

Feb 8th, 2024

1234 Anywhere Street, Nashville, TN, 37221

# Home Inspection Report

PREPARED FOR:

John Doe

INSPECTED BY:

Eric Cameron / Cameron Home Inspection



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### Summary

# Inspection Details

**INSPECTOR**

**Eric Cameron**,  
Cameron Home Inspection

Phone	615-516-7066
Email	eric@cameronhomeinspection.com

**CLIENT**

**John Doe**

Phone	111-111-1111
Email	john@johndoe.com

**BUYER AGENT**

**John Doe**

Phone	555-555-5555
Email	john.doe@johndoe.com

**PROPERTY**

Square feet	3979
Year built	1985
Bedrooms	5
Bathrooms	4

**ADDITIONAL INFO**

📅 Inspection date	Feb 8th, 2024
● Others Present	None
● Property Occupied	Occupied
● Building Type	Single Family
● Weather	Partly Cloudy
● Temperature	55 °F
● Year Built	1985
● Water Source	City
● Sewage/Disposal	City

## HOUSE

# Definitions

### Acceptable

Functional with no obvious signs of defect.

### Not Present

Item not present or not found.

### Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

### Marginal

Item is not fully functional and requires repair or servicing.

### Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

## 1. Lots and Grounds

### 1.1 DRIVEWAY

**DESCRIPTION:** Exposed Aggregate

**COMMENTS:**

Cracks noted in the driveway with uneven settlement.

Suggest that cracks be repaired and sealed to hinder further deterioration.

Acceptable



### 1.2 WALKS

---

**DESCRIPTION:** Stone

**COMMENTS:**

Cracks and loose stones noted at west side walkway.

 Marginal



---

### 1.3 STEPS/STOOPS

**DESCRIPTION:** Inspected

**COMMENTS:**

Extensive deterioration and wood rot at railroad tie steps on east side of the home.

 Marginal



---

### 1.4 PORCH

**DESCRIPTION:** Inspected

**COMMENTS:**

Area under front porch/deck was not readily visible due to lack of clearance above grade.

Porch/deck lumber needs to be clear of contact with the surface grade.

Marginal



## 1.5 PATIO

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Loose cap stones noted at top of retaining wall around patio area.

Acceptable



## 1.6 DECK

---

**DESCRIPTION:** Inspected

**COMMENTS:**

No railing noted for rear deck. This may be of concern if children will be present.

Deck height is less than 30" above grade and is not required.

Acceptable



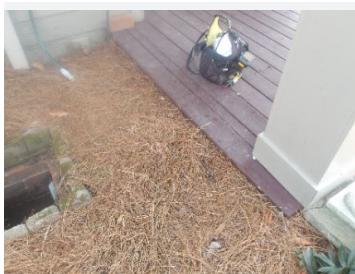
Several missing joist hangers at rear of deck.

Marginal



Deck is in contact with the ground. Deck materials need to have clearance above grade.

Marginal



## 1.7 BALCONY

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Run off from balcony surface drains onto the upper side of the ceiling material for the deck below.

Suggest that seller be consulted as to if the ceiling material for the deck below is treated lumber or has been water proofed/sealed?

Marginal



## 1.8 GRADING

**DESCRIPTION:** Inspected

## 1.9 SWALE

**DESCRIPTION:** Inspected

**COMMENTS:**

Recommend improvements be made to the grade, swale slope and depth to improve water control at front NE corner of the home.

Marginal



## 1.10 VEGETATION

**DESCRIPTION:** Inspected

**COMMENTS:**

All tree limbs will need to be kept trimmed away from contact with the roof and exterior finishes.

Acceptable



## 1.11 RETAINING WALLS

**DESCRIPTION:** Inspected

**COMMENTS:**

Railroad tie retaining walls are heavily deteriorated and beginning to fail.

Marginal



Cracks noted in the concrete retaining wall with some significant separation noted. No differential movement at the time of inspection.

Cracks needs to be repaired and sealed to hinder further deterioration.

Cracks need to be monitored for continued movement.

Marginal



## 1.12 EXTERIOR SURFACE DRAIN

**DESCRIPTION:** Inspected

**COMMENTS:**

No outlets located for the driveway surface drain or side/rear yard surface drains. Outlet points needs to be located to verify that they are free flowing and facilitates the drainage and run off of water away from the foundation.

No grates over side/rear yard surface drains to filter debris. Excessive debris noted in mouth of one drain.

 Marginal



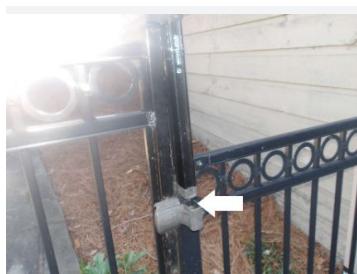
## 1.13 FENCES

**DESCRIPTION:** Inspected

**COMMENTS:**

Self closing gate is sagging and does not readily latch. This may be of concern if small children will be present.

 Marginal



## 1.14 LAWN SPRINKLERS

**DESCRIPTION:** Not Inspected

**COMMENTS:**

Irrigation systems are not within the scope of this inspection, as stated in the Inspection Agreement. Suggest that seller be consulted as to the operation, condition and maintenance of this system.

 Not Inspected



## 2. Exterior

### 2.1 TYPE

**DESCRIPTION:** Wood

**COMMENTS:**

Many areas of wood rot and deterioration noted.

Entire exterior of the home is in need of repairs, maintenance, paint and caulk.

 Marginal



All grade and ground cover need to be pulled away from contact with the wood siding. Siding clearance should be between 6"-8" from grade.

 Marginal



## 2.2 TRIM

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Paint, sealant and maintenance needed at all trim on the exterior of the home.

 Marginal



## 2.3 FASCIA

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Wood rot noted. Suggest repairs/replacement and maintenance.

 Marginal



## 2.4 SOFFITS

---

**DESCRIPTION:** Inspected

## 2.5 DOOR BELL

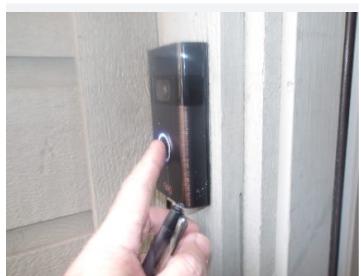
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Digital door bell noted. Suggest consulting seller as to the condition, operation and maintenance of this feature.

 Acceptable



Traditional hard wired door bell did not respond.

 Marginal



## 2.6 ENTRY DOORS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Door is not tight to the weather seal.

Gap under door sweep.

Marginal



## 2.7 PATIO DOOR

---

**DESCRIPTION:** Inspected

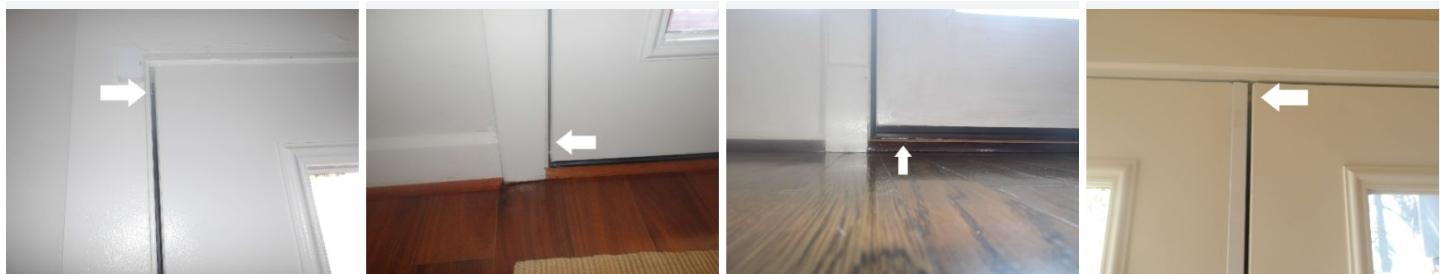
**COMMENTS:**

Lower Deck Door - Not tight to the weather seal.

Balcony Door Off Living Room - Gap under door sweep and no door stop behind door.

Balcony Doors Off Master Bedroom -Door is not tight to the weather seal. No door stop behind door.

Marginal



## 2.8 WINDOWS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Some fogging and/or moisture noted between glass at several windows.

Marginal



## 2.9 WINDOW SCREENS

**DESCRIPTION:** Inspected

**COMMENTS:**

Screens missing at powder bathroom and laundry room windows (4).

Marginal

## 2.10 EXTERIOR LIGHTING

**DESCRIPTION:** Inspected

**COMMENTS:**

Landscape and accent lighting is not within the scope of this inspection. Suggest consulting seller as to the operation, condition and maintenance of this system.

Not Inspected



## 2.11 EXTERIOR ELECTRIC OUTLETS

**DESCRIPTION:** 110 VAC GFCI

**COMMENTS:**

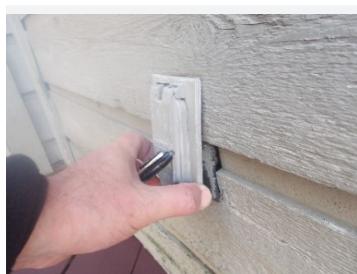
Missing and/or faulty GFCI protection at outlet under meter base, front porch and side wall at rear deck.

 Marginal



Loose weather cover at rear deck.

 Marginal



## 2.12 HOSE BIBS

**DESCRIPTION:** Inspected

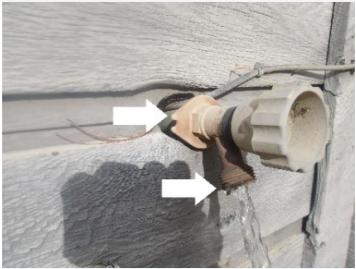
**COMMENTS:**

Back flow prevention can be obtained at most home centers and can be installed in a few minutes.

No back flow prevention noted on hose bibs.

Rear/east side hose bib is not secured to the wall.

 Marginal



Leak at valve stem for hose bib under electric meter when valve is open.

 Marginal



## 2.13 GAS METER

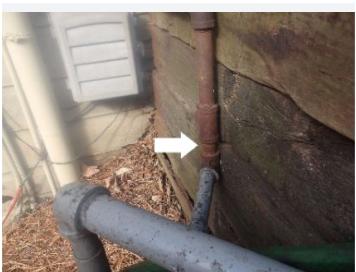
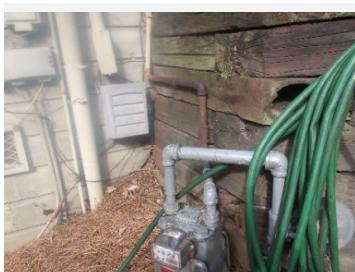
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Retaining wall is in contact with gas line at meter base. This needs to be addressed before the wall stresses the gas line connections.

 Marginal



## 2.14 MAIN GAS VALVE

---

**DESCRIPTION:** Inspected

## 3. Roof

### 3.1 METHOD OF INSPECTION

---

**DESCRIPTION:** On roof

### 3.2 MATERIAL

---

**DESCRIPTION:** Asphalt shingle

### 3.3 TYPE

---

**DESCRIPTION:** Shed

### 3.4 APPROXIMATE AGE

---

**DESCRIPTION:** Less than 5 yrs.

### 3.5 FLASHING

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Missing kick out flashing.

Marginal



Kickout flashing, also known as diverter flashing, is a special type of flashing that diverts rainwater away from the exterior cladding/siding and into the gutter.

### 3.6 SKYLIGHTS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Fogged glass noted. No defect visible above on the roof.

 Acceptable



### 3.7 PLUMBING VENTS

---

**DESCRIPTION:** PVC

### 3.8 ELECTRICAL MAST

---

**DESCRIPTION:** Underground utilities

### 3.9 GUTTERS

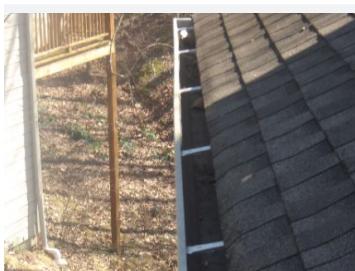
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Gutters are clogged and need to be cleared.

 Marginal



Note: Gutter screens were present at the gutters over the second floor.



### 3.10 DOWNSPOUTS

---

**DESCRIPTION:** Inspected

### 3.11 LEADER/EXTENSION

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Ineffective and/or missing splash block(s) noted. Suggest that splash blocks be altered and/or replaced with buried leaders to better facilitate the run off and evacuation of water to a distance of at least 6' from the foundation.

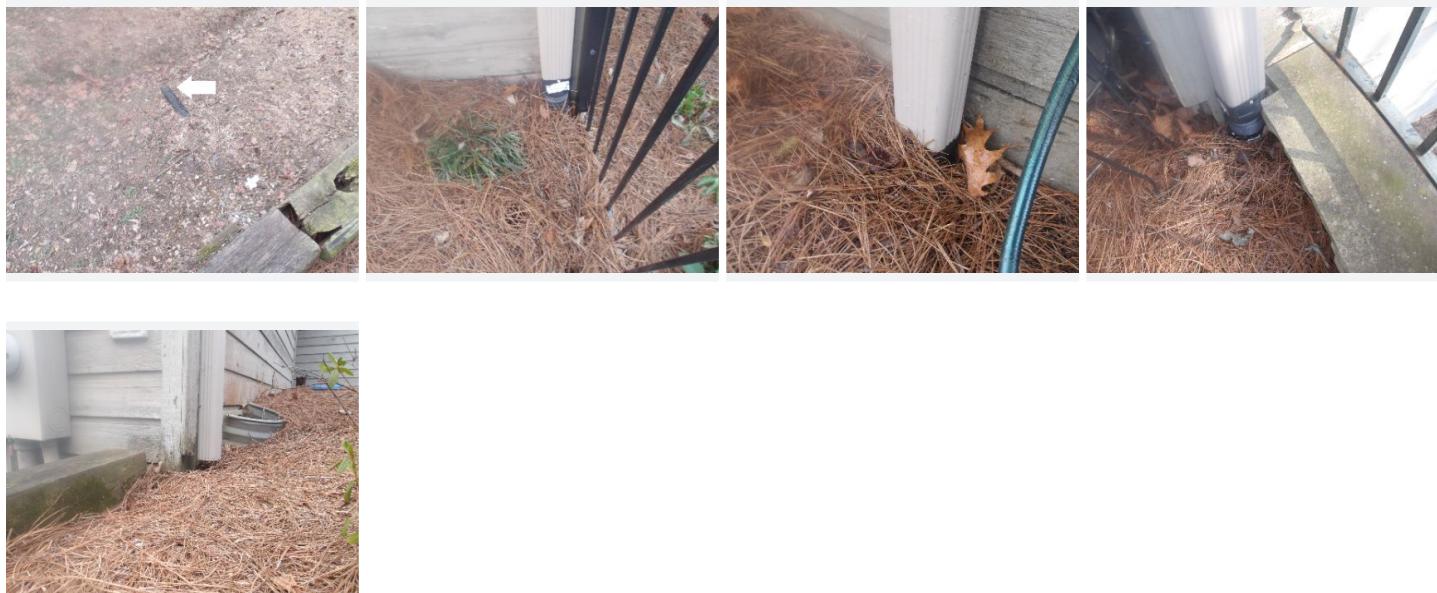
Marginal



Outlet points need to be located to verify that they are free flowing to daylight and facilitate the discharge and run off of water at least 6' from the foundation.

