Keystone Home Inspections
Property Inspection Report

123 Main Street, Kokomo, IN 46901
Inspection prepared for: Sam Samples
Date of Inspection: 6/13/2014 Time: 9:00a
Age of Home: 44 Size: 5070
Weather: Sunny, 75

Inspector: Joe Douglass
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INTERNACHI CERTIFIED
KEYSTONE
HOME INSPECTIONS

INSPECTION and SITE DETAILS

1. Inspection Time

Observations: The Inspection started at 9AM, The inspection ended at 1:30PM

2. Present at the Inspection

Observations: The buyer and buyer's agent attended the latter portion of the inspection., The seller attended the early portion of the inspection.

3. Occupancy

Observations:
• The residence was furnished at the time of the inspection and portions of the interior were hidden by the occupant's belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you or the inspector inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report. The inspection company will be happy to assist you if needed.

4. Weather Conditions

Observations:
• During the inspection the weather was sunny.
• The temperature at the inspection was approximately 75degrees F
• During the 2 days preceding the inspection the inspection the weather was generally overcast, with periods of light rain.

5. Year of Original Construction

Observations:
• The home was originally constructed in approximately 1970

6. Home Footprint & Orientation

Observations:
• The size of the home was approximately 5100 square feet.
• The front of the home faces northwest.

7. Utilities

Observations:
• All utilities were on at the time of the inspection.

8. Ground/Surface soil Condition

Observations:
• At the inspection, the ground was damp in low areas from recent rain.

EXTERIOR - GROUNDS

1. Driveway Condition

Materials: The home had a concrete driveway., The home had an asphalt driveway.

Observations:

• No deficiencies were observed in the driveway condition at the time of the inspection.

2. Walkways

Observations:

• Home walkways were constructed of brick.

• The Inspector observed few deficiencies of the walkways at the time of the inspection. Notable exceptions will be listed in this report.

Loose bricks on walkway to breezeway

3. Building Lot Condition

Materials: The building site was steeply sloped with terraces. Terracing helps prevent soil erosion.

4. Retaining Wall Condition

Materials: Retaining walls were constructed using timbers which had been pressure-treated with a product designed to resist wood decay fungi. • Retaining walls were constructed using Concrete Masonry Units (CMU) Commonly called concrete block.

Observations:

• The inspector observed no deficiencies in the retaining walls at the time of the inspection.

EXTERIOR - PLUMBING

1. Exterior Faucets

Observations:

• An exterior faucet at the right side of the house was not properly attached. This condition should be corrected to avoid damage to the copper supply pipe.

Exterior hose bib detached from house

EXTERIOR - ELECTRICAL

1. Exterior Electrical Outlets

Observations:

• Although exterior outlets were enclosed in weatherproof enclosures, no Ground Fault Circuit Interrupter (GFCI) protection was provided for them.
Although GFCI protection of exterior circuits may not have been required at the time in which this home was built, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.
The Inspector recommends updating the existing exterior electrical circuits to include GFCI protection.
This can be achieved by:
1. Replacing the current standard outlets with GFCI outlets.
2. Replacing the electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these outlets with a GFCI breaker.

EXTERIOR - WALLS

1. Doors

Observations:

• The Inspector observed few deficiencies of door exteriors at the time of the inspection. Notable exceptions will be listed in this report.
Inspection of door exteriors typically includes examination of the following:
• Door exterior surface condition
• Weather-stripping condition
• Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
• Jamb condition
• Threshold condition
• Moisture-intrusion integrity

• Exterior storm door at rear of house breezeway had mis-aligned frame.

Mis-aligned frame on storm door makes it difficult to close.

2. Brick

Observations:
• The exterior walls were brick.

• Brick exterior walls appeared to be in serviceable condition at the time of the inspection.
Inspection of brick veneer typically includes visual examination of the following:
•brick exposed surface condition
•mortar joint condition
•provision for ventilation of the air space
•provision for drainage of the air space (weep holes or wicks)
•brick support ledge condition (when visible)
•lintel conditions
•overall installation quality

3. Wood Siding

Observations:
• Exterior walls of the home were covered with wood siding.

• Wood siding covering the exterior walls of the home appeared to be in serviceable condition at the time of the inspection.
Inspection of wood siding typically includes visual examination of…
• Installation practices
• Condition

EXTERIOR - REAR DECK

1. General Condition

Observations:
• This deck appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report.

2. Deck Structure

Observations:
• The basic deck structure was built of wood.
• The structure of this deck appeared to be in serviceable condition at the time of the inspection.
Inspection of deck framing typically includes examination of the following:
•Visible foundation
•Posts (main support and handrail)
•Diagonal bracing (permanently-installed only)
•Adequately-sized fasteners
•Adequate fastener schedule (spacing between fasteners)
•Adequate connections between framing members.
This inspection is designed to ensure that framing is in compliance with good building practices based on the Inspector's past experience and familiarity with building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.

3. Deck Guardrail Condition

Materials: Guardrail assemblies protecting the deck were made of wood.

Observations:

• Deck guardrail assemblies were loose and should be made secure by a qualified contractor.
• Post(s) supporting the deck guardrail assembly were loose and should be corrected by a qualified contractor.

Deck guardrail was severely rotted.

Deck guardrail was severely rotted.

4. Deck Finish Coating Condition

Materials: The deck appeared to be coated with a solid body stain.

Observations:

• Finish coating designed to protect the deck exhibited minor deterioration at the time of the inspection. Maintenance performed on an appropriate schedule can significantly extend the lifespan of deck components exposed to weather.

EXTERIOR - PATIO

1. Patio Location

Observations:
• This patio was located at the rear of the home.

2. Patio Materials

Observations:
• The patio was constructed of brick.

3. Patio Condition

Observations:
• The Inspector observed no deficiencies of this patio at the time of the inspection.
Inspection of the patio typically includes examination of the…
• surface for…
opoor installation
olevel and flat
odeterioration
odamage
oheaving or settling
• roof or cover and its supporting structure

4. Patio Surface Condition

Observations:
• The patio surface appeared to be in serviceable condition at the time of the inspection.

GARAGE

1. Garage Description

Observations:
• The home had a three-car attached garage.

