



**Visual Pro Home Inspections**  
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**Report: 8078**



## **Confidential Inspection Report**

**2450**  
**West Bloomfield, MI 48324**

**September 18, 2014**



**Prepared for: Mark S**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



**Report: 8078   Address: 2450**



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Report: 8078 Address: 2450



September 18, 2014

Mark S  
2450  
West Bloomfield, MI 48324

RE: 2450  
West Bloomfield, MI 48324



Dear Mr. S:

At your request, a visual inspection of the above referenced property was conducted on September 18, 2014 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### GROUNDS

Decks / Balcony:

Condition:

Wood, Deterioration noted to deck surface, Deck surface needs maintenance.



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**Rotted deck surface**

Wood, Rotted deck boards need to be replaced. Treads for step missing and need to be replaced.



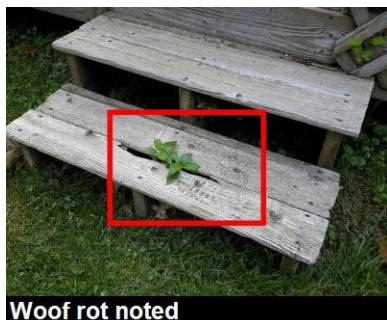
**Missing tread for step**

Wood, Deterioration noted to deck surface.



**Wood rot noted**

Wood, Treads on steps are rotted and need replacing.



**Wood rot noted**

Wood, Handrails are loose/improper/missing. Correction is recommended.





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Wood, Handrails are loose/improper/missing. Correction is recommended.



Wood, Deck surface burnt with burn holes on edges of decking. ....should be replaced.



Wood, Deterioration noted to deck surface, Deck surface needs maintenance.





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Wood, Deterioration noted to deck surface, Deck surface needs maintenance.



## EXTERIOR - FOUNDATION

Exterior Walls:

*Materials & Condition:*

Walls are constructed with Aluminum siding. Missing top piece of siding.



Walls are constructed with Aluminum siding. Bottom row of siding is loose.



Gap under A C UNIT. Damaged areas of siding are seen, Walls are constructed with Aluminum siding.

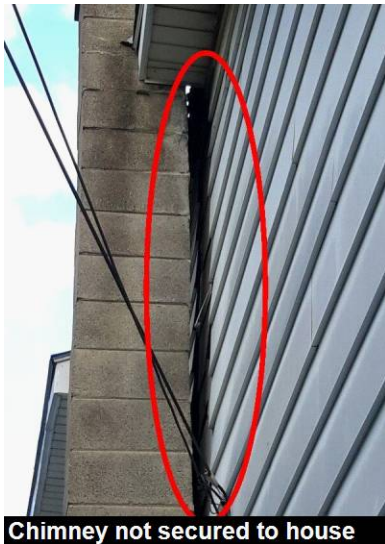


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**Gap under AC unit**

Chimney not secured to house.....see chimney section.



**Chimney not secured to house**

Chimney not secured to house. ....see chimney section.



**Chimney not secured to house**

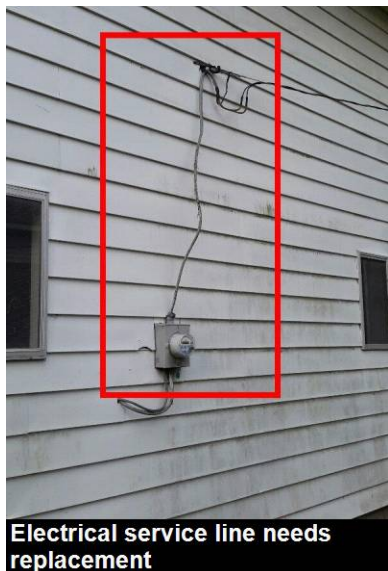




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Utility Connections:

Electrical Service line is frayed and needs replacement from the line connection down to the meter.



Exterior Doors:

Side Entry Door:

Missing casing on inside. Door drags on carpet.



Chimney:

Chimney Exterior:

Chimney is constructed of concrete block materials. Flue stack separation is noted. Foundation that holds chimney has settled causing chimney to pull away from home. Most likely to continue to fall away creating a safety hazard. Best repair scenario would be to remove entire chimney and repair foundation below or install a new B-vent in its place with a new surround.

Recommend repair and further inspection prior to use.



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**Chimney separating from house**

Chimney is constructed of concrete block materials. Flue stack separation is noted. Foundation that holds chimney has settled causing chimney to pull away from home. Most likely to continue to fall away creating a safety hazard. Best repair scenario would be to remove entire chimney and repair foundation below or install a new B-vent in its place with a new surround. Recommend repair and further inspection prior to use.



**Major separation noted, needs repair**

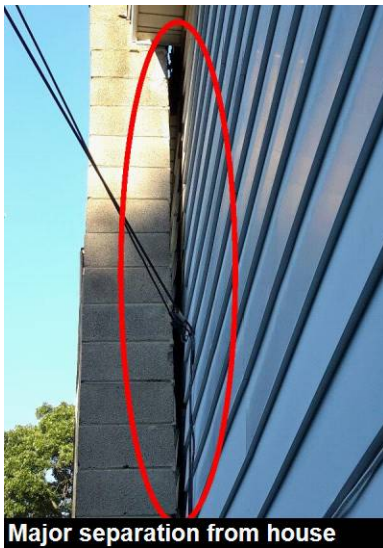
Chimney is constructed of concrete block materials. Recommend repair and further inspection prior to use.



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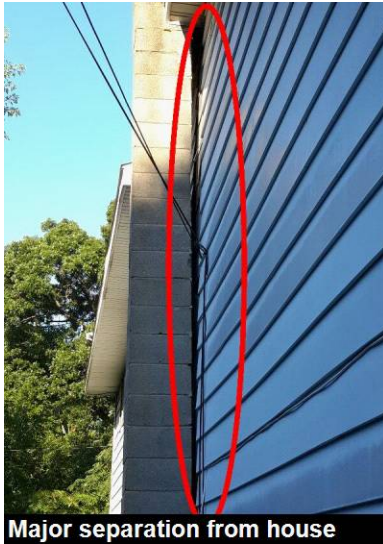
Chimney is constructed of concrete block materials. Recommend repair and further inspection prior to use.



Chimney is constructed of concrete block materials. Recommend repair and further inspection prior to use.



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**Major separation from house**

*Flashing:*

Daylight is showing though in the attic when not lit up with camera flash. You will want to repair the loose flashing on the roof around the chimney stack to prevent water entry into the attic.



## **BASEMENT - CRAWLSPACE**

Crawlspace:

Walls:

Post and beam construction is noted at north east section of home. Penetrations are noted in the skirting which allows rodent entry into the crawl. This is not a continuous footing in this section of the home.



**Wood skirting @ north east portion of home**

Post and beam construction is noted at north east section of home. Penetrations are noted in the skirting which allows rodent entry into the crawl. This is not a continuous footing in this section of the home.



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**wood skirting noted**

Post and beam construction is noted at north east section of home. Penetrations are noted in the skirting which allows rodent entry into the crawl. This is not a continuous footing in this section of the home.



**Wood skirting noted east side of home**

*Moisture:*

Yes - Higher than normal moisture levels were noted on the exposed areas of the interior crawlspace walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. There is evidence of water entry or damage in the crawlspace level. **Action Necessary** - At the time of the inspection there was water present. Immediate action is necessary to make repairs and to stop further damage. Estimates from reputable contractors are needed.



**Crawl space is damp without vapor barrier**

*Beams/Underfloor:*

The main beam is in a condition that warrants replacement or repair. A 2 X 4 is being used to support a beam. This is not common practice. Earth to wood contact is noted along with moderated rot. The main beam is a single large dimension wood board.





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*Ventilation:*

There is some ventilation in the crawlspace. However, additional ventilation is needed. Cross-ventilation in the crawlspace should have at least 1 square foot of net free vent space for every 1500 square feet of floor space when there is an approved vapor barrier installed. When there is no vapor barrier installed, there should be one square foot of vent space for every 150 square feet of crawlspace floor area. These vent openings should be located within 3 linear feet of the building corners.



*Floor:*

Soil, Earth-to-Wood contact is found, Remove wood debris and trash from the crawl space area.



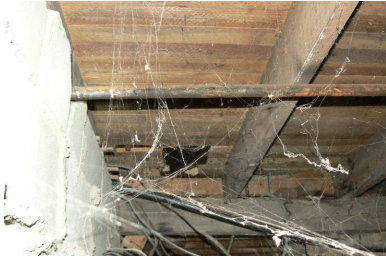
Insulation & Vapor Retarders:

*In Unfinished Areas:*

No under floor insulation exists.



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## ROOF SYSTEM

### Roof:

#### *Roof Covering Condition:*

Moderate mildew growth can be lightened by the gentle application of bleach. Be careful not to loosen the mineralized granules.



Damaged or missing Shingles noted. Repair/Replacement needed.



Damaged or missing Shingles noted. Repair/Replacement needed.



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**Excessive tar/repair**

Eaves - Soffits - Fascias:

*Type & Condition:*

Soffits and overhang materials are aluminum. Loose soffit needs to be re secured.



**Loose soffit material**

Soffits and overhang materials are aluminum. Damaged metal fascia pieces need to be repaired or replaced.



**Damaged fascia/ roofing**

Missing glass in light cover.



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**Missing glass cover in fixture**

Soffits and overhang materials are aluminum. Loose soffit needs to be re secured.



**Loose soffit material**

#### Attic & Insulation:

##### *Insulation:*

No insulation noted. Proper installation of insulation to increase the energy efficiency of the house is recommended. Recommend additional insulation in the attic area.



**No insulation in attic**

No insulation noted. Proper installation of insulation to increase the energy efficiency of the house is recommended. Recommend additional insulation in the attic area.



