

HOME INSPECTION REPORT



5742 Timberline Drive, Layton, UT 84021

Inspection prepared for: Sample Report

Date of Inspection: 11/10/2017

Age of Home: 18 Size: 2400 sq ft

Weather: sunny

Inspector: Scott Kilgore

Inspector: Jason Fass

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www.capstonehomeutah.com

“DEPENDABLE FROM THE FOUNDATION UP”

Home Inspection Report Summary

Roof		
Page 4 Item: 5	Plumbing Vents	• Damaged- Vent boot is damaged. Potential water intrusion.
Exterior Areas		
Page 8 Item: 15	Dryer Vent Cover Condition	• Missing- The dryer vent is missing the exterior cover.
Electrical		
Page 15 Item: 5	Breaker Condition	• One and only one 20amp breaker is serviced by 14 gauge branch wire. Should be addressed and switched to a 15amp service breaker by a certified electrician.
Room(s)		
Page 29 Item: 6	Wall Condition	• Missing/damaged drywall observed.
Page 30 Item: 8	Windows Interior Condition	• Large tare in living room window screen.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us if you have any concerns that we haven't already addressed. We are happy to answer your questions. Our phone number is 385-220-9495. Thanks a lot! Scott and Jason... The Capstone Home Inspection Team

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 personal items. 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.

In this report you will find a brief summary of any CRITICAL concerns of the inspection, as they relate to Safety and Function. Examples would be, bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report. Be sure to read your entire report.

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.

General Note: 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. Please remember that your inspector can only inspect the readily accessible areas.

Inspection Details

1. Attendance

- Client present
- Seller present in home
- Buyer agent present

2. Home Type

- Single Family Home
- Ranch Style (single story)
- With Basement

3. Occupancy

- Occupied and furnished

Roof

1. General View

Roof Continued



2. Visibility

Visibility of Roof:

- Walked the Roof.
- Roof Levels- Some roof levels were inaccessible to the inspector. The inaccessible level(s) could be too steep or too oddly shaped to safely position a ladder for access.

3. Roof Condition

Roof Materials:

- Asphalt shingles
- Estimated number of layers 1.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Typical ridge shingle cracks observed.



Typical ridge shingle cracks observed.

Roof Continued

4. Flashing Condition

Materials:

- Metal Flashing

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Plumbing Vents

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

- **Damaged- Vent boot is damaged. Potential water intrusion.**

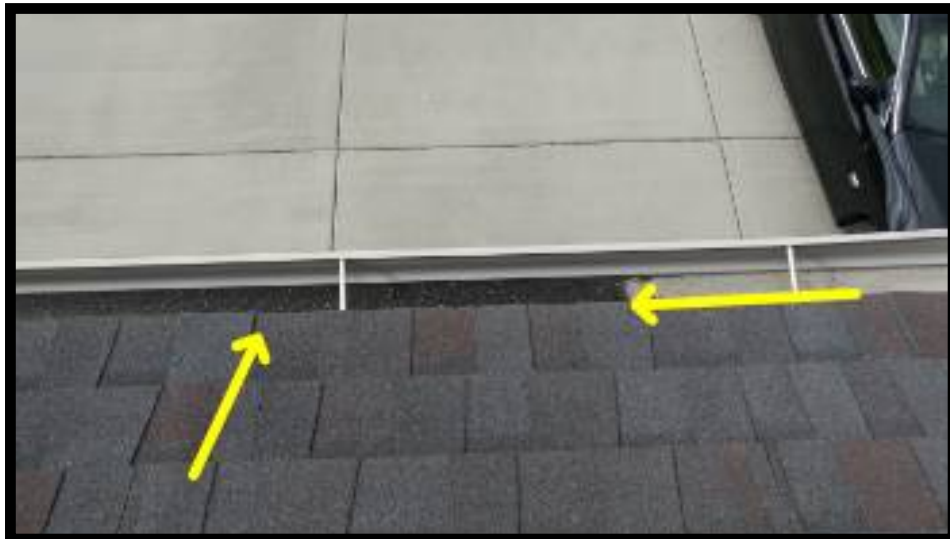


Vent boot cracked.

6. Gutters

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Debris- Significant amounts of debris evident.



Front gutter debris.

Roof Continued

7. Roof/Attic Vent System

Type:

- Soffit
- Gable
- Roof

Observations:

- All roof vents appear to be functional and in satisfactory condition as its viewed from the exterior of the attic. The inspection of the attic is detailed in the section labeled "attic".

Grounds

1. Photos



2. Driveway Condition

Driveway Materials:

- Concrete driveway noted.

