

# ***Acclaim Home Inspections, LLC***

## **Property Inspection Report**



1234 Home Road, Hometown, IN 47777  
Inspection prepared for: Henry Homeowner  
Real Estate Agent: None -

Date of Inspection: 6/9/2019 Time: 9:00 AM  
Age of Home: built in 1999 Size: 2400 sq.ft.  
Weather: Sunny & hot 80s

Inspector: Timothy Barnett  
License #HI 01000020/KY248531/NACHI10030108  
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## Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Contact us after you have reviewed your report if we need to go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portions of the structure; inspection may be limited by vegetation and possessions. The inspection is not an intensive technical evaluation. There are limitations to the scope of the inspection as stated in your Inspection Agreement. While we make every effort to reduce your purchasing risk we are not able to eliminate it. The most complete inspection could not reveal every condition or defect within a property.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

## Report Summary

The Report Summary is provided to allow the reader a brief overview of the findings of the report. The summary includes items of a serious nature related to safety and needed repairs. The summary is not a complete listing of all findings in the report and reflects the opinion of the inspector. Reading this page alone is not a substitute for reading the entire report. The entire Report, limitations shown throughout the report, and the Inspection Agreement you signed must be carefully read to fully assess the findings of the inspection. This list is not intended to determine items to be addressed per contractual requirements of sale of the property.

Grounds		
Page 5 Item: 5	Grounds Electrical	• Safety Item/Repair: Rear patio/porch north outlet is loose at wall. Suggest electrician repair/secure to junction box.
Page 5 Item: 6	GFCI	• Safety Item/Repair: Front porch south outlet had no power or would not reset when tested. Suggest electrician repair.
Roof		
Page 8 Item: 3	Chimney	• Repair needed: Chimney crown shows rust/wear. Suggest painting/sealing to reduce deterioration.
Pole Barn/Shed		
Page 11 Item: 1	Roof Condition	• Repair needed: Gutters show moderate debris & some standing water, especially rear gutters. Suggest cleaning to prevent over flow.
Page 13 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• Safety Item: Several outlets along west wall show open grounds. Suggest electrician review &amp; repair.</li> <li>• Safety Update: No <b>GFCI</b> protection noted in barn. Suggest installing GFCI protection at any area where water may be present.</li> <li>• Safety Item: Exposed connections at bath light/fan fixture. Suggest electrician repair.</li> </ul>
Page 13 Item: 9	Garage Door's Reverse Status	• Safety Item: Barn vehicle door pressure auto-reverse is inoperable. Adjustment needed for improved safety.
Heat/AC		
Page 15 Item: 9	Registers	• Safety Item: Supply vent in ductwork located inside garage area. This is not recommended & can be a safety concern. Suggest contractor permanently seal off.
Electrical		
Page 16 Item: 1	Panel	<ul style="list-style-type: none"> <li>• Review/Repair: Unable to determine if pole barn panel is be fed directly from utility meter. Suggest electrician verify &amp; if not track the source &amp; review/repair grounding/feed appropriately.</li> <li>• Safety Item: Missing knockouts at the barn panel cover. Suggest installing covers/caps to prevent accidental shock.</li> </ul>
Basement/Crawlspace		
Page 20 Item: 1	Walls	• Repair needed: Block at gas line entry is broken & out of place. Suggest contractor reseal & mortar in place.
Page 21 Item: 2	Windows/Vents	• Repair needed: Vent covers are very difficult to operate. Suggest contractor clean & lubricate for ease of operation.
Page 21 Item: 3	Plumbing Comments	• Safety improvement: Gas valve near fireplace has shut off but no cap/plug in place. Suggest capping to prevent accidental operation.
Page 22 Item: 4	Basement/Crawlspace Electric	• Safety Item: Loose circuit noted at south east corner of crawlspace. Suggest either complete installation or terminate in a covered junction box.