2. Garage General Condition

Observations:
• The inspector observed few deficiencies when inspecting the garage. Any exceptions will be listed in this report. Inspection of the garage typically includes examination of the following:
- General structure
- Floor, wall and ceiling surfaces
- Operation of all accessible doors and door hardware
- Overhead door condition and operation including manual and automatic safety component operation and switch placement.
- Proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection.
- Interior and exterior lighting
- Proper separation from living space.
- Proper floor drainage

3. Fire Separation

Observations:
• The walls separating the garage from the home living space appeared to meet modern firewall requirements.
Firewalls are designed to resist the spread of a fire starting in the garage for a certain length of time in order to give the home's occupants adequate time to escape.

• The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

4. Garage Electrical Defects

Observations:
• Electrical outlets in the garage appeared to be in serviceable condition at the time of the inspection but had no Ground Fault Circuit Interrupter (GFCI) protection.
Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.
Consider having GFCI protection installed as a safety precaution.
This can be achieved by:
1. Replacing the current standard outlets with GFCI outlets
2. Replacing the outlet in the garage circuit which is nearest the main electrical service panel with a GFCI outlet.
3. Replacing the breaker currently protecting the electrical circuit that contains these garage outlets with a GFCI breaker.

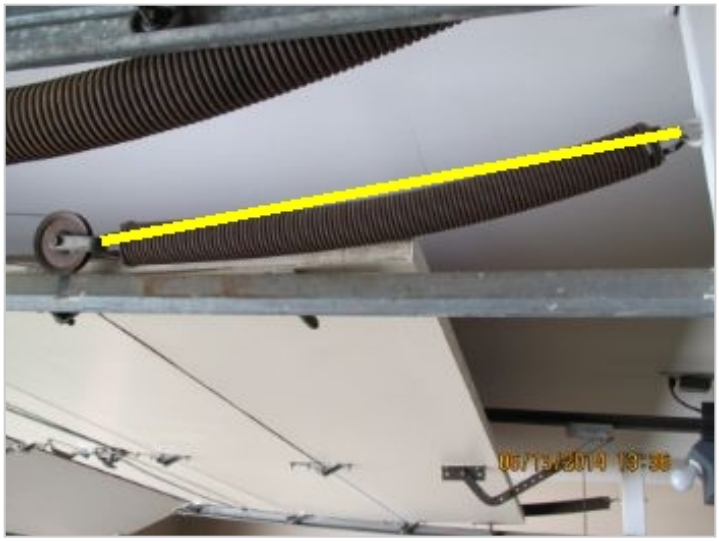
GARAGE DOORS

1. General Condition

Observations:
• The inspector observed few deficiencies when inspecting the overhead vehicle doors. Notable exceptions will be listed in this report.
Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:
- Door condition
- Mounting brackets
- Automatic opener
- Automatic reverse
- Photo sensor
- Switch placement
- Track & rollers
- Manual disconnect

2. Door Springs

Observations:
• Extension springs installed at the garage door did not have containment cables installed.
Extension springs should have containment cables installed to help prevent injury or death if a spring should break.
The Inspector recommends correction by a qualified contractor.



A containment cable should be installed in each of the extension springs

3. Number of Openers

Observations:

• Three vehicle doors were equipped with automatic door openers at the time of the inspection.

4. Automatic Reverse

Observations:

• The southern-most overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by building codes since 1993.
Although the general home inspection is not a building code compliance inspection, the Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.

One of the three openers did not have a photo sensor.

5. Automatic Opener Switch

Observations:

• The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

6. Door Condition

Observations:
• The door between the garage and the interior has low headroom.

7. Door Condition

Observations:
• The door between the garage and the interior has low headroom.

ROOF - STRUCTURE

1. Method of Inspection

Observations:
• The Inspector inspected the roof and its components by walking the roof.

• The Inspector evaluated the roof from a ladder and/or from the ground.

2. Roof Configuration

Observations:
• The home had a gabled roof.

3. Roof Slope

Observations:
• The roof pitch was approximately 12:12.

4. General Roof Components

Observations:
• The inspector observed no deficiencies when inspecting the roof structure exterior.
Roof inspection typically includes examination of the following:
• Roof-covering material
• Presence of an underlying membrane
• Permanent structures such as chimneys
• Flashing of all roof covering penetrations such as vents and chimneys, junctions with dissimilar materials, valleys, any extreme changes in the slope of the roof
• Gutter and downspout condition
• Fastener and mounting penetrations for any roof-mounted equipment such as any solar equipment, HVAC equipment or supports for structures such as chimneys or combustion vents or flues.
• Condition of any installed skylights
• Visible roof framing

ROOF - ASPHALT SHINGLES

As with **all** areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see **www.gaf.com** for roof info). Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We **certainly** recommend this for any roof over 5 years of age. Metal roofs in snow areas often

do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Asphalt Shingle Description

Observations:

• The roof was covered with laminated composition asphalt shingles which were each composed of multiple layers bonded together. Laminated shingles are also called “architectural” or dimensional” shingles.
Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

2. Number of Layers

Observations:

• The roof had one layer of composition asphalt shingles installed at the time of the inspection.

3. General Condition

Observations:

• The Inspector observed no deficiencies when inspecting the asphalt composition shingle roof-covering material.

ROOF - FLASHING

1. General Condition

Observations:

• "Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typical areas of installation include roof and wall penetrations such as vent pipes, chimneys, skylights and areas where dissimilar roofing materials or different roof slopes meet.

• The inspector observed no deficiencies when inspecting roof flashings. Inspection of roof flashings typically includes examination of flashing in the following locations:
• Roof penetrations such as vents, electrical masts, chimneys, mechanical equipment. Patio cover attachment points and around skylights.
• Junctions at which roofs meet walls.
• Roof edges
• Areas at which roofs change slope.
• Areas at which roof-covering materials change
• Areas at which different roof planes meet (such as valleys).

2. Sidewall Flashing

Observations:

• Most sidewall junction appeared to be properly installed where required and in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

• Siding was installed too close to the roof-covering material. Good building practice requires a gap of 1.5 inches minimum between the bottom of siding and the top of the roof.

Because this gap is small, debris accumulation could cause siding to rot. It is important to keep roof areas clean - especially with the large number of trees on this property.

3. Roof-edge Flashing

Observations:

• The inspector observed no deficiencies when inspecting roof edge flashing.

4. Headwall/Sidewall Flashing

Observations:

• Chimney flashing appeared to be in serviceable condition at the time of the inspection.

EXTERIOR - CHIMNEY

1. Chimney General Condition

Observations:
• All visible chimney components appeared to be in serviceable condition at the time of the inspection.
Inspection of the chimney typically includes examination of the following:
- Visible foundation
- Exterior coverings
- Spark arrestor
- Cap
-Visible flue tiles
- Connection to home
- Flashing at roof
- Any necessary bracing
- Adequate height above roof

2. Brick Chimney

Observations:
• The chimney exterior was brick.