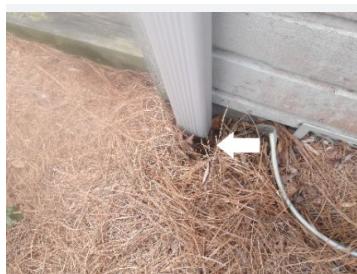
Only one outlet point was located for the buried leaders.

Marginal



Entry point for buried leader at front corner was not visible and is disconnected from the downspout.

Marginal



### 3.12 CHIMNEY

---

**DESCRIPTION:** Metal Pipe with Framed Chase

**COMMENTS:**

Siding on chimney has been poorly installed and is in need of repairs. Loose boards, No caulk at joints and seams noted.

Further evaluation and repairs by a qualified contractor is needed.

Interior of the chimney chase was not readily visible at the time of inspection. Due to rain/snow cap.

Marginal



### 3.13 FLUE/FLUE CAP

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Corrosion noted at the metal chimney cap. Suggest maintenance with appropriate paint to hinder further deterioration.

Marginal



### 3.14 CHIMNEY FLASHING

---

**DESCRIPTION:** Not Visible

## 4. Garage/Carport

### 4.1 TYPE OF STRUCTURE

---

**DESCRIPTION:** Attached

**CAR SPACES:** 2

### 4.2 GARAGE DOORS

---

**DESCRIPTION:** Inspected

## 4.3 DOOR OPERATION

---

**DESCRIPTION:** Inspected

## 4.4 DOOR OPENER

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Light(s) in door opener did not respond. No visible sign of defect. Likely due to old bulb(s) Suggest that bulbs be changed and tested.

Current was present at bulb sockets.

 Marginal



Keyless entry system was not tested. Suggest that seller be consulted as to the operation and maintenance of this feature.

 Not Inspected



## 4.5 SERVICE DOORS

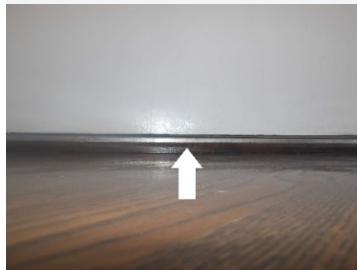
---

**DESCRIPTION:** Inspected

**COMMENTS:**

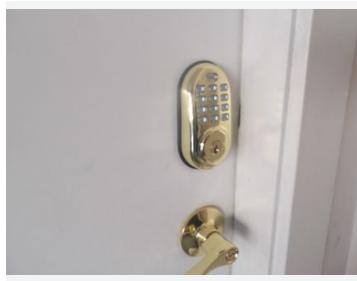
Gap under door sweep.

 Marginal



Keyless entry system was not tested. Suggest that seller be consulted as to the operation, condition and maintenance of this feature.

 Not Inspected



## 4.6 CEILING

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Cracks at drywall seams noted.

No defect visible in the attic areas above.

Cracks appear to be due to foot traffic and weight of stored items in attic above.

 Acceptable



## 4.7 WALLS

---

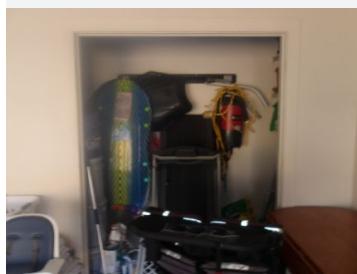
**DESCRIPTION:** Inspected

**COMMENTS:**

Some wall and floor areas were not fully visible due to stored items.

No closet doors noted.

Acceptable



## 4.8 FLOOR/FOUNDATION

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Cracks noted in the garage floor. No uneven settlement or structural deficiency. Suggest that cracks be repaired and sealed.

Acceptable



## 4.9 ELECTRICAL

---

**DESCRIPTION:** 110 VAC GFCI

**COMMENTS:**

It is not recommended that large appliances such as refrigerators/freezers be supplied by GFCI protected outlets.



#### 4.10 SMOKE DETECTOR

---

**DESCRIPTION:** Not Present

**COMMENTS:**

No smoke detector.

■ Defective

#### 4.11 HEATING

---

**DESCRIPTION:** Not Present

### 5. Electrical

#### 5.1 SERVICE SIZE AMPS

---

**DESCRIPTION:** 225

**VOLTS:** 110-240 VAC

#### 5.2 SERVICE

---

**DESCRIPTION:** Copper

**MEDIA:**



## 5.3 120 VAC BRANCH CIRCUITS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Circuits are not fully/clearly labeled in the main panel and the distribution panel.

Marginal



## 5.4 240 VAC BRANCH CIRCUITS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Circuits are not fully/clearly labeled in the distribution panel.

Marginal

## 5.5 CONDUCTOR TYPE

---

**DESCRIPTION:** Non-metallic sheathed cable

## 5.6 GROUND

---

**DESCRIPTION:** Plumbing and rod in ground

MEDIA:



## 5.7 SMOKE DETECTORS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Suggest that CO detectors be installed for all levels of the home.

Carbon monoxide detectors should be replaced every 6yrs. Smoke alarms should be replaced every 10yrs.  
Smoke/CO alarms should be tested monthly.

Most of the smoke detectors in this home appear to be more than 10yrs old.

Suggest replacement of all smoke detectors be replaced with like kind.

Requests for replacement battery powered smoke alarms to the State Fire Marshal's Office.

## 5.8 PANEL LOCATION

---

**DESCRIPTION:** Crawlspace Side Wall

## 5.9 MANUFACTURER

---

**DESCRIPTION:** Crouse-Hines

## 5.10 MAXIMUM CAPACITY

---

**DESCRIPTION:** 225 amps

## 5.11 MAIN BREAKER SIZE

---

**DESCRIPTION:** 225 amps

## 5.12 BREAKERS

---

**DESCRIPTION:** Inspected

## 5.13 AFCI

---

**DESCRIPTION:** Not Present

**COMMENTS:**

Suggest that arch fault protection (AFCI) be installed for bedroom circuits.

Not Present

## 5.14 GFCI

---

**DESCRIPTION:** Not present

**COMMENTS:**

At GFCI receptacles only.

Not Present

## 5.15 IS THE PANEL BONDED

---

**DESCRIPTION:** Yes

## 5.16 LOW VOLTAGE CIRCUITS

---

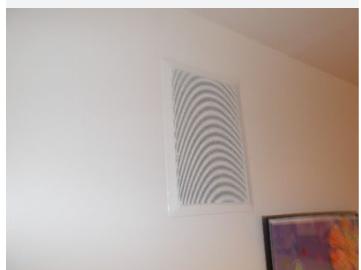
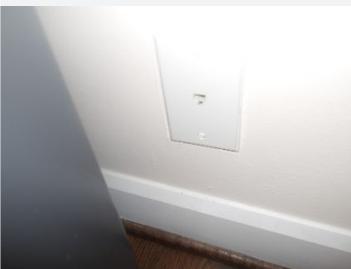
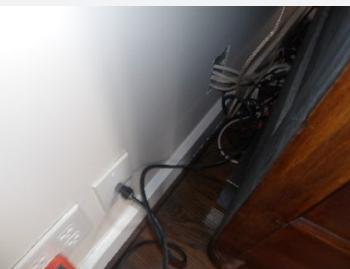
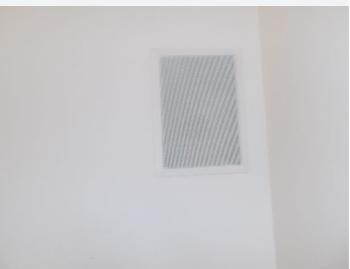
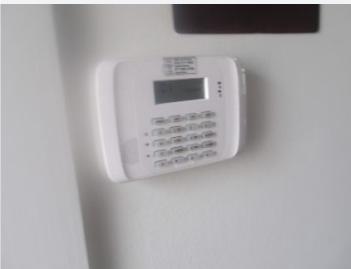
**DESCRIPTION:** Not Inspected

**INFORMATION:** <

**COMMENTS:**

Low voltage entertainment, information and security systems are not within the scope of this home inspection as stated in the "Inspection Agreement". Suggest that seller be consulted as to the condition, operation and maintenance of these systems.

Not Inspected



## 5.17 PET CONTAINMENT SYSTEMS

**DESCRIPTION:** Not Inspected

**INFORMATION:** <

**COMMENTS:**

Pet containment systems are not within the scope of this inspection. Suggest that seller be consulted as to the condition, operation and maintenance of these this/these systems.

■ Not Inspected



## 6. Electrical

## 6.1 PANEL LOCATION

---

**DESCRIPTION:** Crawlspace Front Wall

**COMMENTS:**

No twist out covers for two missing breakers.

 Marginal



## 6.2 MANUFACTURER

---

**DESCRIPTION:** Could Not Determine

**MEDIA:**



## 6.3 MAXIMUM CAPACITY

---

**DESCRIPTION:** 150 amps

## 6.4 MAIN BREAKER SIZE

---

**DESCRIPTION:** 100 amps

**MEDIA:**



## 6.5 BREAKERS

---

**DESCRIPTION:** Inspected

## 6.6 AFCI

---

**DESCRIPTION:** Not Present

**COMMENTS:**

Suggest that arch fault protection (AFCI) be installed for bedroom circuits.

Not Present

## 6.7 GFCI

---

**DESCRIPTION:** Not present

**COMMENTS:**

At GFCI receptacles only.

Not Present

## 6.8 IS THE PANEL BONDED

---

**DESCRIPTION:** Yes

**MEDIA:**



## 7. Structure

### 7.1 STRUCTURE TYPE

---

**DESCRIPTION:** Wood Frame

### 7.2 FOUNDATION

---

**DESCRIPTION:** Block

### 7.3 DIFFERENTIAL MOVEMENT

---

**DESCRIPTION:** Not Present

### 7.4 BEAMS

---

**DESCRIPTION:** Inspected

### 7.5 BEARING WALLS

---

**DESCRIPTION:** Inspected

### 7.6 JOISTS/TRUSSES

---

**DESCRIPTION:** Inspected

### 7.7 PIERS/POSTS

---

**DESCRIPTION:** Inspected

#### COMMENTS:

Supplemental posts noted in crawlspace.

No defect visible. Appears that posts were likely installed to remedy a squeaking floor.

Suggest that seller be consulted as to why these posts have been installed.

Acceptable



## 7.8 FLOOR/SLAB

---

**DESCRIPTION:** Inspected

## 7.9 STAIRS/HANDRAILS

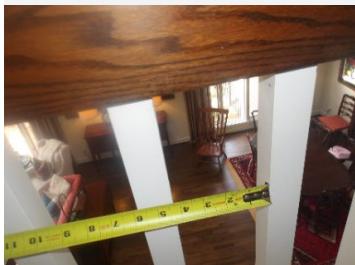
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Baluster spacing is slightly greater than 4'. This may be of concern if small children will be present.

Marginal



## 7.10 SUBFLOOR

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Squeak in flooring at kitchen area.

No defect visible below in the crawlspace.

Acceptable

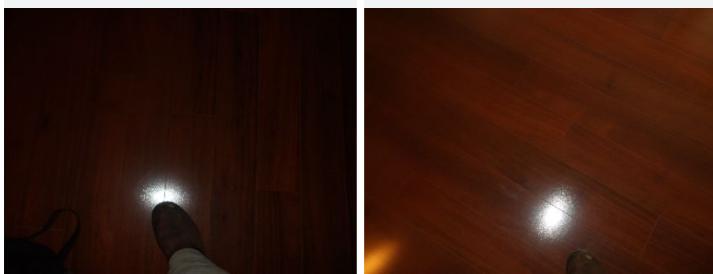


Bowing finish flooring in basement areas.

No defect visible.

Condition appears to likely be due to inadequate subfloor preparation and/or lack of expansion gap at perimeter of the rooms.

Acceptable



## 8. Attic

### 8.1 METHOD OF INSPECTION

---

**DESCRIPTION:** In the attic

**COMMENTS:**

Pull down ladder for attic access in garage is heavily damaged and dangerous.

Repairs/replacement needed.

Marginal



## 8.2 UNABLE TO INSPECT

**DESCRIPTION:** 20%, 5%

**COMMENTS:**

Residential code R807.1 Requires buildings with combustible ceiling or roof construction to have an attic access opening to the attic areas that have a vertical height of 30' or greater over an area of no less than 30 square feet. The vertical height is measured from the top of the ceiling joist to the under side of the roof rafter.

Area over office in master suite was not readily visible/accessible.

Marginal



Most of the attic area over the garage was not readily visible/accessible due to stored items.