Page 22 Item: 6	Unfinished Floor	• Repair needed: Deteriorated & misplaced vapor barrier throughout crawlspace. Suggest replacing vapor barrier to better control moisture under home.
Page 23 Item: 9	Subfloor	• Repair needed: Signs of moisture damage at subfloor under master tub. Some moisture noted. Suggest contractor review source of moisture & repair/support subfloor as needed.
Page 23 Item: 10	Columns	• Repair needed: Added supports/brace noted under dining area at southwest area of crawlspace not secured or well supported. Suggest contractor review & properly install support & brace.
Kitchen		
Page 28 Item: 16	GFCI	• Safety Update: None present at right stove counter. Suggest adding GFCI protection to all outlets on counter top for safety.
Bathroom		
Page 30 Item: 4	Wall Condition	• Repair Needed: Some loose tile & deteriorated grout noted in master tub. Suggest grout & caulk maintenance to prevent water concerns.
Interior Areas		
Page 32 Item: 11	Fireplace	• Repair/Safety item: Refractory panel cracked at rear of firebox & some creosote buildup noted. Also, non-combustible hearth extension extending 16" in front of firebox is missing. Suggest chimney specialist repair & clean as needed.

## Inspection Details

### 1. Attendance

In Attendance: Client present

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy: Occupied - Furnished • Moderate to heavy personal and household items observed.

### 4. Noted items

Materials: Utilities on to structure upon arrival

Grounds: Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

Limitation: Only basic operation of the sewer & supply systems are completed. No further testing or evaluation of underground sewer, supply or drainage systems is completed as part of inspection.

## Grounds

### 1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Gravel driveway noted. • Concrete sidewalk noted.

Observations:

• Minor cracks noted in driveway. Seal and / or monitor for expansion and development of trip hazards.

### 2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

• There are some low spots along the foundation due to fill dirt settling. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage especially near downspouts.

### 3. Vegetation Observations

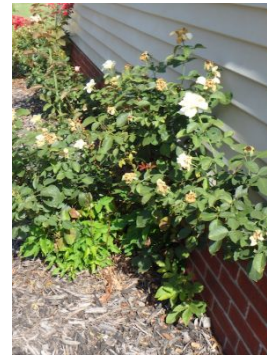
Good	Fair	Poor	N/A	None
X				

Observations:

• Maintenance: Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Grounds Vegetation Observations



Grounds Vegetation Observations

#### 4. Patio and Deck

Good	Fair	Poor	N/A	None
X				

##### Observations:

- Appears in satisfactory and functional condition with normal wear for its age.
- Most structural members of the deck are not visible due to construction. Limited inspection of deck from visible surfaces.

#### 5. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

##### Observations:

- **Safety Item/Repair:** Rear patio/porch north outlet is loose at wall. Suggest electrician repair/secure to junction box.

#### 6. GFCI

Good	Fair	Poor	N/A	None
	X			

##### Observations:

- **Safety Item/Repair:** Front porch south outlet had no power or would not reset when tested. Suggest electrician repair.

#### 7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side

##### Observations:

- Meter located at exterior. Gas appliances have shutoff valves in line at each unit.
- Main gas shut off located at outside meter - North side



Main gas shut off at meter - North side

#### 8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

##### Observations:

- Limitation: Only basic operation of sewer and supply system was completed. No further evaluation or testing was completed as part of this inspection.

### 9. Water Pressure

Good	Fair	Poor	N/A	None
X				

### 10. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: East side of house. • West side of house.

### 11. Landing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Monitor/Maintenance: Concrete on front slab & brickwork is showing some cracking/past settling. Sealing these area will slow the further deterioration of the concrete. Monitor over time for change.



Some settling noted at front porch



Grounds Landing

### 12. Patio/Porch Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: The patio/porch roof is the same as main structure. • Composite shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



Grounds Patio/Porch Roof Condition

Roof



## 1. Condition

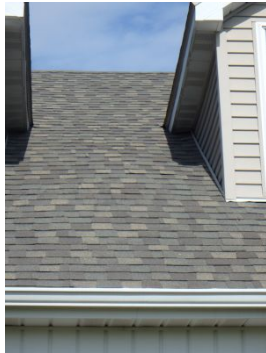
Good	Fair	Poor	N/A	None
X				

Method: Roof was visually inspected from accessible points on the interior and/or exterior using ladder, attic access, walking accessible areas & using camera zoom. Parts of upper roof were not mounted.