3. Chimney Cap Material

Observations:
• The chimney cap was constructed using concrete. Concrete is very durable and concrete caps typically have a long service life.

ROOF - DRAINAGE SYSTEM

1. Drainage System Description

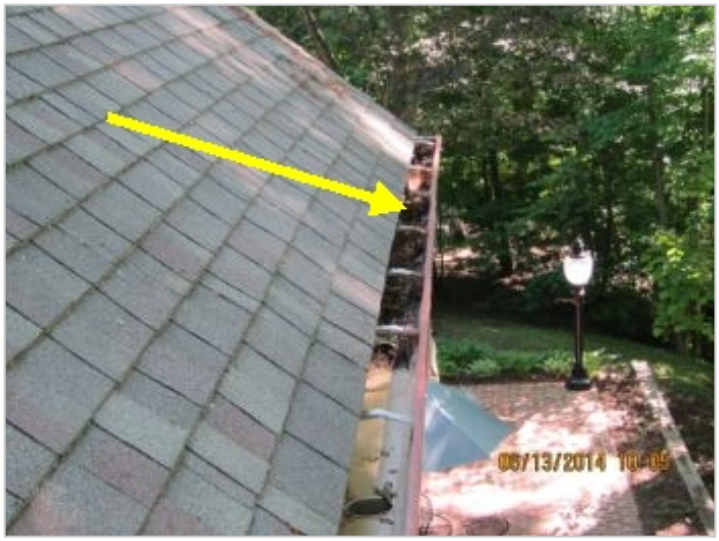
Observations:
• The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

2. General System Condition

Observations:
• The Inspector observed few deficiencies when inspecting the roof drainage system. Notable exceptions will be listed in this report.
Inspection of the roof drainage system typically includes examination of any of the following:
- Gutters
- Downspouts & extensions
- Scuppers
- Overflow drains

3. Gutter

Observations:
• Debris visible in the gutters at the time of the inspection should be removed to encourage proper drainage.



Some debris in gutter

4. Downspouts

Observations:

• One or more downspouts discharged roof drainage next to the foundation. This condition can cause problems by saturating soil. Saturated soil may suffer reduced ability to bear the weight of the structure above. If expansive soils exist near the foundation, elevated moisture levels can cause soil movement capable of damaging foundations.
The Inspector recommends the addition of an downspout extension to discharge roof drainage a minimum of 6 feet from the foundation.
• Some downspouts appeared to be clogged with debris and should be cleared to encourage proper roof drainage.
• Some downspouts discharge directly onto the roof below. While this situation is sometimes unavoidable, it should be noted that it will shorten the lifespan of the roofing materials.

One or more downspouts discharged roof drainage next to the foundation.

Some downspouts appeared to be clogged with debris.

Some downspouts appeared to be clogged with debris.

Some downspouts discharge directly onto the roof

ELECTRICAL SYSTEM - ELECTRICAL

1. Service Drop

Observations:
• The electrical service was underground.

2. Electric Meter Condition

Materials: The electric meter was located at the right side of the home.
Observations:
• The electric meter appeared to be in serviceable condition at the time of the inspection. Electric meters are installed by utility companies to measure home electrical consumption.

3. Rating Defects

Materials: The aluminum service entrance conductors were 4/0 rated at 200 amps.

4. Service Panel Location/Manufacturer

Observations:
• The service panel was located in the basement.
• The service panel brand was Cutler-Hammer

5. Service Panel Type/Rating

Observations:
• The service panel was a type 1, rated for indoor use primarily to provide a degree of protection against limited amounts of falling dirt.

6. Service Panel General Condition

Observations:

• The inspector observed few deficiencies at the electrical service panel at the time of the inspection. Notable exceptions will be listed in this report.
Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Service entrance conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

7. Service Dead Front Cover Condition

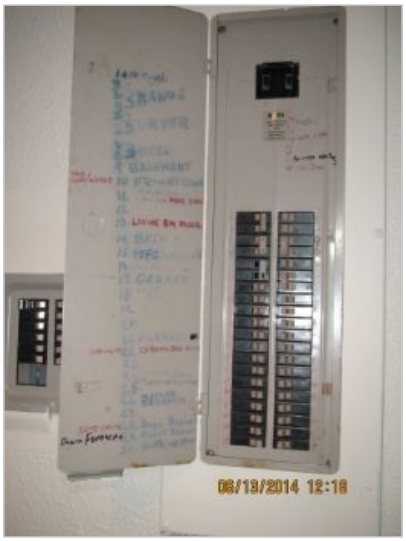
Observations:

• The dead front cover of the service panel was missing screws at the time of the inspection. The Inspector recommends that appropriate screws be installed to securely attach the dead front cover.

8. Branch Circuit Directory

Observations:

• The Circuit Directory label for the service panel is shown in the photo.



9. Service Disconnect

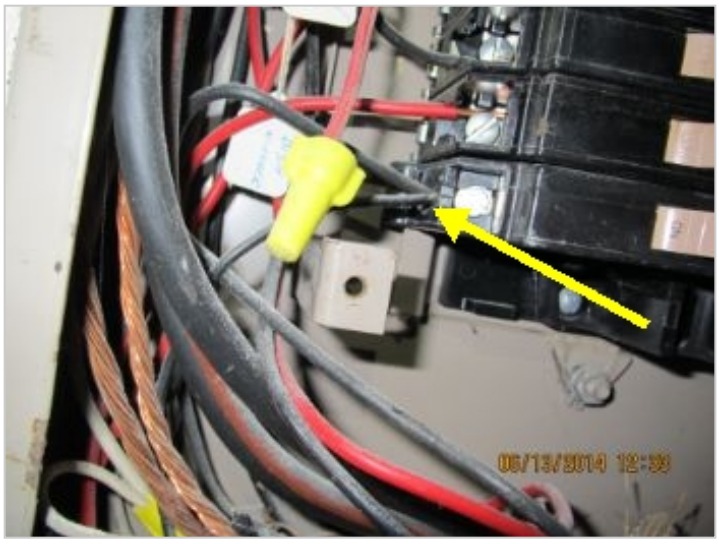
Observations:

• The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
• The main disconnect was located at the service panel.
• The electrical service disconnect was rated at 200 amps.