Not Inspected



## 8.3 ROOF FRAMING

**DESCRIPTION:** Rafter

## 8.4 SHEATHING

---

**DESCRIPTION:** Inspected

## 8.5 VENTILATION

---

**DESCRIPTION:** Soffit vents, Roof vents

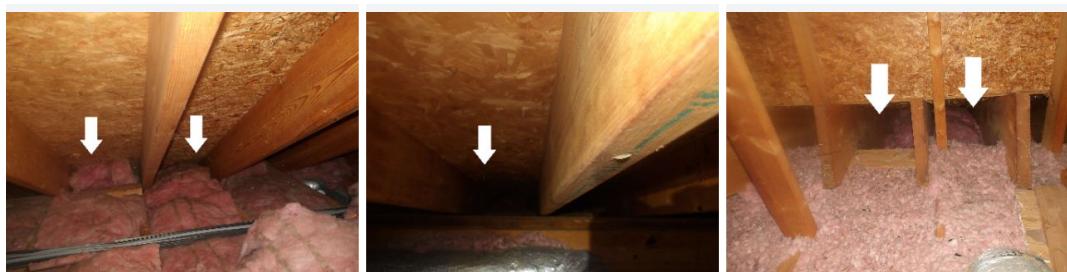
**COMMENTS:**

No baffles visible between insulation and roof decking over vaulted/cathedral ceiling areas.

This issue will not be able to be retro-fitted. This issue but may shorten the life span of the roof surface.

Suggest that insulation be pulled away from soffit vents where readily accessible.

 Marginal



No roof vents for attic area under front shed roof.

Suggest that roof vents be installed when a new roof surface is needed.

 Marginal



## 8.6 INSULATION

---

**DESCRIPTION:** Batts, Blown in

**COMMENTS:**

Fallen side wall insulation noted in both attic areas.

 Marginal



## 8.7 INSULATION DEPTH

---

**DESCRIPTION:** 4'

**COMMENTS:**

Suggest that insulation be installed to a consistent depth that, at least, covers the top edges of the ceiling joists.

 Acceptable



## 8.8 VAPOR BARRIER

---

**DESCRIPTION:** Inspected

## 8.9 WIRING/LIGHTING

---

**DESCRIPTION:** 110 VAC lighting circuit

## 8.10 MOISTURE PENETRATION

---

**DESCRIPTION:** Not Present

**COMMENTS:**

Area of discoloration and repairs noted in attic over second floor. No moisture or defect noted at time of inspection. Repairs noted/visible on the roof/wall surface. Suggest that repairs be maintained and periodically monitored for moisture and/or continued discoloration.

Some moisture damage noted to paint surface at master bedroom wall below this area.

Appears that the repairs and moisture intrusion were due to squirrel intrusion nesting in the attic. Suggest that all nesting material be removed from the attic.

 Marginal



## 8.11 BATHROOM FAN VENTING

---

**DESCRIPTION:** Inspected

## 9. Crawl Space

### 9.1 METHOD OF INSPECTION

---

**DESCRIPTION:** In the crawl space

### 9.2 ACCESS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Suggest that all wood/cellulose scraps and debris (old water heaters) be removed from the crawlspace to hinder possible attraction of wood destroying pests, rodents and reptiles.

 Marginal



Door at access for front crawlspace is in need of repair.

Marginal



### 9.3 MOISTURE PENETRATION

---

**DESCRIPTION:** Inspected

### 9.4 MOISTURE LOCATION

---

**DESCRIPTION:** Perimeter

### 9.5 MOISTURE BARRIER

---

**DESCRIPTION:** Plastic Over Grade

**COMMENTS:**

Vapor barrier is not complete. 6mil. Plastic needs to be installed over the floor of the crawlspace that extends partially up the side walls and all seams overlapped and taped.

Marginal



## 9.6 VENTILATION

---

**DESCRIPTION:** Vents

**COMMENTS:**

IRC Section R408.1, Ventilation. The minimum net area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under-floor space, unless the ground surface is covered by a Class 1 vapor retarder material. Where a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall be not less than 1 square foot for each 1,500 square feet of under-floor space area. One such ventilation opening shall be within 3 feet of each corner of the building.

Missing vent screen.

Marginal



Suggest that additional vents be installed to allow for cross ventilation.

Marginal

## 9.7 INSULATION

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Insulation has fallen in many areas.

Marginal



## 9.8 VAPOR BARRIER

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Vapor barrier has fallen in many areas with the insulation it is adhered to.

 Marginal

## 9.9 ELECTRICAL

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Non-GFCI circuit -recommend GFCI circuit be installed

 Marginal



Electric disconnect panel noted in the rear crawlspace.

Circuit is live but is not labeled.

Suggest that client be consulted at to what this circuit serves.

 Marginal



## 10. Air Conditioning

### 10.1 A/C LOCATION

**DESCRIPTION:** Side of House (Rear Unit)

### 10.2 A/C SYSTEM OPERATION

**DESCRIPTION:** Not inspected

**COMMENTS:**

To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

■ Not Inspected

The normally accepted life expectancy for central HVAC systems is 15-20 yrs.

### 10.3 CONDENSATE REMOVAL

**DESCRIPTION:** PVC

**COMMENTS:**

Condensate line is discharging into the main plumbing waste line.

Further evaluation by an HVAC service provider recommended.

■ Marginal



No condensate overflow pan and float switch.

Auxiliary condensate drain line has been disconnected and outlet has become buried.

Further evaluation by an HVAC service provider recommended.

Marginal



## 10.4 EXTERIOR UNIT

---

**DESCRIPTION:** Pad mounted

**COMMENTS:**

Unit is out of level. Suggest that pad be leveled and stabilized to hinder possible stress on the refrigerant and/or gas lines.

Marginal



## 10.5 MANUFACTURER

---

**DESCRIPTION:** Goodman

## 10.6 MODEL NUMBER

---

**DESCRIPTION:** GSXN402410AA

**SERIAL NUMBER:** 2209063464

## 10.7 AREA SERVED

---

**DESCRIPTION:** Basement

**APPROXIMATE AGE:** 2yrs.

## 10.8 FUEL TYPE

---

**DESCRIPTION:** 208/230 VAC

**TEMPERATURE DIFFERENTIAL:** Not Inspected

## 10.9 TYPE

---

**DESCRIPTION:** Central A/C

## 10.10 CAPACITY

---

**DESCRIPTION:** 2 Ton

## 10.11 VISIBLE COIL

---

**DESCRIPTION:** Inspected

## 10.12 REFRIGERANT LINES

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Damaged/deteriorated insulation noted. Suggest repairs/replacement.

 Marginal



## 10.13 ELECTRICAL DISCONNECT

---

**DESCRIPTION:** Breaker disconnect

**MEDIA:**



## 10.14 EXPOSED DUCTWORK

---

**DESCRIPTION:** Inspected

## 10.15 BLOWER FAN/FILTERS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Motor amping is not within the scope of this inspection.

Acceptable

## 10.16 THERMOSTATS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Suggest seller be consulted as to the operation and full capabilities of the digital thermostat.

Acceptable



## 11. Air Conditioning

### 11.1 A/C LOCATION

---

**DESCRIPTION:** Side of House (Middle Unit)

### 11.2 A/C SYSTEM OPERATION

---

**DESCRIPTION:** Not inspected

**COMMENTS:**

To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

■ Not Inspected

The normally accepted life expectancy for central HVAC systems is 15-20 yrs.

### 11.3 CONDENSATE REMOVAL

---

**DESCRIPTION:** PVC

**COMMENTS:**

Client may want to consider addition of a gravity condensate drain to the condensate overflow pan, as a back up to the float switch.

■ Acceptable



## 11.4 EXTERIOR UNIT

---

**DESCRIPTION:** Pad mounted

**COMMENTS:**

Unit is out of level. Suggest that pad be leveled and stabilized to hinder possible stress on the refrigerant and/or gas lines.

 Marginal



## 11.5 MANUFACTURER

---

**DESCRIPTION:** Rheem

## 11.6 MODEL NUMBER

---

**DESCRIPTION:** RP1424AJ1NA

**SERIAL NUMBER:** W261974986

## 11.7 AREA SERVED

---

**DESCRIPTION:** 2nd floor

**APPROXIMATE AGE:** 5yrs.

## 11.8 FUEL TYPE

---

**DESCRIPTION:** 208/230 VAC

## 11.9 TYPE

---

**DESCRIPTION:** Central A/C

## 11.10 CAPACITY

---

**DESCRIPTION:** 2 Ton

## 11.11 VISIBLE COIL

---

**DESCRIPTION:** Inspected

## 11.12 REFRIGERANT LINES

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Damaged/deteriorated insulation noted. Suggest repairs/replacement.

 Marginal



## 11.13 ELECTRICAL DISCONNECT

---

**DESCRIPTION:** Breaker disconnect

**COMMENTS:**

Properly sized over current protection was not verified for the heater kit due to installer failing to designate the heat kit on the data plate.

 Not Inspected



Oversized breaker. Data plate specifies a maximum over current protection of 20amps.

Marginal



## 11.14 EXPOSED DUCTWORK

---

**DESCRIPTION:** Inspected

## 11.15 BLOWER FAN/FILTERS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Motor amping is not within the scope of this inspection.

Acceptable

## 11.16 THERMOSTATS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Suggest seller be consulted as to the operation and full capabilities of the digital thermostat.

Acceptable



## 12. Air Conditioning

### 12.1 A/C LOCATION

---

**DESCRIPTION:** Side Of House (Front Unit)

### 12.2 A/C SYSTEM OPERATION

---

**DESCRIPTION:** Not inspected

**COMMENTS:**

To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.

■ Not Inspected

This unit is currently in service beyond design life. Given the age of this system, a full evaluation by an HVAC service provider is suggested.

The normally accepted life expectancy for central HVAC systems is 15-20 yrs.

### 12.3 CONDENSATE REMOVAL

---

**DESCRIPTION:** Plastic tubing

**COMMENTS:**

No condensate overflow pan and float switch noted under this unit.

Moisture note in return duct under this unit.

Condensate is draining into the plumbing waste line.

Further evaluation by an HVAV service provider recommended.

 Marginal



## 12.4 EXTERIOR UNIT

---

**DESCRIPTION:** Pad mounted

**COMMENTS:**

Unit is out of level. Suggest that pad be leveled and stabilized to hinder possible stress on the refrigerant and/or gas lines.

 Marginal



## 12.5 MANUFACTURER

---

**DESCRIPTION:** Trane

## 12.6 MODEL NUMBER

---

**DESCRIPTION:** TTP030C100B0

**SERIAL NUMBER:** N144PYPPF

## 12.7 AREA SERVED

---

**DESCRIPTION:** 1st floor

**APPROXIMATE AGE:** 26yrs

## 12.8 FUEL TYPE

---

**DESCRIPTION:** 200/230VAC

## 12.9 TYPE

---

**DESCRIPTION:** Central A/C

## 12.10 CAPACITY

---

**DESCRIPTION:** 2.5 Ton

## 12.11 VISIBLE COIL

---

**DESCRIPTION:** Inspected

## 12.12 REFRIGERANT LINES

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Damaged/deteriorated insulation noted. Suggest repairs/replacement.

 Marginal



## 12.13 ELECTRICAL DISCONNECT

---

**DESCRIPTION:** Breaker disconnect

**MEDIA:**



## 12.14 EXPOSED DUCTWORK

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Lower 1/2 of cabinet does not remain closed.

 Marginal



## 12.15 BLOWER FAN/FILTERS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Motor amping is not within the scope of this inspection.

 Acceptable

## 12.16 THERMOSTATS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Suggest seller be consulted as to the operation and full capabilities of the digital thermostat.

 Acceptable



## 13. Fireplace/Wood Stove

### 13.1 LOCATION

---

**DESCRIPTION:** Living Room

### 13.2 FIREPLACE CONSTRUCTION

---

**DESCRIPTION:** Prefab

### 13.3 TYPE

---

**DESCRIPTION:** Wood burning

### 13.4 FLUE

---

**DESCRIPTION:** Metal

**COMMENTS:**

Suggest cleaning and inspection by a chimney sweep prior to use.

Marginal



### 13.5 DAMPER

---

**DESCRIPTION:** Inspected

## 13.6 HEARTH

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Crack noted at rear wall of the fire box. Suggest that this be repaired prior to use.

Acceptable



# 14. Heating System

## 14.1 LOCATION

---

**DESCRIPTION:** Rear Crawlspace

## 14.2 HEATING SYSTEM OPERATION

---

**DESCRIPTION:** Functional

**COMMENTS:**

Normally accepted design life for these systems is 15-20yrs.

Unit appeared to be operating properly and without defect at the time of inspection.

Acceptable

## 14.3 MANUFACTURER

---

**DESCRIPTION:** Goodman

## 14.4 MODEL NUMBER

---

**DESCRIPTION:** GM9S920603BNAA

**SERIAL NUMBER:** 2207253075

## 14.5 TYPE

---

**DESCRIPTION:** Forced air

**CAPACITY:** 60,000btu

## 14.6 AREA SERVED

---

**DESCRIPTION:** Basement

**APPROXIMATE AGE:** 2yrs

## 14.7 FUEL TYPE

---

**DESCRIPTION:** Natural gas

## 14.8 HEAT EXCHANGER

---

**DESCRIPTION:** 3 Burner

**MEDIA:**



## 14.9 UNABLE TO INSPECT

---

**DESCRIPTION:** 90%

## 14.10 BLOWER FAN/FILTER

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Motor amping is not within the scope of this inspection.

## 14.11 DISTRIBUTION

---

**DESCRIPTION:** Inspected

## 14.12 CIRCULATOR

---

**DESCRIPTION:** Inspected

## 14.13 DRAFT CONTROL

---

**DESCRIPTION:** Inspected

## 14.14 FLUE PIPE

---

**DESCRIPTION:** PVC

## 14.15 CONTROLS

---

**DESCRIPTION:** Inspected

## 14.16 THERMOSTATS

---

**DESCRIPTION:** Inspected

# 15. Heating System

## 15.1 LOCATION

---

**DESCRIPTION:** Front Crawlspace

## 15.2 HEATING SYSTEM OPERATION

---

**DESCRIPTION:** Functional

### COMMENTS:

Normally accepted design life for these systems is 15-20yrs.

Unit appeared to be operating properly and without defect at the time of inspection.

 Acceptable

Unit/system is in service beyond design life. Given the age of this system, a full evaluation by an HVAC service provider is suggested.

## 15.3 MANUFACTURER

---

**DESCRIPTION:** Trane

## 15.4 MODEL NUMBER

---

**DESCRIPTION:** TUC060C936B6

**SERIAL NUMBER:** N494TRX7G

## 15.5 TYPE

---

**DESCRIPTION:** Forced air

**CAPACITY:** 60,000btu

## 15.6 AREA SERVED

---

**DESCRIPTION:** 1st floor

**APPROXIMATE AGE:** 26yrs

## 15.7 FUEL TYPE

---

**DESCRIPTION:** Natural gas

## 15.8 HEAT EXCHANGER

---

**DESCRIPTION:** 3 Burner

**COMMENTS:**

Excessive rust at interior of the heat exchanger.

