return air supply system appears to be functional.
- There are multiple missing return air grills noted. Recommend installing.



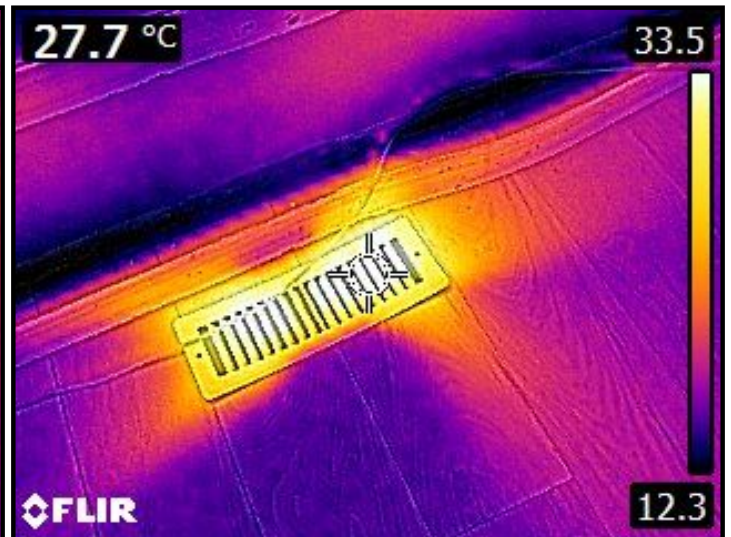
The return air supply system appears to be functional.



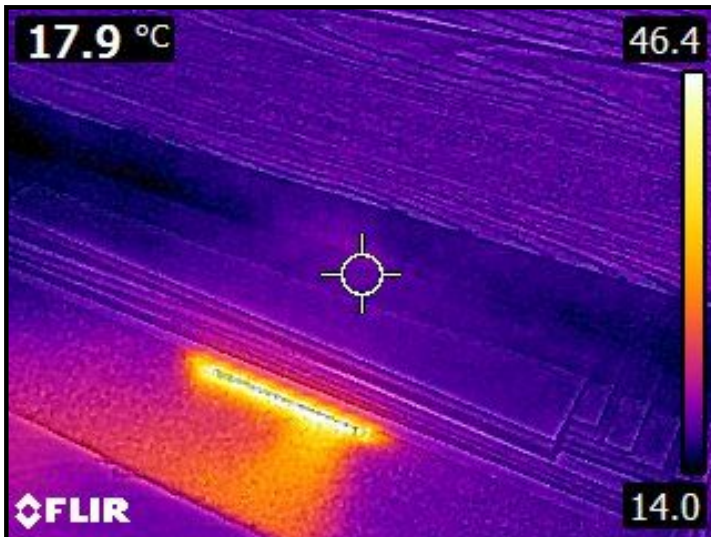
The return air supply system appears to be functional.



The return air supply system appears to be functional.



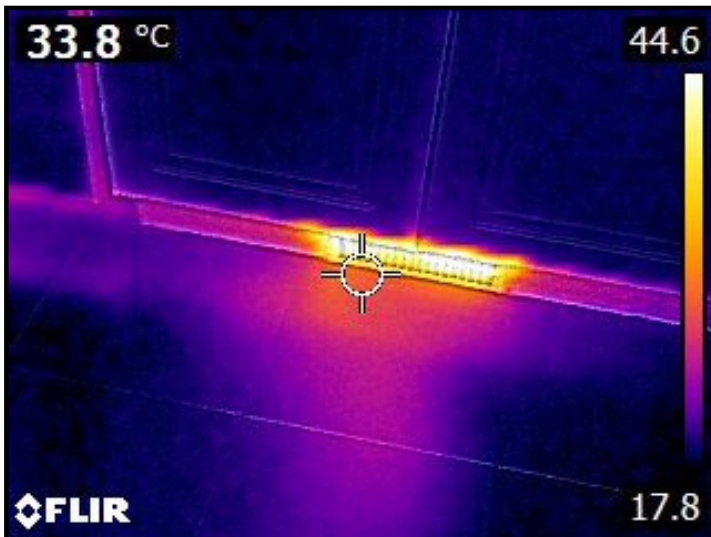
The return air supply system appears to be functional.



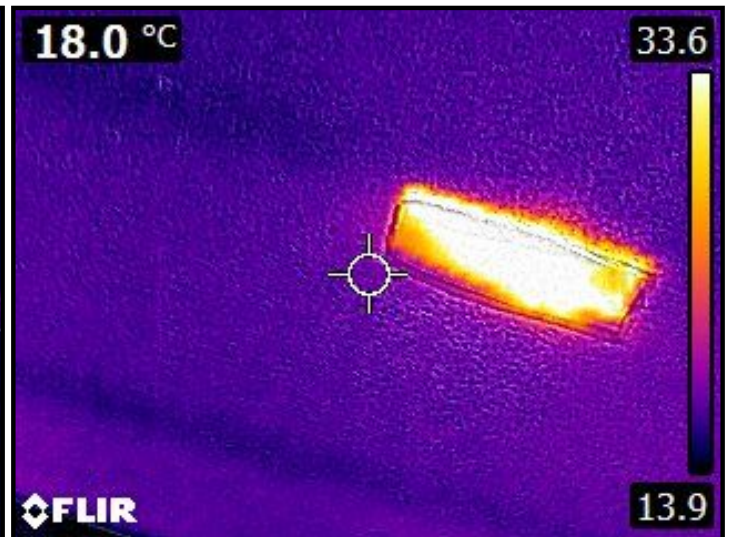
The return air supply system appears to be functional.



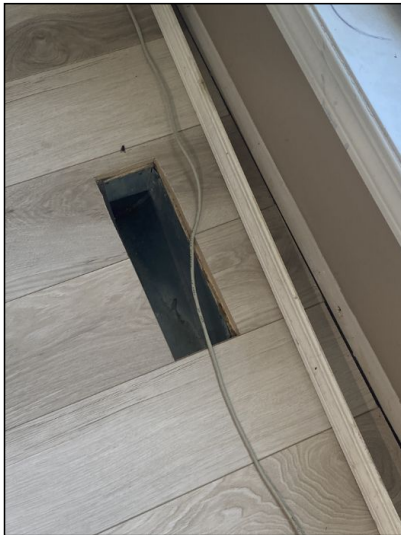
The return air supply system appears to be functional.



The return air supply system appears to be functional.



The return air supply system appears to be functional.



There are multiple missing return air grills noted. Recommend installing.



Recommend securing vent cover to sealing.



The return air supply system appears to be functional.



The return air supply system appears to be functional.



The return air supply system appears to be functional.



The return air supply system appears to be functional.



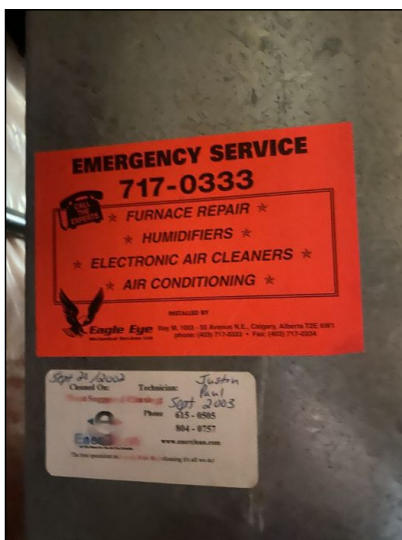
There are multiple missing return air grills noted. Recommend installing.

7. Filters

Observations:



- Annual HVAC service contract is recommended.



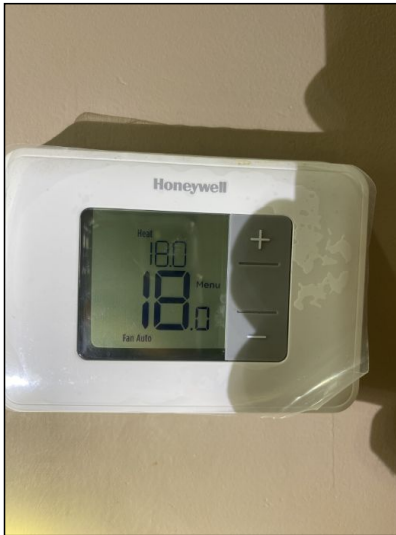
Annual HVAC service contract is recommended. Annual HVAC service contract is recommended.

8. Thermostats

Observations:



- Digital - programmable type.
- Functional at the time of inspection.



Digital - programmable type.

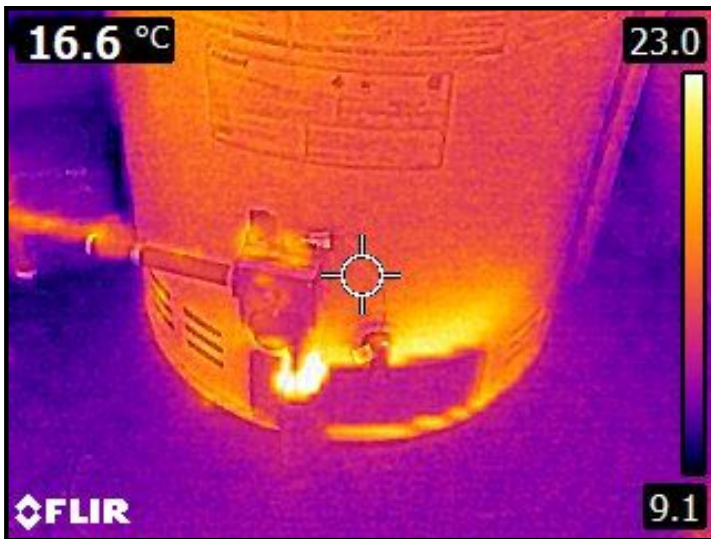


Water Heater

1. Base

Observations:

- The water heater base is functional.



The water heater base is functional.

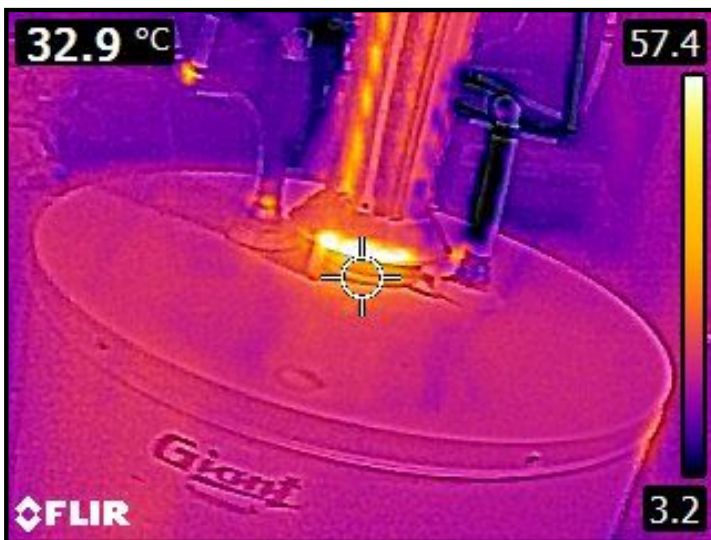


The water heater base is functional.