Observations:

- Good- Driveway in good shape for age and wear. No deficiencies noted.
- Typical cracking was observed. Monitor these cracks.

3. Walkway Condition

Walkway Materials:

- Concrete sidewalk noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Typical cracking was observed at the concrete surfaces.

4. Grading Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Grounds Continued

5. Vegetation Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

6. Plumbing Condition

Main Water Entry:

- Not visible / accessible.
- Location- At street South side of driveway.

7. Fence Condition

Observations:

- Home has a fence. Fences are outside the scope of a home inspection. Any comments made about the fence are only as it pertains to the house or its attachment. The inspector recommends client consult with home owner reference condition.

8. Sprinklers

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

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 the ground. Please remember that the inspector can only inspect the readily accessible areas.

Exterior Areas

1. General View



Exterior Areas Continued

2. Compressor Condition

Identification:

- Location: North side.
- Model # 17364G789
- Brand - Artic

Observations:

- No major system safety or function concerns observed at the readily accessible areas. Also refer to the Heat/A/C information page for components located inside the house.
- Outside disconnect present within direct view of unit.
- Unit not tested due to temperature limitation below 65 degrees. Operation of unit when the outside temperature is below 65 degrees could cause possible damage to unit.

3. Electrical Service Panel

Amperage: Underground service entry • 150 AMP Service

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Electrical entry wire is Aluminum strand.
- Antioxidant gel is present

4. Exterior Faucet Condition

Pressure / Location:

- Pressure =
- Approx 70psi

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Exterior GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.

6. Porch Roof/Floor Condition

Materials:

- The patio/porch roof is the same as main structure. (see Roof section)
- Concrete

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

7. Patio Roof/Floor Condition

Materials:

- Concrete

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Exterior Areas Continued

8. Deck/Stairs/Roof Condition

Materials:

- Composite

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

9. Doors

Observations:

- Exterior doors appeared in functional and in satisfactory condition.

10. Exterior Wall Covering Condition

Materials:

- Brick veneer noted.
- Stucco observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

11. Downspouts

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Down-spouts terminate underground.

12. Exterior Windows Condition

Materials:

- Vinyl framed window noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

13. Eaves & Fascia

Observations:

- Eaves, Soffits and Fascia (visible areas) appear to be in generally serviceable condition.

14. Main Gas Valve Condition

Location: South side.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

15. Dryer Vent Cover Condition

Observations:

- **Missing- The dryer vent is missing the exterior cover.**

Exterior Areas Continued



Missing Cover

Garage

1. General View



2. Exterior Door/Fire Door

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
-
- Not accessible.

3. Floor Condition

Materials:

- Bare concrete floors noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Common cracks noted. Monitor for any additional movement.

Garage Continued

4. Walls / Firewall

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Anchor Bolts

Observations:

- The anchor bolts were not visible.

6. Condition

Observations:

- Receptacles and lighting functioned properly.

7. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.
- Garage reset- Reset for the GFCI reset is-- Located in garage

8. Rafters & Ceiling

Observations:

- The garage roof is part of main structure. Please refer to Attic section of report for inspection details.
- Ceiling is sheet-rocked.
- Not visible--The house roof structure was not visible from inside the garage to determine type or condition.
- No major system safety or function concerns observed at the readily accessible areas.

9. Ventilation Condition

Materials:

- The garage ventilation is part of main structure. Please refer to Attic section of report for inspection details.

10. Garage Door Condition

Materials:

- Two- steel panel, sectional roll-up doors.

Observations:

- The garage door appeared functional during the inspection.

11. Window Condition

Materials:

- Vinyl framed sliding window noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

12. Garage Opener

Observations:

- The garage door opener is functional, safety features are built in.
- Chain drive opener noted.

Garage Continued

13. Garage Door Safety

Observations:

- No major system safety or function concerns observed.

14. Cabinets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Most not accessible due to stored personal items.

15. Counters Condition

Observations:

- Plastic laminate tops noted.
- Good condition observed.
- There is normal wear noted for the age of the counter tops.

This report describes the method used to inspect any accessible attics. Your inspector describes the insulation used in unfinished spaces when readily accessible. Please remember that the inspector does not disturb insulation and does not walk into areas that aren't readily accessible or safe. If the attic is inspected from the top of a ladder, your inspector will use a high powered flashlight to do a visual inspection.

Attic

1. General View



2. Access Type

- Scuttle Hole

3. Access Location

Location of Attic Access:

- Hallway

Attic Continued

4. Inspected From

- Hatch area- Entering attics that are insulated can cause damage to the insulation and attic framing. Attics covered with insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.