Further evaluation by an HVAC service provider is recommended.

 Defective



## 15.9 UNABLE TO INSPECT

---

**DESCRIPTION:** 90%

## 15.10 BLOWER FAN/FILTER

---

**DESCRIPTION:** Inspected

## 15.11 DISTRIBUTION

---

**DESCRIPTION:** Inspected

## 15.12 CIRCULATOR

---

**DESCRIPTION:** Inspected

## 15.13 DRAFT CONTROL

---

**DESCRIPTION:** Inspected

## 15.14 FLUE PIPE

---

**DESCRIPTION:** PVC

## 15.15 CONTROLS

---

**DESCRIPTION:** Inspected

## 15.16 HUMIDIFIER

---

**DESCRIPTION:** Not Inspected

**COMMENTS:**

Humidifiers are not within the scope of this inspection. Suggest consulting seller as to the condition, operation and maintenance of this feature.

■ Not Inspected



## 15.17 THERMOSTATS

---

**DESCRIPTION:** Inspected

# 16. Heating System

## 16.1 LOCATION

---

**DESCRIPTION:** Attic

## 16.2 HEATING SYSTEM OPERATION

---

**DESCRIPTION:** Functional

## 16.3 MANUFACTURER

---

**DESCRIPTION:** Rheem

## 16.4 MODEL NUMBER

---

**DESCRIPTION:** RH1T2417STANJA

**SERIAL NUMBER:** W251923948

## 16.5 TYPE

---

**DESCRIPTION:** Electric

**CAPACITY:** 24,000btu

## 16.6 AREA SERVED

---

**DESCRIPTION:** 2nd floor

**APPROXIMATE AGE:** 5yrs

## 16.7 FUEL TYPE

---

**DESCRIPTION:** Electric

## 16.8 BLOWER FAN/FILTER

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Motor amping is not within the scope of this inspection.

 Acceptable

## 16.9 DISTRIBUTION

---

**DESCRIPTION:** Inspected

## 16.10 CIRCULATOR

---

**DESCRIPTION:** Inspected

## 16.11 THERMOSTATS

---

**DESCRIPTION:** Inspected

# 17. Plumbing

## 17.1 SERVICE LINE

---

**DESCRIPTION:** Copper

**MEDIA:**



**COMMENTS:**

Due to finished basement areas. The plumbing inspection was limited to visible components in readily accessible areas.

Water pressure tested high at 110psi.

Marginal



Normally accepted water pressure is 60-80psi.

Water filtration, softening and/or conditioning systems are not within the scope of this inspection. Suggest that seller be consulted as to the condition, operation and maintenance of these systems.

Not Inspected



## 17.2 MAIN WATER SHUTOFF

---

**DESCRIPTION:** Front of house, Crawlspace

**MEDIA:**



## 17.3 WATER LINES

**DESCRIPTION:** Copper

## 17.4 DRAIN PIPES

**DESCRIPTION:** PVC

**COMMENTS:**

Two broken support straps for drain line in rear crawlspace.

 Marginal



## 17.5 SERVICE CAPS

**DESCRIPTION:** Not visible

**COMMENTS:**

No service/clean out cap visible. Suggest consulting seller as to the location of a service cap. Many times the cap is covered with landscape vegetation or mulch etc.

 Not Inspected

## 17.6 VENT PIPES

**DESCRIPTION:** PVC

## 17.7 GAS SERVICE LINES

---

**DESCRIPTION:** Cast iron

## 17.8 WATER HEATER LOCATION

---

**DESCRIPTION:** Crawlspace

## 17.9 WATER HEATER OPERATION

---

**DESCRIPTION:** Functional at time of inspection

**COMMENTS:**

Generally accepted life span for water heaters is 10yrs.

Water heater appeared to be functioning properly and without defect at the time of inspection.

 Acceptable

Junction box is open and should be covered.

 Marginal



## 17.10 MANUFACTURER

---

**DESCRIPTION:** Rheem

## 17.11 MODEL NUMBER

---

**DESCRIPTION:** XE50M06ST45U1

**SERIAL NUMBER:** Q422202039

## 17.12 TYPE

---

**DESCRIPTION:** Electric

**CAPACITY:** 50 Gal.

## 17.13 APPROXIMATE AGE

---

**DESCRIPTION:** 2yr

**AREA SERVED:** 1st Floor/2nd Floor

## 17.14 TPRV AND DRAIN TUBE

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Drain tube needs to be installed on the TPRV that extends to within 6' of the floor.

 Marginal



# 18. Plumbing

## 18.1 WATER HEATER LOCATION

---

**DESCRIPTION:** Basement

## 18.2 WATER HEATER OPERATION

---

**DESCRIPTION:** Functional at time of inspection

**MEDIA:**



#### COMMENTS:

Generally accepted life span for water heaters is 10yrs.

Water heater appeared to be functioning properly and without defect at the time of inspection.

Acceptable

#### 18.3 MANUFACTURER

---

**DESCRIPTION:** Rheem

#### 18.4 MODEL NUMBER

---

**DESCRIPTION:** XE50M06ST45U1

**SERIAL NUMBER:** Q362214454

#### 18.5 TYPE

---

**DESCRIPTION:** Electric

**CAPACITY:** 50 Gal.

#### 18.6 APPROXIMATE AGE

---

**DESCRIPTION:** 2yr

**AREA SERVED:** 1st floor and basement

#### 18.7 TPRV AND DRAIN TUBE

---

**DESCRIPTION:** Inspected

#### COMMENTS:

Drain tube needs to be installed on the TPRV that extends to within 6' of the floor.

Marginal



## 19. Bathroom

### 19.1 BATHROOM LOCATION

---

**DESCRIPTION:** 2nd Floor Hall

### 19.2 CEILING

---

**DESCRIPTION:** Inspected

### 19.3 WALLS

---

**DESCRIPTION:** Inspected

### 19.4 FLOOR

---

**DESCRIPTION:** Inspected

### 19.5 DOORS

---

**DESCRIPTION:** Inspected

#### COMMENTS:

Door did not latch at the strike plate.

No privacy lock at entry door.

Marginal



## 19.6 WINDOWS

---

**DESCRIPTION:** Non-opening

## 19.7 ELECTRICAL

---

**DESCRIPTION:** 110 VAC GFCI

## 19.8 COUNTER/CABINET

---

**DESCRIPTION:** Inspected

## 19.9 SINK/BASIN

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Pop up in basin drain did not close.

 Marginal



## 19.10 TUB/SURROUND

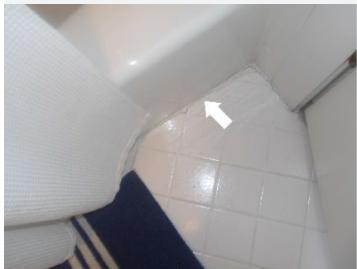
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Sealant suggested at base of tub.

▢ Acceptable



## 19.11 SHOWER/SURROUND

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Sealant suggested around base of the tub/shower fixtures.

▢ Marginal



## 19.12 TOILETS

---

**DESCRIPTION:** Inspected

## 19.13 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 19.14 VENTILATION

---

**DESCRIPTION:** Electric ventilation fan

## 20. Bathroom

### 20.1 BATHROOM LOCATION

---

**DESCRIPTION:** 1st floor

### 20.2 CEILING

---

**DESCRIPTION:** Inspected

### 20.3 WALLS

---

**DESCRIPTION:** Inspected

### 20.4 FLOOR

---

**DESCRIPTION:** Inspected

### 20.5 DOORS

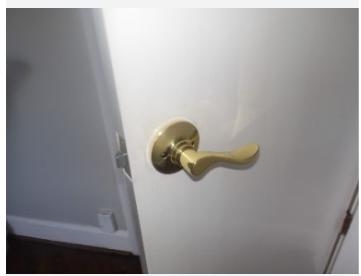
---

**DESCRIPTION:** Inspected

**COMMENTS:**

No privacy lock noted.

 Marginal



### 20.6 WINDOWS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Left window did not open. Stripped crank.

 Marginal



## 20.7 ELECTRICAL

---

**DESCRIPTION:** 110 VAC GFCI

## 20.8 SINK/BASIN

---

**DESCRIPTION:** Inspected

## 20.9 FAUCETS/TRAPS

---

**DESCRIPTION:** Inspected

### COMMENTS:

Pop up in basin drain did not hold water when closed.

 Marginal



## 20.10 TOILETS

---

**DESCRIPTION:** Inspected

## 20.11 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 20.12 VENTILATION

---

**DESCRIPTION:** Electric ventilation fan, Window

# 21. Bathroom

## 21.1 BATHROOM LOCATION

---

**DESCRIPTION:** Master

## 21.2 CEILING

---

**DESCRIPTION:** Inspected

## 21.3 WALLS

---

**DESCRIPTION:** Inspected

## 21.4 FLOOR

---

**DESCRIPTION:** Inspected

## 21.5 DOORS

---

**DESCRIPTION:** Inspected

### COMMENTS:

Entry Doors - Did not lock/latch.

Water Closet Door - Sticks. did not latch at the strike plate. Has no privacy lock and no door stop behind the door.

 Marginal



## 21.6 WINDOWS

**DESCRIPTION:** Inspected

**COMMENTS:**

Window in shower/tub surround did not appear to be tempered/safety glass. Suggest consulting seller to verify.

Defective



Window around tub could not be opened due to missing crank handles.

Marginal



Water closet windows did not open.

 Marginal



## 21.7 ELECTRICAL

---

**DESCRIPTION:** 110 VAC GFCI

**COMMENTS:**

GFCI reset for lighting circuits is at the counter outlets.

 Acceptable



## 21.8 COUNTER/CABINET

---

**DESCRIPTION:** Inspected

## 21.9 SINK/BASIN

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Pop ups in basin drains did not close and were disconnected in cabinets below.

 Marginal



## 21.10 FAUCETS/TRAPS

---

**DESCRIPTION:** Inspected

## 21.11 TUB/SURROUND

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Tub faucet is loose at base and leaks when valve is open.

Hand spray wand did not engage.

 Marginal



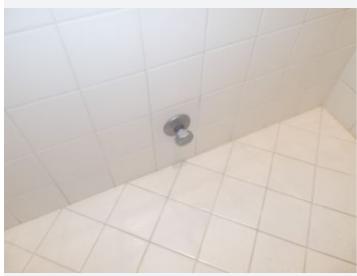
## 21.12 SHOWER/SURROUND

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Appears that this shower may have had a steam function at one time and has been capped off. Suggest consulting seller to verify.



Shower door sticks.

Marginal



## 21.13 SPA TUB/SURROUND

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Timer did not turn off spa function.

Marginal



Spa motor is only accessible from mechanical closet in basement below.

No GFCI protection located for spa motor circuit.

 Marginal



## 21.14 TOILETS

**DESCRIPTION:** Inspected

## 21.15 HVAC SOURCE

**DESCRIPTION:** Heating system register

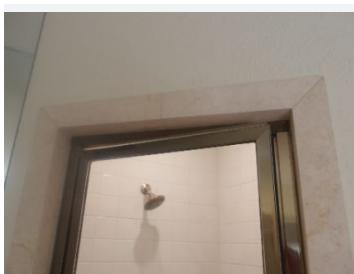
## 21.16 VENTILATION

**DESCRIPTION:** Electric ventilation fan

**COMMENTS:**

No venting noted for the shower stall.

 Marginal



# 22. Bathroom

## 22.1 BATHROOM LOCATION

**DESCRIPTION:** Basement

## 22.2 CLOSET

---

**DESCRIPTION:** Inspected

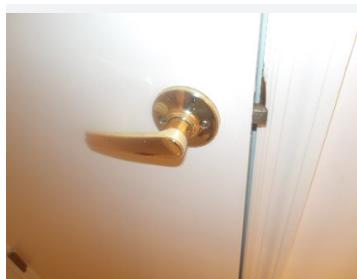
**COMMENTS:**

No door stop(s) behind door.

 Marginal

Door did not latch at the strike plate.

 Marginal



## 22.3 CEILING

---

**DESCRIPTION:** Inspected

## 22.4 WALLS

---

**DESCRIPTION:** Inspected

## 22.5 FLOOR

---

**DESCRIPTION:** Inspected

## 22.6 DOORS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

No door stop(s) behind door(s).

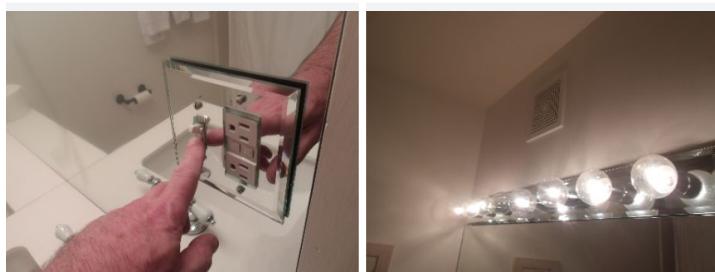
## 22.7 ELECTRICAL

---

**DESCRIPTION:** 110 VAC GFCI

**COMMENTS:**

Note: Vent and vanity light fixture are controlled at the same switch.



## 22.8 COUNTER/CABINET

---

**DESCRIPTION:** Inspected

## 22.9 SINK/BASIN

---

**DESCRIPTION:** Inspected

## 22.10 FAUCETS/TRAPS

---

**DESCRIPTION:** Inspected

## 22.11 TUB/SURROUND

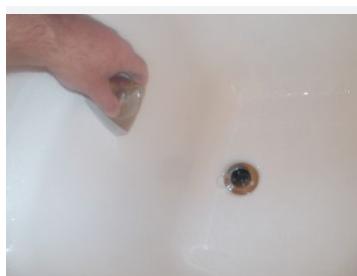
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Tub drain does not close.

 Marginal



## 22.12 SHOWER/SURROUND

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Sealant suggested around base of the tub/shower fixtures.

