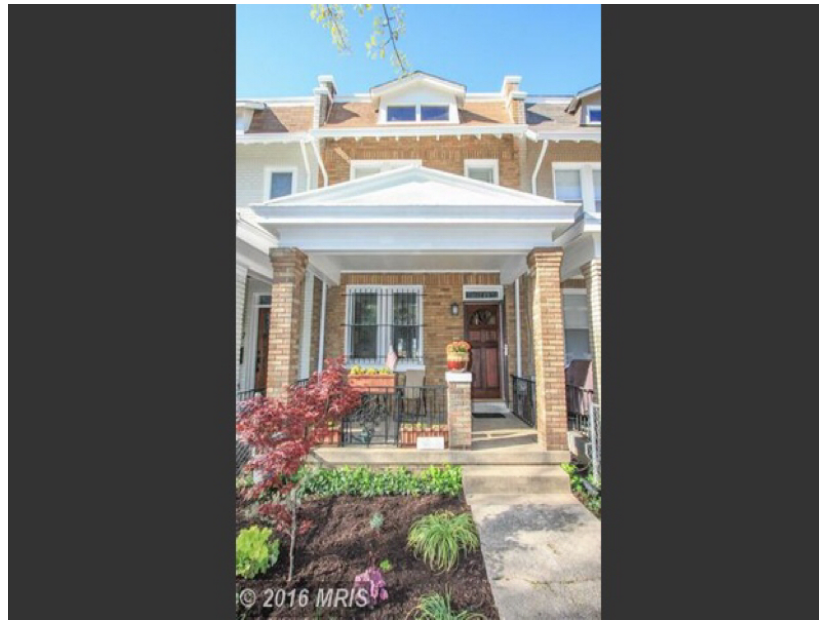


CAPITAL INSPECTION

Home Inspection Report 1245 Owen Pl. NE, Washington, DC 20002



Prepared For: Steve Kuennen
Inspection Date: Thursday, April 28, 2016

Inspector: Eric Sims
American Society of Home Inspectors # 258843
Greater Capital Area Association of Realtors # 37224

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Report Overview

Introduction

The following Home Inspection Report provides a description and assessment of each component and system of the subject real estate property. It covers the type and condition of the building's structural and finish materials, as well as the mechanical systems, equipment, and appliances. Comments are included for each section to detail information on important property characteristics, assets, or liabilities.

Condition Conventions in this Report:

SATISFACTORY - A property component that is functionally consistent with its original purpose and which may show signs of normal wear and tear.

MARGINAL - A property component that is functionally adequate with its original purpose but which may require maintenance, repair, or replacement within 5 years.

POOR - A property component that is functionally deficient with its original purpose and which will likely require maintenance, repair, or replacement immediately or within 1 year.

Special Conventions in this Report:

SECTION HIGHLIGHT - A property component that is a highlighted asset to the real estate property or where specific component details or maintenance tips are provided.

IMPORTANT CONCERN - A property component that is currently, or will soon become, significantly deficient. It may have the potential to become a Safety Hazard. These issues require prompt attention.

SAFETY HAZARD - A property component that could directly cause injury to people on the property, or is a building code violation affecting safety. These issues require immediate attention.

SPECIALIST RECOMMENDED - A property component where a specialist in a particular field (such as a structural engineer or a chimney contractor) is recommended to be contacted to evaluate a current or potential deficiency.

General Conventions in this Report:

Directional Terms - All directional terms (left, right, front, rear) used in the report are from the perspective of facing the primary structure from the address street.

Recommended Solutions - All Repairs, Upgrades, and Evaluations suggested in the report should be made by an appropriate licensed or qualified professional.

Further Evaluation - A complete confirmation and/or description of an issue, component or system on the property could not be made by the visual observations of the inspector. Further evaluation by an appropriate licensed or qualified professional is recommended for a complete understanding of the issue, component, or system.

Despite our every effort to be extraordinarily thorough, it is simply not possible to uncover every single deficiency or foresee every future problem. Unexpected repairs should still be anticipated. This inspection is not a guarantee or a warranty of any kind. The inspection is based upon the visible, apparent condition of systems and components as they exist at the time of the inspection.

Thank you for choosing Capital Inspection Services. We appreciate the opportunity to be of service to you and hope that the information provided in this report is of great benefit. Please do not hesitate to contact us anytime if you have questions or would like further explanations. We wish you the very best of luck in your real estate endeavors.

Sincerely,

Eric Sims
Capital Inspection Services

Report Summary

Introduction

The following notes are selected comments from the complete home inspection report. This summary is not intended as an all-inclusive list of conditions that are important for consideration. It is essential that you read the entire inspection report for a complete understanding of the condition of the property.

Throughout the report, where deficiencies are observed or repairs are recommended, further evaluation is recommended by a licensed contractor proficient in that specific trade. For recommended repairs, service, upgrades and/or further evaluation by an appropriate professional prior to settlement or expiration of your contingency period, you should consult with your Real Estate Professional about your options.

Minor Concerns / Property Maintenance

Exterior Wall Utility Penetrations: Repair and Seal the utility hole penetrations through the front exterior walls of the house. The holes created for the electrical service cable and hose spigot are currently open and not properly sealed. Recommend installing a "duct seal" compound or other exterior sealant to prevent water and pest penetration into the house. Recommend further evaluation and repair by a qualified handyman contractor.

Exterior Trim Caulking: Apply urethane exterior caulking to the casing trim above the house rear exterior door. The caulking along the top perimeter is cracked or missing, and there are open gaps to the door interior framing. Caulking is important to prevent water penetration into the house. Recommend further evaluation and repair by a qualified handyman contractor.

Electrical Service Meter Box: Repair the attachment of the electrical service meter box to the exterior wall of the house. The anchors and screws used to attach the box are missing or have become detached from the wall. Recommend further evaluation and repair by a qualified electrical or handyman contractor.