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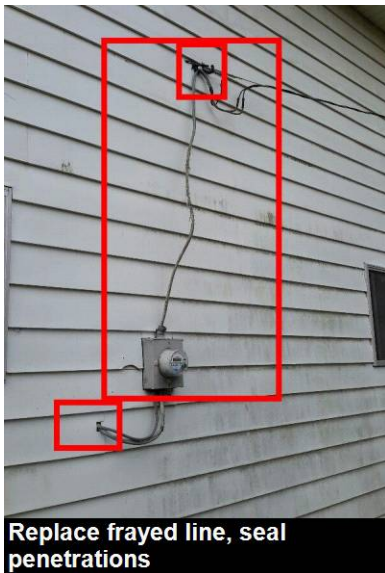


## ELECTRICAL SYSTEM

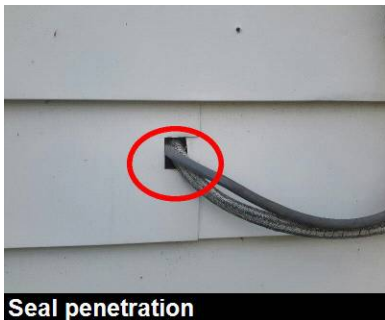
Service:

Type & Condition:

Overhead, 110/220 Volt, Circuit breakers, Damage/Defects noted:



Damage/Defects noted: seal penetration in wall.



Damage/Defects noted: seal penetration in wall.





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**Seal penetration in wall**

Damage/Defects noted: frayed service wire needs to be replaced.



**Replaced fray service wire**

Damage/Defects noted: frayed service wire needs to be replaced.



**Replace frayed service wire**

Damage/Defects noted: frayed service wire needs to be replaced.



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**Replace frayed service wire**

Re secure nut and seal around box.



**Secure loose nut and seal around box**

Grounding Equipment:

Grounding provided by connection to metallic water pipe. Not connected.



**Grounding nut not connected**

Switches & Fixtures:

Entry / Foyer / Hall:

Switch cover is damaged, needs replacement.



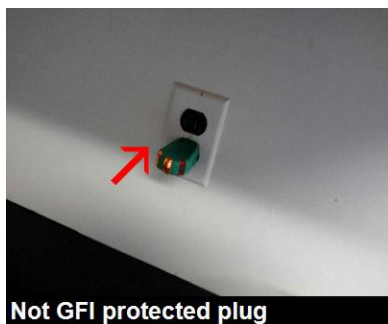
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Electrical Outlets:

*Kitchen Interior:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



*Hall Bath:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



*Bath Between Bedrooms:*

Missing or damaged cover plates viewed, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for



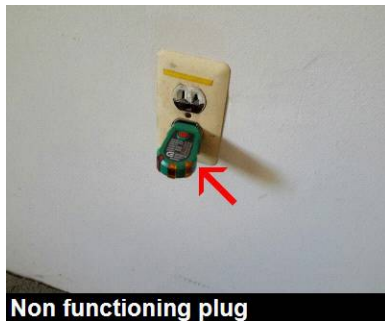
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installation at exterior, garage, bath rooms & kitchen outlets.



Missing cover. Not GFI protected plug

Bedroom #2:  
Some outlets did not function.



Non functioning plug

## KITCHEN - APPLIANCES

Dishwasher:

Condition:

Not operational, Not tested.



Dishwasher not tested



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Garbage Disposal:

*Condition:*

None installed.



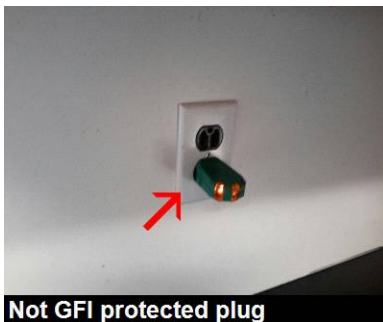
Kitchen Interior:

*Electrical Outlets:*

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.







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## BATHROOMS

Hall Bath:

Electrical Outlets:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Tub/Shower Fixtures:

Bath Between Bedrooms:

The following problems were noted at the tub/shower drain: Minor leakage is noted at faucet handles.

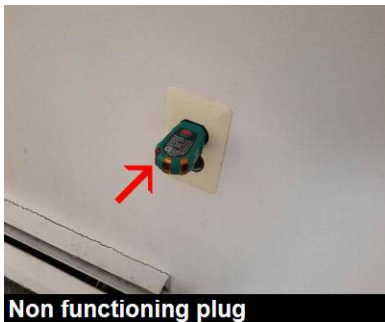


## INTERIOR ROOMS

Master Bedroom:

Electrical Outlets:

Some outlets did not function.



Some outlets did not function.



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**Non functioning plugs**

Bedroom #2:

*Electrical Outlets:*

Some outlets did not function.



**Non functioning plug**

Bedroom #3:

*Electrical Outlets:*

Some outlets did not function.



**Non functioning plug**

Bedroom#4

*Smoke / Fire Detector:*

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

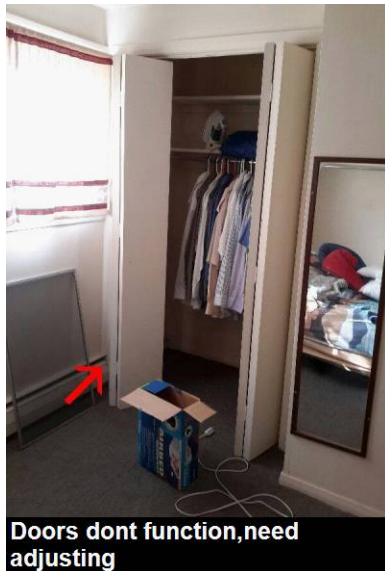
Closets:

*Master Bedroom:*

Some portion of the closet door or interior fixtures needs adjustment or repair, as The closet is not lighted.



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Doors dont function,need adjusting

#### Smoke / Fire Detector:

##### General:

We suggest additional smoke detectors be installed in appropriate locations.

##### Entry / Foyer / Hall:

Repairs are needed - There is a nonworking smoke detector in this room. For safety considerations, it needs to be repaired or replaced immediately.



##### Master Bedroom:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

##### Bedroom #2:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

##### Bedroom #3:

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

## **LAUNDRY AREA**

##### Laundry:

##### Dryer Vent:



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A dryer vent is provided, Replace flexible dryer vent with solid pipe.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Vincent E. Cameron  
Visual Pro Home Inspections



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## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**

September 18, 2014 9:00 AM.

**Inspection Time:**

9:00 AM.

**Client:**Mark S  
2450  
West Bloomfield, MI 48324**Inspection Site:**2450  
West Bloomfield, MI 48324**People Present:**

Homeowner.

### Building Characteristics:

**Main Entry Faces:**

East.

**Estimated Age:**

Built in 1910.

**Building Style & Type:**

1 family, Colonial.

**Stories:**

2

**Space Below Grade:**

Crawl space.

**Water Source:**

Private.

**Sewage Disposal:**

Public.

**Utilities Status:**

All utilities on.

### Climatic Conditions:

**Weather:**

Clear.

**Soil Conditions:**

Damp.

**Outside Temperature (f):**

50-60.

### About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead





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paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



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## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

*Driveway:*

OK MM RR

☐ ☒ ☐

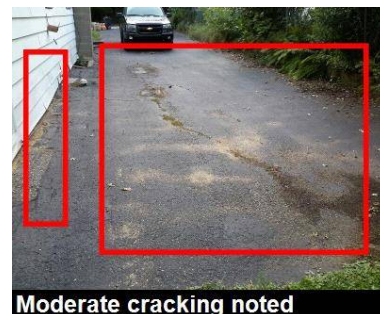
Asphalt, **Observations-** Cracks  
noted are typical, Surface  
raised/settled.

**Minor deterioration noted**☐ ☒ ☐

Asphalt, **Observations-** Cracks  
noted are typical, Surface  
raised/settled.

**Settled surface note**☐ ☒ ☐

Asphalt, **Observations-** Cracks  
noted are typical, Surface  
raised/settled.

**Moderate cracking noted**



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**Exterior Steps / Stoops:**

- ☐ ☒ ☐ Steps are constructed primarily of wood, Wood rot is noted, **Observations-** settlement or rotation is seen.



- OK MM RR  
☐ ☒ ☐ Steps are constructed primarily of wood, Wood rot is noted, **Observations-** settlement or rotation is seen.

**Decks / Balcony:***Condition:*

- ☐ ☐ ☒ Wood, Deterioration noted to deck surface, Deck surface needs maintenance.



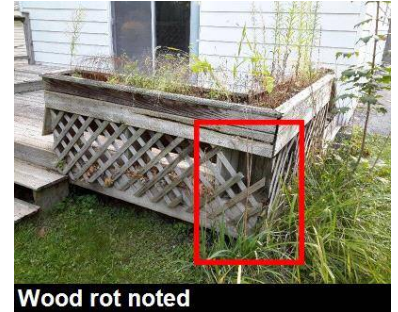
- ☐ ☐ ☒ Wood, Rotted deck boards need to be replaced. Treads for step missing and need to be replaced.





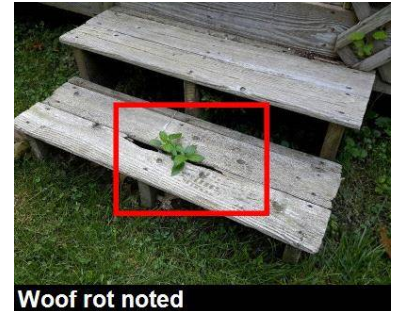
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- ☐ ☐ ☒ Wood, Deterioration noted to deck surface.



Wood rot noted

- OK MM RR  
☐ ☐ ☒ Wood, Treads on steps are rotted and need replacing.



Woof rot noted

- ☐ ☐ ☒ Wood, Handrails are loose/improper/missing. Correction is recommended.



Damaged/rotted railing sections

- ☐ ☐ ☒ Wood, Handrails are loose/improper/missing. Correction is recommended.



Damaged/rotted railing sections

- ☐ ☐ ☒ Wood, Deck surface burnt with burn holes on edges of decking. ....should be replaced.



Burn holes in decking





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OK MM RR

☐ ☐ ☒

Wood, Deterioration noted to deck surface, Deck surface needs maintenance.



Wood rot

☐ ☐ ☒

Wood, Deterioration noted to deck surface, Deck surface needs maintenance.



Wood rot

**Fences & Gates:***Condition:*☒ ☐ ☐

Type: Chain link.

☒ ☐ ☐

Type: Chain link.

☒ ☐ ☐

Type: Wood,







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☒ ☐ ☐ Type: Wood,



OK MM RR  
☒ ☐ ☐ Stone and split rail.....ok.