10. Overcurrent Protection

Observations:

• Overcurrent protection of branch circuits was provided by circuit breakers.
• In the main electrical service panel, two wires were connected to a breaker designed for only one wire. This is known as a “double-tap" and is a defective condition which should be corrected by a qualified electrical contractor.



double tap on breaker

11. Branch Wiring

Observations:
• Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, outlets, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets.
• The Inspector observed no deficiencies of visible branch wiring at the time of the inspection.
• The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

ELECTRICAL SYSTEM - SUB-PANEL

1. Sub-Panel Description

Observations:
• A distribution panel- sometimes called a sub-panel- is a metal box similar to the service panel in that it contains overcurrent devices such as breakers or fuses that protect electrical circuits in the home. Power to the distribution panels may be controlled by a switch in the main panel, or by a main disconnect in the distribution panel.

2. Sub-Panel Location

Observations:
• This distribution panel was located in the basement.

3. Sub-Panel Manufacturer

Observations:
• This distribution panel brand was Cutler-Hammer.

4. Branch Circuit Labels

Observations:
• A Circuit Directory identifying individual electrical circuits was missing from this distribution panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that an accurate Circuit Directory be installed by a qualified electrical contractor.

5. Sub-Panel General Condition

Observations:
• The Inspector observed few deficiencies of components visible in this distribution panel at the time of the inspection. Notable exceptions will be listed in this report.
Inspection of the sub-panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Feeder amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring types, condition and connections
- Overcurrent device type, amperage ratings and condition
- Label information present
- Bonding conditions

6. Sub-Panel Enclosure Condition

Observations:

• Unfilled holes or knockouts in this distribution panel may allow persons to come into contact with energized electrical components.
This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.

7. Equipment Grounding Condition

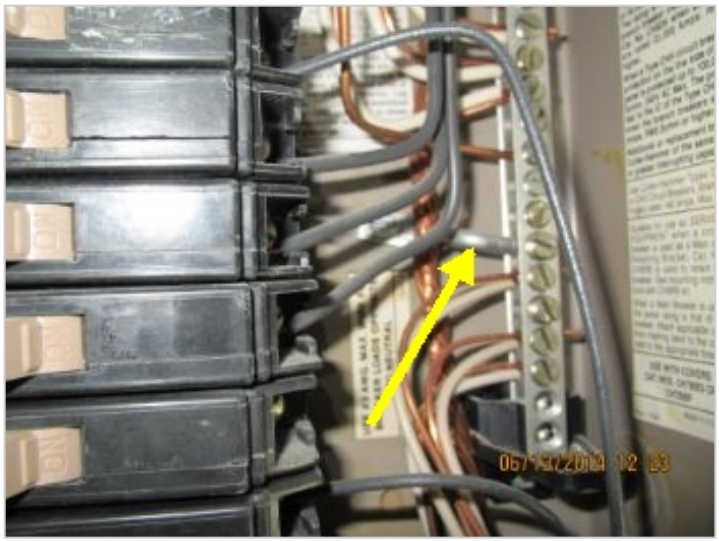
Observations:

• Ground and neutral wires in this distribution panel terminated on the same bus bar. This conditions is improper and should be corrected by a qualified electrical contractor.

8. Equipment Bonding Condition

Observations:

• This distribution panel had a neutral bus bar that was bonded to the metal panel enclosure. This condition is improper and is a potential electrical shock/electrocution hazard. The neutral bus bar should be electrically isolated from the enclosure. The inspector recommends correction by a qualified electrical contractor.



INTERIOR - GENERAL INTERIOR

1. General Condition

Observations:
• Inspection of the interior typically includes examination of the following components...

ROOMS
- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL
- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM
- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)

• The Inspector observed few deficiencies home interior at the time of the inspection. Notable exceptions will be listed in this report.
Inspection of the interior typically includes examination of the following:
-Switches and outlets (120-volt and 240-volt if installed)
-Room heat
-Floor, wall and ceiling surfaces
-Door and window condition and operation.

2. Floor

Observations:
• Floor in the home appeared to be in serviceable condition at the time of the inspection.

3. Windows

Observations:
• Most windows in the home were woodand were casement.
• The Inspector observed no deficiencies in windows of the home at the time of the inspection.

4. Ceiling Fan

Observations:
• All ceiling fans in the home were operable and appeared to be in serviceable condition at the time of the inspection.

5. Smoke/CO Detectors

Observations:
• Smoke detector locations appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.

KITCHEN

1. General Condition

Observations:
• Most kitchen components appeared to be serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

2. Cooktop/Downdraft

Observations:
• The home was equipped with a gas-fired cooktop and separate built-in oven instead of a range. The cooktop appeared to be operating normally and in serviceable condition at the time of the inspection.

3. Built-in Oven

Observations:
• The gas-fired built-in oven appeared to be operating normally and in serviceable condition at the time of the inspection.

4. Condition

Materials: The refrigerator was a side by side type with the freezer compartment on the left and refrigerator on the right. It was equipped with a through-door ice and water dispenser.
Observations:
• The ice maker did not appear to be operative at the time of the inspection. Inspector recommends verifying condition with seller prior to closing.

5. GFCI Outlets

Observations:
• [GFCI Outlets OK]]Electrical outlets in had Ground Fault Circuit Interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible outlets only.

6. Sink

Observations:
• The kitchen sink appeared to be in serviceable condition at the time of the inspection.

• The kitchen sink faucet appeared to be in serviceable condition at the time of the inspection.

7. Garbage Disposal

Observations:
• The electrical connection to the garbage disposal was improper at the time of the inspection. The disposal should either be powered by an approved appliance cord plugged into a dedicated outlet or be wired directly to a main electrical or sub-panel, with properly spliced connections housed within a junction box with a cover installed, and electrical cable enclosed in conduit or armored flex. Corrections should be made by a qualified contractor.

Electrical wire should be in armored conduit

8. Dishwasher

Observations:

• In accordance with the InterNACHI Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

• The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher.

9. Cabinets

Observations:

• The kitchen cabinets appeared to be in serviceable condition at the time of the inspection.

10. Counters

Observations:

• The kitchen counters appeared to be in serviceable condition at the time of the inspection.

BATHROOM - ENTRY BATHROOM

1. Bathroom Configuration

Observations:

• This bathroom contained a sink in a cabinet, and a toilet.

2. General Condition

Observations:

• All components in this bathroom appeared to be in serviceable condition at the time of the inspection.

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

BATHROOM - MASTER BATHROOM

1. Bathroom Configuration

Observations:
• This bathroom contained a sink in a cabinet, a toilet, a jetted tub with a double shower.

2. General Condition

Observations:
• Most bathroom components appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

3. Sinks

Observations:
• This bathroom sink appeared to be in serviceable condition at the time of the inspection.