Electrical Receptacle Operation: Repair the operation of the electrical receptacle located on the house rear exterior wall. The existing receptacle did not operate during the time of the inspection. Recommend further evaluation and repair by a qualified electrical contractor.

Electrical Device Box Covers: Install a cover plate for the electrical device box located above the microwave. The device box(es) currently do not have wall cover plate(s) installed. Building code requires that electrical device boxes must have wall cover plates installed to fully enclose the wiring. Recommend further evaluation and repair by a qualified electrical or handyman contractor.

House Ceiling Insulation: Install insulation material above the house top level ceilings in the attic crawl space. There is currently no insulation material installed. Recommended insulation standards are R-38 for top story ceilings or attics, R-19 for exterior walls, and R-13 for basement walls. Recommend further evaluation and repair by a qualified insulation installation contractor.

Important Concerns / Safety Concerns

Electrical Service Entrance Cable: Repair or Replace the plastic outer sheathing on the electrical service entrance cable that runs from the service meter box into the house. The outer sheathing that protects the service entrance wires is deteriorated and requires replacement. Recommend further evaluation and repair by a qualified electrical contractor.

Electrical Circuit Breaker Wiring: Repair the circuit breaker located on the upper right side of the main distribution panel which has two separate electrical circuits wires connected to a single circuit breaker. The type of circuit breaker installed is not designed to hold 2 conductors. This configuration is not allowed by building code. Recommend further evaluation and repair by a qualified electrical contractor.

Electrical Circuit Breaker Wiring: Replace the circuit breaker and/or electrical wire for the electrical circuit installation on the lower right side of the main distribution panel. The electrical circuit installation utilizes a 20 Amp circuit breaker connected to 14 gauge electrical wire. Building code requires that 20 Amp circuit breakers are connected to 12 gauge (larger) electrical wire. The 14 gauge wire is undersized for the breaker and may be a safety concern. Recommend further evaluation and repair by a qualified electrical contractor.

Smoke Detector Installation: Install a new smoke detector for the house basement and 2nd level. There is not a unit currently installed in the basement and the unit installed on the 2nd level did not operate to test properly. Building code requires that operating smoke detectors are installed for every floor of the house, including the basement, and within 15' or inside of bedrooms. Recommend further evaluation and repair by a qualified electrical or handyman contractor.

Property Grounds

The scope of the Property Grounds inspection is an examination and analysis of the permanently installed walkways and driveways, the landscaping as it affects the buildings on the property, retaining walls, and the exterior plumbing hose spigots. The inspection does not address geological soil stability, geological hazards, property lines, easements, or other restrictions. Cracks in concrete less than 1/8" are considered normal and are attributed to material shrinkage, expansion and contraction seasonally, or minor soil settlement. Comments regarding grade on the site are limited to the areas around the exposed building foundation or exterior walls. It is recommended to ask the current property owner about any prior foundation or structural repairs. The inspection does not attempt to determine drainage performance of the site or the condition of underground plumbing or piping systems of any kind.

Grading and Drainage Notes:

- 1) The level of the earth next to building structures should be maintained at least 6" below the top of the foundation and never in contact with wood building materials. This helps to prevent moisture damage and termite infestation.
- 2) Directing drainage away from the foundation and exterior walls of the buildings is extremely important. Many problems associated with the foundation or deterioration of building materials are simply a result of poor, improper, or neglected drainage systems.
- 3) Grading should always slope away from the building for proper drainage. Recommended grading is 1" of down slope per 5-6' of distance away from the building.

Walkways / Stairways / Driveways

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Walkways ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Stairways ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Driveways ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

Landscaping / Retaining Walls

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

Hose Bibs

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

Exterior Structures

The scope of the Exterior Grounds inspection is an examination and analysis of the permanently installed exterior structures on the property, apart from the main building. Structures such as decks and porches that are built close to the ground may not allow for access for inspection underneath. For these structures, as well as others which do not allow complete viewing access, only the accessible areas can be inspected and included in the final report.

Exterior Structures Notes:

- 1) Porch or deck support columns should be properly fastened to a concrete or masonry footing or foundation.
- 2) Porch or deck support columns made of wood, including treated wood, should not be in contact with the earth ground and moisture.
- 3) Handrails are required by building code for safety if there are 4 or more steps/ risers in a stairway.
- 4) Railings are required by building code for safety if there is a drop off of greater than 30" to the ground at the next level.

Stoop / Portico / Porch

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Front Porch Structure, Details: The front porch structure is properly constructed and is in good condition. The structural and finish materials have been well maintained / installed and show no major signs of deterioration or damage. The roofing system, roof flashing system, and gutter system are correctly installed and are water tight and functioning properly. Handrails and railings are installed at the correct heights and dimensions and are securely fastened. Stairway step heights and depths are properly sloped and uniform along the stairways.

Deck / Patio / Balcony

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Deck ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Patio ☐ Satisfactory ☐ Marginal ☐ Poor ☒ None
Balcony ☐ Satisfactory ☐ Marginal ☐ Poor ☒ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Deck Structure, Details: The exterior deck structure is properly constructed and is in good condition. The structural and finish materials have been well maintained / installed and show no major signs of deterioration or damage. Handrails and railings are installed at the correct heights and are securely fastened. Stairway step heights and depths are properly sloped and uniform along the stairway.

Fence / Wall

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

House Exterior

The scope of the House Exterior inspection is an examination and analysis of the exterior finishing building materials, weather sealing, and the exterior windows and doors. The condition of building materials or weather flashing that is hidden behind the final finish siding cannot be inspected. The inspector relies on signs of weather penetration at the interior of the building to determine the fitness of the exterior components.

House Exterior Maintenance:

- 1) The level of the earth next to building structures should be maintained at least 6" below the top of the foundation and never in contact with wood building materials. This helps to prevent moisture damage and termite infestation.
- 2) All gaps in the finish siding material and trim should be sealed, caulked, painted, and otherwise maintained to prevent weather penetration.