**Grading:**  
*Site:*

☒ ☐ ☐ The building site is generally flat,  
Grade at foundation appears  
serviceable.



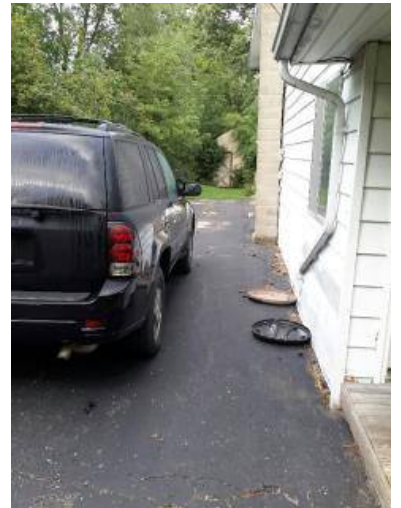


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- ☒ ☐ ☐ The building site is generally flat,  
Grade at foundation appears  
serviceable.



- OK MM RR  
☒ ☐ ☐ The building site is generally flat,  
Grade at foundation appears  
serviceable.



- ☒ ☐ ☐ The building site is generally flat,  
Grade at foundation appears  
serviceable.





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## Retaining Walls:

*Windows Wells:*

Window wells are uncovered. Make inquiry with seller about availability of covers.





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## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

Materials & Condition:

OK MM RR

☒ ☐ ☐ Walls are constructed with Aluminum siding.



☐ ☒ ☐ Seal gap between siding and soffit.



Gap between siding & soffit



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- ☐ ☐ ☒ Walls are constructed with Aluminum siding. Missing top piece of siding.



Missing piece of siding

- OK MM RR  
☐ ☒ ☐ Walls are constructed with Aluminum siding. Damaged areas of siding are seen.



Damaged areas of siding

- ☐ ☒ ☐ Walls are constructed with Aluminum siding. Damaged areas of siding are seen.



loose/damaged areas of siding

- ☐ ☒ ☐ Walls are constructed with Aluminum siding. Damaged areas of siding are seen.



Damaged areas of siding

- ☐ ☐ ☒ Walls are constructed with Aluminum siding. Bottom row of siding is loose.



Loose siding sections





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OK MM RR  
☐ ☐ ☒

Gap under A C UNIT. Damaged areas of siding are seen, Walls are constructed with Aluminum siding.



Gap under AC unit

☒ ☐ ☐

Walls are constructed with Aluminum siding.



☐ ☒ ☐

Paint peeling off siding. Walls are constructed with Aluminum siding. Damaged areas of siding are seen.



Peeling paint

☐ ☒ ☐

Walls are constructed with Aluminum siding. Damaged areas of siding are seen.



Damaged areas of siding



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- ☐ ☒ ☐ Walls are constructed with Aluminum siding. Bottom row of siding is loose.



Loose section of siding

- OK MM RR  
☐ ☒ ☐ Walls are constructed with Aluminum siding. Damaged areas of siding are seen.



Damaged areas of siding

- ☐ ☒ ☐ Walls are constructed with Aluminum siding. Loose siding.



Loose section of siding

- ☐ ☒ ☐ Walls are constructed with Aluminum siding. Loose section of siding.



Loose section of siding

- ☐ ☒ ☐ Walls are constructed with Aluminum siding. Peeling paint.



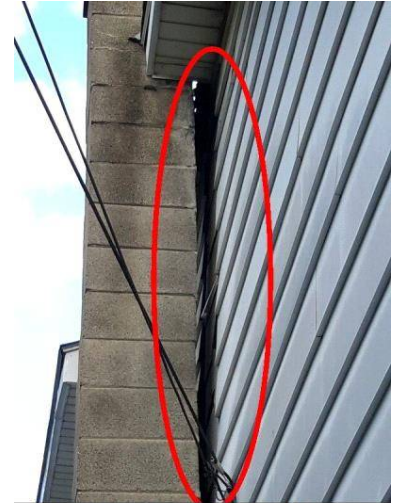
peeling paint



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OK MM RR  
☐ ☐ ☒

Chimney not secured to house.....see chimney section.



Chimney not secured to house

☐ ☐ ☒

Chimney not secured to house. ....see chimney section.



Chimney not secured to house

Flashing & Trim:

☐ ☒ ☐

Metal materials. Damage noted.



Damaged to metal corner piece



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OK MM RR  
☐ ☒ ☐ Missing bulb.

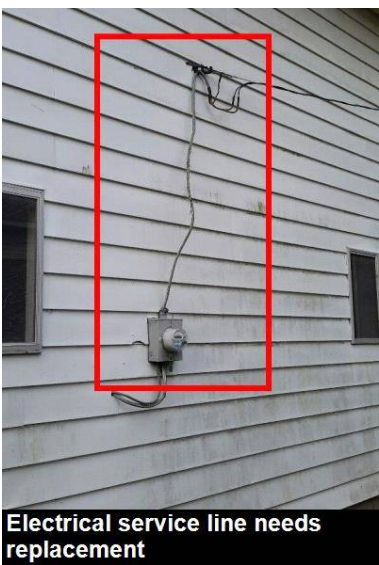
Utility Connections:

Underground Gas service OK.

☐ ☐ ☒ Electrical Service line is frayed and needs replacement from the line connection down to the meter.



Missing light bulb



Electrical service line needs replacement

Exterior Doors:





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Main Entry Door:

- ☒ ☐ ☐ Metal, Hardware is operational, Doorframes are not square. Some binding is noted, Doorbell button is missing.



Side Entry Door:

- OK MM RR  
☒ ☐ ☐ Metal.



- ☐ ☒ ☐ Step missing coming out of door.



Missing step





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- ☐ ☐ ☒ Missing casing on inside. Door  
drags on carpet.



No casing around door

Rear Entry Door:

- OK MM RR  
☒ ☐ ☐ Metal, double doors, with glass.



- ☐ ☒ ☐ Metal, double doors, with glass.  
Broken seal in stationary panel.



Broken seal in door panel



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- ☐
- ☒
- ☐
- Minor damage to screen door.



Damaged screening

Exterior Windows:  
Predominant Type:

Horizontal Sliders, Double Glazing.



Overall Condition:

- OK

☒
- MM

☐
- RR

☐
- Satisfactory overall, considering age. Windows are flush with exterior walls. Re-caulk perimeter of all windows where gaps can be seen and where windows meet siding. This is a primary source of water leakage. Also, caulk the seams between adjacent windows where noted. A very narrow seam between adjacent metal frames sometimes allows rainwater to enter the exterior wall cavity. Caulk to be sure.  
Some screens are missing.
- ☒
- ☐
- ☐
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 Most screens are in fair condition, with fading or small holes noted.



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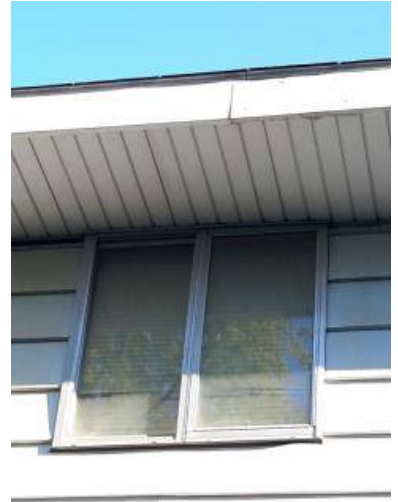






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OK MM RR  
☒ ☐ ☐

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*Type And Condition Of Sills:*

Windows are flush with exterior walls, at second story walls. Satisfactory overall.



Windows are flush with exterior walls, Satisfactory overall.



Windows are flush with exterior walls, Satisfactory overall.



**Chimney:**

*Please Note:*

There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection.



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Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

*Chimney Exterior:*

OK MM RR

- ☐ ☐ ☒ Chimney is constructed of concrete block materials. Flue stack separation is noted. Foundation that holds chimney has settled causing chimney to pull away from home. Most likely to continue to fall away creating a safety hazard. Best repair scenario would be to remove entire chimney and repair foundation below or install a new B-vent in its place with a new surround. Recommend repair and further inspection prior to use.



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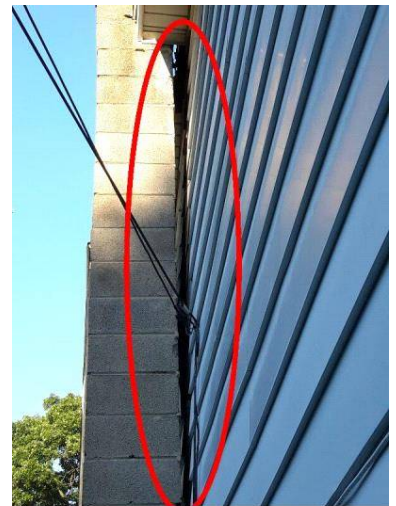
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- ☐ OK   
 ☐ MM   
 ☒ RR   
 Chimney is constructed of concrete block materials. Recommend repair and further inspection prior to use.



**Chimney separating from house**

- OK    MM    RR  
☐    ☐    ☒   
 Chimney is constructed of concrete block materials. Recommend repair and further inspection prior to use.

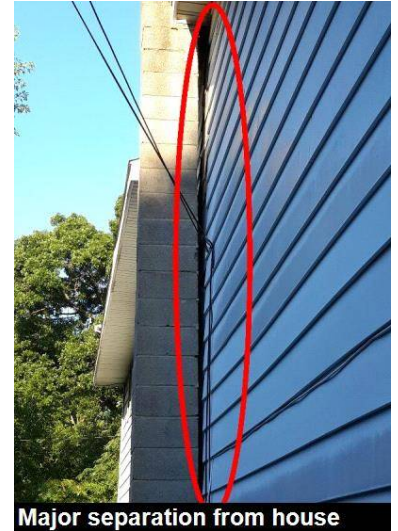


**Major separation from house**



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- ☐ ☐ ☒ Chimney is constructed of concrete block materials. Recommend repair and further inspection prior to use.



*Flashing:*

- OK MM RR  
☐ ☐ ☒ Daylight is showing though in the attic when not lit up with camera flash. You will want to repair the loose flashing on the roof around the chimney stack to prevent water entry into the attic.