 Marginal



## 22.13 TOILETS

---

**DESCRIPTION:** Inspected

## 22.14 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 22.15 VENTILATION

---

**DESCRIPTION:** Electric ventilation fan

**COMMENTS:**

No outlet located/verified for this vent fan. Suggest consulting seller as to where this vent discharges to the exterior of the home.

 Marginal



## 23. Bedroom

### 23.1 BEDROOM LOCATION

---

**DESCRIPTION:** 2nd Floor Rear

### 23.2 CLOSET

---

**DESCRIPTION:** Inspected

### 23.3 CEILING

---

**DESCRIPTION:** Inspected

### 23.4 WALLS

---

**DESCRIPTION:** Inspected

### 23.5 FLOOR

---

**DESCRIPTION:** Inspected

### 23.6 DOORS

---

**DESCRIPTION:** Inspected

#### COMMENTS:

No privacy lock noted.

Marginal



## 23.7 WINDOWS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Windows could not be opened due to missing crank handles.

Marginal



## 23.8 ELECTRICAL

---

**DESCRIPTION:** Inspected

**COMMENTS:**

No ceiling light fixture noted.

Switch controlled wall outlet may be present but could not be verified due to bunk bed.

Suggest that seller be consulted as to the possible presence of a switch controlled wall outlet.



## 23.9 HVAC SOURCE

**DESCRIPTION:** Heating system register

## 23.10 SMOKE DETECTOR

**DESCRIPTION:** Inspected

**COMMENTS:**

Smoke detector did not respond.



## 24. Bedroom

### 24.1 BEDROOM LOCATION

**DESCRIPTION:** 2nd Floor Side

### 24.2 CLOSET

**DESCRIPTION:** Inspected

### 24.3 CEILING

**DESCRIPTION:** Inspected

## 24.4 WALLS

---

**DESCRIPTION:** Inspected

## 24.5 FLOOR

---

**DESCRIPTION:** Inspected

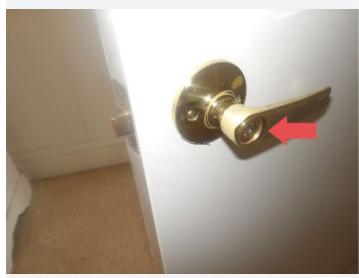
## 24.6 DOORS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

No privacy lock noted.



No door stop behind door.



## 24.7 WINDOWS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Windows could not be open due to missing crank handles.





## 24.8 ELECTRICAL

---

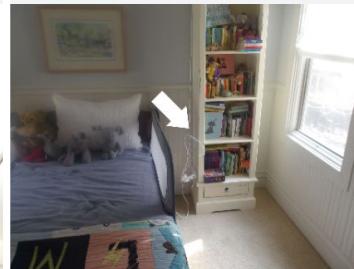
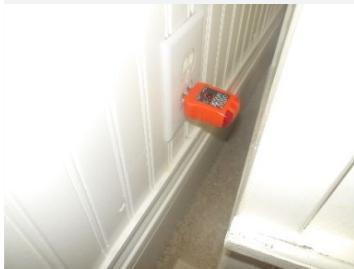
**DESCRIPTION:** Inspected

**COMMENTS:**

No ceiling light fixture noted.

Switch controlled wall outlet noted on east wall.

Acceptable



## 24.9 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 24.10 SMOKE DETECTOR

---

**DESCRIPTION:** Inspected

# 25. Bedroom

## 25.1 BEDROOM LOCATION

---

**DESCRIPTION:** Master

## 25.2 CLOSET

---

**DESCRIPTION:** Inspected

## 25.3 CEILING

---

**DESCRIPTION:** Inspected

## 25.4 WALLS

---

**DESCRIPTION:** Inspected

## 25.5 FLOOR

---

**DESCRIPTION:** Inspected

## 25.6 DOORS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

No privacy lock noted.

 Marginal

## 25.7 WINDOWS

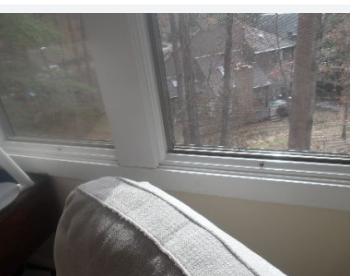
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Windows could not be opened due to missing crank handles.

 Marginal



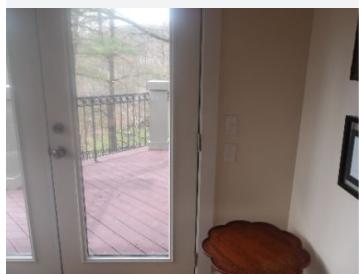
## 25.8 ELECTRICAL

**DESCRIPTION:** Inspected

**COMMENTS:**

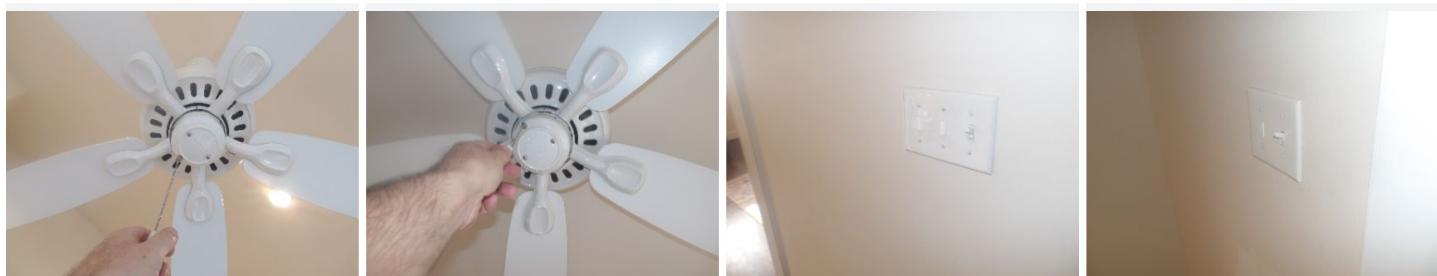
No light switch at entry from balcony.

 Marginal



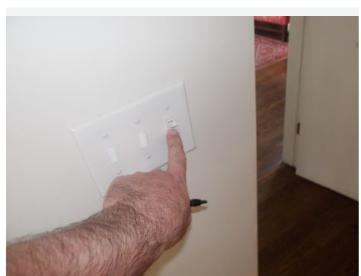
Both ceiling fans did not engage.

 Marginal



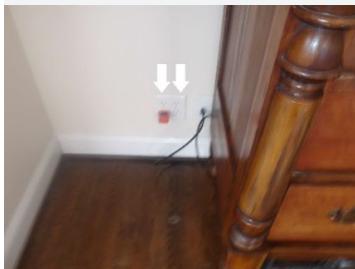
Purpose for switch at entry door was not determined. Suggest that seller be consulted as to what this switch operates.

 Marginal



No current at front wall outlets in office area.

Marginal



No ceiling light fixture or switch controlled wall outlet for sleeping area.

Marginal

## 25.9 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 25.10 SMOKE DETECTOR

---

**DESCRIPTION:** Inspected

# 26. Bedroom

## 26.1 BEDROOM LOCATION

---

**DESCRIPTION:** Basement Rear

## 26.2 CLOSET

---

**DESCRIPTION:** Not Present

**COMMENTS:**

No closet in this room.

Not Present

## 26.3 CEILING

---

**DESCRIPTION:** Inspected

## 26.4 WALLS

---

**DESCRIPTION:** Inspected

## 26.5 FLOOR

---

**DESCRIPTION:** Inspected

## 26.6 DOORS

---

**DESCRIPTION:** Inspected

## 26.7 WINDOWS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Windows were not opened due to missing crank handles.

 Marginal



## 26.8 ELECTRICAL

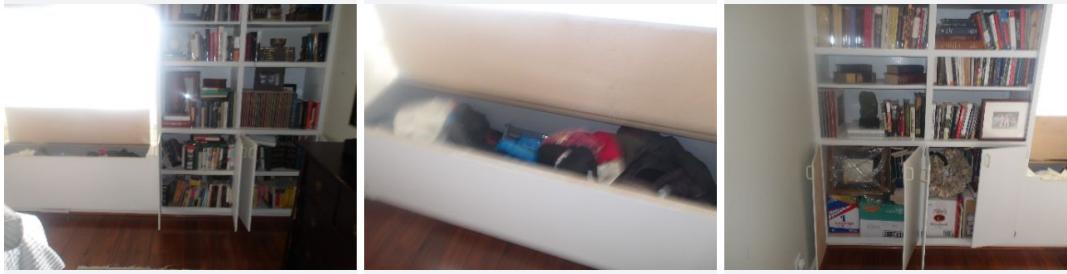
---

**DESCRIPTION:** Inspected

**COMMENTS:**

No outlets visible to service the rear wall.

 Marginal



## 26.9 HVAC SOURCE

**DESCRIPTION:** Heating system register

## 26.10 SMOKE DETECTOR

**DESCRIPTION:** Inspected

**COMMENTS:**

No smoke detector in this room.

■ Defective

# 27. Bedroom

## 27.1 BEDROOM LOCATION

**DESCRIPTION:** Basement Side

## 27.2 CLOSET

**DESCRIPTION:** Inspected

**COMMENTS:**

Most of the interior of the mechanical closet was not visible due to stored items.



## 27.3 CEILING

---

**DESCRIPTION:** Inspected

## 27.4 WALLS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Insulation installed backward.

 Marginal



## 27.5 FLOOR

---

**DESCRIPTION:** Inspected

## 27.6 DOORS

---

**DESCRIPTION:** Inspected

## 27.7 WINDOWS

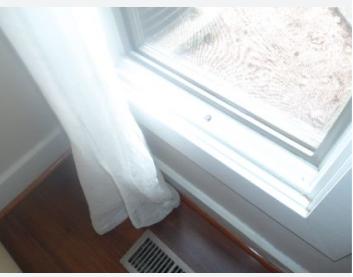
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Windows were not opened due to missing crank handles.

 Marginal



## 27.8 ELECTRICAL

---

**DESCRIPTION:** Inspected

**COMMENTS:**

No light fixture or switch controlled wall outlet.

Possible switch location is behind the door.

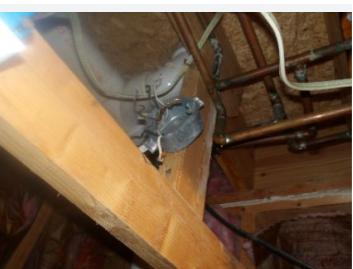
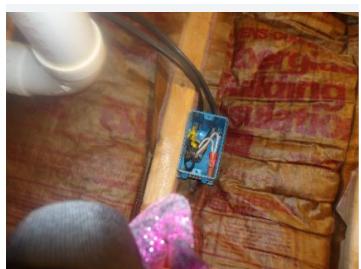
Marginal



Open junction boxes in mechanical closet.

No current at ceiling outlet in mechanical closet.

Marginal



No outlet noted between closets.



Missing bulb cover in closet.



## 27.9 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 27.10 SMOKE DETECTOR

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Smoke detector did not respond.

Defective



## 28. Kitchen

### 28.1 KITCHEN LOCATION

---

**DESCRIPTION:** Main

## 28.2 COOKING APPLIANCES

---

**DESCRIPTION:** Inspected

## 28.3 VENTILATOR

---

**DESCRIPTION:** Inspected

**MEDIA:**



## 28.4 DISPOSAL

---

**DESCRIPTION:** Inspected

## 28.5 DISHWASHER

---

**DESCRIPTION:** Inspected

**MEDIA:**



## 28.6 REFRIGERATOR

---

**DESCRIPTION:** Inspected

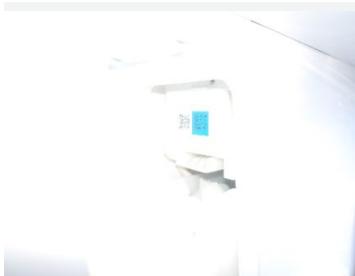
**COMMENTS:**

Area behind the refrigerator was not inspected due to possible damage to the floor finish.



Ice was present in ice maker.

Acceptable



Water dispenser was functional at time of inspection.

Acceptable



Readily accessible water valve was not verified. Suggest consulting seller to verify.

Not Inspected

## 28.7 MICROWAVE

---

**DESCRIPTION:** Inspected

## 28.8 SINK

---

**DESCRIPTION:** Inspected

## 28.9 ELECTRICAL

**DESCRIPTION:** 110 VAC GFCI

**COMMENTS:**

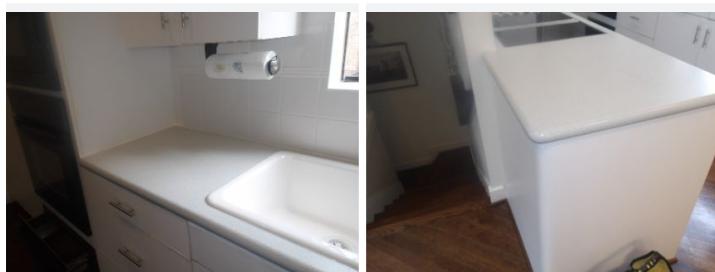
No GFCI protection noted at rear wall counter outlets or outlet at cook top counter.

 Marginal



No outlets left of sink and left of cook top.

 Marginal



## 28.10 PLUMBING/FIXTURES

**DESCRIPTION:** Inspected

**COMMENTS:**

No touch faucet operation appeared to be functioning properly.

Suggest that seller be consulted as to the operation of this faucet.

 Acceptable

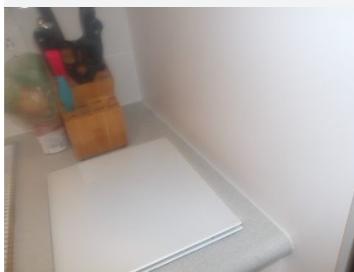
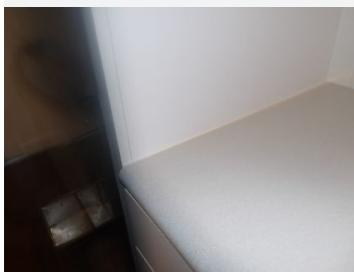
## 28.11 COUNTER TOPS

**DESCRIPTION:** Inspected

**COMMENTS:**

No side splashes.