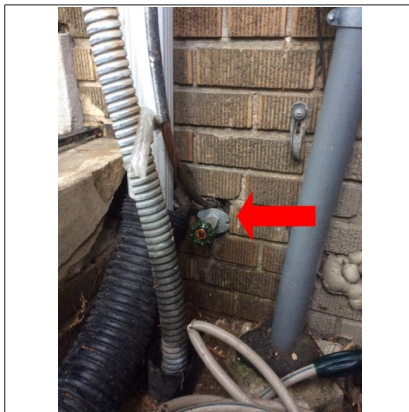
Finish Siding / Fascia, Soffit, Rake Trim

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Siding ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Trim ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☒ Minor Concerns ☐ Safety Concerns
Siding ☒ Solid Masonry ☒ Fiber Cement ☐ Wood Siding ☐ Vinyl Siding ☐ Metal Siding ☐ Stucco
☐ Masonry Facing ☐ Asbestos Cement ☐ Composition Board
Trim ☐ Metal ☒ Vinyl ☒ Painted Wood ☐ Composite Wood

Comments Exterior Wall Utility Penetrations: Repair and Seal the utility hole penetrations through the front exterior walls of the house. The holes created for the electrical service cable and hose spigot are currently open and not properly sealed. Recommend installing a "duct seal" compound or other exterior sealant to prevent water and pest penetration into the house. Recommend further evaluation and repair by a qualified handyman contractor.

Exterior Trim Caulking: Apply urethane exterior caulking to the casing trim above the house rear exterior door. The caulking along the top perimeter is cracked or missing, and there are open gaps to the door interior framing. Caulking is important to prevent water penetration into the house. Recommend further evaluation and repair by a qualified handyman contractor.

Photos



House front, right.



House rear.

House Exterior

Exterior Windows

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Material ☒ Vinyl ☐ Wood ☐ Metal ☐ Fiberglass
Type ☒ Double Hung ☐ Casement ☐ Slider ☐ Fixed Pane ☐ Awning ☐ Hopper
Insulation ☐ Single Pane ☒ Double Pane ☐ Triple Pane ☐ Interior Panels
Accessories ☒ Screens ☒ Locking Hardware ☐ Storms Panels

Comments Windows Installation, Details: The windows for the house are properly installed and are in good aesthetic and functional condition. The window materials and trim molding and sealing materials for the installations have been well maintained and show no major signs of deterioration or damage. The windows appear to be weather tight and providing proper insulation for the house. There is no evidence of water penetration on the inside of the house.

Exterior Doors

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

House Structure

The scope of the House Structure inspection is an examination and analysis of the main building foundation and the physical construction of the main property building. The inspection of the foundation components and building structural components is limited to visible and accessible areas only. Foundation footings and slabs and building structural materials are commonly not visible for inspection because they are installed below grade or behind / under finished construction materials. Home inspectors are not licensed structural engineers and cannot legally render a structural opinion of the building.

Building Structure Notes:

- 1) For foundation walls, it is recommended to have the following conditions evaluated by a licensed structural engineer. 1) Cracks wider than 1/4" 2) Cracks that are long and horizontal. 3) Areas of major Settling, Shearing, Bowing, or Bulging.
- 2) Cracks in a foundation wall should be monitored periodically for movement or progression. If the cracks widen significantly over time, evaluation is recommended by a licensed structural engineer.
- 3) Cracks less than 1/8" in older homes are considered normal and are attributed to material shrinkage, expansion and contraction seasonally, or minor ground settlement.

Moisture Notes:

- 1) It is recommended to have all moisture penetration situations in basements and crawlspaces reviewed by a qualified waterproofing contractor. Moisture can cause the deterioration of building components and excessive water can damage foundations.
- 2) Control of rain and surface water around the home is critical to keeping foundation areas dry. Regular inspection of drainage systems and water management is advised.

Foundation / Concrete Slab

Inspection Condition ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Notes ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Materials ☒ Brick Masonry ☐ Concrete Masonry ☐ Poured Concrete ☐ Stone Masonry ☐ Piers / Piles

Comments Foundation Construction, Details: The brick masonry and mortar foundation for the house building, accessible during the inspection, appeared to be properly constructed and in good structural, functional, and aesthetic condition. No evidence of major deteriorating material or prior damage was observed. No evidence of major settling, shearing, uplift, bowing or any movement was observed.

Columns / Beams

Inspection Condition ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Materials ☒ Metal/Steel ☐ Wood ☐ Concrete ☐ Engineered ☐ Masonry

Comments Satisfactory. No major areas of concern were observed.

House Structure

Floor / Wall Construction

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Floors ☒ Concrete ☒ Conventional Wood Framing ☐ Metal Framing ☐ Engineered
Walls ☒ Solid Masonry ☒ Conventional Wood Framing ☐ Metal Framing ☐ Post and Beam
Comments Satisfactory. No major areas of concern were observed.

Roof Construction

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Type ☒ Conventional Wood Framing ☒ Rafters / Trusses ☒ Sheathing ☐ Post and Beam
Comments Roof Framing Structure, Details: The roof framing components and roof sheathing materials for the house, accessible during the inspection, appeared to be properly constructed and in good structural condition. All wood framing members observed were dry and showed no major signs of deterioration or damage. All construction fasteners were securely connected and properly installed. There were no signs of recent water penetration from the roofing finish and flashing system above.

House Roofing System

The scope of the House Roofing System inspection is an examination and analysis of the gutter system, the roof system and flashing system, and any other components installed on the roof. For the roofing systems, the inspector offers an opinion of the general quality and condition of the roofing material. The life expectancy, if given, is a best estimate and assumes proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Roof Inspection Notes:

- 1) The following report is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall and have access to all interior areas. These conditions are rarely present during an inspection.
- 2) The roof inspection is performed from the equivalent of a 16 foot extension ladder. Multi story roofs are observed from the ground with binoculars and the attic.
- 3) In some cases, the roof may not be accessible for inspection due to the height of the building, restricted access (as on a flat roof with no access hatch), weather conditions, or easily damaged building materials. In those cases further evaluation is recommended by a licensed roofing contractor equipped with the necessary equipment to access these areas.