*Chimney Cap:*

- ☒ ☐ ☐ There is a chimney cap. The chimney cap is made of metal. Its function is to keep water from entering the stack and causing deterioration. This cap is functioning as intended.

*Height & Clearance:*

- ☒ ☐ ☐ The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.





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## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

### Crawlspace:

Access:

OK MM RR  
☒ ☐ ☐

This inspection does not cover the presence or lack of wood destroying insects. Crawl Space was fully accessible and inspected by entering and crawling through.

☒ ☐ ☐

Crawl Space was restricted, with limited viewing. This inspection does not cover the presence or lack of wood destroying insects.



Walls:

☐ ☐ ☒

Post and beam construction is noted at north east section of home. Penetrations are noted in the skirting which allows rodent entry into the crawl. This is not a continuous footing in this section of the home.





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- ☐ ☐ ☒ Post and beam construction is noted at north east section of home. Penetrations are noted in the skirting which allows rodent entry into the crawl. This is not a continuous footing in this section of the home.



wood skirting noted

- OK MM RR  
☒ ☐ ☐ Wall materials are concrete block. Exposed portions of the interior foundation perimeter walls appear to be satisfactory.



- ☐ ☐ ☒ Post and beam construction is noted at north east section of home. Penetrations are noted in the skirting which allows rodent entry into the crawl. This is not a continuous footing in this section of the home.



Wood skirting noted east side of home

*Moisture:*

- ☐ ☐ ☒ Yes - Higher than normal moisture levels were noted on the exposed areas of the interior crawlspace walls, and attention is needed to determine the cause and best cure. High moisture content in the exterior walls can lead to mildew and wood rot in high concentrations. The moisture content noted is high enough to cause either or both. There is evidence of water entry or damage in the crawlspace level. **Action Necessary** - At the time of the inspection there was water present. Immediate action is necessary to make repairs and to stop further damage. Estimates from reputable contractors are needed.



Crawl space is damp without vapor barrier



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*Beams/Underfloor:*

- ☐ ☐ ☒ The main beam is in a condition that warrants replacement or repair. A 2 X 4 is being used to support a beam. This is not common practice. Earth to wood contact is noted along with moderated rot. The main beam is a single large dimension wood board.



OK MM RR  
☐ ☒ ☐

The main beam is a single large dimension wood board. Major notching is noted in some of the floor joists throughout the main floor system that will need repair.



*Ventilation:*

- ☐ ☐ ☒ There is some ventilation in the crawlspace. However, additional ventilation is needed. Cross-ventilation in the crawlspace should have at least 1 square foot of net free vent space for every 1500 square feet of floor space when there is an approved vapor barrier installed. When there is no vapor barrier installed, there should be one square foot of vent space for every 150 square feet of crawlspace floor area. These vent openings should be located within 3 linear feet of the building corners.



*Floor:*

- ☐ ☐ ☒ Soil, Earth-to-Wood contact is found, Remove wood debris and trash from the crawl space area.





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Posts / Piers:

OK MM RR  
☐ ☒ ☐

The post installed is solid wood. Some piers and posts are damaged and unsecured. There is soil to wood contact. This allows a direct path for insects and should be eliminated. The piers as installed appear to need some repair. No engineering analysis was completed. However, a simple visual inspection draws one's attention to inadequacy. Repairs are needed.



### Insulation & Vapor Retarders:

In Unfinished Areas:

☐ ☐ ☒ No under floor insulation exists.







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## ROOF SYSTEM

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer 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 waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Roof:

*Style:*

Gable.

*Roof Access:*

Walked on roof, Unable to fully access due to height/pitch/weather/type.

*Roof Covering:*

OK MM RR



Composition shingles, Standard 3-tab design.







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Roof Covering Condition:

- ☐ ☐ ☒ Moderate mildew growth can be lightened by the gentle application of bleach. Be careful not to loosen the mineralized granules.



Algae/mildew growth on shingles

- OK MM RR  
☐ ☐ ☒ Damaged or missing Shingles noted. Repair/Replacement needed.



Hole/gap in roofing materials

- ☐ ☐ ☒ Damaged or missing Shingles noted. Repair/Replacement needed.



Excessive tar/repair

- ☒ ☐ ☐ Appears serviceable.





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**Flashings:**

OK MM RR

☒ ☐ ☐ Rubber, Satisfactory - The flashings appear to be in satisfactory condition.



☒ ☐ ☐ Metal, Satisfactory - The flashings appear to be in satisfactory condition.

**Valleys:**

☒ ☐ ☐ Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.



☒ ☐ ☐ Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.



☒ ☐ ☐ Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.





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**Eaves - Soffits - Fascias:***Type & Condition:*

OK MM RR

☐ ☒ ☐ Soffits and overhang materials are aluminum. Fascia damaged.**Metal fascia damaged**☐ ☐ ☒ Soffits and overhang materials are aluminum. Loose soffit needs to be re secured.**Loose soffit material**☐ ☐ ☒ Soffits and overhang materials are aluminum. Damaged metal fascia pieces need to be repaired or replaced.**Damaged fascia/ roofing**☐ ☒ ☐ Soffits and overhang materials are aluminum. Damaged metal fascia pieces need to be repaired or replaced.**Damaged metal fascia**



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- ☐ ☐ ☒ Missing glass in light cover.



- OK MM RR  
☐ ☐ ☒ Soffits and overhang materials are aluminum. Loose soffit needs to be re secured.



- ☐ ☒ ☐ Soffits and overhang materials are aluminum. Damaged and loose metal fascia needs to be repaired or replaced.



## Gutters & Downspouts:

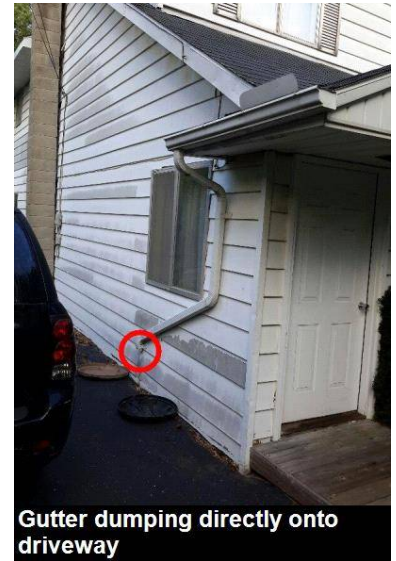




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Type & Condition:

- ☐ ☒ ☐ Gutters and downspout materials are aluminum. Building is partially guttered. Extend downspouts to route rainwater away from the building. Gutters are discharging water near the foundation.



- OK MM RR  
☐ ☒ ☐ Consider installing gutters and downspouts to help with site drainage.



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- ☐ ☒ ☐ Consider installing gutters and downspouts to help with site drainage.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we





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would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

**Attic & Insulation:***Access:*

Attic is full size, Accessible through bedroom closet ceiling.

*Structure:*

OK MM RR

☒ ☐ ☐ A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition.



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**Rafters**

☒ ☐ ☐ A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in satisfactory condition.

*Insulation:*

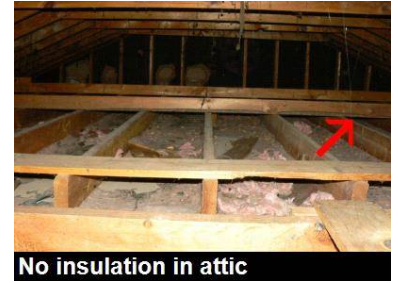
☐ ☒ ☐ Evidence of animals in attic.

**Animal traffic**



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- ☐ ☐ ☒ No insulation noted. Proper installation of insulation to increase the energy efficiency of the house is recommended. Recommend additional insulation in the attic area.



- OK MM RR  
☐ ☐ ☒ No insulation noted. Proper installation of insulation to increase the energy efficiency of the house is recommended. Recommend additional insulation in the attic area.



### Ventilation Provisions:

- ☒ ☐ ☐ There are soffit vents installed. There are ridge vents installed.



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## ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

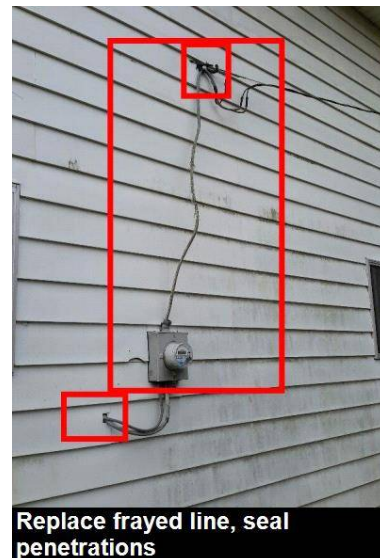
### Service:

*Type & Condition:*

OK MM RR

☐☐☒

Overhead, 110/220 Volt, Circuit breakers, Damage/Defects noted:



Replace frayed line, seal penetrations

☐☐☒

Damage/Defects noted: seal



Seal penetration



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- ☐ ☐ ☒ Damage/Defects noted: seal penetration in wall.



Seal penetration in wall

- OK MM RR  
☐ ☐ ☒ Damage/Defects noted: frayed service wire needs to be replaced.



Replaced fray service wire

- ☐ ☐ ☒ Damage/Defects noted: frayed service wire needs to be replaced.



Replace frayed service wire



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- ☐ ☐ ☒ Damage/Defects noted: frayed service wire needs to be replaced.



Replace frayed service wire

- OK MM RR  
☐ ☐ ☒ Re secure nut and seal around box.



Secure loose nut and seal around box

Grounding Equipment:

- ☐ ☐ ☒ Grounding provided by connection to metallic water pipe. Not connected.



Grounding nut not connected

Electrical Distribution Panels:





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Main Panel Location:            ☒    ☐    ☐    Utility Area.



Main Circuit Rating:            70 amp.



Entrance Cable Size:            3/0 Aluminum.





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*Service Disconnect Switch:* Located at the top of main panel.



*Main Panel Observations:*

OK MM RR  
☐ ☒ ☐

Circuit and wire sizing correct so far as visible, Grounding system is present, Electrical system appears outdated by today's standards. Upgrade should be considered.



## Conductors:

*Entrance Cables:*

☒ ☐ ☐ Aluminum- OK.





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Branch Wiring:

☒ ☐ ☐ Copper.