2. Heater Enclosure

Observations:

- The water heater enclosure is functional.



The water heater enclosure is functional.



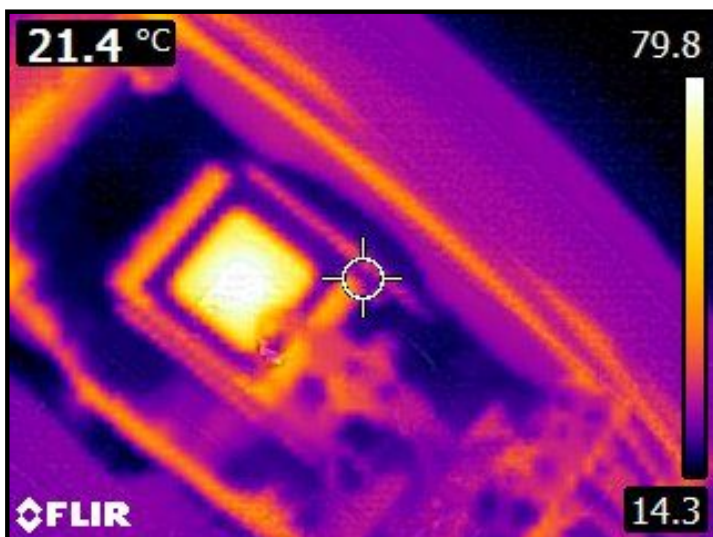
The water heater enclosure is functional.

3. Combustion

Observations:

- The combustion chamber appears to in functional condition.





The combustion chamber appears to in functional condition.

The combustion chamber appears to in functional condition.

4. Venting

Observations:



- No gas leak noticed at the time of inspection.

5. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the basement.



Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No major system safety or function concerns noted at time of inspection.

6. TPRV

Observations:



- Appears to be in satisfactory condition -- no concerns.

7. Gas Valve

Observations:



- Appears functional.

8. Plumbing

Observations:



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



Kitchen

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

1. Cabinets

Observations:



- Cabinet door is missing and few other cabinet doors observed damaged.



Cabinet door is missing.



Cabinet door is missing and few other cabinet doors observed damaged.



Cabinet door is missing and few other cabinet doors observed damaged.



Cabinet door is missing and few other cabinet doors observed damaged.

2. Counters

Observations:



- Solid Surface tops noted. Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

3. Dishwasher

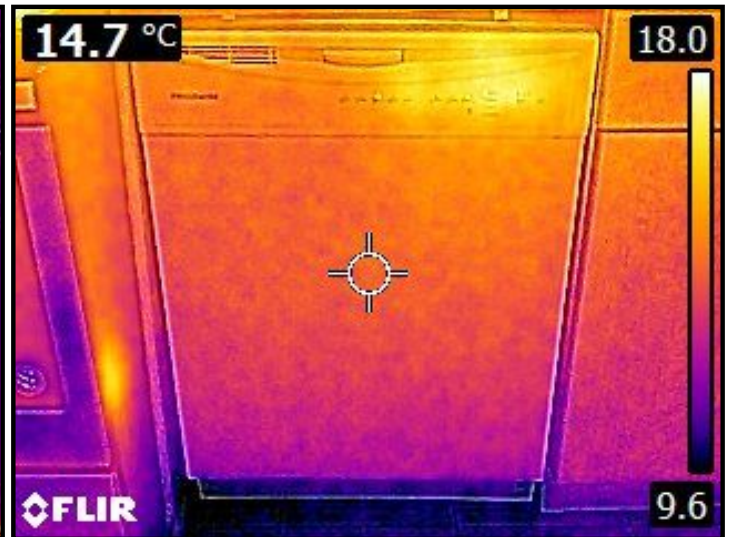
Observations:



- Operated. Functional. It was in good operational condition at the time of inspection.



Operated. Functional. It was in good operational condition at the time of inspection.



Operated. Functional. It was in good operational condition at the time of inspection.



Operated. Functional. It was in good operational condition at the time of inspection.



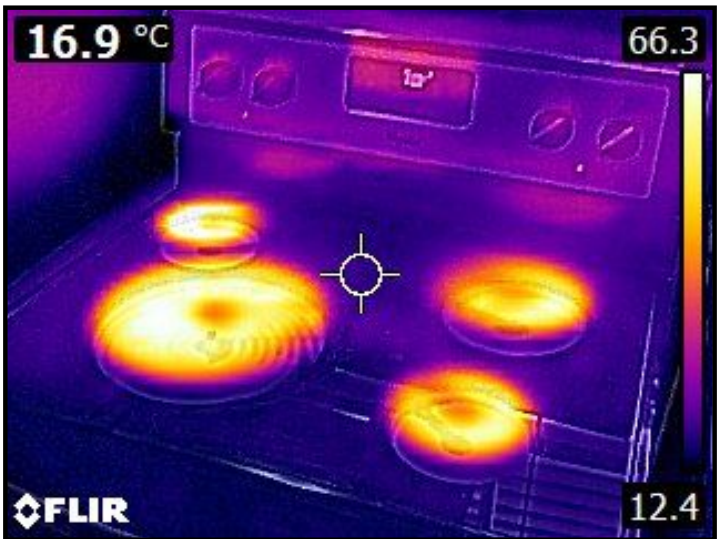
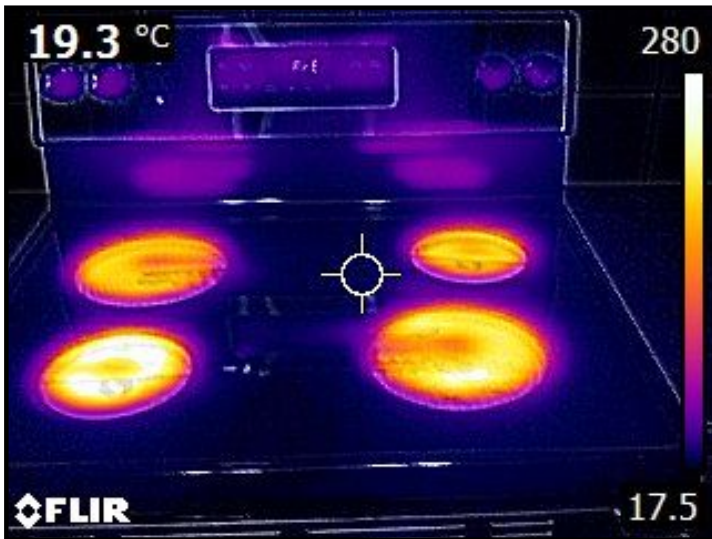
Operated. Functional. It was in good operational condition at the time of inspection.

4. Cook top condition

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

5. Oven & Range

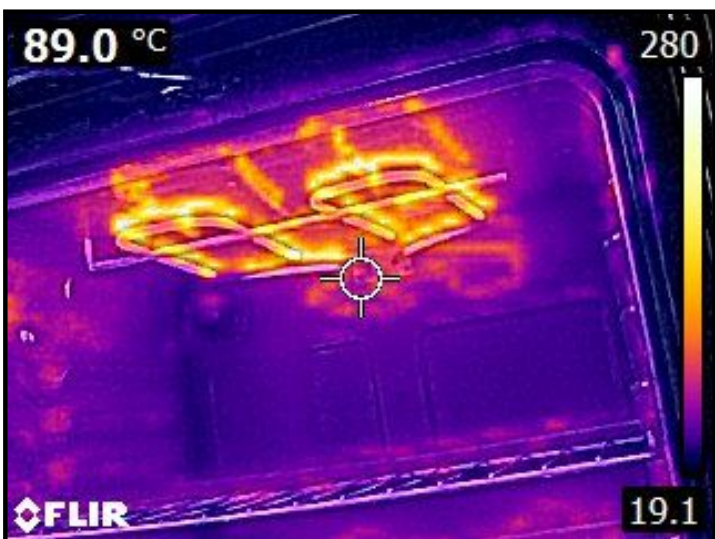
Observations:

- Oven(s) operated when tested.

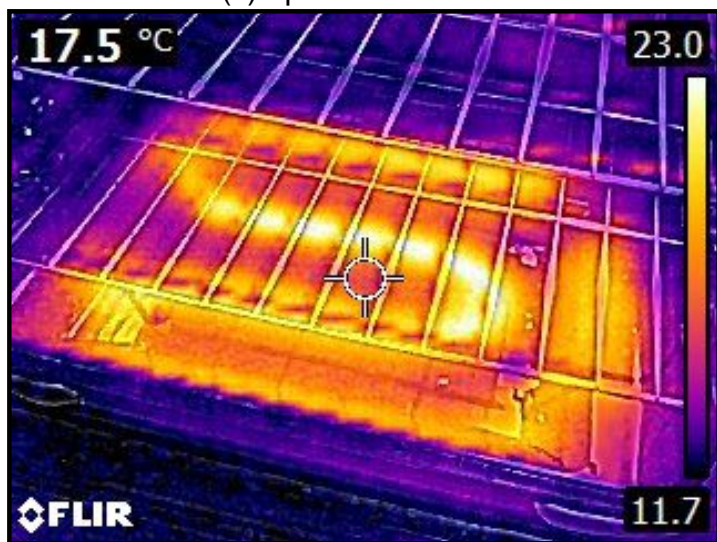




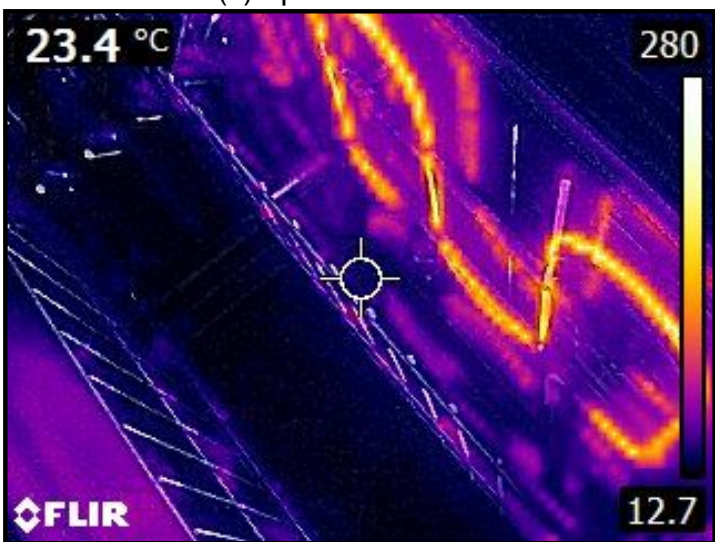
Oven(s) operated when tested.



Oven(s) operated when tested.



Oven(s) operated when tested.