Roof Covering System

Inspection	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> None
Notes	<input type="checkbox"/> Important Concerns <input type="checkbox"/> Minor Concerns <input type="checkbox"/> Safety Concerns			
Observation	<input checked="" type="checkbox"/> On Roof	<input type="checkbox"/> Ladder at Eaves	<input type="checkbox"/> Ground	<input type="checkbox"/> With Binoculars
Accessibility	<input checked="" type="checkbox"/> 100%	<input type="checkbox"/> 75%	<input type="checkbox"/> 50%	<input type="checkbox"/> 25%
Pitch	<input type="checkbox"/> Steep	<input type="checkbox"/> Medium	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Flat
Material	<input checked="" type="checkbox"/> Modified Bitumen Membrane <input type="checkbox"/> Metal Panel <input type="checkbox"/> Thermoset EPDM Membrane <input type="checkbox"/> Thermoplastic Membrane <input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Asphalt Roll <input type="checkbox"/> Built-Up Membrane <input type="checkbox"/> Clay/Concrete Tile <input type="checkbox"/> Slate Tile <input type="checkbox"/> Metal Tile <input type="checkbox"/> Synthetic Replication Tile <input type="checkbox"/> Wood Shingles/Shakes			
Age	<input checked="" type="checkbox"/> 1-5+	<input type="checkbox"/> 5-10+	<input type="checkbox"/> 10-15+	<input type="checkbox"/> 15-25+ <input type="checkbox"/> 25+ <input type="checkbox"/> 50+
Flashing	<input checked="" type="checkbox"/> Galvanized Metal <input checked="" type="checkbox"/> Modified Bitumen <input type="checkbox"/> Asphalt <input type="checkbox"/> Copper <input type="checkbox"/> Rubber Membrane			
Age	<input checked="" type="checkbox"/> 1-5+	<input type="checkbox"/> 5-10+	<input type="checkbox"/> 10-15+	<input type="checkbox"/> 15-25+ <input type="checkbox"/> 25+ <input type="checkbox"/> 50+

Comments Building Roofing System, Details: The Modified Bitumen Membrane roofing system is properly installed and is visually estimated to be 1-5+ years old. The roofing system is coated and sealed with an asphalt and aluminum reflective roof coating which is visually estimated to have been applied 1-5+ years ago. The roof surface areas able to be inspected were in good condition and no major areas of damaged or deteriorating material were observed. There is no evidence of recent water penetration on the inside of the house. All flashing systems appeared to be functioning properly. Modified Bitumen Membrane roofing systems have a life expectancy of 20-25+ years, although they can last longer depending on the grade of the product material, the re-application of the roof coating system every 6-8+ years, and the surrounding environmental conditions.

Photos**Gutter / Drainage System**

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Material ☒ Galvanized Metal ☐ Copper ☐ Vinyl ☐ Wood
Guards ☐ Yes ☒ No ☐ Not Visible ☐ Recommended ☒ N/A

Comments Satisfactory. No major areas of concern were observed.

Chimney / Skylights

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Chimney ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Skylights ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Chase ☒ Brick ☐ Stone ☐ Metal ☐ Concrete
Flue Liner ☒ Clay Modular ☐ Metal ☐ Unlined ☐ Not Accessible
Rain Cap ☒ Yes ☐ No ☐ Not Visible ☐ Recommended

Comments Satisfactory. No major areas of concern were observed.

Electrical System

The scope of the Electrical System inspection is an examination and analysis of the electrical utility service to the house, the house main service panel, the electrical distribution system, and the fixtures, switches, and outlets permanently installed in the house. In accordance with the ASHI standards of practice, we test a representative number of outlets, switches and fixtures. We do not expect to find every improperly wired outlet or defective light fixture in the scope of a standard inspection. The inspection does not verify adequate load distribution of electrical circuits in the building. The inspection does not verify the accuracy of the electrical distribution panel circuit label legend.

Electrical System Notes:

- 1) Electrical repairs or projects performed by anyone other than a licensed electrician should be approached with caution.
- 2) Light fixtures that did not operate during the time of the inspection are recommended to be repaired so that they can be re-tested during the final purchase walk-through.
- 3) Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.
- 4) Ground fault (GFCI) outlets and Arc fault circuits (AFCI) are required by modern residential building code. GFCI outlets protect users from electrocution in kitchens, bathrooms, garages, exterior outlets, any potentially wet area. AFCI breakers protect bedrooms from fires resulting from arcing electrical current.

Electrical Service Entrance

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☒ Important Concerns ☒ Minor Concerns ☐ Safety Concerns
Material ☐ Copper ☒ Aluminum ☐ Copper-clad Aluminum ☐ Not Visible
Voltage ☒ 120/240-Volt, 3-wire single-phase ☐ 120-Volt, 2-wire single-phase ☐ 120/240-Volt, 4-wire 3-phase
Amperage ☐ 200 Amp ☐ 150 Amp ☐ 125 Amp ☒ 100 Amp ☐ 70 Amp ☐ 60 Amp ☐ Estimated

Comments Electrical Service Meter Box: Repair the attachment of the electrical service meter box to the exterior wall of the house. The anchors and screws used to attach the box are missing or have become detached from the wall. Recommend further evaluation and repair by a qualified electrical or handyman contractor.

Electrical Service Entrance Cable: Repair or Replace the plastic outer sheathing on the electrical service entrance cable that runs from the service meter box into the house. The outer sheathing that protects the service entrance wires is deteriorated and requires replacement. Recommend further evaluation and repair by a qualified electrical contractor.