5. Structure Condition

Materials:

- Rafters observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

6. Attic Plumbing

Vent Condition:

- No major system safety or function concerns observed at the readily accessible areas.

7. Insulation Condition

Materials:

- Loose fill insulation.

Depth:

- 15+" - The insulation observed is approximately 15+ inches.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

8. Exhaust Duct Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

9. Electrical Condition

Observations:

- All readily accessible receptacles and lighting functioned properly.
- Recessed can light housing(s) are not visible. Inspector is unable to determine if the lights were IC rated (insulation covered) or non-IC rated. IC rated lights are okay to be covered with insulation. Non-IC lights should not be covered with insulation. Please remember that your home inspector does not disturb insulation.

10. Attic Ductwork

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

11. Vents Condition

Type:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Attic Continued

Unfinished Basement

1. Stairs

Observations:

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

2. Railing

Observations:

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

3. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.
- Garage reset- Reset for the GFCI reset is--

4. Basement Walls Condition

Materials:

- Poured concrete walls noted.
- The basement is partly finished. Any finished areas are detailed under a "room" designation in this report.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Limited view due to stored personnel items and or insulation on walls

5. Floor

Observations:

- Concrete floor noted.
- Typical cracks observed.

6. Insulation

Observations:

- Insulation appears to be installed incorrectly. Manufacturers instructions typically state that the paper backing is to face the heated living space.

7. Window Condition

Window Type:

- Vinyl framed window noted.

Observations:

- Satisfactory- Components appeared in satisfactory condition at time of inspection.
- Personal storage items restricted access to some some windows and the inspection could not be completed.

Unfinished Basement Continued

8. Plumbing Condition

Materials:

- Pex
- Copper

Observations:

- Appears Functional.

9. Ductwork

Observations:

- No deficiencies were observed.

10. Framing Condition

Observations:

- No deficiencies were observed at the visible portions of the structural components.
- Wood framing noted.

11. Joists Condition

Materials:

- Engineered I-Type joists observed.

Observations:

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

12. Subfloor Condition

Materials:

- OSB noted

Observations:

- No deficiencies were observed at the visible portions of the structure.

This report describes, the amperage rating of the electrical 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, the service equipment, 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 the electrical sections 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.

Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, another room, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. If your home does not have a carbon monoxide detector, it's a good investment to make. Please remember that the inspector can only inspect the readily accessible areas.

Electrical

1. General View

Electrical Continued



2. Main Sub Panel Rating

Main Sub Panel Rating:

- 200 amp

3. AFCI/GFCI

Observations:

- **AFCI** present and operable. No major system safety or function concerns were observed while testing.

4. Electrical Panel Condition

Main Sub Panel Location:

- Located in the basement.

Observations:

- No major system safety or function concerns observed.
- Electrical entry wire is Aluminum strand
- Antioxidant gel is present

5. Breaker Condition

Materials:

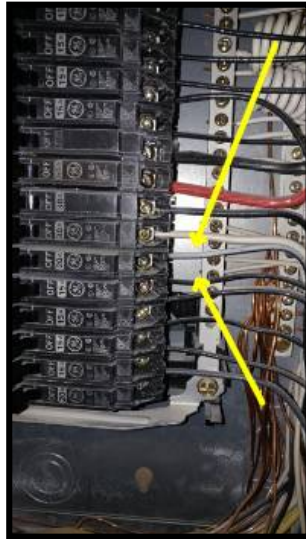
- Copper non-metallic sheathed cable observed.

Observations:

- All of the circuit breakers appeared serviceable.

• One and only one 20amp breaker is serviced by 14 gauge branch wire. Should be addressed and switched to a 15amp service breaker by a certified electrician.

Electrical Continued



20amp breaker is serviced by 14 gauge branch wire. Should be addressed and switched to a 15amp service breaker by a certified electrician

Water Heater(s)

1. General View



2. Brand/Model/Serial Numbers

Brand/Model/Serial #'s:

- Brand Name: GE

3. Number of Gallons

Number of Gallons:

- 50 gallons

4. TPR Valve

Observations:

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

Water Heater(s) Continued

5. Water Heater Condition

Heater Type:

- Gas

Heater Location:

- Location: Basement utility room.

Observations:

- No major system safety or function concerns noted.
- The typical useful life of a water heater is 8-12 years

6. Base

Observations:

- The water heater base is functional.

7. Heater Enclosure

Observations:

- The water heater enclosure appears functional.

8. Combustion

Observations:

- The combustion chamber appears to in functional condition however the chamber is not fully visible.