 Acceptable



## 28.12 CABINETS

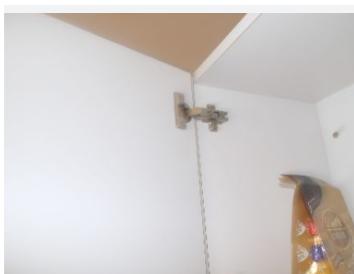
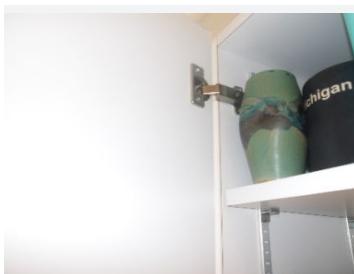
---

**DESCRIPTION:** Inspected

**COMMENTS:**

Two loose cabinet doors noted.

 Marginal



## 28.13 CEILING

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Water stains present under second floor bathroom area.

No moisture or defect noted at or above this area at the time of inspection.

Suggest that seller be consulted as to any history of defect and repairs in this area.

Acceptable



## 28.14 WALLS

---

**DESCRIPTION:** Inspected

## 28.15 FLOOR

---

**DESCRIPTION:** Inspected

## 28.16 WINDOWS

---

**DESCRIPTION:** Inspected

## 28.17 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

# 29. Living Space

## 29.1 LIVING SPACE LOCATION

---

**DESCRIPTION:** Living Room, Living Room/Dining Room/Foyer/Hall

## 29.2 CLOSET

---

**DESCRIPTION:** Inspected

### COMMENTS:

Missing clothes pole in one second floor hall closet.

Acceptable



No door stop behind door at foyer/hall closet.

Acceptable

No door stops behind all three second floor hall closet doors.

Acceptable

## 29.3 CEILING

---

**DESCRIPTION:** Inspected

## 29.4 WALLS

---

**DESCRIPTION:** Inspected

## 29.5 FLOOR

---

**DESCRIPTION:** Inspected

## 29.6 WINDOWS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

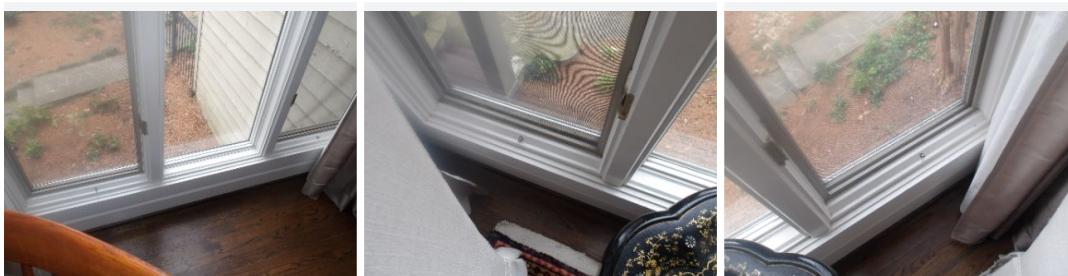
Window sills are close to the floor. This may be of concern if small children will be present.

Acceptable



Windows were not opened due to missing crank handles.

Marginal



## 29.7 ELECTRICAL

---

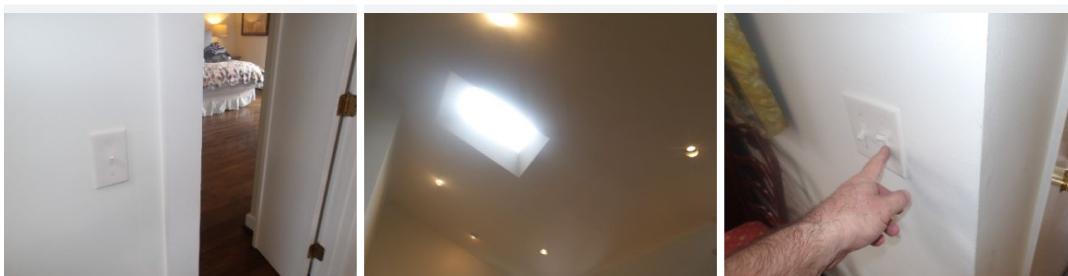
**DESCRIPTION:** Inspected

**COMMENTS:**

No outlet noted in second floor hall.

Faulty three way operation for recessed lighting.

Marginal



Recessed fixture over dining area did not respond. No visible sign of defect. Suggest that bulb be changed and tested.

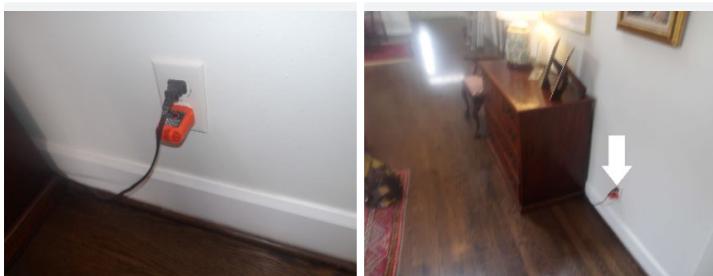
Current was not verified at this fixture due to dining room table.

 Marginal



No current at bottom 1/2 of outlet to left of door to master bedroom.

 Marginal



## 29.8 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 29.9 SMOKE DETECTOR

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Second floor hall smoke detector did not respond.

 Defective



## 30. Living Space

### 30.1 LIVING SPACE LOCATION

---

**DESCRIPTION:** Basement Living Room and Hall

### 30.2 CLOSET

---

**DESCRIPTION:** Inspected

**COMMENTS:**

No door stop behind door.



### 30.3 CEILING

---

**DESCRIPTION:** Inspected

### 30.4 WALLS

---

**DESCRIPTION:** Inspected

### 30.5 FLOOR

---

**DESCRIPTION:** Inspected

### 30.6 WINDOWS

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Windows were not opened due to missing crank handles.





## 30.7 ELECTRICAL

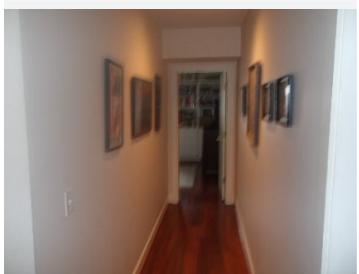
---

**DESCRIPTION:** Inspected

**COMMENTS:**

No light switch at entry from rear bedroom.

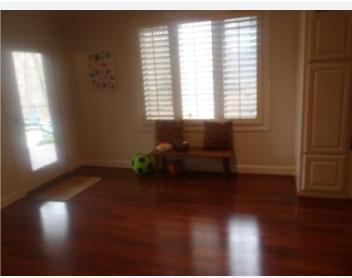
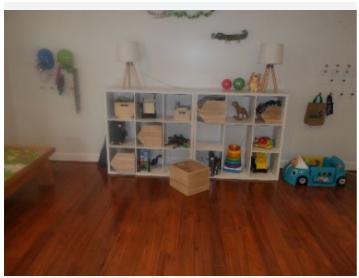
Marginal



No wall outlets to service the front wall and side walls on either side of the built in cabinets.

No outlets visible to service the built in deck area.

Marginal



## 30.8 HVAC SOURCE

---

**DESCRIPTION:** Heating system register

## 30.9 SMOKE DETECTOR

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Hall smoke detector has been removed.

 Defective



# 31. Laundry Room/Area

## 31.1 LAUNDRY ROOM LOCATION

---

**DESCRIPTION:** 1st Floor

## 31.2 CEILING

---

**DESCRIPTION:** Inspected

## 31.3 WALLS

---

**DESCRIPTION:** Inspected

## 31.4 FLOOR

---

**DESCRIPTION:** Inspected

## 31.5 DOORS

---

**DESCRIPTION:** Inspected

## 31.6 WINDOWS

---

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Windows did not operate/open properly.

 Marginal



## 31.7 ELECTRICAL

---

**DESCRIPTION:** Inspected

## 31.8 HVAC SOURCE

---

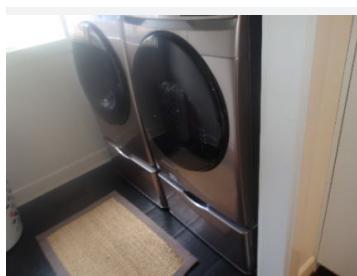
**DESCRIPTION:** Heating system register

## 31.9 WASHER HOSE BIB

---

**DESCRIPTION:** Not visible

**MEDIA:**



## 31.10 WASHER AND DRYER ELECTRICAL

---

**DESCRIPTION:** Not Visible

**MEDIA:**



### 31.11 DRYER VENT

---

**DESCRIPTION:** Inspected

**COMMENTS:**

Suggest that flexible vent hose be replaced with a rigid metal pipe/tube.

Marginal

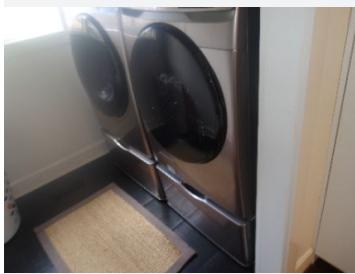


### 31.12 WASHER DRAIN

---

**DESCRIPTION:** Not Visible

**MEDIA:**



### 31.13 FLOOR DRAIN

---

**DESCRIPTION:** Not visible

**COMMENTS:**

No floor drain or overflow pan noted. Suggest that overflow pan and drain be installed due to finished living areas below.

Not Present

## Summary

### HOUSE

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



#### Marginal

Item is not fully functional and requires repair or servicing.



#### Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

### 1.2 WALKS

---

#### COMMENTS:

Cracks and loose stones noted at west side walkway.

Marginal



### 1.3 STEPS/STOOPS

---

#### COMMENTS:

Extensive deterioration and wood rot at railroad tie steps on east side of the home.

Marginal



## 1.4 PORCH

---

### COMMENTS:

Area under front porch/deck was not readily visible due to lack of clearance above grade.

Porch/deck lumber needs to be clear of contact with the surface grade.

Marginal



## 1.6 DECK

---

### COMMENTS:

Several missing joist hangers at rear of deck.

Marginal



Deck is in contact with the ground. Deck materials need to have clearance above grade.

 Marginal



## 1.7 BALCONY

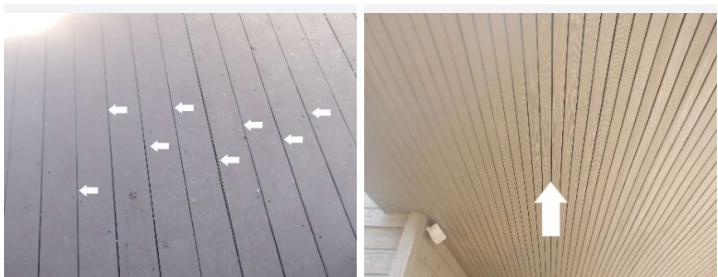
---

### COMMENTS:

Run off from balcony surface drains onto the upper side of the ceiling material for the deck below.

Suggest that seller be consulted as to if the ceiling material for the deck below is treated lumber or has been water proofed/sealed?

 Marginal



## 1.9 SWALE

---

### COMMENTS:

Recommend improvements be made to the grade, swale slope and depth to improve water control at front NE corner of the home.

 Marginal



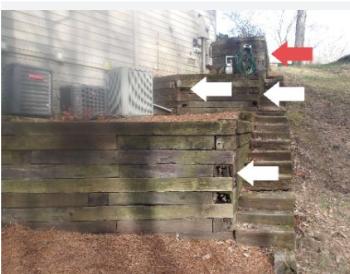
## 1.11 RETAINING WALLS

---

### COMMENTS:

Railroad tie retaining walls are heavily deteriorated and beginning to fail.

Marginal



Cracks noted in the concrete retaining wall with some significant separation noted. No differential movement at the time of inspection.

Cracks needs to be repaired and sealed to hinder further deterioration.

Cracks need to be monitored for continued movement.

Marginal



## 1.12 EXTERIOR SURFACE DRAIN

---

**COMMENTS:**

No outlets located for the driveway surface drain or side/rear yard surface drains. Outlet points needs to be located to verify that they are free flowing and facilitates the drainage and run off of water away from the foundation.

No grates over side/rear yard surface drains to filter debris. Excessive debris noted in mouth of one drain.

 Marginal



**1.13 FENCES**

---

**COMMENTS:**

Self closing gate is sagging and does not readily latch. This may be of concern if small children will be present.

 Marginal



**2.1 TYPE**

---

**COMMENTS:**

Many areas of wood rot and deterioration noted.

Entire exterior of the home is in need of repairs, maintenance, paint and caulk.

 Marginal



All grade and ground cover need to be pulled away from contact with the wood siding. Siding clearance should be between 6"-8" from grade.

Marginal



## 2.2 TRIM

---

### COMMENTS:

Paint, sealant and maintenance needed at all trim on the exterior of the home.

Marginal



## 2.3 FASCIA

---

### COMMENTS:

Wood rot noted. Suggest repairs/replacement and maintenance.

 Marginal



## 2.5 DOOR BELL

---

### COMMENTS:

Traditional hard wired door bell did not respond.

 Marginal



## 2.6 ENTRY DOORS

---

### COMMENTS:

Door is not tight to the weather seal.

Gap under door sweep.

 Marginal



## 2.7 PATIO DOOR

---

### COMMENTS:

Lower Deck Door - Not tight to the weather seal.

Balcony Door Off Living Room - Gap under door sweep and no door stop behind door.

Balcony Doors Off Master Bedroom -Door is not tight to the weather seal. No door stop behind door.

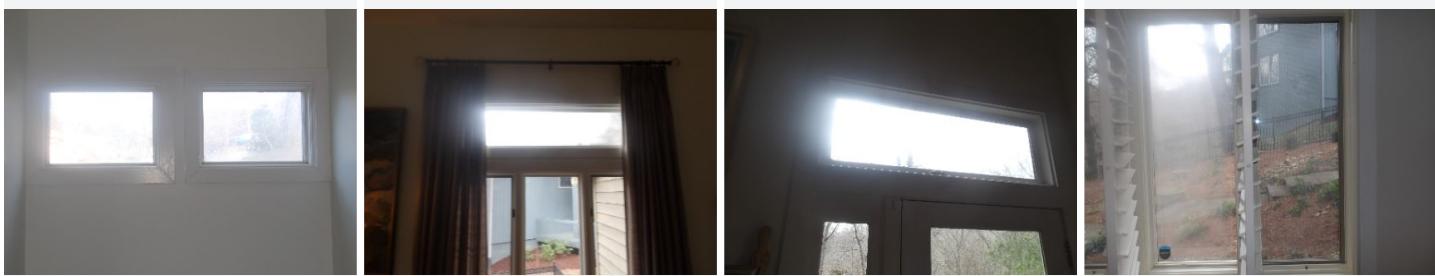


## 2.8 WINDOWS

---

### COMMENTS:

Some fogging and/or moisture noted between glass at several windows.