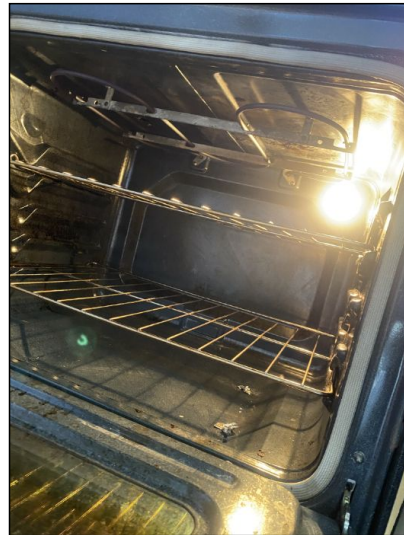


Oven(s) operated when tested.





Oven(s) operated when tested.

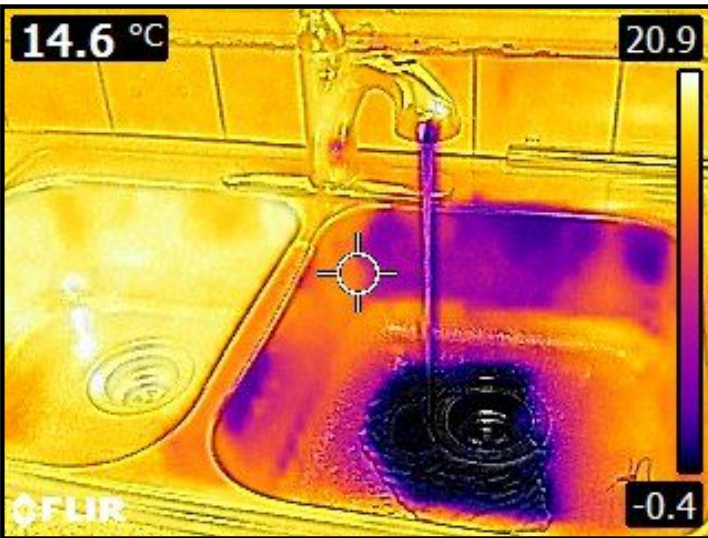


Oven(s) operated when tested.

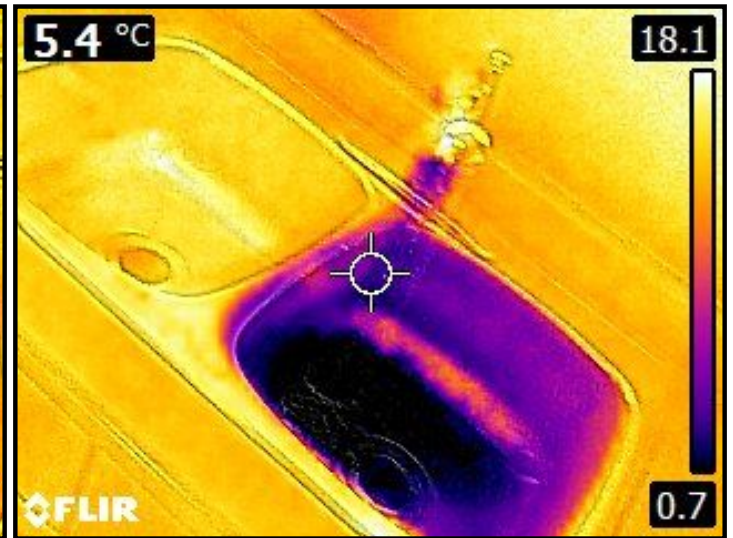
6. Sinks

Observations:

- Operated normally, at time of inspection.



Operated normally, at time of inspection.



Operated normally, at time of inspection.



Operated normally, at time of inspection.



Operated normally, at time of inspection.

7. Vent Condition



Materials: Exterior Vented

Observations:

- Exhaust fan was operational at the time of inspection. Tested suction.
- Vent fan light is inoperable.
- **Appears to be leaking inside by the sealing recommend repair by qualified contractor.**



Exhaust fan missing the fan covers.



Vent fan light is inoperable.



Appears to be leaking inside by the sealing recommend repair by qualified contractor.



Exhaust fan was operational at the time of inspection. Tested suction.



Exhaust fan was operational at the time of inspection. Tested suction.

8. Window Condition

Observations:



- Kitchen window does not seem to close properly. Recommend review by qualified contractor and repair as necessary.



Kitchen window does not seem to close properly. Recommend review by qualified contractor and repair as necessary.

9. Floor Condition

Observations:



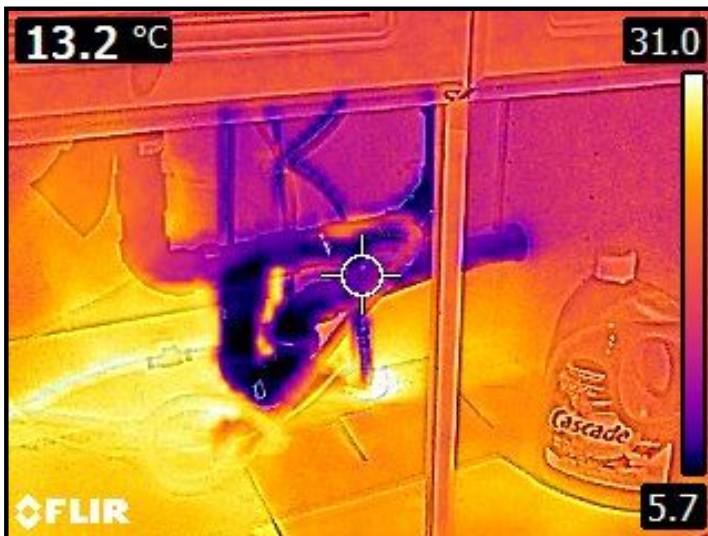
- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

10. Plumbing

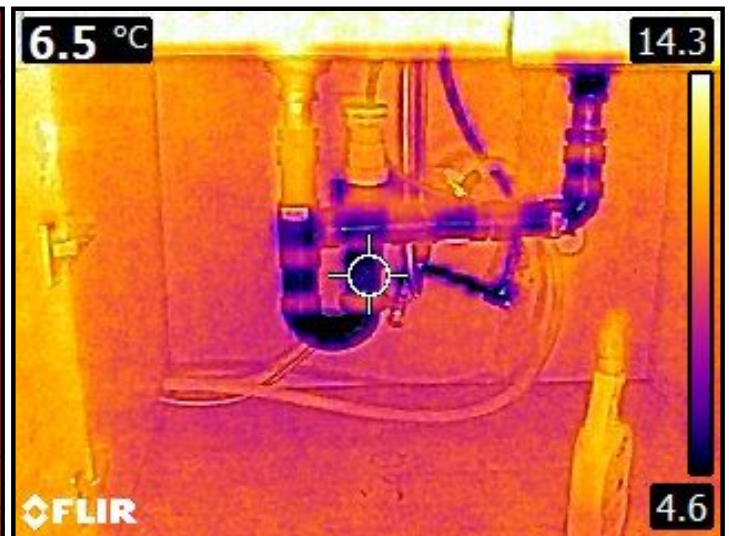
Observations:



- Operational/Functional at the time of inspection. No deficiencies observed.



Operational/Functional at the time of inspection.
No deficiencies observed.



Operational/Functional at the time of inspection.
No deficiencies observed.



Operational/Functional at the time of inspection.
No deficiencies observed.



Operational/Functional at the time of inspection.
No deficiencies observed.

11. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.
- Small stains noted on the ceiling. They tested dry at the time of the inspection.



Small stains noted on the ceiling. They tested dry at the time of the inspection.

12. Electrical



Observations:

- **Water and ice dispenser is inoperable and the door handle observed missing.**



Water and ice dispenser is inoperable and the door handle observed missing.



Water and ice dispenser is inoperable and the door handle observed missing.

13. Wall Condition

Materials: Drywall walls noted.

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:



- Operational/Functional at the time of inspection. Cosmetic damages are not included in the inspection report.

2. Closets

Observations:



- **The closet doors handle/knobs are missing.**



The closet doors handle/knobs are missing.

3. Door Bell

Observations:



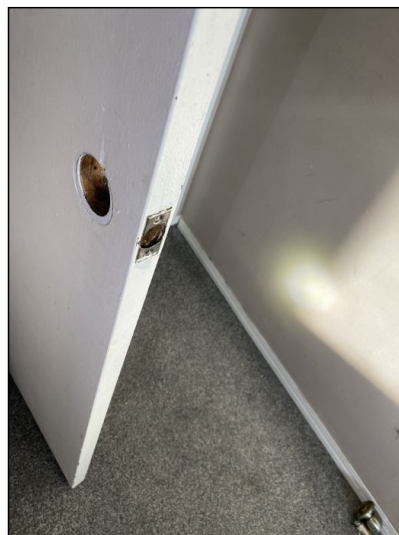
- At the time of inspection, Operated normally when tested.

4. Doors

Observations:



- **Door lock missing or loose. Recommend repair or replacement by qualified contractor.**



Door lock missing or loose. Recommend repair or replacement by qualified contractor.

Door lock missing or loose. Recommend repair or replacement by qualified contractor.

5. Electrical

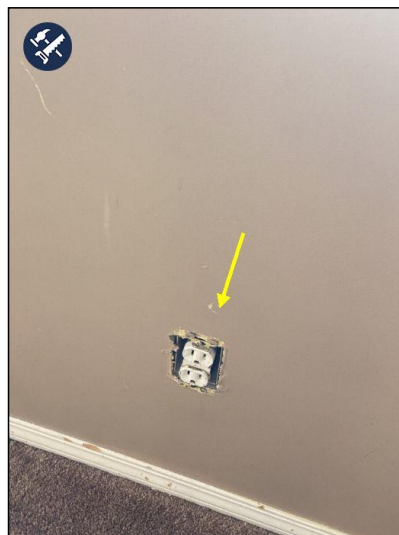
Observations:



- Missing outlet and switch covers Recommend installing new covers.



Missing outlet and switch covers Recommend installing new covers.



Missing outlet and switch covers Recommend installing new covers.



Non-functional light noted.

6. Stairs & Handrail



Observations:

- Operational/Functional at the time of inspection. Cosmetic damages are not included in the inspection report.

7. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- Operational/Functional at the time of inspection. Cosmetic damages are not included in the inspection report.
- Small stains noted on the basement ceiling. They tested dry at the time of the inspection.



Small stains noted on the basement ceiling. They tested dry at the time of the inspection.

8. Wall Condition



Materials: Drywall walls noted.

Observations:

- Some damaged walls noted throughout the house.
- **Mold like stains are present under the baseboard. We recommend further evaluation by qualified contractor.**



Some damaged walls noted throughout the house.



Mold like stains are present under the baseboard. We recommend further evaluation by qualified contractor.