9. Venting

Observations:

- Venting system appears to be adequate, functional and in good condition.

10. Gas Valve

Observations:

- Gas shut off valves were present, gas valves are not rotated by the inspector.

11. Plumbing Condition

Materials:

- Copper
- PEX

Observations:

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

12. Main Water Entry Valve Condition

Main Water Shutoff Location:

- Basement Level
- Mechanical Room

Observations:

- No deficiencies observed at the visible portions of the main water shutoff valve.

Water Heater(s) Continued

13. Water Softener

Observations:

- Home is equipped with a water softener system. The inspector recommends client consult with home owner for operation instructions and proper information. Water softener systems are beyond the scope of a Home Inspection.
- No major system safety or function concerns noted.

Heat: The heating, ventilation, 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 test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year.

Heat/AC

1. General View



2. Identification

Identification:

- Brand: Bryant
- Model Number: 123788GHU3
- BTU Rating: 800000

3. Thermostats

Location/Observations:

- Location(s): Main level hall.
- Tested and is working fine. Note- Thermostats are not checked for calibration or timed functions.
- Digital - programmable type.

Heat/AC Continued

4. Heater Condition

Heater Location:

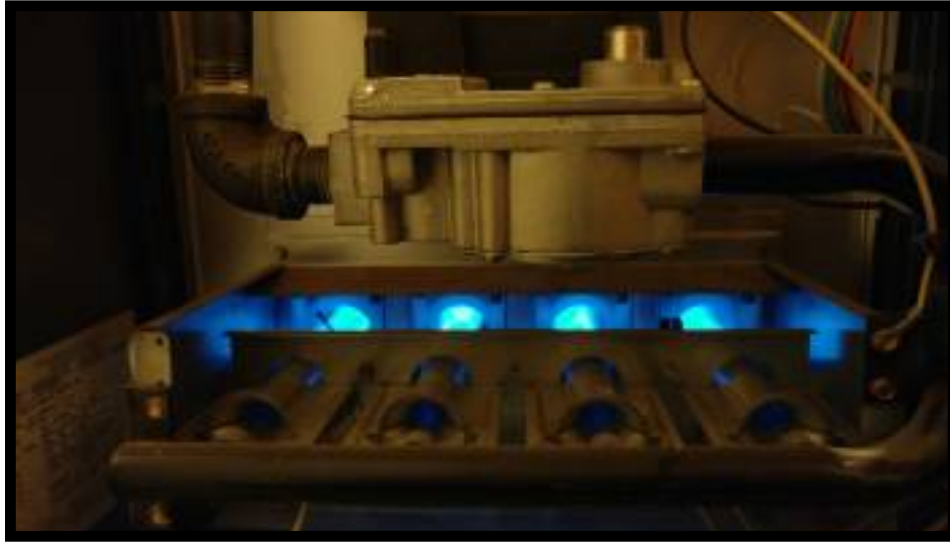
- Location: Basement Level

Heater Type:

- Natural gas

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Utah green sticker is observed. The unit has been "derated" and has been adjusted appropriately.



5. Heater Base

Observations:

- Components appeared in satisfactory condition at time of inspection.

6. Enclosure

Observations:

- Components appeared in satisfactory condition at time of inspection.

7. Venting Condition

Venting Type:

- Metal double wall chimney vent pipe noted.

Observations:

- Venting system appears to be adequate and in good condition.

Heat/AC Continued



8. Gas Valves

Observations:

- Gas shut off valves were present, gas valves are not rotated by the inspector.

9. Refrigerant Lines

Observations:

- Components appeared in satisfactory condition at time of inspection.

10. Fresh Combustion Air

Observations:

- The return air supply system appears to be functional.

11. Filter Condition

Filter Location(s):

- Located inside heater cabinet.

Observations:

- Components appeared in satisfactory condition at time of inspection.

Kitchen

1. General View

Kitchen Continued



2. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

3. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.

4. Doors

Observations:

- No major system safety or functional concerns observed.

5. Floor Condition

Flooring Types:

- Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns observed.

6. Wall Condition

Wall Type:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

Kitchen Continued

8. Dishwasher

Observations:

- No major system safety or function concerns noted
- No loop in drain line is visible. Most times this is directly behind the dishwasher and not in sight.

9. Microwave

Observations:

- Operable- Microwave did turn on when tested.

10. Refrigerator Condition

Observations:

- Refrigerator/freezer appears operable.
- Refrigerator was tested in the proper temperature range (apprx. 39 degrees F)
- Freezer was tested in the proper temperature range (apprx. 0 degrees F)

11. Oven & Range

Observations:

- Oven: Electric
- All heating elements operated when tested.