Materials: Composition shingles noted.

Observations:

- Appears to be 2-4 years old. Typical life expectancy for this type shingle is 25-30 years under normal conditions. Many factors affect roof life, so no warranty is stated or implied.
- No major system safety or function concerns noted at time of inspection.



Roof Condition



Roof Condition



Roof Condition



Roof Condition



Roof Condition



Roof Condition



Roof Condition



Roof Condition



Roof Condition

## 2. Flashing

Good	Fair	Poor	N/A	None
X				





Roof Flashing



Roof Flashing



Roof Flashing



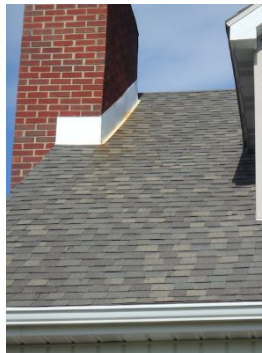
Roof Flashing

### 3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

• Repair needed: Chimney crown shows rust/wear. Suggest painting/sealing to reduce deterioration.



Roof Chimney

### 4. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

### 5. Vent Caps

Good	Fair	Poor	N/A	None
X				



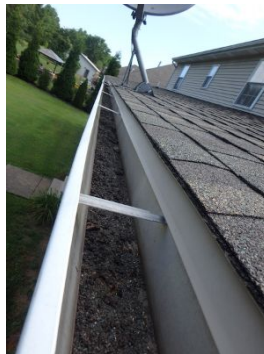
Roof Vent Caps

## 6. Gutter

Good	Fair	Poor	N/A	None
X				

### Observations:

- No major system safety or function concerns noted at time of inspection.



Roof Gutter

## Exterior Areas

### 1. Doors

Good	Fair	Poor	N/A	None
X				

### Observations:

- Appeared in functional condition, at time of inspection.

### 2. Window Condition

Good	Fair	Poor	N/A	None
X				

### Observations:

- Components appeared in functional condition at time of inspection.
- Maintenance/Deferred Cost: One or more window screens worn/deteriorated.

### 3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl siding, wood frame construction, concrete / block foundation.

### Observations:

- No major system safety or function concerns noted at time of inspection.

### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

### 5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

### Observations:

- Suggest sealing/caulking /painting as part of routine maintenance to prevent deterioration.

## Garage

### 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.

Materials: Composite shingles noted.

Observations:

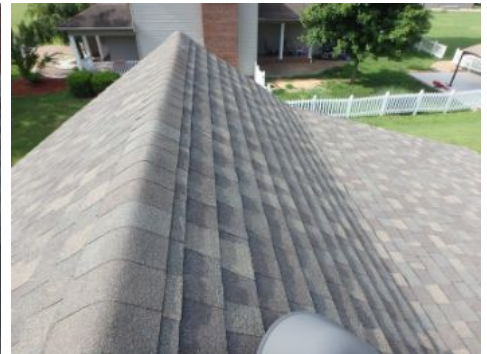
- No major system safety or function concerns noted at time of inspection.
- Appears to be 2-4 years old. Typical life expectancy for this type shingle is 25-30 years under normal conditions. Many factors affect roof life, so no warranty is stated or implied.



Garage Roof Condition



Garage Roof Condition



Garage Roof Condition

### 2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.
- Limitation: Some areas not fully accessible due to stored items.

### 3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- The accessible anchor bolts were inspected and appear to be serviceable.

### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Some floor areas covered with storage.

### 5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review due to access due to storage.

### 6. Electrical

Good	Fair	Poor	N/A	None
X				

### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** in place and operational.