• The bathroom sink had functional drainage at the time of the inspection.

• The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

4. Toilet Type

Observations:
• This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.

5. Toilet Operation

Observations:
• The toilet in this bathroom was flushed and operated in a satisfactory manner.

6. Toilet Damage

Observations:
• In this bathroom, the toilet seat was damaged.

Cracked seat

7. Bath Tubs

Observations:

• No hatch was provided for access to the pump for the whirlpool tub.
A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.

• A jet nozzle was missing.
• Hot and cold water connections were reversed at the tub in this bathroom and should be corrected to prevent accidental scalding.

• The Inspector could not find the controls to check the operation of the jetted tub. Inspector recommends verifying location of controls and proper operation of jets prior to closing.

Missing jet nozzle

8. Shower

Observations:
• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
• Functional flow;
• Functional drainage
• Proper operation of shut-off and diverter valves, and faucet; and
• Moisture intrusion of walls and pan.

9. Functional Flow

Observations:
• All bathroom fixtures had functional flow at the time of the inspection.

10. GFCI Outlets

Observations:
• [GFCI Outlets OK]]Electrical outlets in this bathroom had Ground Fault Circuit Interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible outlets only.

11. Cabinets

Observations:
• The bathroom cabinets appeared to be in serviceable condition at the time of the inspection.

12. Plumbing

Observations:
• Undersink plumbing in this bathroom appeared to be in serviceable condition at the time of the inspection.

13. Bathroom Ventilation

Observations:
• This bathroom had an operable source of ventilation at the time of the inspection.

BATHROOM - DOWNSTAIRS BATHROOM

1. Bathroom Configuration

Observations:
• This bathroom contained a pedestal sink and a toilet.

2. General Condition

Observations:
• All components in this bathroom appeared to be in serviceable condition at the time of the inspection.

BATHROOM - BATHROOM OF 1ST BEDROOM

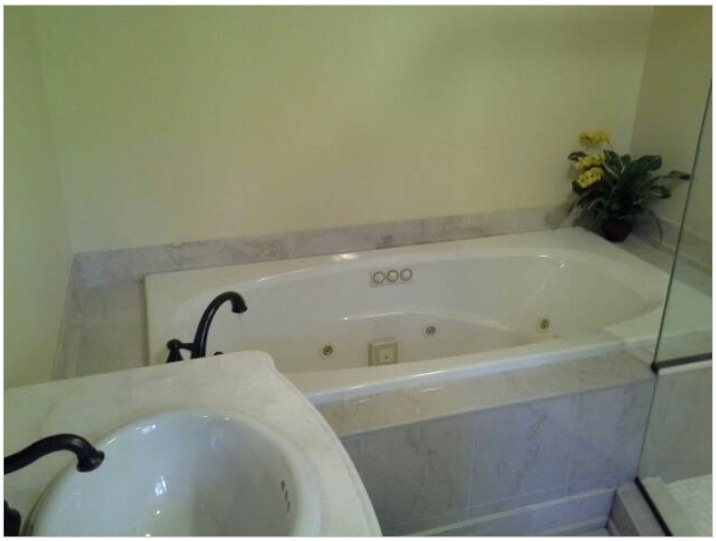
1. General Condition

Observations:
• All components in this bathroom appeared to be in serviceable condition at the time of the inspection.

BATHROOM - BATHROOM OF 2ND BEDROOM

1. Bathroom Configuration

Observations:
• This bathroom contained a sink in a cabinet, a toilet, a jetted tub with a shower.



2. General Condition

Observations:
• All components in this bathroom appeared to be in serviceable condition at the time of the inspection.

3. Sinks

Observations:
• This bathroom sink appeared to be in serviceable condition at the time of the inspection.

• The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

4. Toilet Type

Observations:
• This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.

5. Toilet Operation

Observations:
• The toilet in this bathroom was flushed and operated in a satisfactory manner.

6. Bath Tubs

Observations:
• All bathtub components appeared to be in serviceable condition at the time of the inspection.
Tub inspection incudes testing for:
- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve

7. Shower

Observations:
• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection.
Inspection of the shower typically includes:
- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

8. Functional Flow

Observations:
• All bathroom fixtures had functional flow at the time of the inspection.

BATHROOM - BATHROOM OF 3RD BEDROOM

1. Bathroom Configuration

Observations:
• This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

2. General Condition

Observations:
• Most bathroom components appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.

3. Sinks

Observations:
• This bathroom sink appeared to be in serviceable condition at the time of the inspection.

• The bathroom sink faucet appeared to be in serviceable condition at the time of the inspection.

4. Toilet Type

Observations:
• This bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.

5. Toilet Operation

Observations:
• The toilet in this bathroom was flushed and operated in a satisfactory manner.

6. Bath Tubs

Observations:

• All bathtub components appeared to be in serviceable condition at the time of the inspection.

Tub inspection incudes testing for:

- Functional flow;
- Functional drainage; and
- Operational shut-off valves, faucet, and diverter valve

7. Shower

Observations:

• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection.

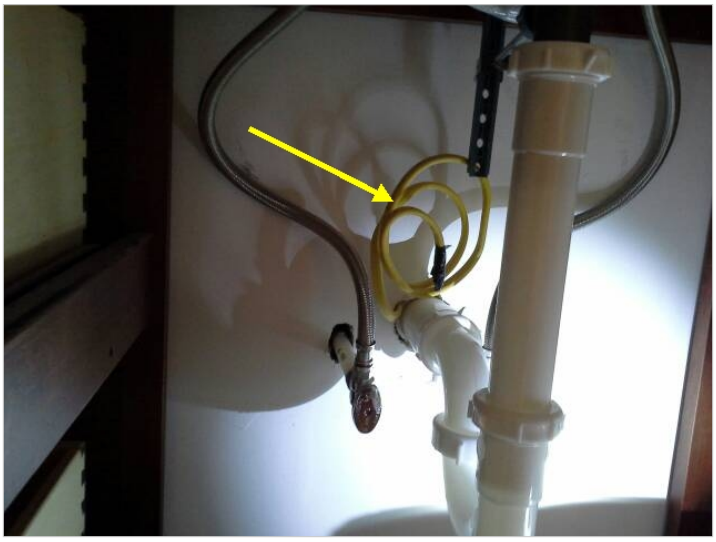
Inspection of the shower typically includes:

- Functional flow;
- Functional drainage
- Proper operation of shut-off and diverter valves, and faucet; and
- Moisture intrusion of walls and pan.