12. Vent Condition

Type:

- Recirculating

Observations:

- No major system safety or function concerns noted

13. Sinks

Observations:

- No major system safety or function concerns noted

14. Garbage Disposal

Observations:

- Operable - Turned on when tested.

15. Plumbing

Observations:

- No major system safety or function concerns noted.

16. Cabinets

Observations:

- Appears functional and in satisfactory condition.

17. Counters

Type/Observations:

- Plastic laminate tops noted.
- Good condition observed.
- Some of the areas not visible due to stored personal items.

Kitchen Continued

18. Heating/Cooling Source

Observations:

- No Vent observed.

Kitchen #2

1. General View



Kitchenette

2. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

3. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.

4. Doors

Observations:

- No major system safety or functional concerns observed.

5. Floor Condition

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- No major system safety or function concerns observed.

Kitchen #2 Continued

6. Wall Condition

Wall Type:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

8. Microwave

Observations:

- Operable- Microwave did turn on when tested.

9. Refrigerator Condition

Observations:

- Refrigerator/freezer appears operable.
- Refrigerator was tested in the proper temperature range (apprx. 39 degrees F)
- Freezer was tested in the proper temperature range (apprx. 0 degrees F)

10. Vent Condition

Type:

- Recirculating

Observations:

- No major system safety or function concerns noted

11. Sinks

Observations:

- No major system safety or function concerns noted

12. Plumbing

Observations:

- No major system safety or function concerns noted

13. Cabinets

Observations:

- Appears functional and in satisfactory condition.
- Most not accessible due to stored personal items.

14. Counters

Type/Observations:

- Plastic laminate tops noted.
- Good condition observed.

Kitchen #2 Continued

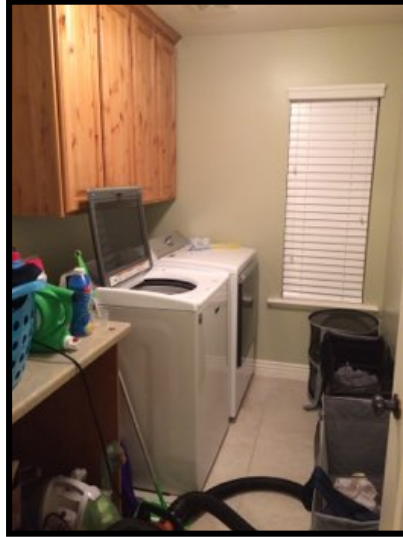
15. Heating/Cooling Source

Observations:

- No Vent observed.

Laundry

1. General View



2. GFCI Condition

Observations:

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

3. Condition

Observations:

- Receptacles and lighting functioned properly.
- 240 Accessibility- The inspector could not access the 240 volt outlet due to stored personal items in the way.

4. Doors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Floor Condition

Flooring Types:

- Ceramic tile is noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Laundry Continued

6. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

8. Windows Interior Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

9. Dryer Vent

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Obscured- Could not fully inspect the dryer vent, it is obscured by a dryer/cabinetry.

10. Counters

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- There is normal wear noted for the age of the counter tops.
- Plastic laminate tops noted.

11. Cabinets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Most not accessible due to stored personal items.

12. Exhaust Fan

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

13. Plumbing

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

14. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.
- Temperature differential adequate.

Fire Place(s)

Fire Place(s) Continued

1. General View



2. Fireplace Condition

Locations:

- Location...
- Main Living Level

Type:

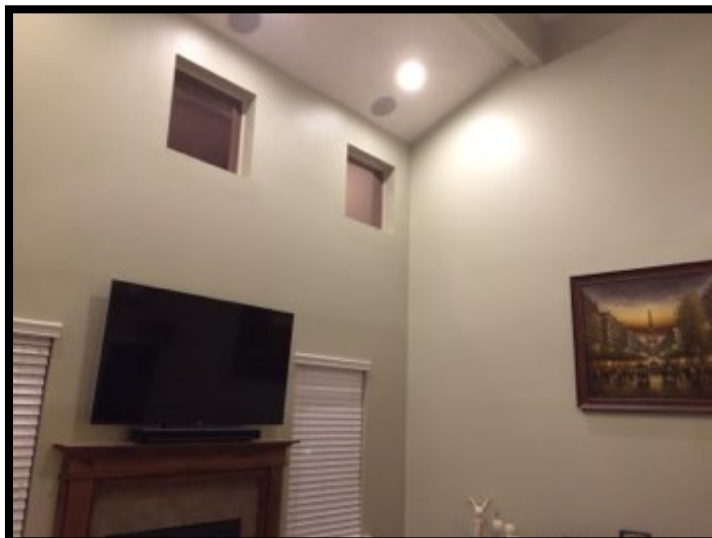
- Gas insert fireplace noted

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Lintel not visible.
- Lack of carbon monoxide detector noted in same room as fireplace.