OK MM RR  
☐ ☒ ☐ Some breakers not in use.



## Switches & Fixtures:

General:

A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition. Switch cover is damaged, needs replacement, The light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.

Basement:

Switches and Fixtures are Functioning as intended.

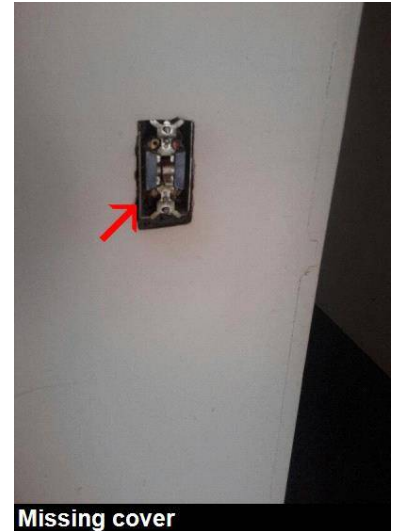
Kitchen Interior:

A representative sampling of switches was tested. As a whole, switches throughout the



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Master Bath:	Functional.
Hall Bath:	Functional.
Bath Between Bedrooms:	Functional.
Other Bath:	Functional.
Entry / Foyer / Hall:	<div>OK MM RR</div> <div> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Switch cover is damaged, needs replacement. </div>



Master Bedroom:	A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.
Bedroom #2:	<p>The ceiling light installed in this room did not function using the wall switch. I did not determine if the switch is bad or if the light bulb is bad.</p>



Bedroom #3:	A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.
-------------	--------------------------------------------------------------------------------------------------------------------------



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Laundry:

- ☐ ☒ ☐ Switch cover is damaged, needs replacement, Functional.



Missing plate cover

## Electrical Outlets:

General:

Some grounded type outlets did not appear to be properly grounded. Some outlets did not function, Missing or damaged cover plates viewed, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

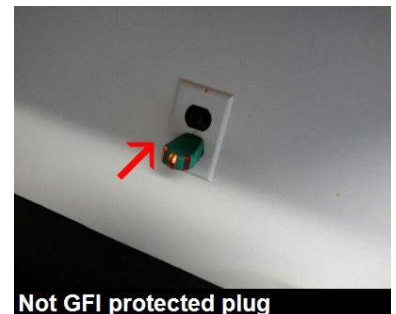
Exterior Walls:

Kitchen Interior:

OK MM RR

- ☐ ☐ ☐ Functional GFI Outlet.

- ☐ ☐ ☒ Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Not GFI protected plug

Hall Bath:

- ☐ ☐ ☒ Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Not GFI protected plug





Report: 8078 Address: 2450

*Bath Between Bedrooms:*

- ☐ ☐ ☒ Missing or damaged cover plates viewed, Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

*Entry / Foyer / Hall:*

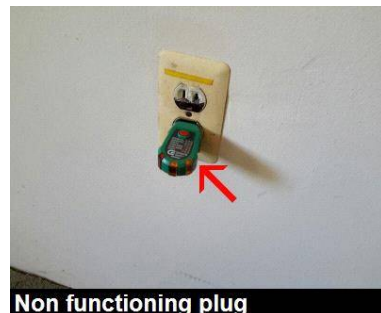
A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

*Master Bedroom:*

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

*Bedroom #2:*

- OK MM RR  
☐ ☐ ☒ Some outlets did not function.

*Bedroom #3:*

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.





Report: 8078 Address: 2450

*Laundry:*

- ☐ ☒ ☐ A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Missing or damaged cover plates viewed.



**Attic Wiring:**

*Attic & Insulation:*

- OK MM RR  
☒ ☐ ☐ Appears serviceable.

- ☒ ☐ ☐ Appears serviceable.

- ☒ ☐ ☐ Appears serviceable.





Report: 8078 Address: 2450

## HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit.

This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

### Heating Equipment:

Type & Location:

Radiant heat.

Brand:

Utica Boilers.





Report: 8078 Address: 2450

Fuel Source:

Natural gas.

Capacity / Approx. Age:

Mid efficiency furnace, 72,000 BTU UNIT.  
MANUFACTURED 2005.

OK MM RR





Report: 8078 Address: 2450

*General Operation & Cabinet:*

- ☒ ☐ ☐ Unit was operational at the time of inspection. General condition appears serviceable.

Corrosion on main pipe.



Corrosion on pipe

OK MM RR





Report: 8078 Address: 2450

☐ ☒ ☐ Corrosion is noted, Small leak.



Corrosion on pipe; small leak

Burners / Heat Exchangers:

OK MM RR  
☐ ☒ ☐ Burner Flame(s) appear typical.



Pump / Blower Fan:

☒ ☐ ☐ General condition appears serviceable.

Flues, Vents, Plenum:

☒ ☐ ☐ The flue pipe is metal.



Normal Controls:

☒ ☐ ☐ Thermostat is located in the living room. Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

## Fireplaces / Solid Fuel Heating:

A section for fireplaces is in each room on the interior page. When the report prints, the information for each fireplace will be printed here. You may add additional comments if you like.



Report: 8078 Address: 2450

Entry / Foyer / Hall:

☒ ☐ ☐ Wood - The fireplace is designed to burn wood.



### Air Conditioning:

Primary Type:

Window, Not tested.

### Ductwork / Distribution:

Entry / Foyer / Hall:

There is a heat source to this room which appears to be functioning as intended.



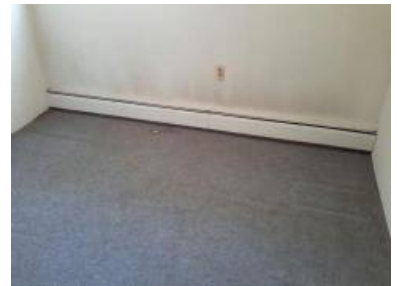
Master Bedroom:

There is a heat source to this room which appears to be functioning as intended.



Bedroom #2:

There is a heat source to this room which appears to be functioning as intended.





**Report: 8078 Address: 2450**

**Bedroom #3:**

There is a heat source to this room which appears to be functioning as intended.





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## PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. 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, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

### Main Line:

*Shut Off:*

Main shutoff valve is located at the north side of the house.





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Material:

Plastic.

Pressure:

Water pressure was checked at an interior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



## Supply Lines:

Material:

Supply lines are a combination of materials copper.



Condition:

OK MM RR  
☐ ☒ ☐

Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials. Minor corrosion is noted.







Report: 8078 Address: 2450

- ☐ ☒ ☐ Shut-off valves are provided at water lines serving fixtures. Shut-off valves are not tested for operation during the inspection. Be forewarned that most cutoff valves are not operated regularly and as such they are prone to leak when operated. They should only be used to shut off the water in the event of a leak that could damage surrounding materials. Minor corrosion is noted.

**Waste Lines:***Material & Condition:*

Cast Iron and Plastic.



Plastic. Plumbing vents appear serviceable.

**Hose Bibs / Hookups:**

OK MM RR



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General:

- ☐ ☒ ☐
- Some inoperative, Broken handle noted.



The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

**Power Source:**  
Gas.

**Capacity:**  
40 Gallons.

Condition:

- OK   MM   RR

☒   ☐   ☐
- Unit is located in the basement,  
Appears serviceable.



- ☒   ☐   ☐
- Pressure relief valve noted, not tested.





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☒ ☐ ☐ Flue vent intact.



OK MM RR  
☒ ☐ ☐ Typical flame.



### Fuel System:

*Meter / Tank:*

☒ ☐ ☐ Meter is located at the exterior, at the side of the house, System appears serviceable.



### Sump Pump:

☐ ☒ ☐ No sump pump present.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

### Hose Bibs / Hookups/Sink Faucets:

*Laundry:*

☒ ☐ ☐ Plumbing supply faucets appear serviceable.



### Waste Lines/Sink Drains:



**Report: 8078 Address: 2450**

*Laundry:*

General condition appears serviceable.





Report: 8078 Address: 2450

## KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Kitchen Sink:

*Sink:*

OK MM RR



Stainless Steel, General condition appears serviceable.

*Sink Fixture:*

General condition appears serviceable.

*Sink Drain:*

General condition appears serviceable.

*Sink Cabinet:*

Cabinet is showing signs of water damage.

**Water damage/ rot**





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**Range/ Cooktop / Oven:***Type & Condition:*OK MM RR  
☒ ☐ ☐

Electric, Free-standing, Appears serviceable, Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.

**Ventilation:***Type & Condition:*☐ ☒ ☐ Internal, Fan/Hood operational, Exhaust fan is noisy.**Refrigerator:***Type & Condition:*☒ ☐ ☐ Electric, General condition appears serviceable.



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- ☒ ☐ ☐ Electric, General condition appears serviceable.



### Dishwasher:

Condition:

- OK MM RR  
☐ ☐ ☒ Not operational, Not tested.



### Garbage Disposal:



Report: 8078 Address: 2450

Condition:

☐ ☐ ☒ None installed.



No disposal

## Other Built-ins:

Microwave:

OK MM RR  
☐ ☐ ☐

Microwave unit viewed, but operation not determined, Portable microwave. ...



## Kitchen Interior:

Counters & Cabinets:

☒ ☐ ☐

Counters are Formica (plastic laminate) with serviceable appearance, moderate to heavy wear, Caulking is needed in the vicinity of the sink, Cabinets appear serviceable with moderate to heavy wear.



☒ ☐ ☐

Counters are Formica (plastic laminate) with serviceable appearance, moderate to heavy wear, Caulking is needed in the vicinity of the sink, Cabinets appear serviceable with moderate to heavy wear.





Report: 8078 Address: 2450

Windows:

- ☐ ☒ ☐ At least one window or associated hardware in this room needs repair. There is no screen in place at the window.



Walls:

- OK MM RR  
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

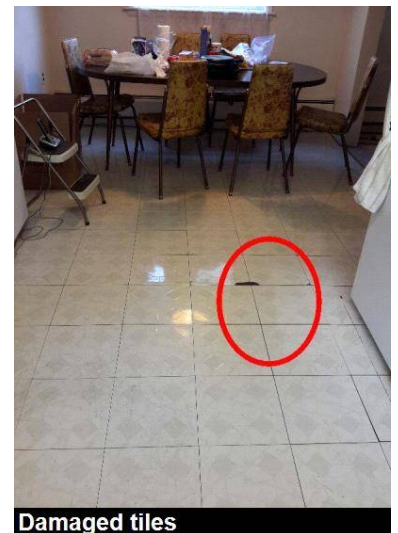


- ☐ ☒ ☐ Hole in soffit.