## 2.9 WINDOW SCREENS

---

### COMMENTS:

Screens missing at powder bathroom and laundry room windows (4).



## 2.11 EXTERIOR ELECTRIC OUTLETS

---

### COMMENTS:

Missing and/or faulty GFCI protection at outlet under meter base, front porch and side wall at rear deck.



Loose weather cover at rear deck.



## 2.12 HOSE BIBS

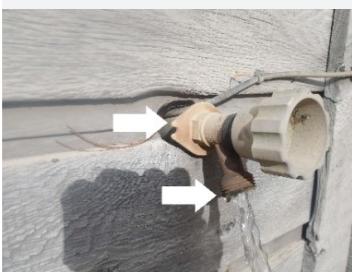
---

### COMMENTS:

No back flow prevention noted on hose bibs.

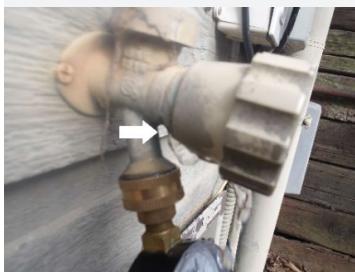
Rear/east side hose bib is not secured to the wall.

Marginal



Leak at valve stem for hose bib under electric meter when valve is open.

Marginal



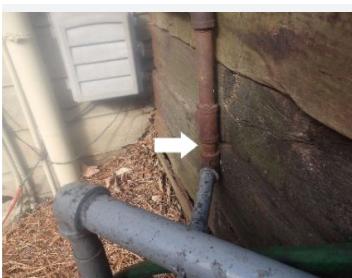
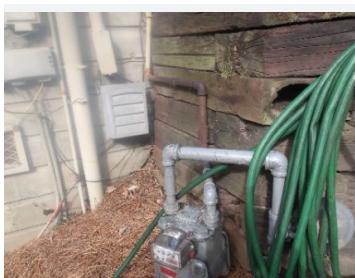
## 2.13 GAS METER

---

### COMMENTS:

Retaining wall is in contact with gas line at meter base. This needs to be addressed before the wall stresses the gas line connections.

Marginal



## 3.5 FLASHING

---

### COMMENTS:

Missing kick out flashing.

Marginal



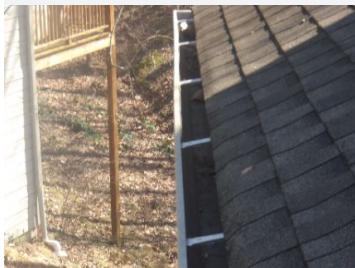
### 3.9 GUTTERS

---

#### COMMENTS:

Gutters are clogged and need to be cleared.

Marginal



### 3.11 LEADER/EXTENSION

---

#### COMMENTS:

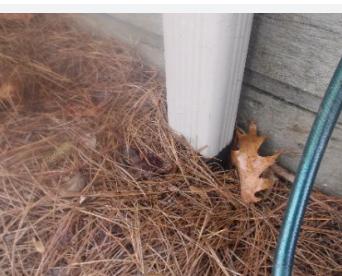
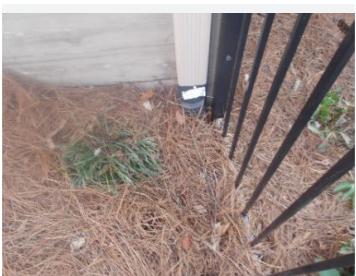
Ineffective and/or missing splash block(s) noted. Suggest that splash blocks be altered and/or replaced with buried leaders to better facilitate the run off and evacuation of water to a distance of at least 6' from the foundation.

Marginal



Only one outlet point was located for the buried leaders.

Marginal



Entry point for buried leader at front corner was not visible and is disconnected from the downspout.

Marginal



### 3.12 CHIMNEY

**COMMENTS:**

Siding on chimney has been poorly installed and is in need of repairs. Loose boards, No caulk at joints and seams noted.

Further evaluation and repairs by a qualified contractor is needed.

Interior of the chimney chase was not readily visible at the time of inspection. Due to rain/snow cap.

Marginal



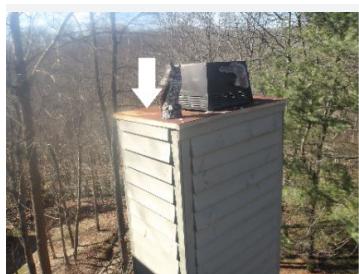
### 3.13 FLUE/FLUE CAP

---

**COMMENTS:**

Corrosion noted at the metal chimney cap. Suggest maintenance with appropriate paint to hinder further deterioration.

Marginal



### 4.4 DOOR OPENER

---

**COMMENTS:**

Light(s) in door opener did not respond. No visible sign of defect. Likely due to old bulb(s) Suggest that bulbs be changed and tested.

Current was present at bulb sockets.

 Marginal



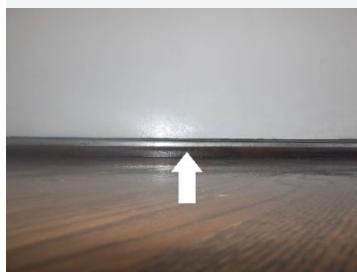
## 4.5 SERVICE DOORS

---

### COMMENTS:

Gap under door sweep.

 Marginal



## 4.10 SMOKE DETECTOR

---

### COMMENTS:

No smoke detector.

 Defective

## 5.3 120 VAC BRANCH CIRCUITS

---

### COMMENTS:

Circuits are not fully/clearly labeled in the main panel and the distribution panel.

 Marginal



## 5.4 240 VAC BRANCH CIRCUITS

---

### COMMENTS:

Circuits are not fully/clearly labeled in the distribution panel.

Marginal

## 6.1 PANEL LOCATION

---

### COMMENTS:

No twist out covers for two missing breakers.

Marginal



## 7.9 STAIRS/HANDRAILS

---

### COMMENTS:

Baluster spacing is slightly greater than 4'. This may be of concern if small children will be present.

Marginal



## 8.1 METHOD OF INSPECTION

---

### COMMENTS:

Pull down ladder for attic access in garage is heavily damaged and dangerous.

Repairs/replacement needed.

Marginal



## 8.2 UNABLE TO INSPECT

---

### COMMENTS:

Area over office in master suite was not readily visible/accessible.

Marginal



## 8.5 VENTILATION

---

#### COMMENTS:

No baffles visible between insulation and roof decking over vaulted/cathedral ceiling areas.

This issue will not be able to be retro-fitted. This issue but may shorten the life span of the roof surface.

Suggest that insulation be pulled away from soffit vents where readily accessible.

 Marginal



No roof vents for attic area under front shed roof.

Suggest that roof vents be installed when a new roof surface is needed.

 Marginal



---

## 8.6 INSULATION

---

#### COMMENTS:

Fallen side wall insulation noted in both attic areas.

 Marginal



## 8.10 MOISTURE PENETRATION

---

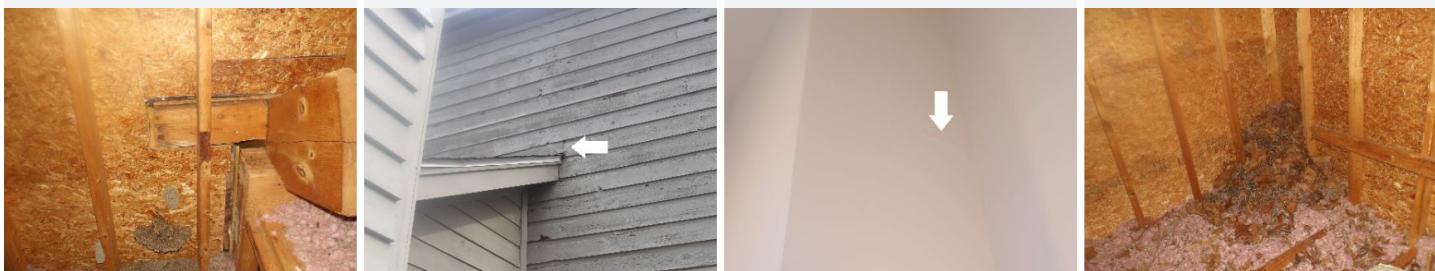
### COMMENTS:

Area of discoloration and repairs noted in attic over second floor. No moisture or defect noted at time of inspection. Repairs noted/visible on the roof/wall surface. Suggest that repairs be maintained and periodically monitored for moisture and/or continued discoloration.

Some moisture damage noted to paint surface at master bedroom wall below this area.

Appears that the repairs and moisture intrusion were due to squirrel intrusion nesting in the attic. Suggest that all nesting material be removed from the attic.

Marginal



## 9.2 ACCESS

---

### COMMENTS:

Suggest that all wood/cellulose scraps and debris (old water heaters) be removed from the crawlspace to hinder possible attraction of wood destroying pests, rodents and reptiles.

Marginal



Door at access for front crawlspace is in need of repair.

Marginal



## 9.5 MOISTURE BARRIER

---

### COMMENTS:

Vapor barrier is not complete. 6mil. Plastic needs to be installed over the floor of the crawlspace that extends partially up the side walls and all seams overlapped and taped.

Marginal



## 9.6 VENTILATION

---

### COMMENTS:

Missing vent screen.

Marginal



Suggest that additional vents be installed to allow for cross ventilation.

 Marginal

## 9.7 INSULATION

---

### COMMENTS:

Insulation has fallen in many areas.

 Marginal



## 9.8 VAPOR BARRIER

---

### COMMENTS:

Vapor barrier has fallen in many areas with the insulation it is adhered to.

 Marginal

## 9.9 ELECTRICAL

---

### COMMENTS:

Non-GFCI circuit -recommend GFCI circuit be installed

 Marginal



Electric disconnect panel noted in the rear crawlspace.

Circuit is live but is not labeled.

Suggest that client be consulted at to what this circuit serves.

 Marginal



## 10.3 CONDENSATE REMOVAL

---

### COMMENTS:

Condensate line is discharging into the main plumbing waste line.

Further evaluation by an HVAC service provider recommended.

 Marginal



No condensate overflow pan and float switch.

Auxiliary condensate drain line has been disconnected and outlet has become buried.

Further evaluation by an HVAC service provider recommended.

 Marginal



## 10.4 EXTERIOR UNIT

---

### COMMENTS:

Unit is out of level. Suggest that pad be leveled and stabilized to hinder possible stress on the refrigerant and/or gas lines.

 Marginal



## 10.12 REFRIGERANT LINES

---

### COMMENTS:

Damaged/deteriorated insulation noted. Suggest repairs/replacement.

 Marginal



## 11.4 EXTERIOR UNIT

---

### COMMENTS:

Unit is out of level. Suggest that pad be leveled and stabilized to hinder possible stress on the refrigerant and/or gas lines.

Marginal



## 11.12 REFRIGERANT LINES

---

### COMMENTS:

Damaged/deteriorated insulation noted. Suggest repairs/replacement.

Marginal



## 11.13 ELECTRICAL DISCONNECT

---

**COMMENTS:**

Oversized breaker. Data plate specifies a maximum over current protection of 20amps.

 Marginal



### 12.3 CONDENSATE REMOVAL

---

**COMMENTS:**

No condensate overflow pan and float switch noted under this unit.

Moisture note in return duct under this unit.

Condensate is draining into the plumbing waste line.

Further evaluation by an HVAV service provider recommended.

 Marginal



### 12.4 EXTERIOR UNIT

---

**COMMENTS:**

Unit is out of level. Suggest that pad be leveled and stabilized to hinder possible stress on the refrigerant and/or gas lines.

 Marginal



## 12.12 REFRIGERANT LINES

---

### COMMENTS:

Damaged/deteriorated insulation noted. Suggest repairs/replacement.

 Marginal



## 12.14 EXPOSED DUCTWORK

---

### COMMENTS:

Lower 1/2 of cabinet does not remain closed.

 Marginal



## 13.4 FLUE

---

#### COMMENTS:

Suggest cleaning and inspection by a chimney sweep prior to use.

 Marginal



---

#### 15.8 HEAT EXCHANGER

---

#### COMMENTS:

Excessive rust at interior of the heat exchanger.

Further evaluation by an HVAC service provider is recommended.

 Defective



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#### 17.1 SERVICE LINE

---

#### COMMENTS:

Water pressure tested high at 110psi.

 Marginal



## 17.4 DRAIN PIPES

---

### COMMENTS:

Two broken support straps for drain line in rear crawlspace.

 Marginal



## 17.9 WATER HEATER OPERATION

---

### COMMENTS:

Junction box is open and should be covered.

 Marginal



## 17.14 TPRV AND DRAIN TUBE

---

### COMMENTS:

Drain tube needs to be installed on the TPRV that extends to within 6' of the floor.

 Marginal



## 18.7 TPRV AND DRAIN TUBE

---

### COMMENTS:

Drain tube needs to be installed on the TPRV that extends to within 6' of the floor.

 Marginal



## 19.5 DOORS

---

### COMMENTS:

Door did not latch at the strike plate.

No privacy lock at entry door.

 Marginal



## 19.9 SINK/BASIN

---

### COMMENTS:

Pop up in basin drain did not close.

Marginal



## 19.11 SHOWER/SURROUND

---

### COMMENTS:

Sealant suggested around base of the tub/shower fixtures.

Marginal



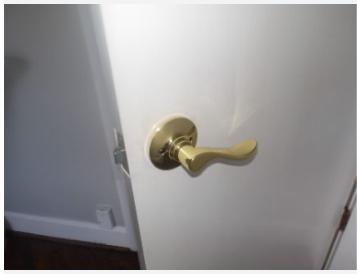
## 20.5 DOORS

---

### COMMENTS:

No privacy lock noted.

Marginal



## 20.6 WINDOWS

---

### COMMENTS:

Left window did not open. Stripped crank.

 Marginal



## 20.9 FAUCETS/TRAPS

---

### COMMENTS:

Pop up in basin drain did not hold water when closed.