Photos



Electrical System

Electrical Distribution Panel

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☒ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Location ☒ Basement ☐ Utility Room ☐ Garage ☐ Interior Wall ☐ Exterior Wall
Disconnect ☒ Incorporated In Main Panel ☐ Box Near Main Panel ☐ Box Near Meter ☐ Not Visible
Overcurrent ☒ Circuit Breakers ☐ Fuses
Grounding ☒ Yes ☐ No ☐ Not Visible

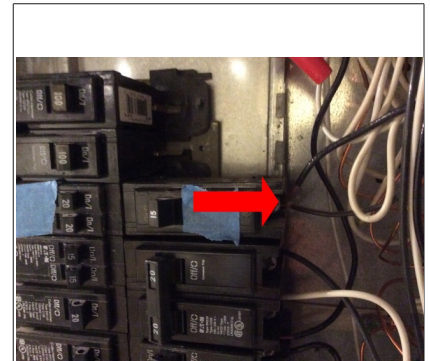
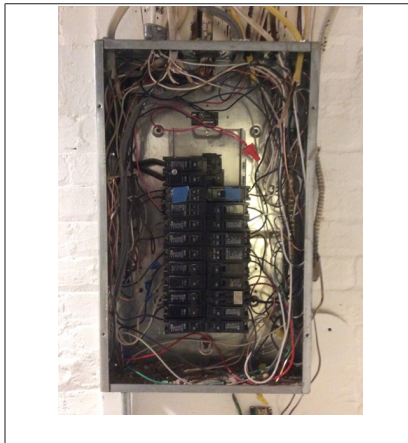
Comments

Electrical Distribution Panel, Details: The electrical service supplied to the house is estimated to be rated at 100 Amps. This is estimated based on the rating of the main disconnect switch and/or the gauge of the service conductor wires. This amperage service is good for the size of the property. The electrical distribution panel, the service entrance from the utility, the circuit breakers, and the circuit distribution wiring all appear to be correctly installed. The distribution panel wiring appears to be in good condition and is well organized and arranged.

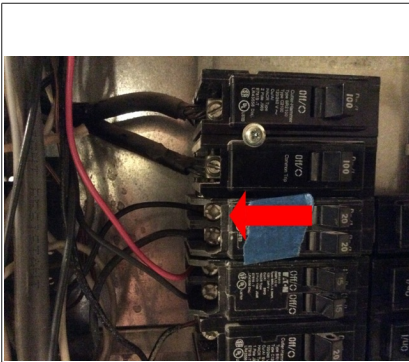
Electrical Circuit Breaker Wiring: Repair the circuit breaker located on the upper right side of the main distribution panel which has two separate electrical circuits wires connected to a single circuit breaker. The type of circuit breaker installed is not designed to hold 2 conductors. This configuration is not allowed by building code. Recommend further evaluation and repair by a qualified electrical contractor.

Electrical Circuit Breaker Wiring: Replace the circuit breaker and/or electrical wire for the electrical circuit installation on the lower right side of the main distribution panel. The electrical circuit installation utilizes a 20 Amp circuit breaker connected to 14 gauge electrical wire. Building code requires that 20 Amp circuit breakers are connected to 12 gauge (larger) electrical wire. The 14 gauge wire is undersized for the breaker and may be a safety concern. Recommend further evaluation and repair by a qualified electrical contractor.

Photos



Double tapped breaker.



Incorrect wire size.

Electrical Distribution System

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Material ☒ Copper ☐ Aluminum ☐ Not Visible
Type ☒ Plastic Sheathed Cable ☐ Flexible Metal Cable ☐ Metal Conduit ☐ Cloth Sheathed Cable

Comments Satisfactory. No major areas of concern were observed.

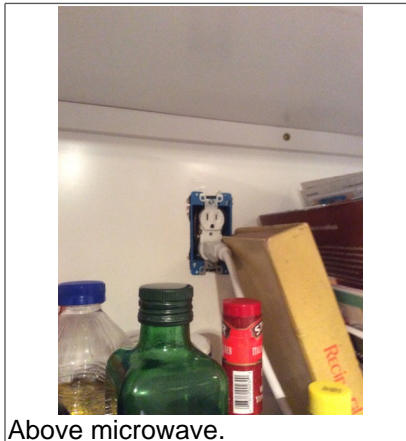
Fixtures, Switches, Outlets

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☒ Minor Concerns ☐ Safety Concerns

Comments Electrical Receptacle Operation: Repair the operation of the electrical receptacle located on the house rear exterior wall. The existing receptacle did not operate during the time of the inspection. Recommend further evaluation and repair by a qualified electrical contractor.

Electrical Device Box Covers: Install a cover plate for the electrical device box located above the microwave. The device box(es) currently do not have wall cover plate(s) installed. Building code requires that electrical device boxes must have wall cover plates installed to fully enclose the wiring. Recommend further evaluation and repair by a qualified electrical or handyman contractor.

Photos



Above microwave.

Plumbing System

The scope of the Plumbing System inspection is an examination and analysis of the water utility and gas utility service to the house, the water distribution and drainage systems, the hot water system, and sump pump systems. The inspection of plumbing concealed behind walls or all underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

Plumbing System Notes:

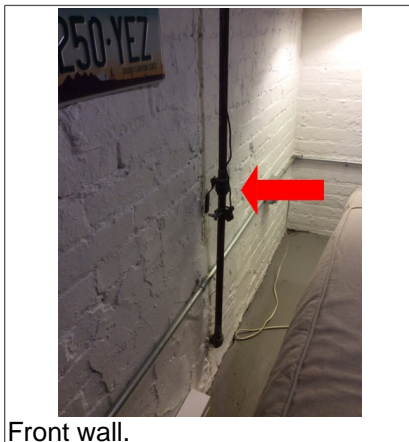
- 1) The temperature pressure relief valve (TPR valve), at the upper portion of the water heater, is a required safety valve. Improper installations should be corrected so that the tank can release pressure. The TPR valve should connect to a drain pipe that extends down to just above the floor elevation. The water and steam from a pressure overflow can cause scalding.
- 2) Buildings on well and septic systems should have the well water tested and the septic pumped if not pumped within the last year. Inspection of the septic system is beyond the scope of this inspection.