8. Cabinets

Observations:

• An abandoned electrical wire was observed under the sink. This wire should be terminated in a junction box.



Loose wire under cabinet should terminate in junction box.

BEDROOMS - MASTER BEDROOM

1. General Condition

Observations:
• The Inspector observed no deficiencies at the master bedroom at the time of the inspection.
Inspection of bedrooms typically includes examination of the following:
-Switches and outlets (120-volt and 240-volt if installed)
-Room heat
-Floor, wall and ceiling surfaces
-Door and window condition and operation.

BEDROOMS - 2ND MAIN FLOOR BEDROOM

1. General Condition

Observations:
• This bedroom appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report.
Inspection of bedrooms typically includes examination of the following:
-Switches and outlets (120-volt and 240-volt if installed)
-Room heat
-Floor, wall and ceiling surfaces
-Door and window condition and operation.

2. Registers

Observations:
• A register cover in this bedroom was missing and should be replaced.

Registers missing in two places

BEDROOMS - 2ND DOWNSTAIRS BEDROOM

1. General Condition

Observations:
• This bedroom appeared to be in serviceable condition at the time of the inspection.
Inspection of bedrooms typically includes examination of the following:
-Switches and outlets (120-volt and 240-volt if installed)
-Room heat
-Floor, wall and ceiling surfaces
-Door and window condition and operation.

BEDROOMS - 1ST UPSTAIRS BEDROOM

1. General Condition

Observations:
• This bedroom appeared to be in serviceable condition at the time of the inspection.
Inspection of bedrooms typically includes examination of the following:
-Switches and outlets (120-volt and 240-volt if installed)
-Room heat
-Floor, wall and ceiling surfaces
-Door and window condition and operation.

BEDROOMS - 2ND UPSTAIRS BEDROOM

1. General Condition

Observations:
• This bedroom appeared to be in serviceable condition at the time of the inspection.
Inspection of bedrooms typically includes examination of the following:
-Switches and outlets (120-volt and 240-volt if installed)
-Room heat
-Floor, wall and ceiling surfaces
-Door and window condition and operation.

BEDROOMS - 3RD UPSTAIRS BEDROOM

1. General Condition

Observations:
• This bedroom appeared to be in serviceable condition at the time of the inspection.
Inspection of bedrooms typically includes examination of the following:
-Switches and outlets (120-volt and 240-volt if installed)
-Room heat
-Floor, wall and ceiling surfaces
-Door and window condition and operation.

PLUMBING - GAS SYSTEM

1. Type of Gas

Observations:
• The home was fueled by natural gas supplied by a public utility.

2. Gas Shut-off Location

Observations:

• The home had no single gas shut-off at the structure which would allow gas to be shut off from the outside. This is a defective condition and the Inspector recommends that a main shut-off valve be installed in compliance with local jurisdiction.
At the time of the inspection, individual in-line shut-off valves were installed where gas piping branched off to various gas appliances.

3. Gas Distribution Pipes Condition

Materials: The home gas distribution pipes were black steel.

Observations:

• The Inspector observed no deficiencies during inspection of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

PLUMBING

1. Water Source

Materials: The home water was supplied from a public source.

2. Main Water Pipe/Shut-off

Observations:

• The main water supply pipe was 3/4-inch copperpipe.
• The main water supply shut-off was located in the basement.
• Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.

Main water shutoff located in crawl space access door off of mechanical room in basement

3. Water Distribution Pies

Observations:

• The visible home water distribution pipes were a combination of half-inch and three-quarter inch copper.
• The visible water distribution pipes appeared to be in serviceable condition at the time of the inspection.
• The home water distribution pipes were Cross-linked Polyethylene, commonly called PEX, which is a flexible, vinyl-like material approved for this use.

4. Functional Flow

Observations:

• All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

5. Drain, Waste & Vent

Observations:

• The visible drain, waste and vent (DWV) pipes were Approved PVC.
• The visible drain, waste and vent pipes appeared to be in serviceable condition at the time of the inspection.

6. Sump Pump

Observations:

• The home contained a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home.
This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having it serviced immediately and asking the service provider for advice on the best maintenance schedule.

• The home had a sump pump installed in a pit in the basement floor. Sump pumps are installed to prevent rising groundwater from entering the home. Sump pumps should be tested on an annual basis to ensure that they are in working order. The pumps can be tested by lifting the float, but to avoid potential shock/electrocution hazard testing should be performed using a tool which will not conduct electricity. Pumps have a filter that should be cleaned during routine maintenance.
• The sump pump responded to the controls at the time of the inspection.

7. Sewage Ejector Pump

Observations:

• The home had a sewage ejector pump installed. Sewage ejector pumps are designed to pump waste from lower-level drain/waste pipes up to the main sewer pipe, which is drained by gravity. Typical examples of situations requiring a sewage ejector pump are homes with finished basements and hillside homes.

8. Water Treatment System Condition

Observations:

• The home had a water softener installed (not inspected). You should contact the manufacturer to find out what maintenance is required.

PLUMBING - WATER HEATER

1. Water Heater Type

Observations:
• This water heater was gas-fired.
Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

The lifespan of water heaters depends upon the following:
- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.
You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding.

2. Water Heater Location

Observations:
• The water heater was located in the basement

3. Water Heater Data Plate Information

Observations:
• The water heater was manufactured by Bradford White
• Water heater capacity was50 gallons.
• The date of manufacture for this water heater appeared to be 2006.

4. Burn Chamber Condition

Observations:
• The water heater burn chamber was clean and in good condition at the time of the inspection.

5. Combustion Exhaust

Observations:

• The exhaust flue for this gas-fired water heater appeared to be properly configured and in serviceable condition at the time of the inspection.

6. Water Pipe Connections

Observations:

• Water pipe fittings connected to this water heater appeared to be in serviceable condition at the time of the inspection.

7. Pressure Relief Valve

Observations:

• The pressure relief valve was leaking at the time of the inspection and should be replaced by a qualified HVAC technician or plumbing contractor.

Small amount of leakage from TPR valve

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

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

HEATING - FURNACE

1. General Condition

Observations:
• The Inspector observed few deficiencies at this furnace furnace at the time of the inspection. Notable exceptions will be listed in this report.
Inspection of the furnace typically includes examination/operation of the following:
- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components

2. Furnace Type

Observations:
• This furnace was gas-fired, high-efficiency, forced-air.