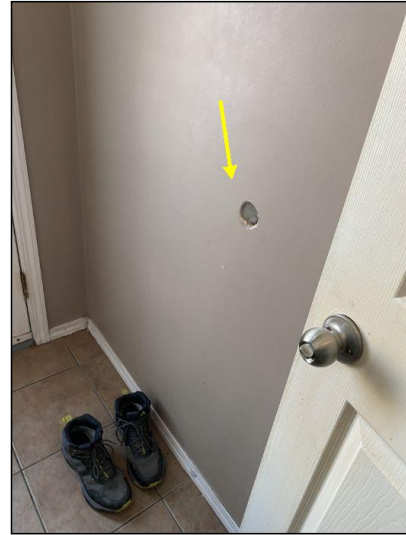
Mold like stains are present under the baseboard. We recommend further evaluation by qualified contractor.



Some damaged walls noted throughout the house.



Some damaged walls noted throughout the house.



Some damaged walls noted throughout the house.

9. Window Condition

Observations:



- Front window did not lock/latch properly, recommend repairs for enhanced security/safety.
- One or more window/s shows sign of loss of seal/condensation, evidence of past leak observed recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



Front window did not lock/latch properly, recommend repairs for enhanced security/safety.



One or more window/s shows sign of loss of seal/condensation, evidence of past leak observed recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



One or more window/s shows sign of loss of seal/condensation, evidence of past leak observed recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.



Bedrooms

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

1. Cabinets

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

2. Closets

Observations:



- The closet door has fallen out of square or derailed and drags on the floor. We recommend contacting a qualified contractor to realign the door.



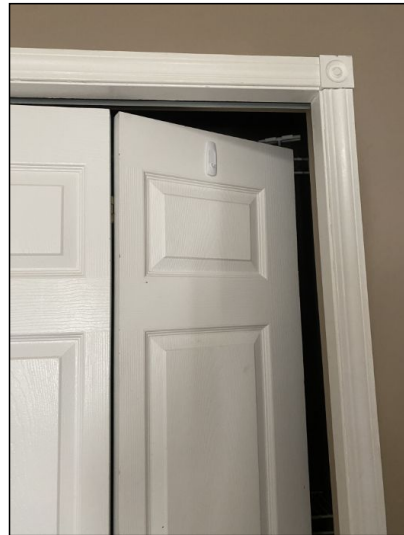
The closet door has fallen out of square or derailed and drags on the floor. We recommend contacting a qualified contractor to realign the door.



The closet door has fallen out of square or derailed and drags on the floor. We recommend contacting a qualified contractor to realign the door.



The closet door has fallen out of square or derailed and drags on the floor. We recommend contacting a qualified contractor to realign the door.



The closet door has fallen out of square or derailed and drags on the floor. We recommend contacting a qualified contractor to realign the door.

3. Doors

Observations:



- Some doors are damaged.



Some doors are damaged.

4. Electrical

Observations:



- The majority of grounded receptacles , were tested and found to be wired correctly.

5. Floor Condition

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

6. Wall Condition



Materials: Drywall walls noted.

Observations:

- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

7. Window Condition



Observations:

- **Hardware difficult to operate at one or more locations and window frame damage observed. Recommend review and repair as needed by qualified window contractor.**



Hardware difficult to operate at one or more locations and window frame damage observed. Recommend review and repair as needed by qualified window contractor.



Hardware difficult to operate at one or more locations and window frame damage observed. Recommend review and repair as needed by qualified window contractor.

8. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Bathroom

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

1. Cabinets



Observations:

- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

2. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- **Small mold like stains noted on the ceiling. They tested dry at the time of the inspection.**



Small mold like stains noted on the ceiling. They tested dry at the time of the inspection.

3. Counters



Observations:

- Solid Surface tops noted. Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

4. Doors



Observations:

- No major system safety or function concerns noted at time of inspection. Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

5. Electrical

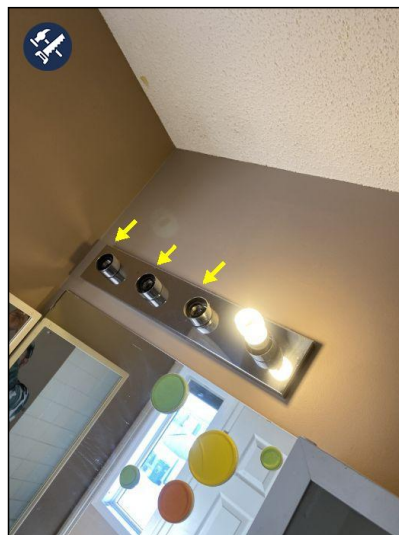


Observations:

- **Light bulbs are missing at various locations recommend installing new bulbs or repair as necessary by qualified electrician.**



Light bulbs are missing at various locations recommend installing new bulbs or repair as necessary by qualified electrician.



Light bulbs are missing at various locations recommend installing new bulbs or repair as necessary by qualified electrician.



Light bulbs are missing at various locations recommend installing new bulbs or repair as necessary by qualified electrician. Recommend installing a cover on this light.

6. GFCI



Observations:

- **GFCI** in place and operational



GFCI in place and operational

7. Exhaust Fan

Observations:



- Improve: all exhaust fan covers are noted clogged and full of dust. Recommend cleaning them for optimum function.



Improve: all exhaust fan covers are noted clogged and full of dust. Recommend cleaning them for optimum function.

Improve: all exhaust fan covers are noted clogged and full of dust. Recommend cleaning them for optimum function.



Improve: all exhaust fan covers are noted clogged and full of dust. Recommend cleaning them for optimum function.

8. Floor Condition



Observations:

- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

9. Heating



Observations:

- Operational/Functional at the time of inspection. No deficiencies observed.

10. Mirrors



Observations:

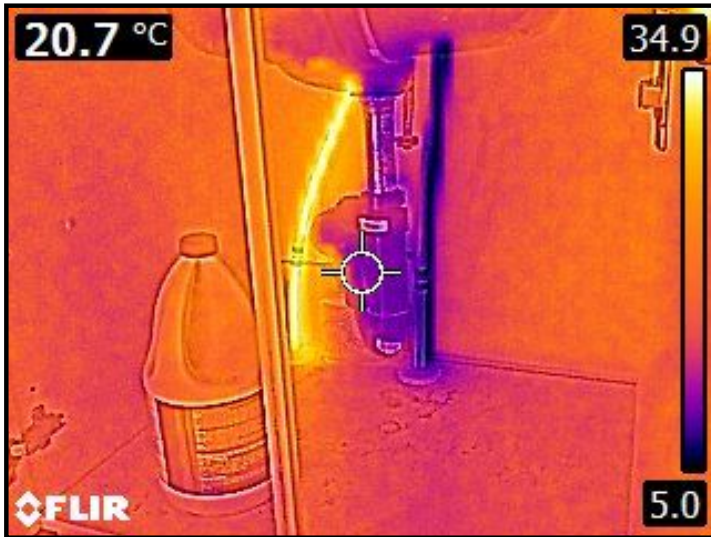
- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

11. Plumbing

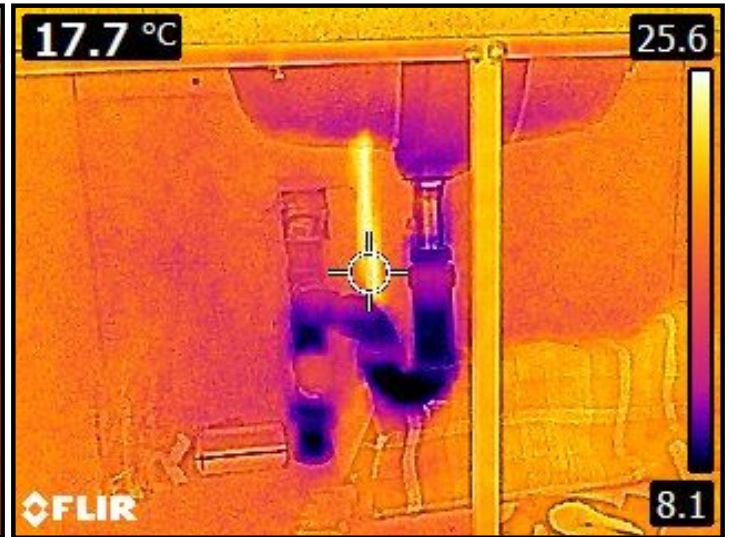


Observations:

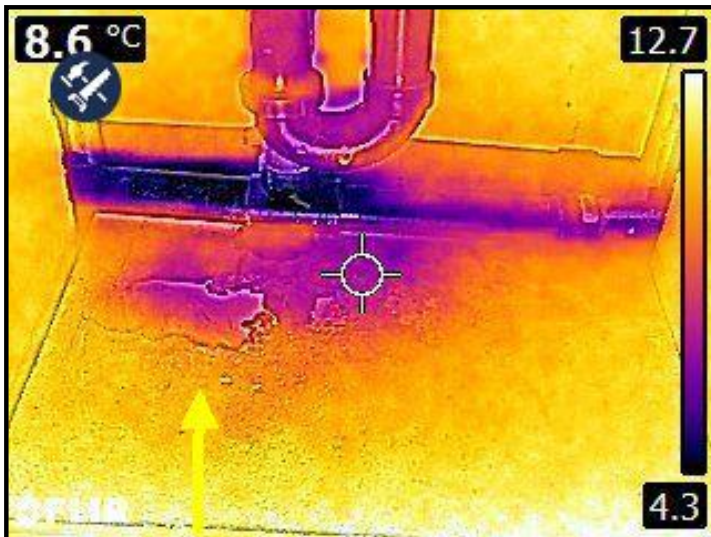
- Operational/Functional at the time of inspection. No deficiencies observed.
- **Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.**



Operational/Functional at the time of inspection.
No deficiencies observed.



Operational/Functional at the time of inspection.
No deficiencies observed.



Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.



Operational/Functional at the time of inspection.
No deficiencies observed.



Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.



Visible leaking noted under the sink. We recommend contacting a licensed plumbing contractor for repair options.

12. Security Bars



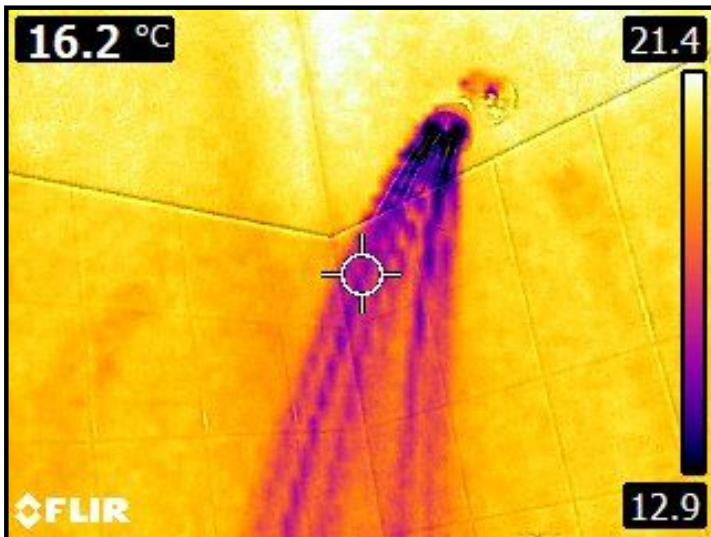
Missing toilet paper holder.