Water Supply System

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Shut-Off ☒ Basement ☐ House Interior ☐ Utility Room ☐ Garage ☐ Exterior Wall ☐ Not Visible
Entrance ☐ Copper ☒ Galvanized Steel ☐ CPVC Plastic ☐ PB Plastic ☐ Lead ☐ Not Visible
Distribution ☒ Copper ☐ Galvanized Steel ☐ CPVC Plastic ☐ PEX Plastic ☐ PB Plastic ☐ Not Visible

Comments Water Service Main Shut-off Valve: The main shut-off valve for the water supply system to the house appears to be located in the basement on the house front wall. In an emergency, or to service the complete water supply plumbing in the house, all incoming water supply to the house can be turned off at this location.

Photos



Front wall.

Plumbing System

Drainage, Waste, Vent System

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Material ☐ Cast Iron ☒ PVC Plastic ☐ ABS Plastic ☐ Galvanized Steel ☐ Copper

Comments Satisfactory. No major areas of concern were observed.

Gas Supply System

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Shut-Off ☐ Basement ☐ Utility Room ☐ Garage ☐ Interior Wall ☒ At Meter ☐ Not Visible
Material ☒ Black Iron ☐ Galvanized Steel ☒ Stainless Steel ☐ Copper

Comments Satisfactory. No major areas of concern were observed.

Hot Water System

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Location ☒ Basement ☐ House Interior ☒ Utility Room ☐ Garage ☐ Crawl Space ☐ Building Supplied
Energy Type ☒ Natural Gas ☐ Electric ☐ Oil ☐ Liquid Propane ☐ Solar
System Type ☒ Conventional Tank ☐ Tankless Indirect ☐ Tankless On-Demand ☐ Heat Pump ☐ Solar
Capacity ☐ 30 Gallon ☒ 40 Gallon ☐ 50 Gallon ☐ 60 Gallon ☐ 70 Gallon ☐ 80 Gallon

Comments Hot Water Heater (Gas Fueled)- Details: The natural gas fueled Hot Water Heater is estimated to have been manufactured in 2001, based on the device specifications label and/or serial number code. Units of this type have a life expectancy of 12-15+ years, although they can last longer if proper maintenance is observed and if they are stored in a protected area. The unit's construction materials appeared to be in normal condition for it's age and the water heater worked properly during the inspection. The 40 gallon capacity is adequate for up to 4 people with standard usage in the house. The Water Heater plumbing, ventilation system, and Temperature, Pressure, Relief (TPR) safety valve system appear to be properly installed. The water heater, however, is near the end of it's predicted lifetime at +/- 15 years. Recommend having the unit evaluated by a qualified plumbing contractor or budgeting for replacement as determined required.

Photos



Plumbing System

Sump Pump System

Inspection ☐ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☒ None
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Comments Satisfactory. No major areas of concern were observed.

HVAC System

The scope of the Heating, Ventilation, and Cooling Systems inspection is an examination and analysis of the building heating and cooling equipment and their distribution system. The heating and cooling system when tested, is inspected for basic safe operation from a visual standpoint. The inspector is not equipped to inspect HVAC heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Additionally, some HVAC systems are designed in such a way that interior inspection is almost impossible. In condos and other buildings where elements of the system are located on the roof or elsewhere in the building, the inspection is limited to the components of the system inside the unit only.

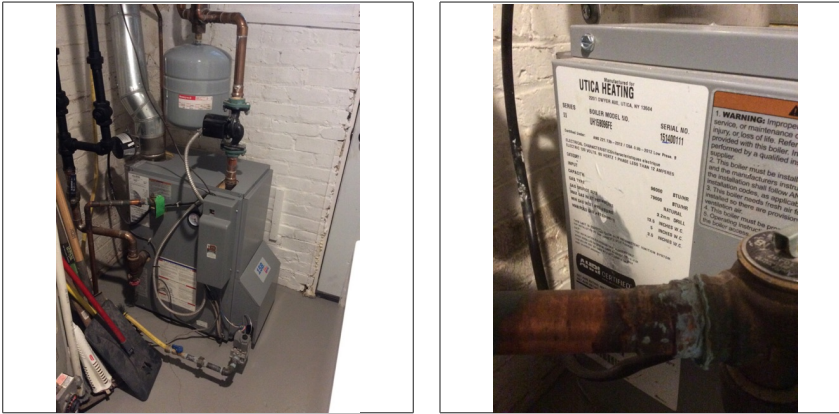
HVAC System Notes:

- 1) Thermostats are not inspected for calibration or timed functions.
- 2) The inspection of heat exchangers; electronic air filters; solar heating systems, and humidifiers are beyond the scope of the inspection.
- 3) Determining the adequacy, efficiency, or distribution balance of heating and cooling systems is beyond the scope of the inspection.
- 4) The inspection does not include pressure tests on coolant systems. No representation is made regarding coolant charge or the coolant line integrity.
- 5) Cooling systems cannot be operated and tested when outside air temperatures at the time, or the night before, were less than 65 F. The exterior components of the system would be damaged.
- 6) If the heating or cooling equipment in the home is older than 10 years, it is recommended to purchase a one year warranty on the property.