3. Furnace Location

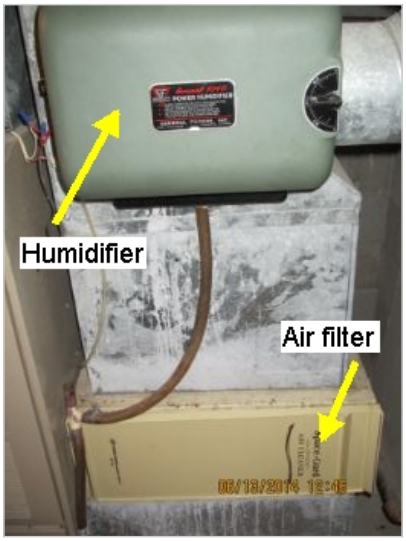
Observations:
• The home was equipped with two separate furnaces.
• This furnace was located in the basement.

4. Furnace Manufacturer

Observations:
• This furnace was manufactured by Amana.

5. Furnace Air Filter

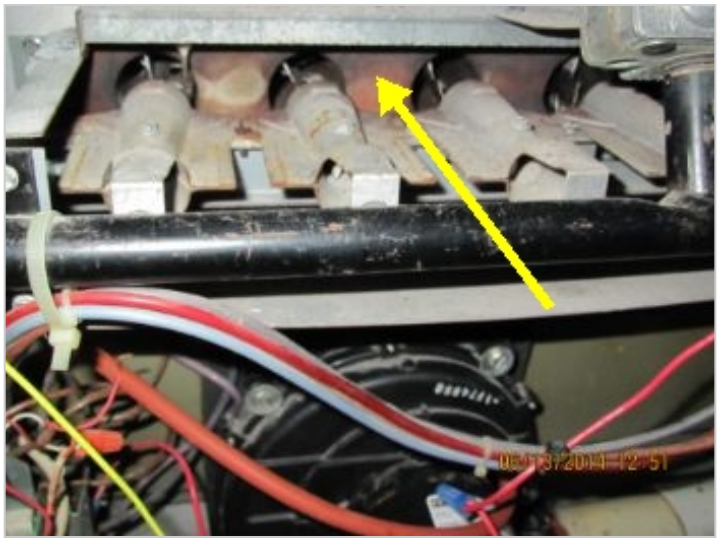
Observations:
• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.



6. Combustion Chamber

Observations:

• Rust flakes on the furnace burner assembly may affect the burner function. The Inspector recommends service by a qualified heating service technician.



7. Fuel Pipe Condition

Observations:

• The pipes supplying gas to this furnace appeared to be properly configured and in serviceable condition at the time of the inspection.

8. Thermostat

Observations:

• The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times.

HEATING - FIREPLACE

1. Fireplace

Observations:
• The home contained a wood-burning fireplace located in the living room.

• The home contained a wood-burning fireplace located in the basement.

• The wood-burning fireplace appeared to be in generally serviceable condition at the time of the inspection, but was not operated. Any exceptions will be listed in this report.
Inspection of wood-burning fireplaces typically includes visual examination of the following:
- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition

2. Ember Barrier

Observations:
• The wood-burning fireplace in the living room had an ember barrier that was too small. This condition is a potential fire hazard as it may allow hot embers to be deposited on the combustible floor-covering material.

Ember barrier too narrow for fireplace opening

HEATING - 2nd FURNACE

1. General Condition

Observations:
• This furnace was old and dirty and appeared to be at or past its design life at the time of the inspection. It may need to be replaced soon.
Consider evaluation and service by a qualified HVAC technician to more accurately determine the furnace's condition and ensure that it is in the best possible working condition.

2. 2nd Furnace Type

Observations:
• This furnace was gas-fired, mid-efficiency, forced-air.

3. 2nd Furnace Location

Observations:
- The home was equipped with two separate furnaces.
- This furnace was located in a hallway closet.

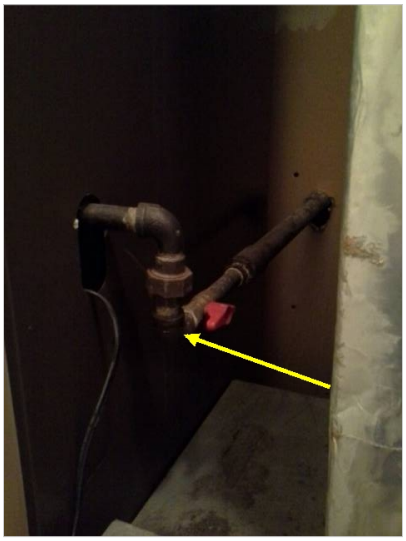
4. 2nd Furnace Manufacturer

Observations:
- The inspector was unable to find a manufacturer's label or data plate.

5. 2nd Furnace Air Filter

6. Fuel Pipe Condition

Observations:
- The gas pipe supplying fuel to the furnace had no drip leg installed. Drip legs are designed to collect excessive moisture and particulates so that they don't enter the furnace gas valve. The inspector recommends that a drip leg be installed by a qualified plumbing contractor.



No drip leg on gas line

COOLING - CENTRAL AIR CONDITIONING

1. Cooling System Description

Observations:

• The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

2. Manufacturer

Observations:

• The air-conditioner brand was Amana.

3. Cooling System Data Plate

Observations:

• Information from the air-conditioner label/data plate is shown in the photo.

• The air-conditioner date of manufacture appeared to be 1997.

4. General Condition

Observations:
• The visible air-conditioning components appeared to be in good condition at the time of the inspection.

5. System Response

Observations:
• The air-conditioning system responded to the controls and appeared to operate in a satisfactory manner.
All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection.
Inspection of the air-conditioning system typically includes examination of the following:
- Compressor housing exterior and mounting condition
- Refrigerant line condition
- Proper disconnect (line of sight)
- Proper operation (outside temperature permitting)
- Proper condensate discharge
The system should be serviced at the beginning of every cooling season.

6. AC Electrical Disconnect

Observations:
• Although it was not operated, the electrical disconnect at the condensing unit appeared to be properly installed and in serviceable condition at the time of the inspection.

7. AC Refrigerant Lines

Observations:
• The visible air-conditioner refrigerant lines appeared to be in serviceable condition at the time of the inspection.

8. Compressor Unit

Observations:
• The first air-conditioner compressor housing was located at the right side of the home.
• The second air-conditioner compressor housing was located at the front of the home.

STRUCTURE - FOUNDATION

1. Foundation Configuration

Observations:
• The foundation consisted of a combination of crawlspace and basement.