13. Showers

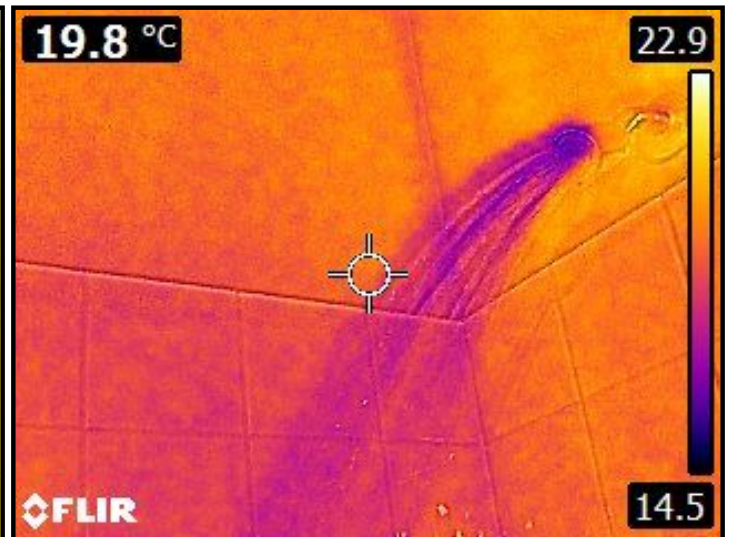
Observations:

- Functional/Operational at the time of inspection.

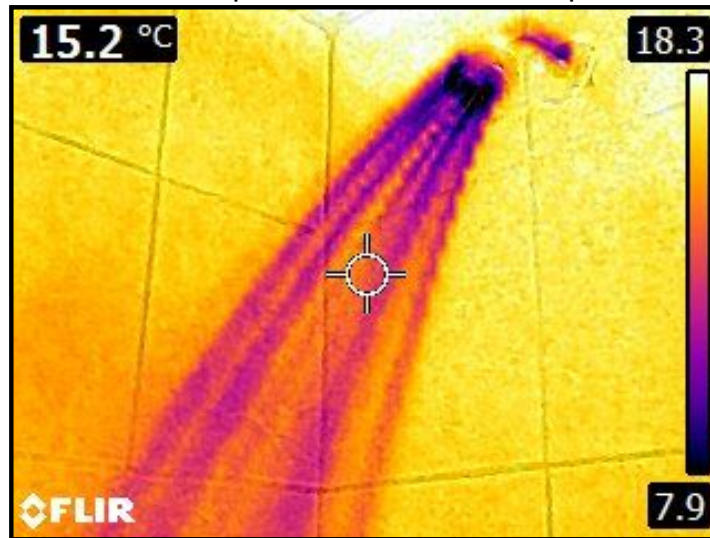




Functional/Operational at the time of inspection.



Functional/Operational at the time of inspection.



Functional/Operational at the time of inspection.

14. Shower Walls



Observations:

- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

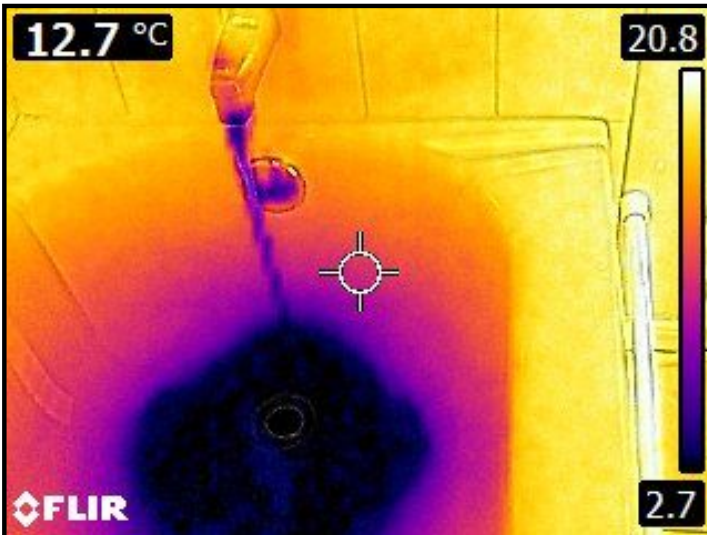
Broken tile observed.

15. Bath Tubs

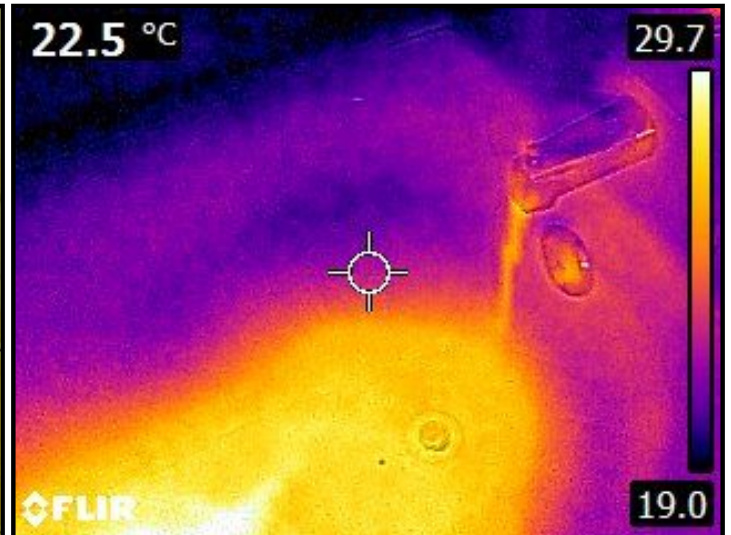


Observations:

- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.
- **Chipped and Stains observed in the basement bathroom.**



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

Chipped and Stains observed in the basement bathroom.



Chipped and Stains observed in the basement bathroom.

16. Enclosure

Observations:



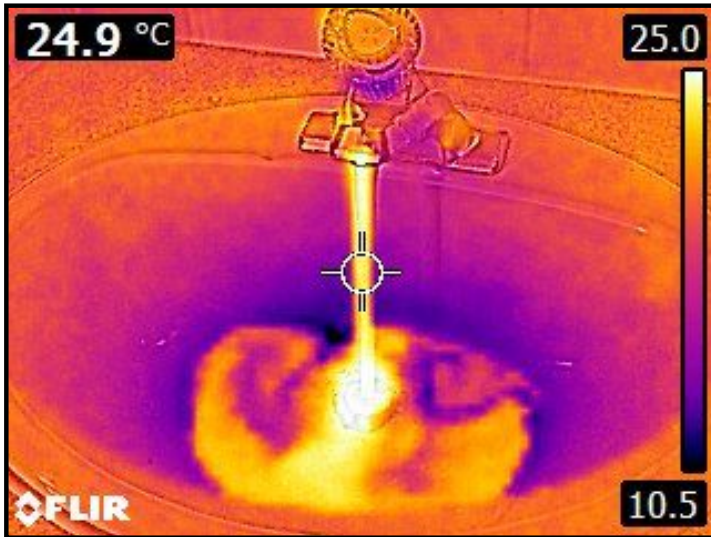
- The shower enclosure was functional at the time of the inspection.

17. Sinks

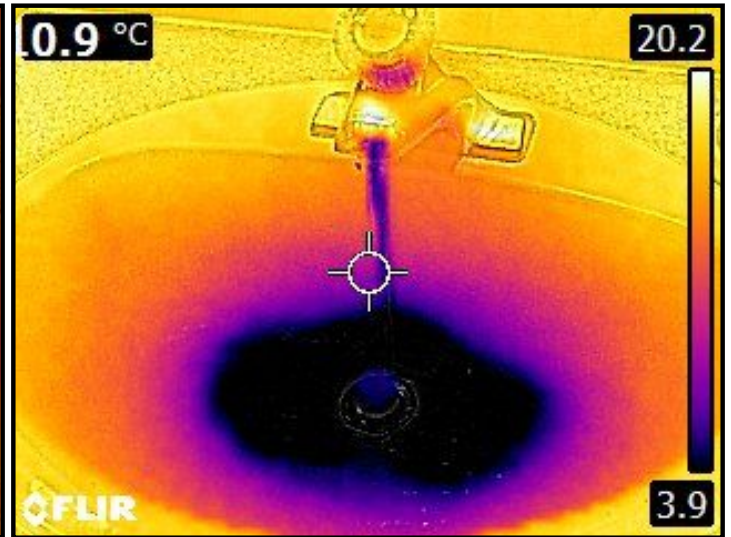
Observations:



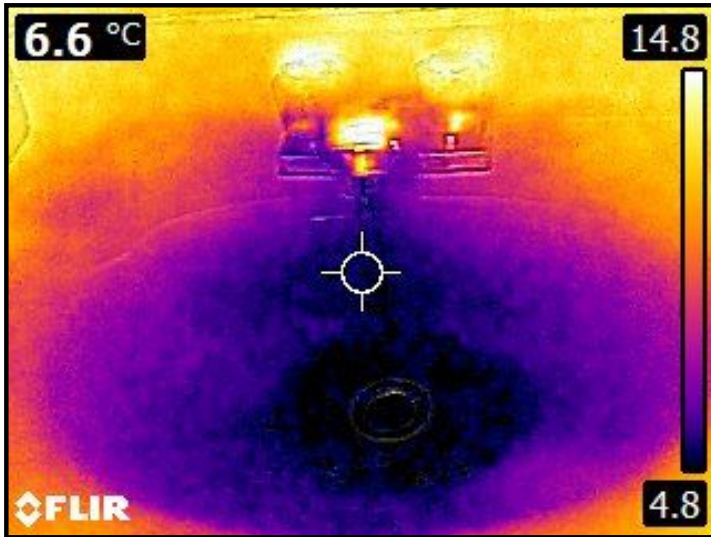
- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

18. Toilets

Observations:



- Toilet seat cover missing.



Toilet seat cover missing.