### 8. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.

## 9. Interior Door

Good	Fair	Poor	N/A	None
X				

## 10. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' steel door

Observations:

- No deficiencies observed on visual inspection.

## 11. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

## 12. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional using normal controls, at time of inspection.

## 13. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

## 14. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Attic Fan exhaust vent noted.

## Pole Barn/Shed

## 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roof was visually inspected from accessible points on the interior and/or exterior from ground level &amp; ladder.

Materials: Metal roofing noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some wear noted at fasteners of pole barn. Monitor over time at interior framing.
- **Repair needed: Gutters show moderate debris & some standing water, especially rear gutters. Suggest cleaning to prevent over flow.**



Pole Barn/Shed Roof Condition



Pole Barn/Shed Roof Condition



Pole Barn/Shed Roof Condition





Pole Barn/Shed Roof Condition



Pole Barn/Shed Roof Condition



Pole Barn/Shed Roof Condition

## 2. Walls

Good	Fair	Poor	N/A	None
X				

### Observations:

- Note: **HVAC** system in barn appears abandoned. If you plan to use this unit we recommend review by a licensed HVAC tech for proper connection/installation.
- Appeared functional at time of inspection.
- Personal items in barn block complete inspection of all floor, wall and ceiling areas.
- Note/Limitation: Bathroom in barn was inoperable during inspection. No testing of fixtures was completed as part of this inspection.



Abandoned HVAC unit vent



Pole Barn/Shed Walls



Pole Barn/Shed Walls

## 3. Floor Condition

Good	Fair	Poor	N/A	None
X				

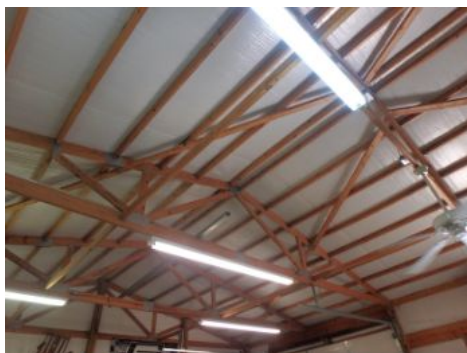
Materials: Bare concrete floors noted.

### Observations:

- Some floor areas covered with storage.

## 4. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				



Pole Barn/Shed Rafters & Ceiling



## 5. Electrical

Good	Fair	Poor	N/A	None
	X			

### Observations:

- **Safety Item:** Several outlets along west wall show open grounds. Suggest electrician review & repair.
- **Safety Update:** No GFCI protection noted in barn. Suggest installing GFCI protection at any area where water may be present.
- **Safety Item:** Exposed connections at bath light/fan fixture. Suggest electrician repair.



Pole Barn/Shed Electrical



Pole Barn/Shed Electrical

## 6. Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Two - single, steel panel, sectional roll-up doors.

### Observations:

- No deficiencies observed.

## 7. Door Parts

Good	Fair	Poor	N/A	None
X				

### Observations:

- The garage door appeared functional during the inspection.

## 8. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

### Observations:

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

## 9. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
	X			

### Observations:

- Eye beam system present and operating.
- **Safety Item:** Barn vehicle door pressure auto-reverse is inoperable. Adjustment needed for improved safety.

## Heat/AC

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 temperature level, maintaining indoor air quality and 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. It is recommended that you consider having a service contract with an HVAC company to come out annually to inspect and maintain systems.

## 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Location: The furnace is located in the garage.

Type: Gas fired forced hot air

Observations:

- The heating unit appears to be a 2014 model.
- The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. No further equipment diagnostics were performed as part of this home inspection.



Heat/AC Heater Condition



Heat/AC Heater Condition



2014 model



Supply vent heat temp main floor (short run)



Supply vent heat temp upstairs

## 2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

## 3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Annual Service: A professional cleaning and service review by a licensed HVAC contractor is advised to ensure proper & safe operation. Inspection for holes &/or cracks in heat exchanger is not within the scope of this inspection & should be performed by a HVAC contractor.