Main Living Room

1. General View



Main Living Room Continued

2. Windows Interior Condition



Room(s)

1. General View



2. Location

Location:

- The following rooms are addressed in this section -
- Main Living Level
- Main Living Room
- Dining Room

3. Doors

Observations:

- No major system safety or functional concerns observed.

Room(s) Continued

4. Patio Doors Condition

Observations:

- No major system safety or function concerns observed.

5. Floor Condition

Flooring Types:

- Carpet is noted.
- Sheet vinyl flooring is noted.

Observations:

- No major system safety or function concerns observed.

6. Wall Condition

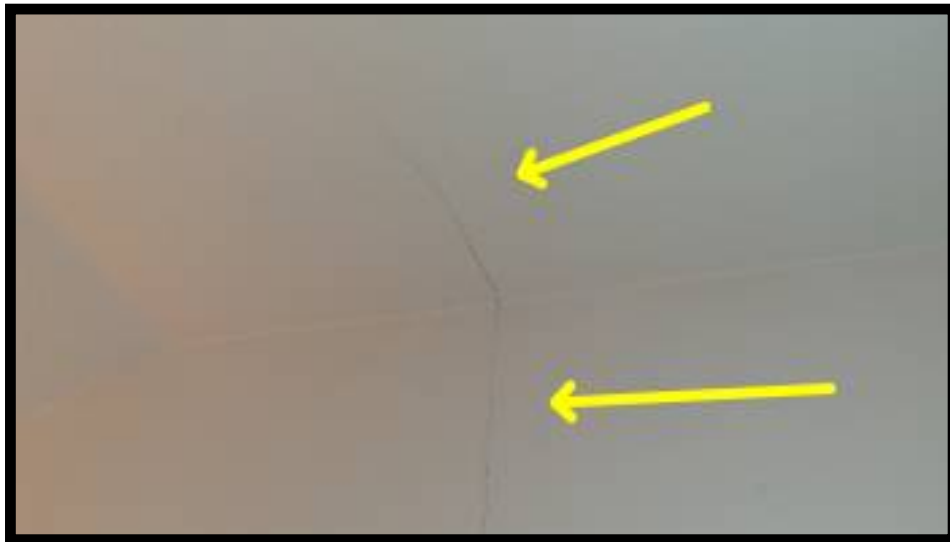
Materials:

- Drywall walls observed.

Observations:

- Some areas not accessible due to stored personal items.

- **Missing/damaged drywall observed.**



Large crack North wall an ceiling.

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- Missing/damaged drywall observed.

8. Windows Interior Condition

Observations:

- Satisfactory- Components appeared in satisfactory condition at time of inspection.

- **Large tare in living room window screen.**

Room(s) Continued



9. Closets

Observations:

- The closet is in serviceable condition.

10. Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.

11. Ceiling Fans

Observations:

- Operates normally when tested.

12. Heating/Cooling Source

Observations:

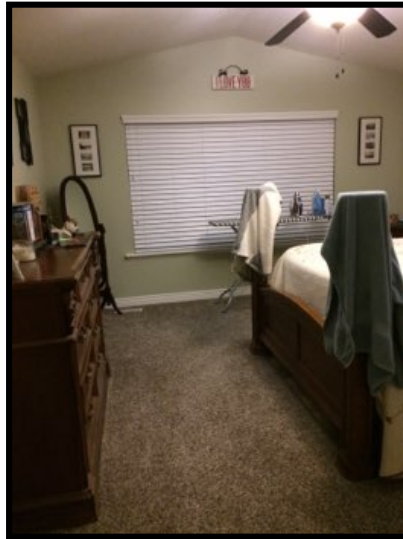
- Vent observed. Central air noted in this room. Appears to be functioning.
- Temperature differential adequate.

The main area of inspection in the bedrooms is the structural and electrical system. This means that all readily accessible walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. All accessible receptacles will be tested as well. Personal items in the bedroom may prevent all areas to be inspected as the inspector is unable to move personal items / furniture.