Floors:

- ☐ ☒ ☐ General condition appears serviceable, The floor covering material is Vinyl planks/tiles. Fair - Material is worn, with some age. The floor in this room is in need of some attention or repair.





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- ☐ ☒ ☐ There is some sagging in the floor that would be considered typical, does not appear to be of structural significance.



Sag/hump noted in floor

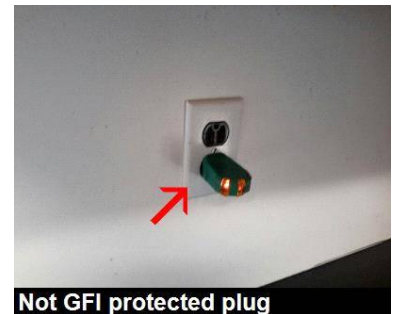
*Electrical Outlets:*

- OK MM RR  
☐ ☐ ☒ Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Not GFI protected plug

- ☐ ☐ ☒ Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Not GFI protected plug





Report: 8078 Address: 2450

## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Hall Bath:

*Tub/Shower And Walls:*

OK MM RR

☐☒☐

Caulk and seal all tub and shower areas as a precaution.



caulk/seal seams in tub areas

*Walls:*

☐☒☐

Unfinished wall..... no trim around window. Needs repair.



No trim around window; not finished

☐☒☐

Access to shower plumbing.



Access for plumbing



Report: 8078 Address: 2450

Floors:

The floor covering material is Vinyl planks/tiles Fair  
- Material is worn, with some age.



Electrical Outlets:

OK MM RR  
☐ ☐ ☒

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.



Bath Between Bedrooms:

Tub/Shower And Walls:

☐ ☒ ☐

Caulk and seal all tub and shower areas as a precaution.

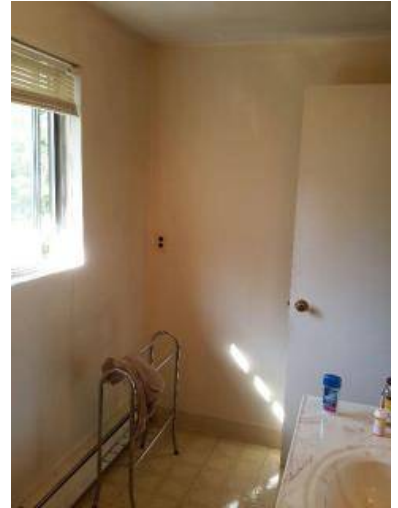




Report: 8078 Address: 2450

**Walls:**

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. Walls are in good condition with normal wear.



**Ceilings:**

OK MM RR  
☐ ☒ ☐

Previous Leak - There are signs (stains or repair) of a previous water leak in the ceiling in this room. It does not appear to be an active leak.



Dry water staining

**Floors:**

☐ ☒ ☐

The floor covering material is Vinyl planks/tiles The floor in this room is in need of some attention or repair.



Damaged floor tile

**Electrical Outlets:**

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.



**Sink & Cabinetry:**

**Master Bath:**

☐ ☐ ☐ Functional with no leaks detected, Functional with no leaks detected.



Report: 8078 Address: 2450

Hall Bath:

☒ ☐ ☐ Counters/cabinets appear serviceable, Functional with no leaks detected.



Bath Between Bedrooms:

OK MM RR  
☒ ☐ ☐ Counters/cabinets appear serviceable, Functional with no leaks detected.



Other Bath:

☐ ☐ ☐ Functional with no leaks detected, Functional with no leaks detected.

**Toilet:**

Master Bath:

☐ ☐ ☐ Functional with no leaks detected.

Hall Bath:

☒ ☐ ☐ Functional with no leaks detected.





Report: 8078 Address: 2450

Bath Between Bedrooms:

☒ ☐ ☐ Functional with no leaks detected.



Other Bath:

OK MM RR  
☐ ☐ ☐ Functional with no leaks detected.

### Tub/Shower Fixtures:

Master Bath:

☐ ☐ ☐ Functional with no leaks detected.

Hall Bath:

☒ ☐ ☐ Functional with no leaks detected.



Bath Between Bedrooms:

☐ ☐ ☒ The following problems were noted at the tub/shower drain: Minor leakage is noted at faucet handles.



Small leak in showerhead

Other Bath:

☐ ☐ ☐ Functional with no leaks detected.





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## Bath Ventilation:

*Master Bath:*

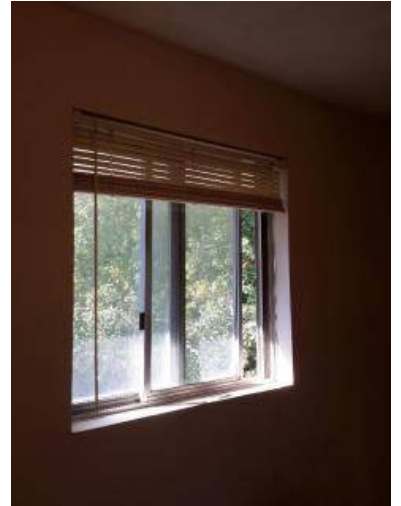
OK	MM	RR	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Functional.

*Hall Bath:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window, Ventilation is minimal.
-------------------------------------	--------------------------	--------------------------	---------------------------------

*Bath Between Bedrooms:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window, Functional.
-------------------------------------	--------------------------	--------------------------	---------------------



*Other Bath:*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Functional.
--------------------------	--------------------------	--------------------------	-------------

## Tub/Shower And Walls:

*Hall Bath:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass. Shower walls appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution.
-------------------------------------	--------------------------	--------------------------	--------------------------------------------------------------------------------------------------------------------------------------





Report: 8078 Address: 2450

*Bath Between Bedrooms:*

- ☒ ☐ ☐ Fiberglass. Shower walls appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution.





Report: 8078 Address: 2450

## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

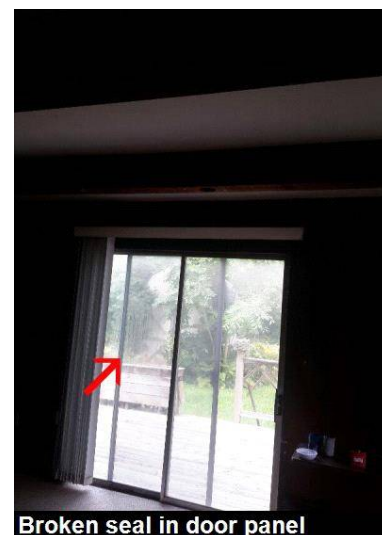
### Entry / Foyer / Hall:

*Doors:*

OK MM RR

☐ ☒ ☐

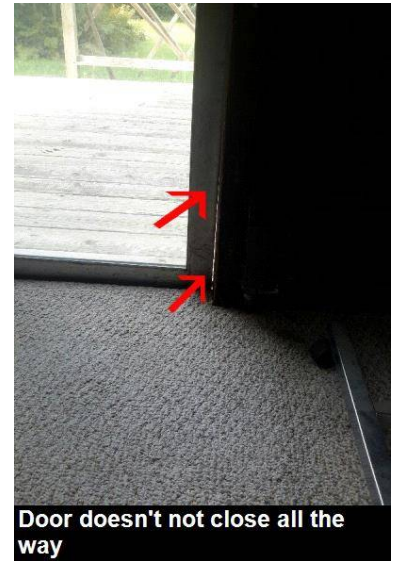
General condition appears  
serviceable, Hardware operational,  
Broken seal, damaged screening.





Report: 8078 Address: 2450

☐ ☒ ☐ Door doesn't seal completely.



OK MM RR  
☐ ☒ ☐

General condition appears serviceable, Hardware operational, Door hardware needs adjustment or repair, as the latch or strike plate needs adjustment so that the door will latch correctly.





Report: 8078 Address: 2450

- ☐ ☒ ☐ General condition appears serviceable, Hardware operational, Missing casing around the door.



No casing trim around door

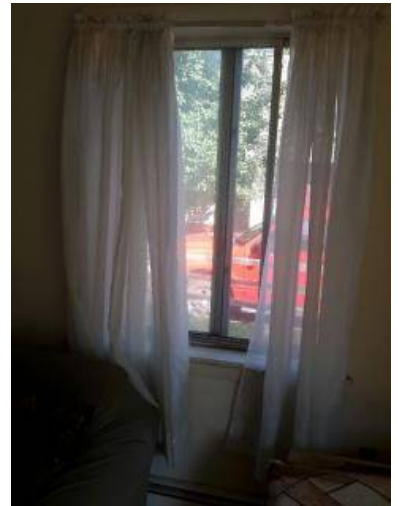
Windows:

- OK MM RR  
☒ ☐ ☐ General condition appears serviceable, Minor peeling paint on sill.



Minor peeling paint

- ☒ ☐ ☐ General condition appears serviceable.





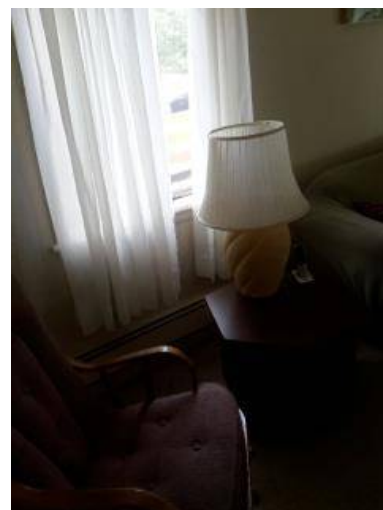


Report: 8078 Address: 2450

☒ ☐ ☐ General condition appears serviceable.



OK MM RR  
☒ ☐ ☐ General condition appears serviceable.



Walls:

☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



☒ ☐ ☐ General condition appears serviceable, Wood paneling and brick.





Report: 8078 Address: 2450

- ☒ ☐ ☐ General condition appears serviceable, Wood paneling.



- OK MM RR  
☐ ☒ ☐ Water stains at bottom of wall.