## 4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic - **PVC** vent noted.

## 5. Gas Valves

Good	Fair	Poor	N/A	None
X				

## 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

## 7. A/C Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor on exterior of home.

Observations:

- Appeared functional at the time of inspection.
- Operated normally, appears to be a 2014 model.



2014 model



Heat/AC A/C Compress Condition



Supply vent cooling temp main floor



Supply vent cooling temp upstairs

## 8. Air Supply

Good	Fair	Poor	N/A	None
X				

## 9. Registers

Good	Fair	Poor	N/A	None
	X			

Observations:

- **Safety Item:** Supply vent in ductwork located inside garage area. This is not recommended & can be a safety concern. Suggest contractor permanently seal off.



Vent into garage

## 10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located below heater cabinet



Heat/AC Filters



Heat/AC Filters

## 11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: hallway
- Functional at the time of inspection.

## Electrical

## 1. Panel

Good	Fair	Poor	N/A	None
	X			

Location: Main Location: • Main Disconnect at panel box • Panel box located in garage.

Location: Sub Panel Location: Pole Barn

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Review/Repair: Unable to determine if pole barn panel is be fed directly from utility meter. Suggest electrician verify & if not track the source & review/repair grounding/feed appropriately.
- Safety Item: Missing knockouts at the barn panel cover. Suggest installing covers/caps to prevent accidental shock.

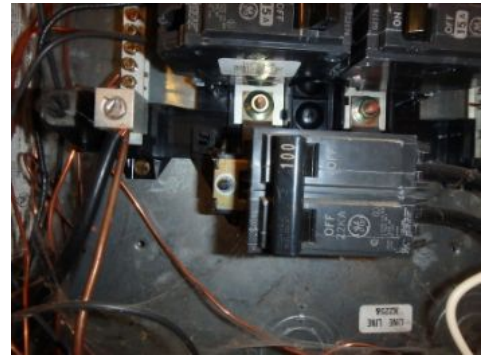




Barn panel



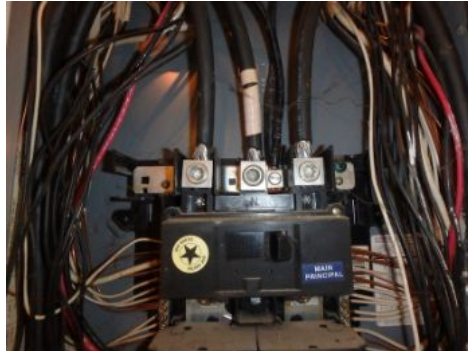
Electrical Panel



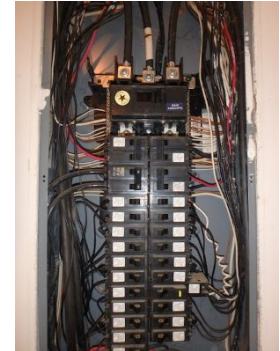
Barn panel



Have electrician review grounding/feeds



Electrical Panel



Electrical Panel

## 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
• 200 amp



Disconnect in top of panel

## 3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:  
• 0

## 4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:  
• There is an underground service lateral noted.





There is an underground service lateral

## 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- GFCI breaker noted for whirlpool tub

## Water Heater

### 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional.

### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater enclosure is functional.
- Limited review due to insulation blanket.

### 3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:

- The combustion chamber appears to be in functional condition, limited view due to design and access.



Blocked access to combustion chamber

### 4. Venting

Good	Fair	Poor	N/A	None
X				

## 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas

Location: The heater is located in garage.

Observations:

- Tank appears to be in functional condition -- 2010 model noted.
- Limitation: Water treatment system was not evaluated as part of this inspection.
- Safety Update: Seismic straps may not have been required at time of construction but would be an important safety update to meet current standards. Be sure these are installed when unit is replaced.