 Marginal



## 21.5 DOORS

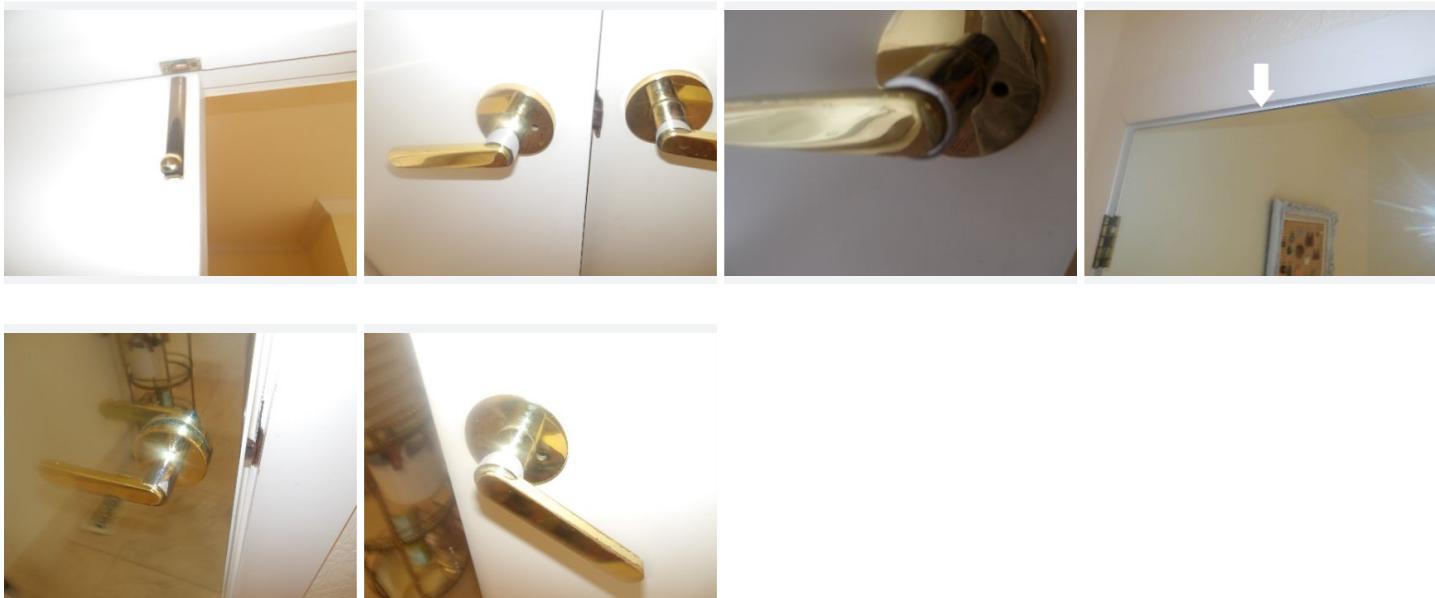
---

### COMMENTS:

Entry Doors - Did not lock/latch.

Water Closet Door - Sticks. did not latch at the strike plate. Has no privacy lock and no door stop behind the door.

 Marginal



## 21.6 WINDOWS

---

### COMMENTS:

Window in shower/tub surround did not appear to be tempered/safety glass. Suggest consulting seller to verify.

 Defective



Window around tub could not be opened do to missing crank handles.

 Marginal



Water closet windows did not open.

Marginal



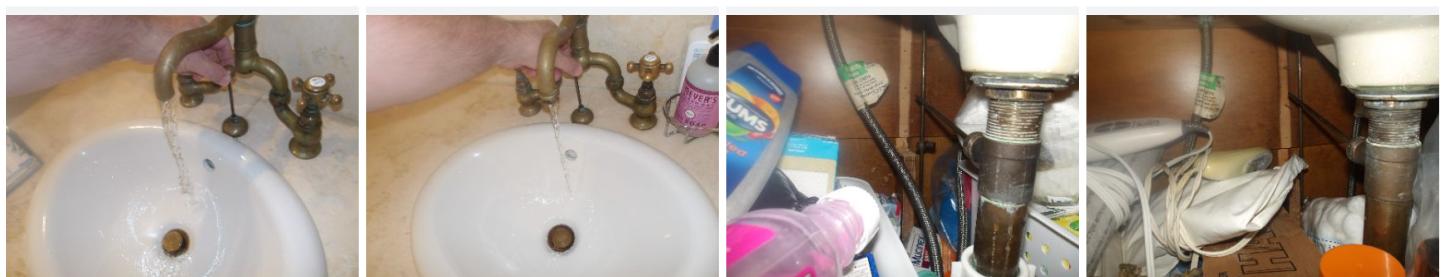
## 21.9 SINK/BASIN

---

### COMMENTS:

Pop ups in basin drains did not close and were disconnected in cabinets below.

Marginal



## 21.11 TUB/SURROUND

---

### COMMENTS:

Tub faucet is loose at base and leaks when valve is open.

Hand spray wand did not engage.

 Marginal



## 21.12 SHOWER/SURROUND

---

### COMMENTS:

Shower door sticks.

 Marginal



## 21.13 SPA TUB/SURROUND

---

### COMMENTS:

Timer did not turn off spa function.

 Marginal



Spa motor is only accessible from mechanical closet in basement below.

No GFCI protection located for spa motor circuit.

 Marginal



## 21.16 VENTILATION

---

### COMMENTS:

No venting noted for the shower stall.

 Marginal



## 22.2 CLOSET

---

### COMMENTS:

No door stop(s) behind door.

 Marginal

Door did not latch at the strike plate.

 Marginal



## 22.11 TUB/SURROUND

---

### COMMENTS:

Tub drain does not close.

Marginal



## 22.12 SHOWER/SURROUND

---

### COMMENTS:

Sealant suggested around base of the tub/shower fixtures.

Marginal



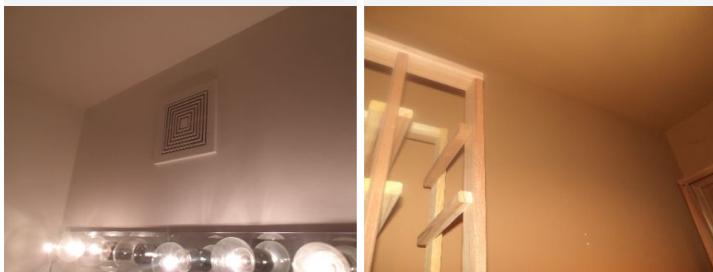
## 22.15 VENTILATION

---

### COMMENTS:

No outlet located/verified for this vent fan. Suggest consulting seller as to where this vent discharges to the exterior of the home.

Marginal



## 23.6 DOORS

---

### COMMENTS:

No privacy lock noted.

Marginal



## 23.7 WINDOWS

---

### COMMENTS:

Windows could not be opened due to missing crank handles.

Marginal



## 23.10 SMOKE DETECTOR

---

### COMMENTS:

Smoke detector did not respond.

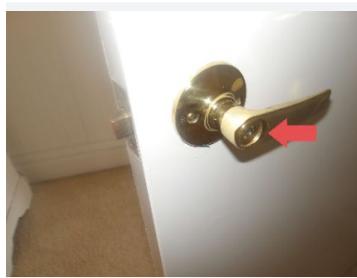


## 24.6 DOORS

---

### COMMENTS:

No privacy lock noted.



No door stop behind door.



## 24.7 WINDOWS

---

### COMMENTS:

Windows could not be open due to missing crank handles.

 Marginal



## 25.6 DOORS

---

### COMMENTS:

No privacy lock noted.

 Marginal

## 25.7 WINDOWS

---

### COMMENTS:

Windows could not be opened due to missing crank handles.

 Marginal



## 25.8 ELECTRICAL

---

### COMMENTS:

No light switch at entry from balcony.

 Marginal



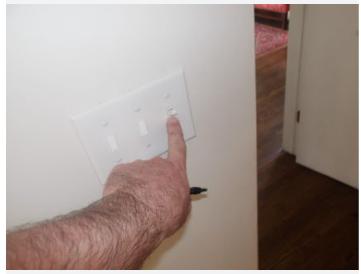
Both ceiling fans did not engage.

 Marginal



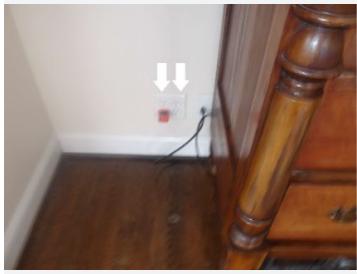
Purpose for switch at entry door was not determined. Suggest that seller be consulted as to what this switch operates.

 Marginal



No current at front wall outlets in office area.

 Marginal



No ceiling light fixture or switch controlled wall outlet for sleeping area.

Marginal

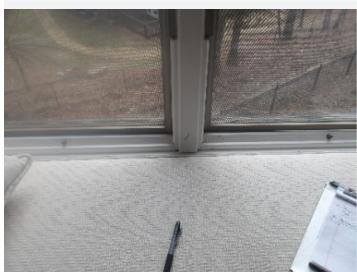
## 26.7 WINDOWS

---

### COMMENTS:

Windows were not opened due to missing crank handles.

Marginal



## 26.8 ELECTRICAL

---

### COMMENTS:

No outlets visible to service the rear wall.

Marginal



## 26.10 SMOKE DETECTOR

---

### COMMENTS:

No smoke detector in this room.



## 27.4 WALLS

---

### COMMENTS:

Insulation installed backward.



## 27.7 WINDOWS

---

### COMMENTS:

Windows were not opened due to missing crank handles.



## 27.8 ELECTRICAL

---

**COMMENTS:**

No light fixture or switch controlled wall outlet.

Possible switch location is behind the door.

 Marginal



Open junction boxes in mechanical closet.

No current at ceiling outlet in mechanical closet.

 Marginal



## 27.10 SMOKE DETECTOR

---

**COMMENTS:**

Smoke detector did not respond.

 Defective



## 28.9 ELECTRICAL

### COMMENTS:

No GFCI protection noted at rear wall counter outlets or outlet at cook top counter.

 Marginal



No outlets left of sink and left of cook top.

 Marginal



## 28.12 CABINETS

### COMMENTS:

Two loose cabinet doors noted.

 Marginal



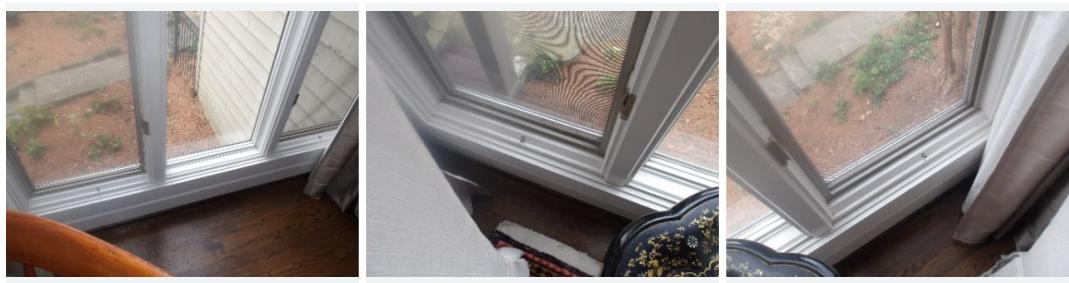
## 29.6 WINDOWS

---

### COMMENTS:

Windows were not opened due to missing crank handles.

 Marginal



## 29.7 ELECTRICAL

---

### COMMENTS:

Faulty three way operation for recessed lighting.

 Marginal



Recessed fixture over dining area did not respond. No visible sign of defect. Suggest that bulb be changed and tested.

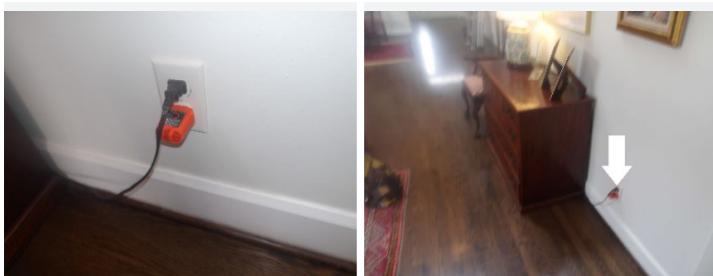
Current was not verified at this fixture due to dining room table.

 Marginal



No current at bottom 1/2 of outlet to left of door to master bedroom.

Marginal



## 29.9 SMOKE DETECTOR

---

### COMMENTS:

Second floor hall smoke detector did not respond.

Defective



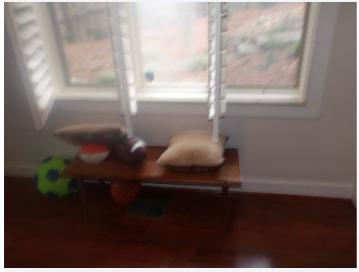
## 30.6 WINDOWS

---

### COMMENTS:

Windows were not opened due to missing crank handles.

Marginal



## 30.7 ELECTRICAL

---

### COMMENTS:

No light switch at entry from rear bedroom.

 Marginal



No wall outlets to service the front wall and side walls on either side of the built in cabinets.

No outlets visible to service the built in deck area.

 Marginal



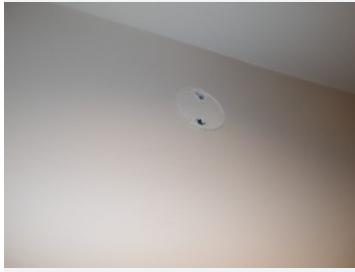
## 30.9 SMOKE DETECTOR

---

### COMMENTS:

Hall smoke detector has been removed.

 Defective



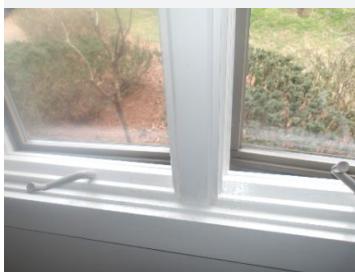
## 31.6 WINDOWS

---

### COMMENTS:

Windows did not operate/open properly.

 Marginal



## 31.11 DRYER VENT

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### COMMENTS:

Suggest that flexible vent hose be replaced with a rigid metal pipe/tube.

 Marginal