Heating System

Inspection	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
Condition	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> None
Notes	<input type="checkbox"/> Important Concerns <input type="checkbox"/> Minor Concerns <input type="checkbox"/> Safety Concerns			
Location	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> House Interior	<input checked="" type="checkbox"/> Utility Room	<input type="checkbox"/> Garage <input type="checkbox"/> Attic Space <input type="checkbox"/> Building Supplied
Energy Type	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Propane	<input type="checkbox"/> Oil <input type="checkbox"/> Water Source
System Type	<input type="checkbox"/> Forced Air Furnace	<input type="checkbox"/> Forced Air Heat Pump	<input checked="" type="checkbox"/> Hot Water Boiler	<input type="checkbox"/> Electric Resistance
	<input type="checkbox"/> Convactor			
Distribution	<input type="checkbox"/> Air Ducting	<input checked="" type="checkbox"/> Metal Radiators	<input type="checkbox"/> Underfloor Pipe	<input type="checkbox"/> Underfloor Cable <input type="checkbox"/> Convactor
Comments	<p>Radiator Hot Water Boiler (Gas Fueled), Details: The natural gas fueled Hot Water Boiler for the Radiator heating system is estimated to have been manufactured in 2014, based on the device specifications label and/or serial number code. Units of this type have a life expectancy of 20-30+ years, although they can last longer if proper maintenance is observed and if they are stored in a protected area. The unit's construction materials appeared to be in good condition and the heating system worked properly during the inspection. The hot water output from the unit appeared good and heat was present at all radiators tested throughout the house.</p>			

Photos



Cooling System

- Inspection** ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Location ☐ Basement ☐ House Interior ☐ Utility Room ☐ Garage ☐ Attic Space ☐ Exterior Grounds
☒ Roof Mounted ☐ Building Supplied
System Type ☒ Central Air Cooled ☐ Combined HVAC ☒ Standalone ☐ Convactor ☐ Wall Mounted
☐ Window Mounted
Energy Type ☒ Electric ☐ Water Source
Distribution ☒ Air Ducting ☐ Convactor ☐ Wall Mounted ☐ Window Mounted

Comments Air Conditioning System (Electric), Details: The electric powered Air Conditioning cooling system for the house is estimated to have been manufactured in 2014, based on the device specifications label and/or serial number code. Units of this type have a life expectancy of 15-20+ years, although they can last longer if proper maintenance is observed and if they are stored in a protected area. The unit's construction materials appeared to be in good condition and the cooling system worked properly during the inspection. The air flow from the air registers was good and appeared to cool the building space effectively at the time of the inspection.

Photos



Basement

The scope of the Basement inspection is an examination and analysis of the building foundation walls from the interior, and the condition of the basement space floors, walls and ceiling surfaces, interior windows and doors, stairways, and drainage systems. The inspection can only include the visible and accessible areas of the basement space. The inspector will not move anywhere in the basement that is deemed unsafe at the time of the inspection or could potentially cause damage to the home. Storage items and furniture are not permitted to be moved during the course of the inspection. Structure damage, mold, water stains, improper wiring, disconnected ducting or venting, disconnected or broken pipes, framing deficiencies, or other defects hidden from view cannot be analyzed and reported. Inspecting and testing for asbestos is outside the scope of the home inspection and a specialist is recommended. Inspecting and testing for mold is outside the scope of the home inspection and a specialist is recommended.

Floors / Walls / Ceilings

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Floors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Walls ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Ceilings ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Basement Space Below Grade, Details: The basement space is located below grade and there were no signs of recent water infiltration at the time of the inspection. All areas able to be inspected were dry and in good condition. It is important to service all gutters, downspouts, and exterior drains regularly, keeping them free of debris. Always ensure that water is directed away from the house walls and never allowed to collect next to the house foundation.

Stairways / Windows

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Stairways ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Windows ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

Drainage System

Inspection ☐ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☒ None
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Material ☐ Floor Drain ☐ Sump Pump System ☒ None Observed

Comments Satisfactory. No major areas of concern were observed.

Kitchen

The scope of the Kitchen inspection is an examination and analysis of the cabinets, countertops, and flooring, and the plumbing and electrical fixtures and systems. Inspection of standalone freezers and built-in ice makers are outside the scope of the inspection. Dishwashers are tested only for functional operation and not for their performance. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Oven performance, self or continuous cleaning operations, cooking functions, clocks, timers, lights, and thermostat accuracy are not tested during the inspection. It is often possible that there may be floor damage under dishwashers and refrigerators that may not be discovered until the units are moved for service or replacement.

Cabinets / Countertops / Flooring

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Cabinets ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Countertops ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Flooring ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

Plumbing Fixtures

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Localized ☐ Whole System
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Localized ☐ Whole System

Comments Satisfactory. No major areas of concern were observed.

Electrical Fixtures, Switches, Outlets

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Hazards

Comments Satisfactory. No major areas of concern were observed.

Bathroom

The scope of the Bathroom inspection is an examination and analysis of the cabinets, countertops, and flooring, and the plumbing and electrical fixtures and systems. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is important to maintain all grouting and caulking in the bath areas. Even minor imperfections in the sealing systems can allow water to get into the wall, floor, or cabinet areas and cause damage. Proper ongoing maintenance is always recommended.

Cabinets / Countertops / Flooring

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Cabinets ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Countertops ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Flooring ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

Plumbing Fixtures

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Localized ☐ Whole System
Drainage ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Localized ☐ Whole System

Comments Satisfactory. No major areas of concern were observed.

Electrical Fixtures, Switches, Outlets

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Ventilation ☒ Powered Fan ☐ Window ☐ Rooftop ☐ Building Passive

Comments Satisfactory. No major areas of concern were observed.

House Interior

The scope of the House Interior inspection is an examination and analysis of the building finish floors, walls and ceiling surfaces, interior windows and doors, stairways, and building safety equipment. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of ceilings, walls and floors are included in this inspection. The condition of floors underlying floor coverings is not inspected and floor damage or stains may be hidden by furniture. Moving storage items and furniture are outside the scope of this inspection. Minor cosmetic deficiencies in are considered normal wear and tear and may not be included in the report.

House Interior Notes:

- 1) Buildings built before 1978 may have or once had asbestos or lead paint materials used in construction.
- 2) Door locks are not tested in the scope of this inspection. It is recommended to have new locks be installed on all doors requiring keys.
- 3) The complete chimney flue is normally not visible for inspection. Inspection by a qualified chimney sweep and possible cleaning is recommended.

Safety System Notes:

- 1) Smoke Alarms should be installed on every building floor and within 15 feet of all bedroom doors.
- 2) Smoke Alarms should be installed in accordance with the manufacturers instructions and tested regularly. Smoke detector batteries should be replaced every 2 years.