Master Bedroom

1. General View

Master Bedroom Continued



2. Location

Location:

- Main Living Level
- South East

3. Doors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

4. Floor Condition

Flooring Types:

- Carpet is noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

6. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

7. Windows Interior Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Master Bedroom Continued

8. Closets

Observations:

- The closet is in serviceable condition.

9. Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.

10. Ceiling Fans

Observations:

- Operates normally when tested.

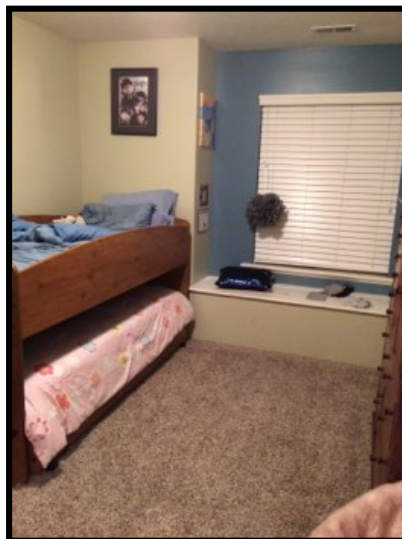
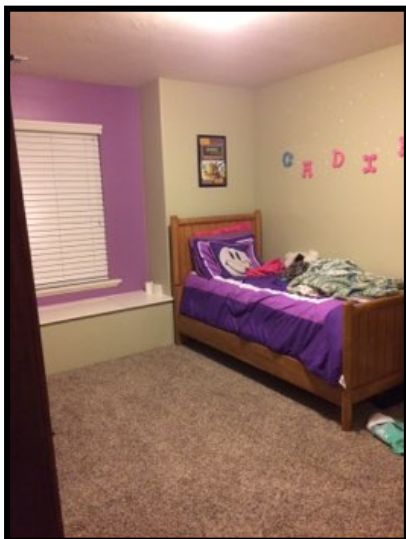
11. Heating/Cooling Source

Observations:

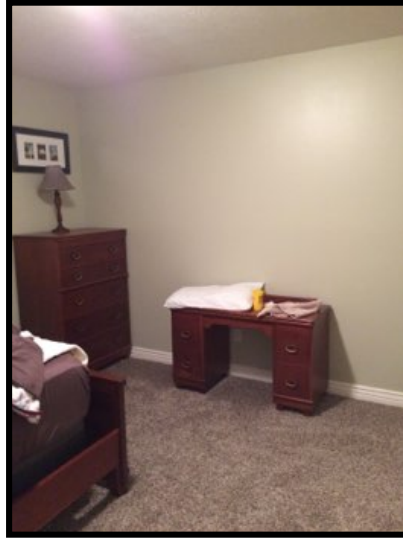
- Vent observed. Central air noted in this room. Appears to be functioning.
- Temperature differential adequate.

Bedroom(s)

1. General View



Bedroom(s) Continued



2. Location

Location:

- Level 2
- West
- North East
- North West

3. Doors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

4. Floor Condition

Flooring Types:

- Carpet is noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

6. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

7. Windows Interior Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Bedroom(s) Continued

8. Closets

Observations:

- The closet is in serviceable condition.

9. Electrical

Observations:

- The accessible receptacles were tested and found to be wired correctly.
- Lighting turned on and off normally with switches.

10. Ceiling Fans

Observations:

- Operates normally when tested.

11. Cabinets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

12. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.
- Temperature differential adequate.

Bathrooms can consist of many features from jetted tubs and showers to toilets and bidets. Please remember that the majority of plumbing involved is not visible, because it is hidden behind walls and floors. Your inspector will perform a thorough inspection on all readily accessible areas. 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.

Master Bathroom

1. General View



Master Bathroom Continued

2. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.

3. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

4. Doors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Floor Condition

Flooring Types:

- Ceramic tile is noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Damaged grout observed.
- Common cracks noted.

6. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Some areas not accessible due to stored personal items.

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Small cracking in the ceiling finish is observed. Monitor these cracks for additional movement.

8. Windows Interior Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Peeling paint observed.

9. Cabinets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Most not accessible due to stored personal items.

Master Bathroom Continued

10. Counters

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- There is normal wear noted for the age of the counter tops.
- Plastic laminate tops noted.

11. Sinks

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

12. Toilets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Bidet not tested. This is outside the scope of a home inspection.

13. Shower/Bath/Enclosure Condition

Materials:

- Tile
- Whirlpool tub

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Caulking deficient in areas. Recommend resealing.
- Grout is deficient in areas.

14. Mirrors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

15. Exhaust Fan

Observations:

- The exhaust fan was operated and no issues were found.