Water staining at bottom of wall

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Typical drywall cracking



Report: 8078 Address: 2450

- ☐ ☒ ☐ There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Cracking in drywall

- OK MM RR  
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Cracking in drywall

- ☐ ☒ ☐ Damage around window A C unit.



Repairs and damage around AC unit



Report: 8078 Address: 2450

☐ ☒ ☐ Hole in wall.



Hole in wall

*Ceilings:*

OK MM RR  
☒ ☐ ☐

General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



☐ ☒ ☐

General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Cracking in drywall

☒ ☐ ☐

General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.





Report: 8078 Address: 2450

- ☐ ☒ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



Cracking in drywall

Floors:

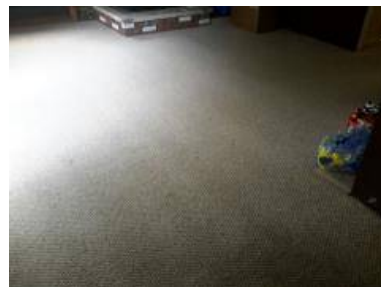
- OK MM RR  
☒ ☐ ☐ General condition appears serviceable, The floor covering material is carpet. Fair - Material is worn, with some age.



- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is Vinyl planks/tiles. Fair - Material is worn, with some age.



- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is carpet. Fair - Material is worn, with some age.







Report: 8078 Address: 2450

*Electrical Outlets:*

☐ ☒ ☐ Missing or damaged cover plates viewed.

**Missing cover**

OK MM RR  
☐ ☒ ☐ Missing or damaged cover plates viewed.

**Missing cover***Ductwork / Distribution:*

☐ ☒ ☐ Missing cover.

**Missing cover**

☐ ☒ ☐ Missing cover.

**Missing cover***Fireplaces / Solid Fuel Heating:*

☐ ☒ ☐ Cracked and loose brick.

**Cracked and loose brick**



Report: 8078 Address: 2450

OK MM RR  
☐ ☒ ☐ Cracks in cement. ....nest material  
in fireplace.



Cracks in cement; nesting  
material inside

☐ ☒ ☐ Nest material.



Nesting material in chimney  
stack

## Master Bedroom:

### Windows:

☐ ☒ ☐ At least one window or associated  
hardware in this room needs repair.  
The thermal seal is broken.  
Although it is keeping the elements  
out, it has a clouded appearance.  
This condition will worsen. There is  
no screen in place at the window.



Bad seal, missing screen

### Walls:

☒ ☐ ☐ General condition appears  
serviceable, There is some minor  
cracking in the sheetrock. Most  
likely this is due to slight settlement  
or shrinkage.





Report: 8078 Address: 2450

*Ceilings:*

- ☐ ☒ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

*Floors:*

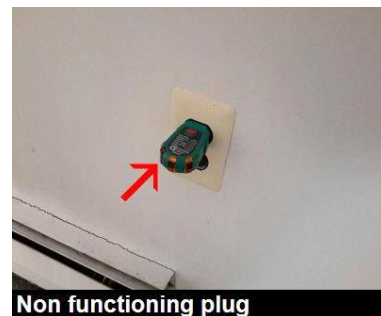
- OK MM RR  
☒ ☐ ☐ General condition appears serviceable, The floor covering material is carpet. Fair - Material is worn, with some age.

*Closets:*

- ☐ ☒ ☐ The closet is not lighted, Closet door is missing.

*Electrical Outlets:*

- ☐ ☐ ☒ Some outlets did not function.





Report: 8078 Address: 2450

- ☐ ☐ ☒ Some outlets did not function.



Non functioning plugs

Ductwork / Distribution:

There is a heat source to this room which appears to be functioning as intended.



## Bedroom #2:

Electrical Outlets:

- OK MM RR  
☐ ☐ ☒ Some outlets did not function.



Non functioning plug

## Bedroom #3:

Closets:

- ☒ ☐ ☐ Closet doors stored in this room.





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Electrical Outlets:

☐ ☐ ☒ Some outlets did not function.

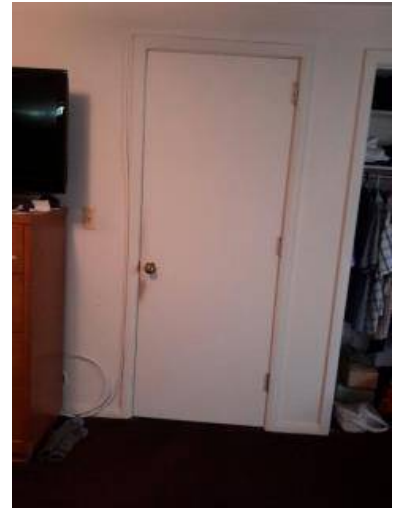


Non functioning plug

## Bedroom#4

Doors:

OK MM RR  
☒ ☐ ☐ General condition appears serviceable, Hardware operational.

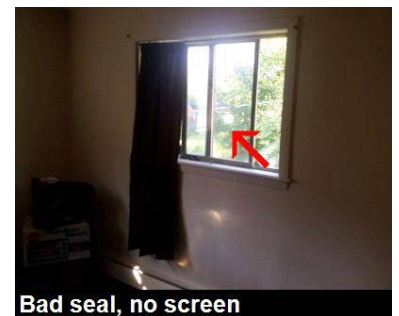


Windows:

☒ ☐ ☐ General condition appears serviceable.



☐ ☒ ☐ General condition appears serviceable, At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen. There is no screen in place at the window.



Bad seal, no screen





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- ☐ ☒ ☐ At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen. The screen for this window needs repair.



Bad seal, no screen

## Walls:

- OK MM RR  
☐ ☒ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



Moderate Cracking noted needs repair

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



## Ceilings:

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.





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Floors:

- ☒ ☐ ☐ General condition appears serviceable, The floor covering material is carpet. Fair - Material is worn, with some age.



- OK MM RR  
☒ ☐ ☐ General condition appears serviceable, The floor covering material is carpet. Fair - Material is worn, with some age.



Closets:

- ☐ ☒ ☐ General condition appears serviceable, The closet is not lighted, Closet door is missing.



Closet door is missing

Switches & Fixtures:

A representative sampling of switches was tested. As a whole, switches throughout the



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**Electrical Outlets:**

room are in serviceable condition.

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

**Ductwork / Distribution:**

There is a heat source to this room which appears to be functioning as intended.

**Smoke / Fire Detector:**

OK MM RR  
☐ ☐ ☒

There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Doors:****Overall Interior Door Condition:**

☒ ☐ ☐

General condition appears serviceable, Doorframes are not square. Some binding is noted.

**Hall Bath:**

☐ ☒ ☐

Hardware operational, Doorframes are not square. Some binding is noted.





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*Bath Between Bedrooms:*

Hardware operational.



*Entry / Foyer / Hall:*

OK MM RR  
☐ ☒ ☐

General condition appears serviceable, Hardware operational, Doorframes are not square. Some binding is noted.



Binding noted at top of the door

*Master Bedroom:*

☐ ☒ ☐

Doorframes are not square. Some binding is noted.



Binding noted



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Bedroom #2:

- ☐ ☒ ☐ Doorframes are not square. Some binding is noted.



Bedroom #3:

- OK MM RR  
☐ ☒ ☐ General condition appears serviceable, Hardware operational, Door hardware needs adjustment or repair, as the latch or strike plate needs adjustment so that the door will latch correctly.



Laundry:

- General condition appears serviceable, Hardware operational.







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**Windows:***General Type & Condition:*OK MM RR  
☐ ☒ ☐

Aluminum, Sliding, Double hung, Some windows are hard to operate or painted closed, Make minor hardware repairs or improvements as needed.

*Kitchen Interior:*☒ ☐ ☐

The screen for this window needs repair.

*Master Bath:*

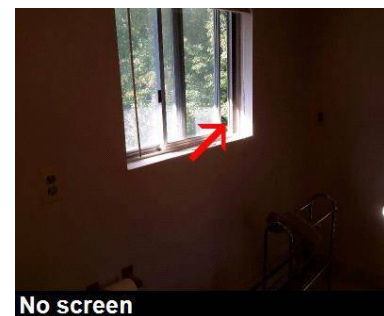
Window is in good functional Condition.

*Hall Bath:*☐ ☒ ☐

At least one window or associated hardware in this room needs repair. The window trim is damaged or missing. Window has been covered by shower wall liner. Damage is anticipated.

**Missing trim around window***Bath Between Bedrooms:*☐ ☒ ☐

There is no screen in place at the window. Window is in good functional Condition.

**No screen***Other Bath:*

Window is in good functional Condition.



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Master Bedroom:

☒ ☐ ☐ General condition appears serviceable.



Bedroom #2:

OK MM RR  
☒ ☐ ☐ General condition appears serviceable, There is no screen in place at the window.



Bedroom #3:

☒ ☐ ☐ General condition appears serviceable, There is no screen in place at the window.



Laundry:

General condition appears serviceable.



## Walls:

General Material & Condition:

☐ ☒ ☐ Drywall, Wall covering, General condition appears serviceable, Moisture stains/damage viewed, Typical cracks noted.



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*Kitchen Interior:*

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.



*Master Bath:*

Walls are in good condition with normal wear.

*Hall Bath:*

- OK MM RR  
☐ ☒ ☐ Repairs made around showerhead.



**Repairs made to wall around showerhead**

*Bath Between Bedrooms:*

There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage. Walls are in good condition with normal wear.

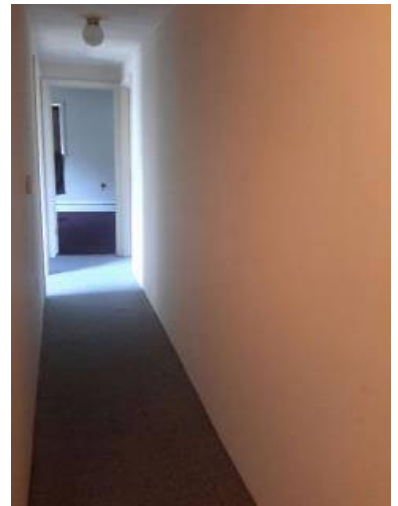


*Other Bath:*

Walls are in good condition with normal wear.

*Entry / Foyer / Hall:*

- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.