Floors / Walls / Ceilings

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Floors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Walls ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Ceilings ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

Interior Doors / Stairways

Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Interior Doors ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Stairways ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns

Comments Satisfactory. No major areas of concern were observed.

Fireplaces

Inspection ☐ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☒ None
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Type ☐ Wood Burning ☐ Gas ☐ Electric ☐ Decorative ☐ Stove Insert
Damper ☐ Accessible ☐ Not Accessible ☐ None ☐ Operating ☐ Not Operating
Flue ☐ Accessible ☐ Not Accessible ☐ None ☐ Satisfactory ☐ Cleaning Recommended

Comments Satisfactory. No major areas of concern were observed.

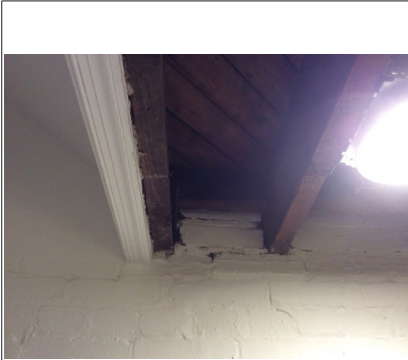
House Interior

Safety Equipment

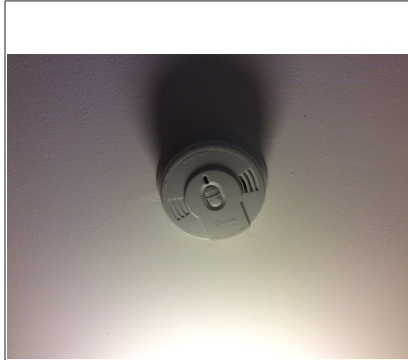
Inspection ☒ Inspected ☐ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☒ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Smoke Alarms ☒ Installed ☒ Additional Required ☐ None Observed ☒ Operating ☐ Not Operating
CO Alarms ☐ Installed ☐ Additional Required ☒ None Observed ☐ Operating ☐ Not Operating

Comments Smoke Detector Installation: Install a new smoke detector for the house basement and 2nd level. The is not a unit currently installed in the basement and the unit installed on the 2nd level did not operate to test properly. Building code requires that operating smoke detectors are installed for every floor of the house, including the basement, and within 15' or inside of bedrooms. Recommend further evaluation and repair by a qualified electrical or handyman contractor.

Photos



Basement.



2nd level hall.

Attic, Insulation

The scope of the Attic inspection is an examination and analysis of the attic space and accessible building materials, the roof ventilation systems, and the building insulation system. The inspection can only include the visible and accessible areas of the attic space. The inspection is limited to areas with safe observation points and air temperatures less than 100 degrees. The inspector will not move anywhere in the attic that is deemed unsafe at the time of the inspection or could potentially cause damage to the home. Storage items and furniture are not permitted to be moved during the course of the inspection. Structure damage, mold, water stains, improper wiring, disconnected ducting or venting, disconnected or broken pipes, framing deficiencies, or other defects hidden from view cannot be analyzed and reported. Inspecting and testing for asbestos is outside the scope of the home inspection and a specialist is recommended. Inspecting and testing for mold is outside the scope of the home inspection and a specialist is recommended.

Attic Space

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Observation ☐ Inside Attic ☒ Entryway ☐ No Access
Description ☐ Full Attic ☒ Crawl Space ☐ Finished ☒ Not Finished

Comments Satisfactory. No major areas of concern were observed.

Ventilation System

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☐ None
Notes ☐ Important Concerns ☐ Minor Concerns ☐ Safety Concerns
Type ☐ Soffit ☐ Gable ☐ Ridge ☐ Roof-Top ☐ Turbine ☐ Powered Ventilator ☒ None

Comments Satisfactory. No major areas of concern were observed.

Insulation System

Inspection ☐ Inspected ☒ Accessible Areas Inspected ☐ Not Accessible ☐ None
Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ None
Notes ☐ Important Concerns ☒ Minor Concerns ☐ Safety Concerns
Material ☐ Fiberglass Batts ☐ Fiberglass Loose Fill ☐ Cellulose Loose Fill ☐ Rock Wool Batts
☐ Rigid Board ☐ Site-Foamed ☐ Vermiculite/Perlite

Comments House Ceiling Insulation: Install insulation material above the house top level ceilings in the attic crawl space. There is currently no insulation material installed. Recommended insulation standards are R-38 for top story ceilings or attics, R-19 for exterior walls, and R-13 for basement walls. Recommend further evaluation and repair by a qualified insulation installation contractor.

Appliances

The scope of the Appliances inspection is an examination and analysis of the functional operation of the major appliances in the house. Appliances are tested for basic operation in one mode only. It is not uncommon for certain appliances to fail between the time of the inspection and the completion of the sale even in vacant homes. You are strongly advised to re-test all of the equipment at the time of the final house walk-through. We make no representation as to how long appliances will function in the future.

Refrigerators, wine chillers and freezers are checked for cooling only. We do not verify proper operation or determine leakage of water dispensers, filters and ice makers in the scope of this inspection. We do not test all aspects, controls, cycles and speeds and operational temperature of each appliance in the scope of this inspection. If the majority of the appliances in the home are greater than 10 years old, it is recommended to purchase a one year warranty on the home.

Appliances

Disposal Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Dishwasher Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Range Top Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Oven Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Exhaust Fan Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Microwave Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Refrigerator Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Freezer Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Washer Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Dryer Condition	<input checked="" type="checkbox"/> Inspected	<input type="checkbox"/> Accessible Areas Inspected	<input type="checkbox"/> Not Accessible	<input type="checkbox"/> None
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Notes	<input type="checkbox"/> Important Concerns <input type="checkbox"/> Minor Concerns <input type="checkbox"/> Safety Concerns			
Comments	Satisfactory. No major areas of concern were observed.			