16. Heating/Cooling Source

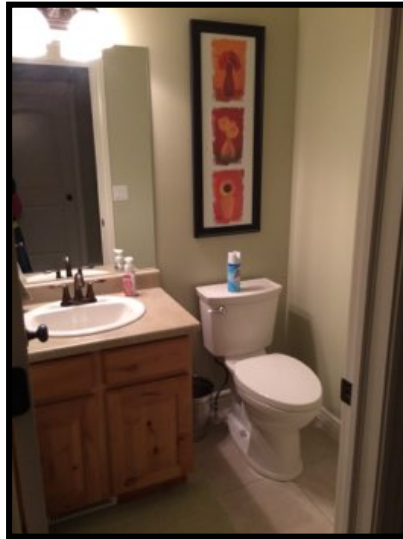
Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.
- Temperature differential adequate.

Bathroom #1

1. General View

Bathroom #1 Continued



2. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.

3. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

4. Doors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Floor Condition

Flooring Types:

- Ceramic tile is noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

6. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Bathroom #1 Continued

8. Cabinets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Most not accessible due to stored personal items.

9. Counters

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- There is normal wear noted for the age of the counter tops.
- Plastic laminate tops noted.

10. Sinks

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

11. Toilets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

12. Mirrors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

13. Exhaust Fan

Observations:

- The exhaust fan was operated and no issues were found.

14. Heating/Cooling Source

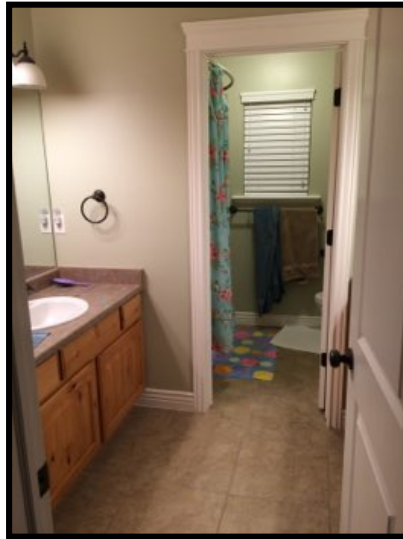
Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.
- Temperature differential adequate.

Bathroom #2

1. General View

Bathroom #2 Continued



2. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.

3. Condition

Observations:

- All accessible receptacles and lighting functioned properly.

4. Doors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

5. Floor Condition

Flooring Types:

- Ceramic tile is noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

6. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

Bathroom #2 Continued

8. Windows Interior Condition

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

9. Cabinets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Most not accessible due to stored personal items.

10. Counters

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Plastic laminate tops noted.

11. Sinks

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

12. Toilets

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Toilet continues to run after flushing; this is wasting water and needs to be corrected.

13. Shower/Bath/Enclosure Condition

Materials:

- Fiberglass
- Tile

Observations:

- No major system safety or function concerns observed at the readily accessible areas.
- Caulking appears appropriate.

14. Mirrors

Observations:

- No major system safety or function concerns observed at the readily accessible areas.

15. Exhaust Fan

Observations:

- The exhaust fan was operated and no issues were found.

16. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.
- Vent is closed.

Room(s)-

1. General View

Room(s)- Continued



2. Location

Location:

- Basement Level
- Main Living Room
- Rec Room

3. Doors

Observations:

- No major system safety or functional concerns observed.
- Door rubs and doesn't close properly.

4. Patio Doors Condition

Observations:

- No major system safety or function concerns observed.

5. Floor Condition

Flooring Types:

- Floating laminate type flooring noted.

Observations:

- No major system safety or function concerns observed.

6. Wall Condition

Materials:

- Drywall walls observed.

Observations:

- No deficiencies were observed.

7. Ceiling Condition

Materials:

- There are drywall ceilings noted.

Observations:

- No deficiencies were observed.

Room(s)- Continued

8. Windows Interior Condition

Observations:

- Restricted- Personal storage items restricted access to some windows and the inspection could not be completed.

9. GFCI Condition

Observations:

- GFCI present and operable. No major system safety or function concerns were observed while testing the accessible receptacles.
- The reset for the GFCI is located - Bar area.

10. Cabinets

Observations:

- Appears functional and in satisfactory condition.

11. Heating/Cooling Source

Observations:

- Vent observed. Central air noted in this room. Appears to be functioning.

Smoke Dectors

1. Smoke Detectors

Observations: Alarm System- There is a central station alarm system in the house which was not tested. The smoke detectors are part of this system so they were also not tested., Lack of carbon monoxide detector noted in same room as fireplace.

Glossary

Term	Definition
AC	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.