2. CMU Foundation Walls

Observations:
• The visible portions of the foundations walls consisted of concrete masonry units (CMU) commonly called "concrete block".
• The visible portions of the Concrete Masonry Unit (CMU) foundation walls appeared to be in serviceable condition at the time of the inspection.

STRUCTURE - BASEMENT

1. Basement Configuration

Observations:
• Foundation construction included a full basement with basement access directly to the exterior. This configuration, commonly called a "basement walkout" is typical of homes built into a hillside in which grade at the low side of the home exterior is level with or below the basement floor, allowing a person to “walk out” of a basement door into the lower yard.

2. Basement General Condition

Observations:
• Conditions in the finished basement appeared to be in serviceable condition at the time of the inspection. Most of the structure was not visible due to floor, wall and ceiling coverings.
Inspection of unfinished basements typically includes examination of:
•Visible structure
•Floor coverings
•Wall surfaces
•Ceiling surfaces
•Provisions for egress
•General interior

3. Egress

Observations:
• The basement had means of egress which appeared to comply with safe building practices.

4. Electrical

Observations:
• Outlets in the basement were not Ground Fault Circuit Interrupter (GFCI) protected. Adding GFCI protection is relatively inexpensive. All electrical work should be performed by a qualified electrical contractor.
Consider adding GFCI protection of these outlets.

All basement outlets were non-GFCI

STRUCTURE - CRAWLSPACE

1. Crawlspace Access

Observations:

• The crawlspace was accessed through an interior floor hatch in the bathroom.

2. Crawlspace Condition

Observations:

• Conditions in the crawlspace appeared to be in generally serviceable condition at the time of the inspection. Notable exceptions will be listed in this report

Inspection of the crawlspace typically includes examination of the following:

- Excavation
- Floor
- Foundation
- Framing
- Plumbing
- Electrical
- HVAC
- Insulation
- Ventilation
- Pest (general evidence)
- General condition

3. Moisture Intrusion

Observations:

• Soil in the crawlspace was visibly damp or wet. This condition may be the result of rising ground water or may result from surface runoff seeping under and/or through the foundation walls.

High moisture levels in soil beneath the foundation can effect its ability to support the weight of the structure above and may cause structural damage from soil movement. Moisture intrusion can also damage home materials and encourage the growth of microbes such as mold.

The source of the moisture should be identified and the condition corrected.

4. Crawlspace Floor Type

Observations:
• The crawlspace floor was dirt.

5. Crawlspace Floor Condition

Observations:
• The floor of the crawlspace was covered with a plastic soil cover which consisted of sheet plastic spread across the floor of a crawlspace. Soil covers are installed to help minimize moisture evaporation into crawlspace air from the soil. Edges were sealed at overlaps and at the perimeter, which is typically done to help lower radon levels.

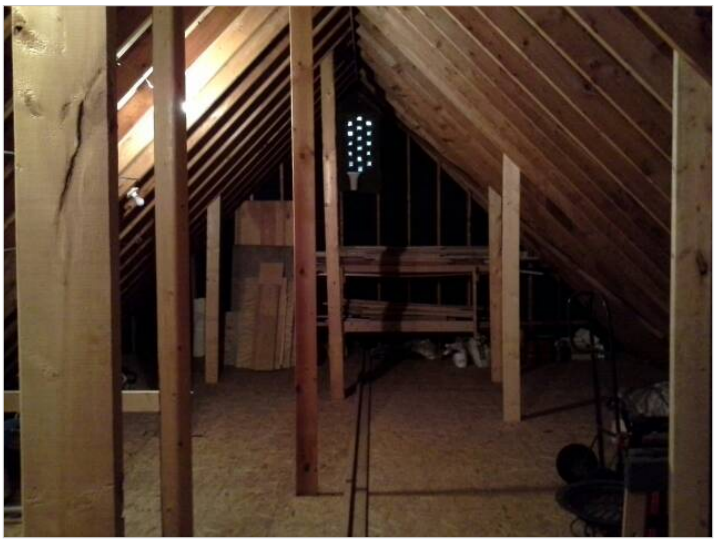
ATTIC

1. Access

Observations:
• The Inspector evaluated the attic from inside the attic space.
• The attic was accessed through a door in a bedroom closet.
• The attic can be accessed by a ceiling-installed pull-down ladder in the garage.

2. Conventional Roof Framing

Observations:
• The roof structure was built using conventional framing methods (rafters and ridge).
• The conventionally-framed roof appeared to be properly-constructed. No deficiencies of roof framing were observed at the time of the inspection.



3. Roof Sheathing

Observations:

- The Inspector observed no deficiencies when inspecting the roof sheathing.
- The roof was sheathed with wood boards approximately 3/4 inch thick..

4. Insulation Condition

Materials: The attic floor insulation included fiberglass batts.
Depth: Some portions of attic floor insulation had depths of 8 to 10 inches. The Inspector recommends installing additional insulation to comply with local energy codes

5. Attic Ventilating Method

Observations:

- Soffit vents were installed as part of the attic ventilation system.
- Gable vents were installed to ventilate the attic space.

Soffit vent

6. Ventilation Condition

Observations:

- Attic ventilation appeared to be satisfactory at the time of the inspection.

7. Electrical

Observations:

- The Inspector observed no deficiencies during inspection of the electrical components in the attic.

Report Summary

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

EXTERIOR - PLUMBING		
Page 3 Item: 1	Exterior Faucets	• An exterior faucet at the right side of the house was not properly attached. This condition should be corrected to avoid damage to the copper supply pipe.
EXTERIOR - REAR DECK		
Page 6 Item: 3	Deck Guardrail Condition	• Deck guardrail assemblies were loose and should be made secure by a qualified contractor. • Post(s) supporting the deck guardrail assembly were loose and should be corrected by a qualified contractor.
KITCHEN		
Page 21 Item: 4	Condition	• The ice maker did not appear to be operative at the time of the inspection. Inspector recommends verifying condition with seller prior to closing.
BATHROOM - MASTER BATHROOM		
Page 24 Item: 7	Bath Tubs	• The Inspector could not find the controls to check the operation of the jetted tub. Inspector recommends verifying location of controls and proper operation of jets prior to closing.
PLUMBING - GAS SYSTEM		
Page 32 Item: 2	Gas Shut-off Location	• The home had no single gas shut-off at the structure which would allow gas to be shut off from the outside. This is a defective condition and the Inspector recommends that a main shut-off valve be installed in compliance with local jurisdiction. At the time of the inspection, individual in-line shut-off valves were installed where gas piping branched off to various gas appliances.