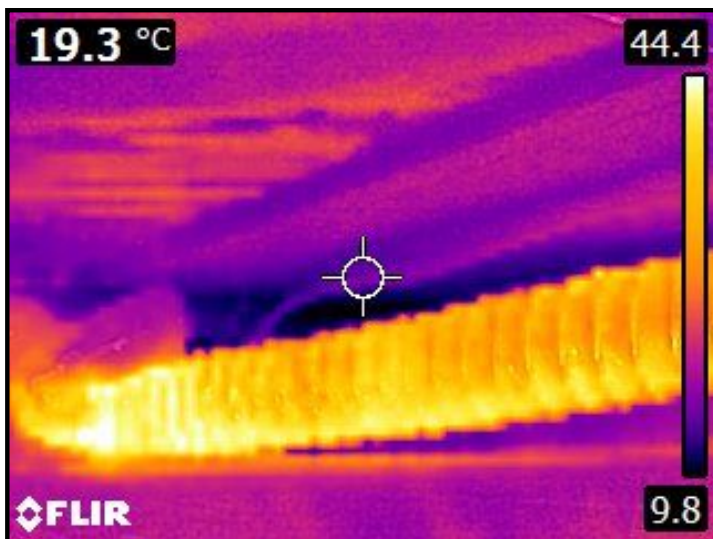
Laundry

1. Dryer Vent

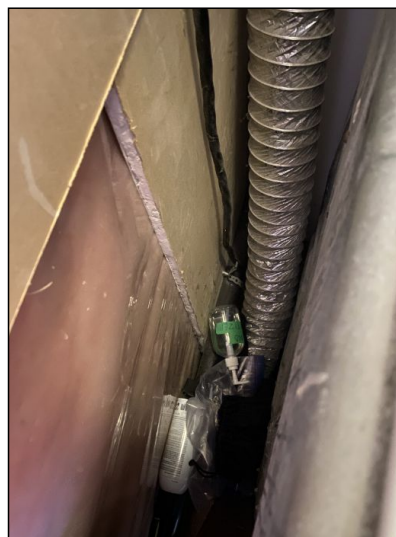


Observations:

- Functional/Operational at the time of inspection.



Functional/Operational at the time of inspection.



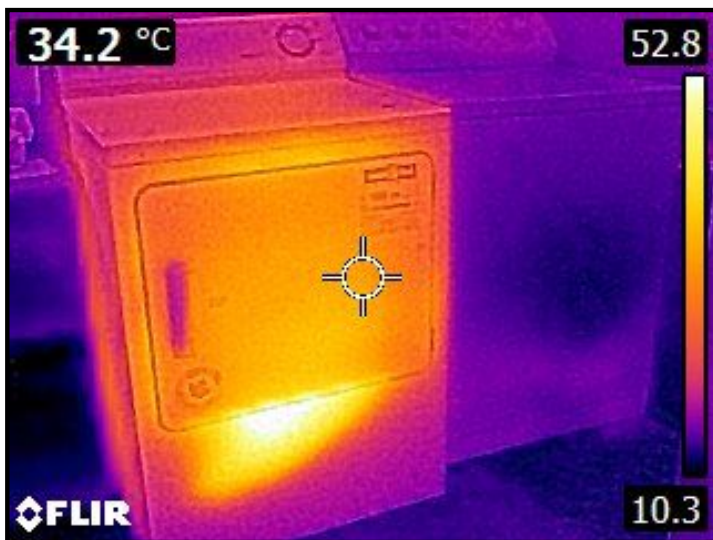
Functional/Operational at the time of inspection.

2. Electrical



Observations:

- Laundry appliances were operational at the time of inspection.



Laundry appliances were operational at the time of inspection.



Laundry appliances were operational at the time of inspection.

3. Floor Condition



Observations:

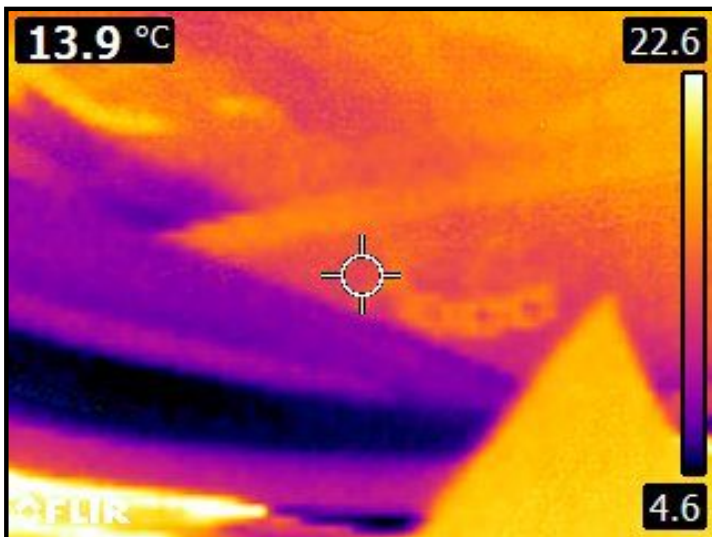
- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

4. Plumbing

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed.



Operational/Functional at the time of inspection.
No deficiencies observed.



Operational/Functional at the time of inspection.
No deficiencies observed.

5. Wall Condition

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

6. Ceiling Condition

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Electrical

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

1. Electrical Panel

Location: Main Location: • Panel box located in basement.

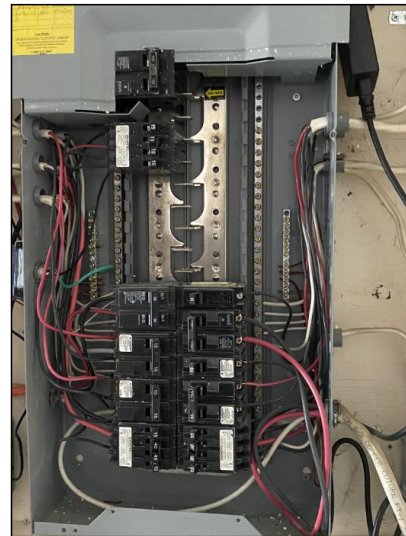


Observations:

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



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



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

2. Main Amp Breaker



Observations:

- 200 amp



200 amp

3. Breakers in off position



Observations:

- 0

4. Cable Feeds



Observations:

- Main electrical meter and feeders were operational/functional at the time of inspection.



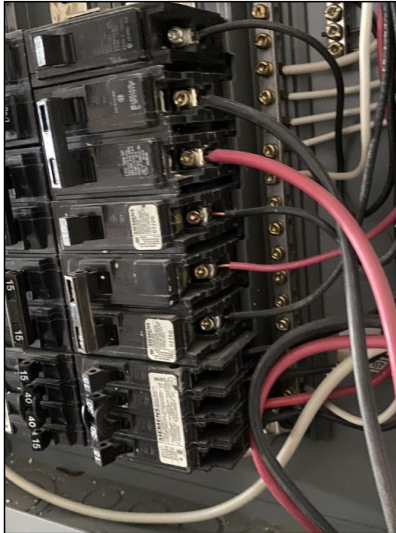
Main electrical meter and feeders were operational/functional at the time of inspection.

5. Breakers



Observations:

- All of the circuit breakers appeared serviceable.



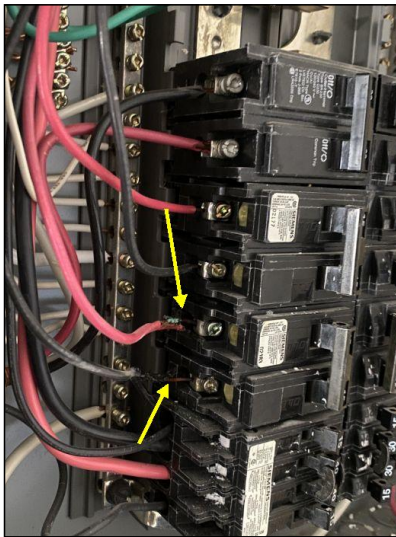
All of the circuit breakers appeared serviceable.

6. Fuses

Observations:



- **Burnt wires noted. Further evaluation by qualified electrician is recommended.**



Burnt wires noted. Further evaluation by qualified electrician is recommended.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:



- Appeared functional at time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



Appeared functional at time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

2. Window Condition

Observations:



- **Some window screens damaged. And screen frame damage noted.**



Some window screens damaged. And screen frame damage noted.



Some window screens damaged. And screen frame damage noted.



Some window screens damaged. And screen frame damage noted.

3. Siding Condition



Observations:

- No major system safety or function concerns noted at time of inspection. Appeared functional at time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



No major system safety or function concerns noted at time of inspection. Appeared functional at time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.



No major system safety or function concerns noted at time of inspection. Appeared functional at time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

4. Eaves & Facia



Observations:

- Appeared functional at time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

5. Exterior Paint



Observations:

- Functional/Operational.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:



- Visible part of slab appeared functional at time of inspection. No deficiencies observed.

2. Foundation Perimeter

Observations:



- Visible part of foundation perimeter appeared functional at time of inspection. No deficiencies observed.

3. Foundation Walls

Observations:



- Common cracks observed, keep an eye in case they increase in size.



Common cracks observed, keep an eye in case they increase in size.



Grounds

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

1. Driveway and Walkway Condition

Observations:



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

2. Grading

Observations:



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

3. Vegetation Observations

Observations:



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

4. Patio and Porch Deck

Observations:



- **Front and side deck Floor boards rotted. Recommend repair by qualified contractor.**



Front and side deck Floor boards rotted. Recommend repair by qualified contractor.



Front and side deck Floor boards rotted. Recommend repair by qualified contractor.



Front and side deck Floor boards rotted. Recommend repair by qualified contractor.



Front and side deck Floor boards rotted. Recommend repair by qualified contractor.

5. Stairs & Handrail

Observations:



- Handrail should be installed for safety.



Handrail should be installed for safety.

6. Grounds Electrical

Observations:



- Front door outside light non-functional noted. Recommend repair by qualified electrician or replace bulb.



Front door outside light non-functional noted. Recommend repair by qualified electrician or replace bulb.



Front door outside light non-functional noted. Recommend repair by qualified electrician or replace bulb.

7. GFCI

Observations:



- GFCI receptacles are in good condition.

8. Main Gas Valve Condition

Observations:



- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

9. Plumbing

Observations:



- Most n/a due to insulation covering the pipe.

10. Water Pressure



Observations:

- Acceptable pressure noted.

11. Exterior Faucet Condition



Observations:

- Loose at structure, repairs needed to prevent possible damage to supply line.



Loose at structure, repairs needed to prevent possible damage to supply line.

12. Patio Enclosure



Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure. Cosmetic damages are not included in the inspection report.



Basement

1. Walls

Observations:



- No deficiencies were observed at the visible portions of the structural components of the home.

2. Insulation

Observations:



- Full view of foundation insulation was not available due to lack of access.

3. Windows

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

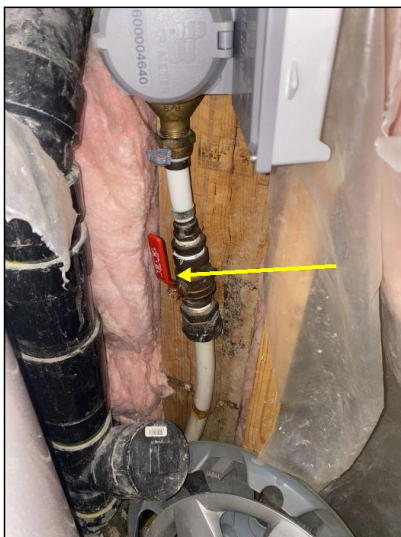
4. Plumbing Materials

Materials: Pex • Plastic

Observations:



- Main shut off valve located in the basement and the valve handle observed slow leaking. Recommend repair by qualified plumber.