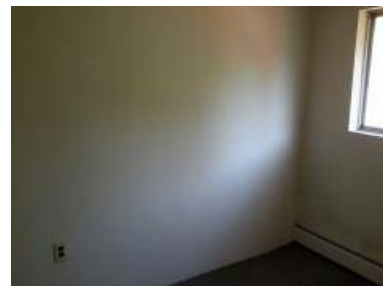
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**Master Bedroom:**

☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Bedroom #2:**

OK MM RR  
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Bedroom #3:**

☒ ☐ ☐ General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Laundry:**

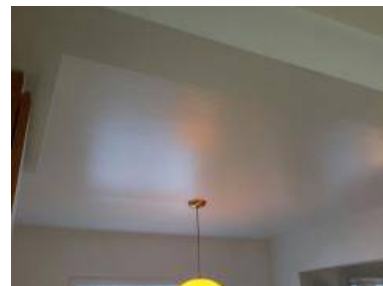
General condition appears serviceable, There is some minor cracking in the sheetrock. Most likely this is due to slight settlement or shrinkage.

**Ceilings:****General Type & Condition:**

☐ ☒ ☐ Drywall, Open Beam, General condition appears serviceable, Stains noted, Typical cracks noted.

**Kitchen Interior:**

☒ ☐ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

**Master Bath:**

Ceilings are in good condition with normal wear.



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**Hall Bath:**

There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials. Ceilings are in good condition with moderate wear.



**Bath Between Bedrooms:**

OK MM RR  
☐ ☒ ☐

There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials. Previous Leak - There are signs (stains or repair) of a previous water leak in the ceiling in this room. It does not appear to be an active leak. Ceilings are in good condition with normal wear.



**Dry water staining**

**Other Bath:**

**Entry / Foyer / Hall:**

Ceilings are in good condition with normal wear.

☒ ☐ ☐

General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



**Cracking in drywall**

**Master Bedroom:**

☒ ☐ ☐

General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



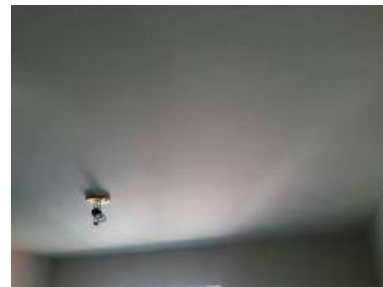




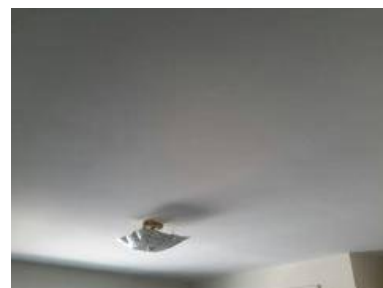
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**Bedroom #2:**

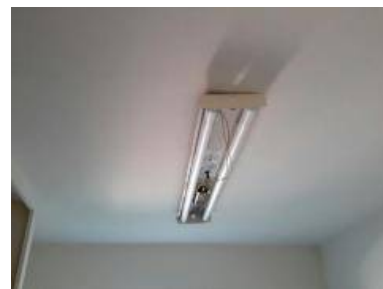
- ☒ ☐ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

**Bedroom #3:**

- OK MM RR  
☒ ☐ ☐ General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

**Laundry:**

- General condition appears serviceable, There is some minor cracking noted. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.

**Floors:****General:**

- ☒ ☐ ☐ The floor covering material is primarily carpet. Vinyl planks/tiles. Fair - Material is worn, with some age.

**Kitchen Interior:**

- ☐ ☒ ☐ General condition appears serviceable, The floor covering material is Vinyl planks/tiles. Fair - Material is worn, with some age. The floor in this room is in need of some attention or repair.





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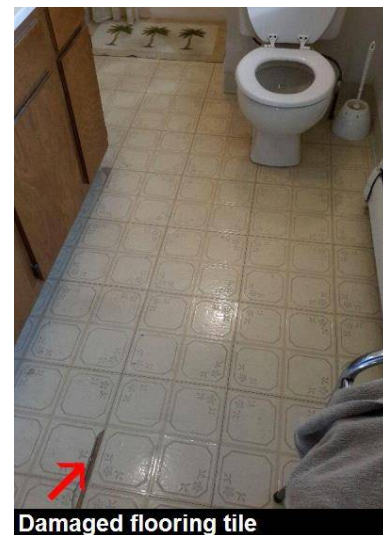
*Hall Bath:*

The floor covering material is Vinyl planks/tiles Fair  
- Material is worn, with some age.

*Bath Between Bedrooms:*

OK MM RR  
☐ ☒ ☐

The floor covering material is Vinyl planks/tiles Good - The floor covering is newer, and it should provide years of service. The floor in this room is in need of some attention or repair.

*Entry / Foyer / Hall:*

☒ ☐ ☐

General condition appears serviceable, The floor covering material is carpet. Fair - Material is worn, with some age.





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*Master Bedroom:*

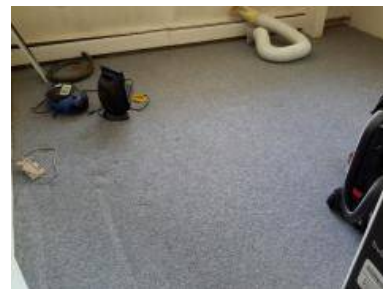
☒ ☐ ☐ General condition appears serviceable, The floor covering material is carpet. Fair - Material is worn, with some age.

*Bedroom #2:*

OK MM RR  
☒ ☐ ☐ General condition appears serviceable, The floor covering material is carpet. Fair - Material is worn, with some age.

*Bedroom #3:*

☒ ☐ ☐ General condition appears serviceable, The floor covering material is carpet. Good - The floor covering is newer, and it should provide years of service.

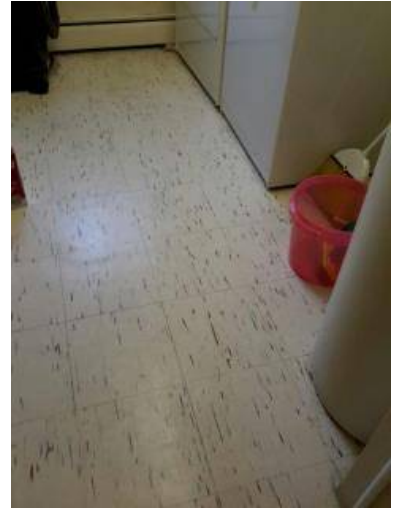




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**Laundry:**

General condition appears serviceable, The floor covering material is Vinyl planks/tiles. Fair - Material is worn, with some age.



**Closets:**

*General:*

*Entry / Foyer / Hall:*

OK	MM	RR	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appears serviceable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General condition appears serviceable, The closet is not lighted.

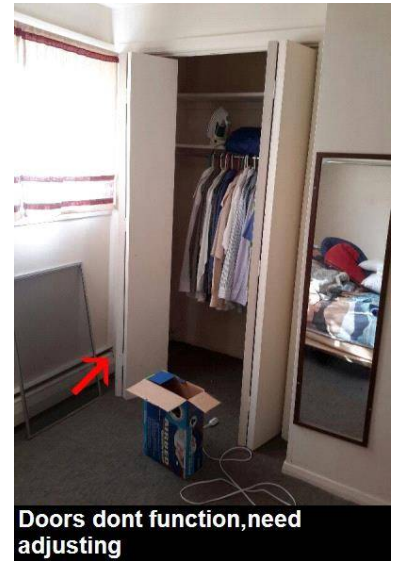




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Master Bedroom:

- ☐ ☐ ☒ Some portion of the closet door or interior fixtures needs adjustment or repair, as The closet is not lighted.



Bedroom #2:

- OK MM RR  
☐ ☒ ☐ General condition appears serviceable, The closet is not lighted, Closet door is missing.







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**Bedroom #3:**

- ☐ ☒ ☐ General condition appears serviceable, The closet is not lighted, Closet door is missing.



**Stairs & Handrails:**

**Condition:**

- OK MM RR  
☒ ☐ ☐ Interior stairs serviceable, Stair handrail serviceable.



**Smoke / Fire Detector:**

**General:**

- ☐ ☐ ☒ We suggest additional smoke detectors be installed in appropriate locations.

**Entry / Foyer / Hall:**

- ☐ ☐ ☒ Repairs are needed - There is a nonworking smoke detector in this room. For safety considerations, it needs to be repaired or replaced immediately.



**Master Bedroom:**

- ☐ ☐ ☒ There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Bedroom #2:**

- ☐ ☐ ☒ There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Bedroom #3:**

- ☐ ☐ ☒ There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.



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## LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

**Laundry:***Location:*

Laundry is located at the utility room on the 1st Floor.

*Fuel System:*

OK MM RR  
☒ ☐ ☐ No gas service viewed.





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*Clothes Washer:*

☒ ☐ ☐ Brand, Amana, Appears serviceable, Appears more than 5 years old.



*Clothes Dryer:*

OK MM RR  
☒ ☐ ☐ Brand, Amana, Appears serviceable, Appears more than 5 years old, Electric model, There is only a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.



*Dryer Vent:*

☐ ☐ ☒ A dryer vent is provided, Replace flexible dryer vent with solid pipe.



**Replace flex line with solid pipe**



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*Switches & Fixtures:*

- ☐ ☒ ☐ Cover not installed at time of inspection.

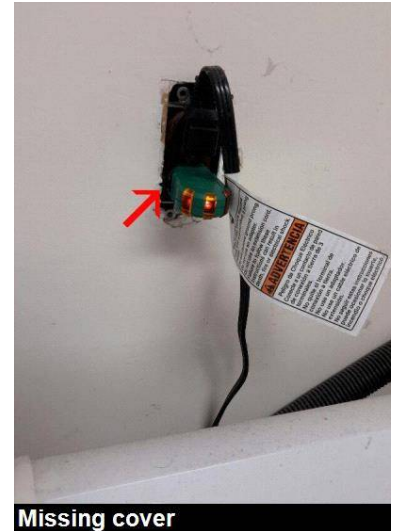


**No light cover installed**

*Electrical Outlets:*

- OK MM RR  
☐ ☒ ☐

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Missing or damaged cover plates viewed.



**Missing cover**

*Walls:*

General condition appears serviceable.