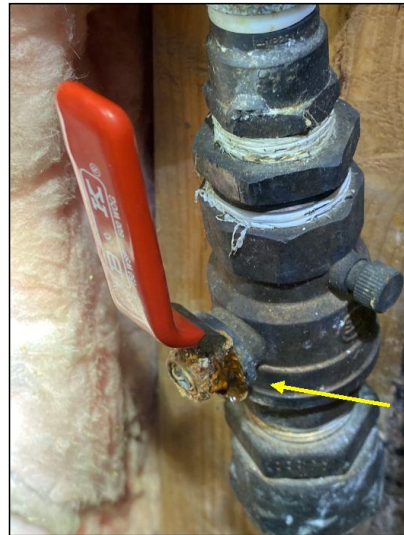
Main shut off valve located in the basement and the valve handle observed slow leaking. Recommend repair by qualified plumber.



Main shut off valve located in the basement and the valve handle observed slow leaking. Recommend repair by qualified plumber.



Functional at the time of inspection.



Main shut off valve located in the basement and the valve handle observed slow leaking. Recommend repair by qualified plumber.

5. Basement Electric

Observations:



- The majority of grounded receptacles , were tested and found to be wired correctly.

6. Access

Observations:



- Accessible basement/Crawlspace area noted.

7. Stairs

Observations:



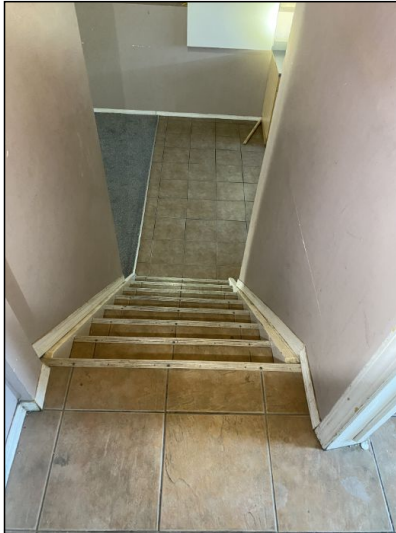
- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

8. Railings

Observations:



- **Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.**



Missing guardrails observed. This is a "Safety Concern". Although guardrails may not have been required when the home was built, we recommend client consider installing guardrails as a safety enhancement.

9. Slab Floor

Observations:



- Visible area of Slab floor appears in good shape at the time of inspection.

10. Finished Floor

Observations:



- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

11. Drainage

Observations:



- Appeared functional at the time of inspection.



Appeared functional at the time of inspection.

12. Framing

Observations:



- Appears functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

13. Columns

Observations:



- No deficiencies were observed at the visible portions of the structural components of the home.

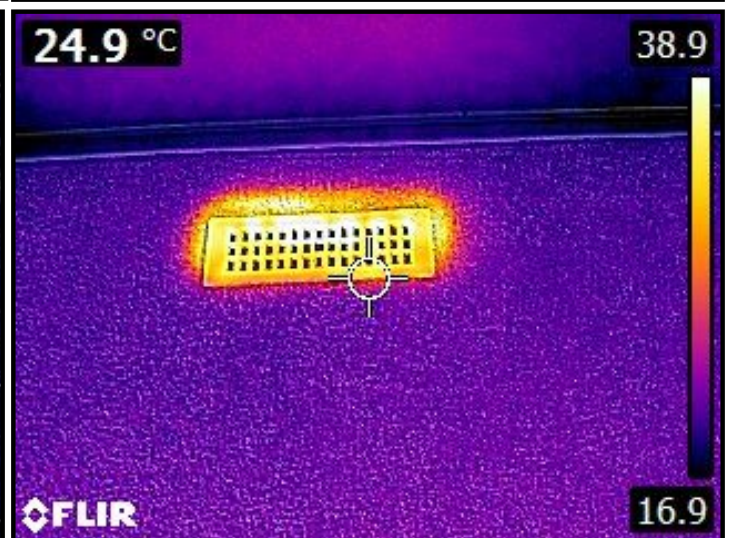
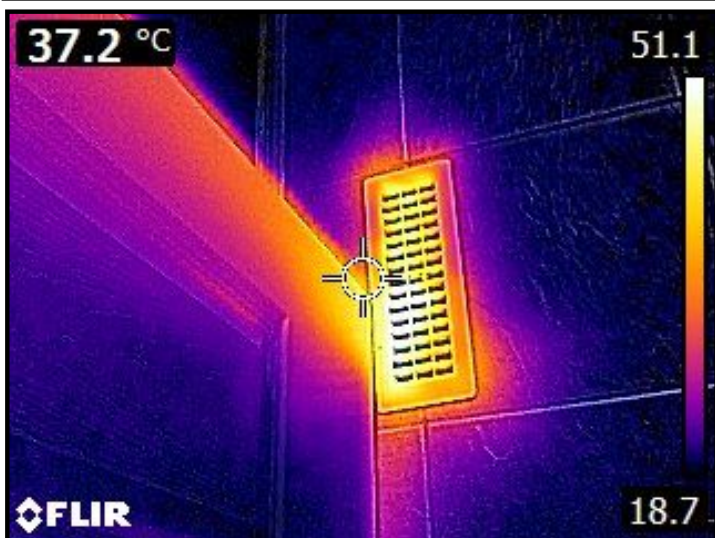
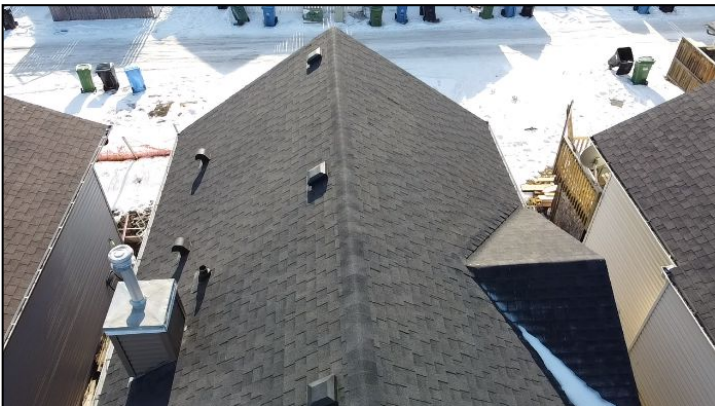
14. Basement/Crawlspace Ductwork

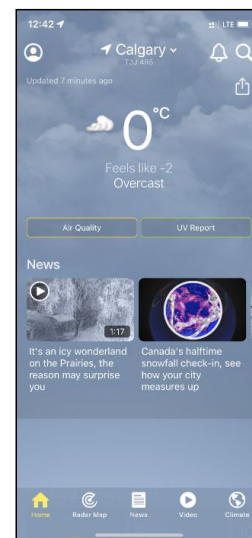
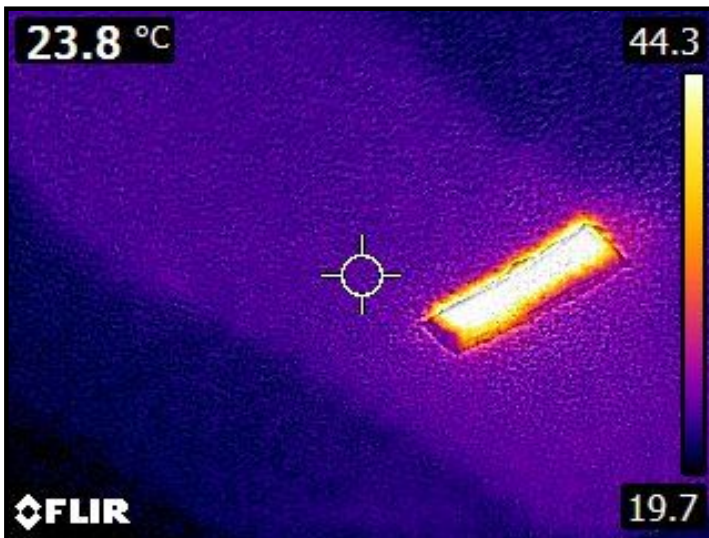
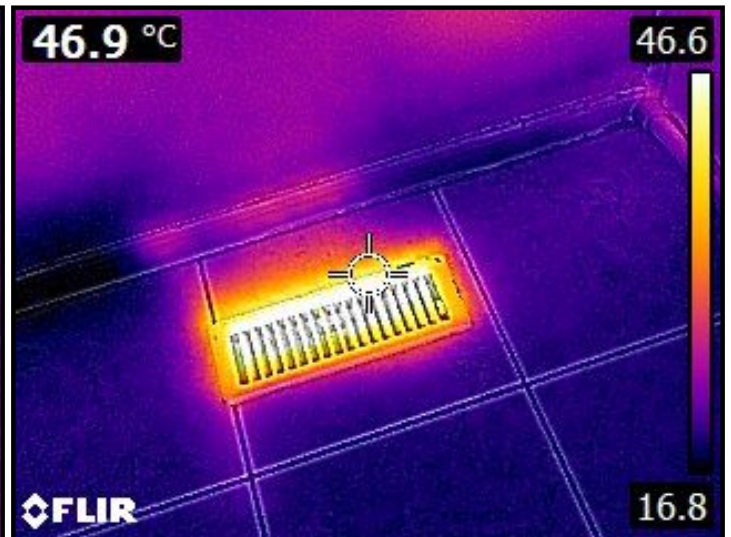
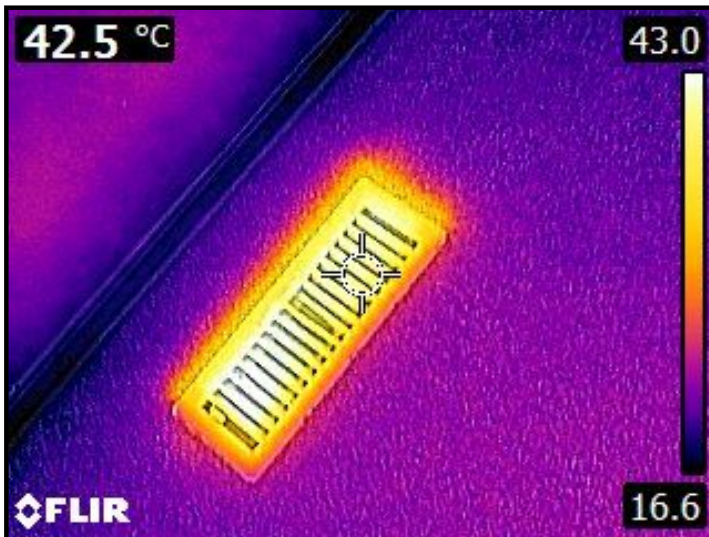
Observations:

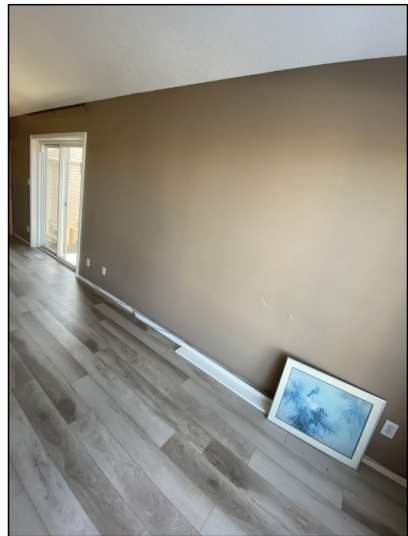
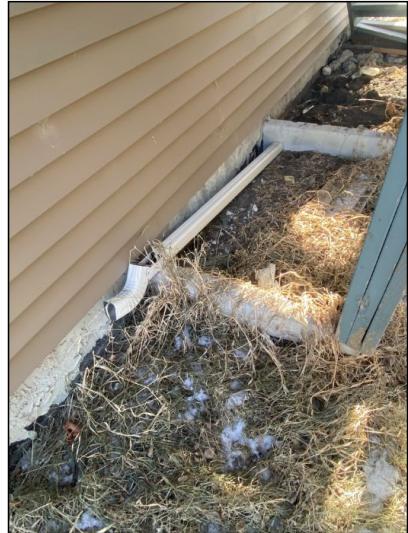


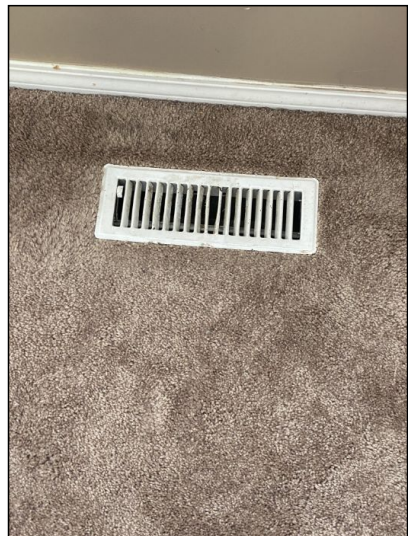
- Operational/Functional at the time of inspection. No deficiencies observed. Cosmetic damages are not included in the inspection report.

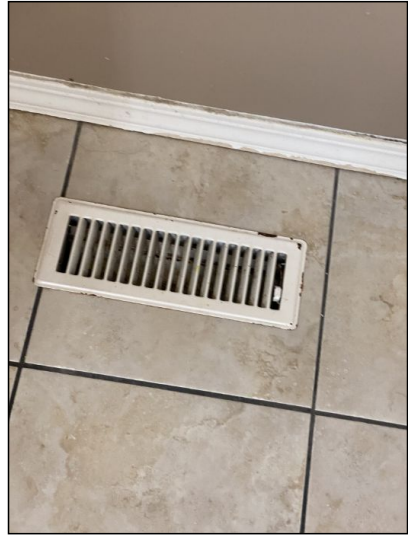
Photos

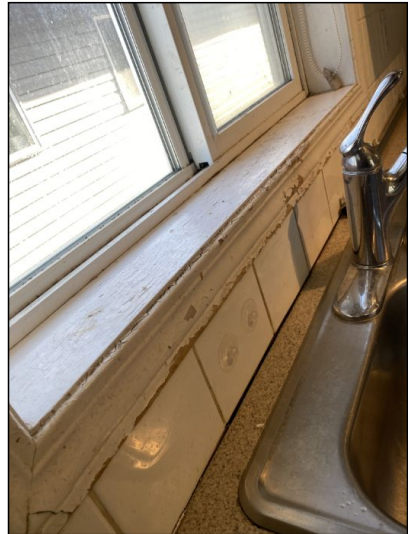
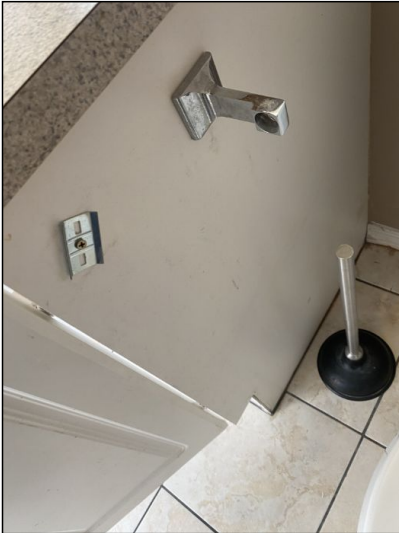




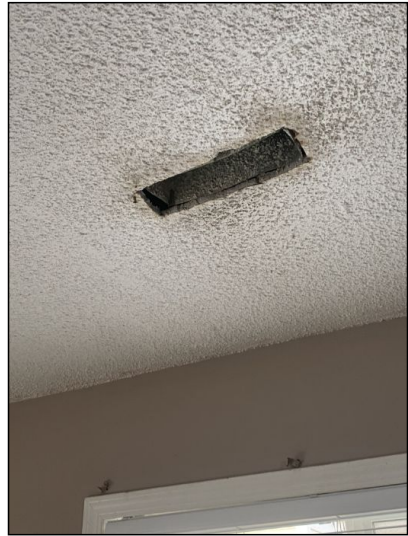


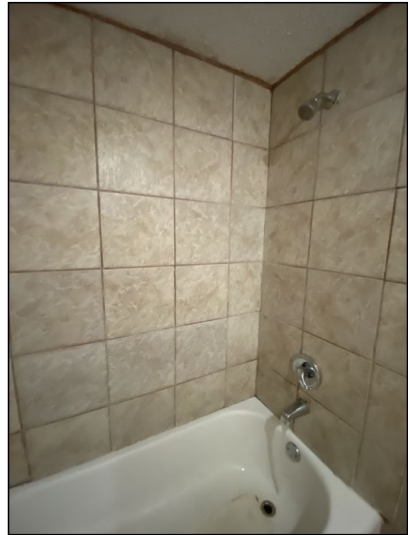
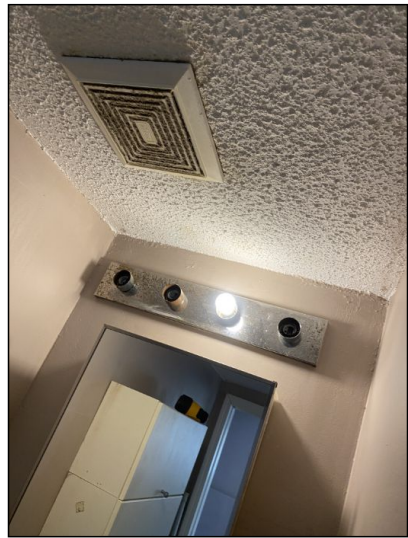
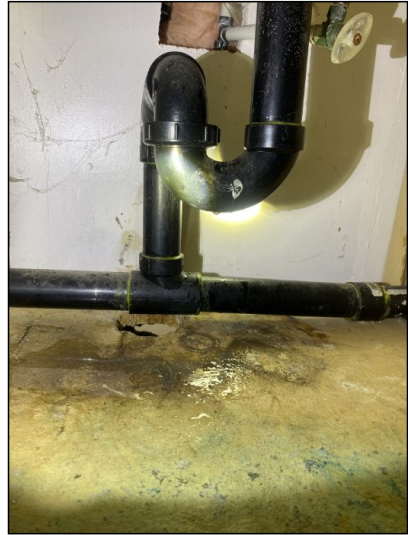


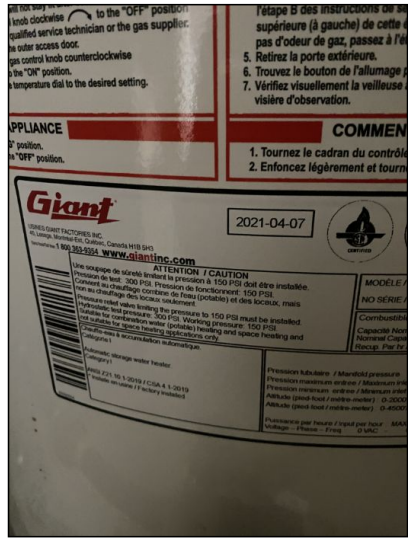
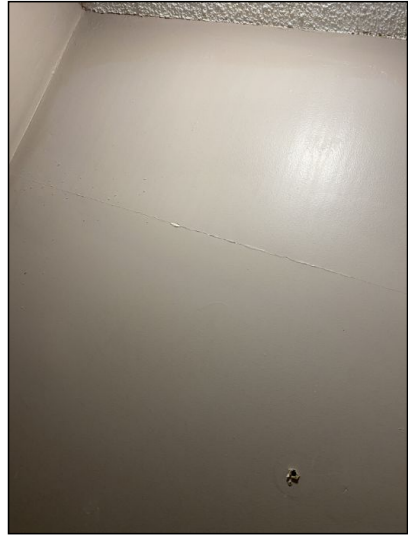


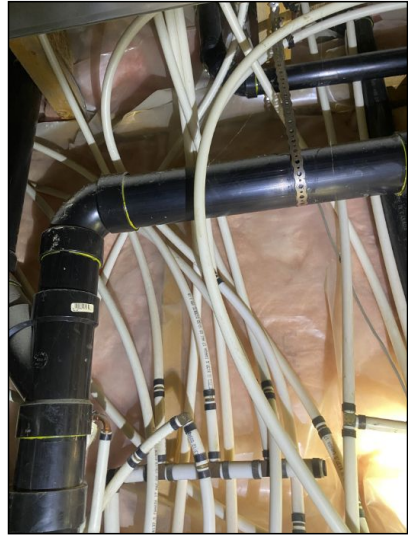
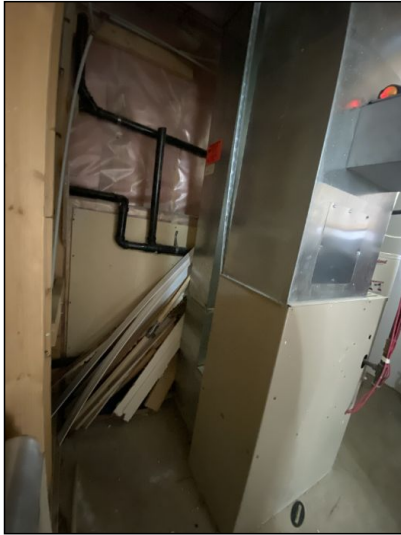




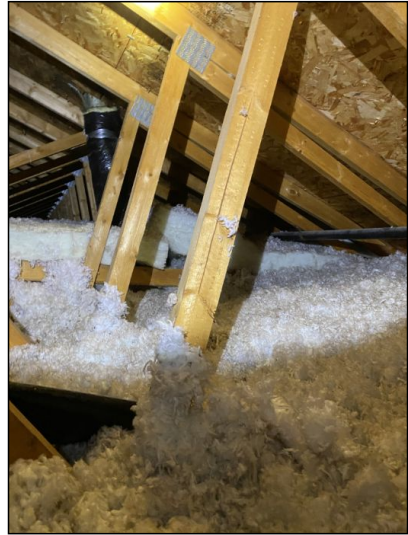


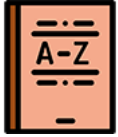












Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.