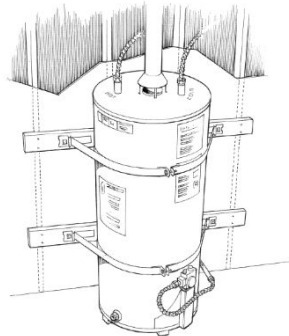
2010 model



Water treatment system not tested



Water Heater Water Heater Condition



Example of seismic straps

## 6. TPRV

Good	Fair	Poor	N/A	None
X				

## 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 50 gallons

## 8. Gas Valve

Good	Fair	Poor	N/A	None
X				

## 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Main water shut off for home appears to be located above unit. See photo...

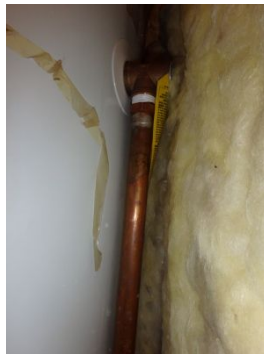


Main shut off above unit

## 10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper



Water Heater Overflow Condition

## Basement/Crawlspace

### 1. Walls

Good	Fair	Poor	N/A	None
	X			

Materials: A raised perimeter -- Crawlspace

Observations:

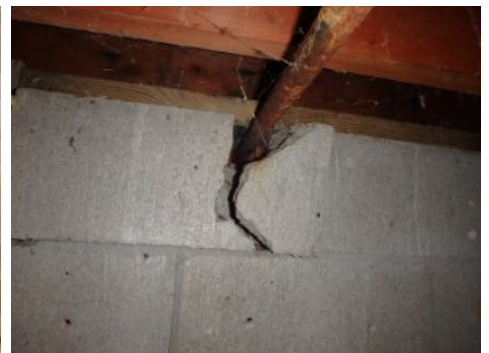
- Maintenance: Evidence of some moisture/water penetration observed near driveway on south side. Suggest sealing exterior gap between slab & home to reduce water entry.
- **Repair needed: Block at gas line entry is broken & out of place. Suggest contractor reseal & mortar in place.**



Drill marks from previous termite treatment



Some moisture noted



Damaged/loose block at gas line



Basement/Crawlspace Walls



Basement/Crawlspace Walls

## 2. Windows/Vents

Good	Fair	Poor	N/A	None
	X			

Materials: Screened openings

Observations:

- **Repair needed:** Vent covers are very difficult to operate. Suggest contractor clean & lubricate for ease of operation.

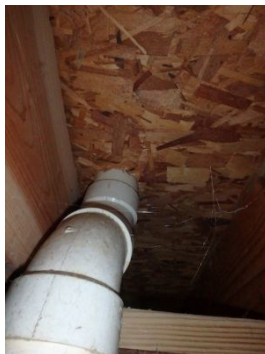
## 3. Plumbing Comments

Good	Fair	Poor	N/A	None
X				

Materials: PVC • Copper

Observations:

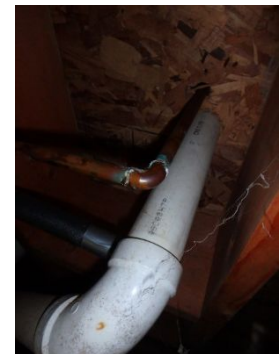
- Appears Functional
- **Safety improvement:** Gas valve near fireplace has shut off but no cap/plug in place. Suggest capping to prevent accidental operation.



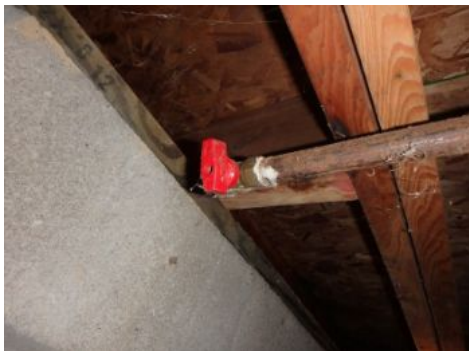
Basement/Crawlspace Plumbing Comments



Basement/Crawlspace Plumbing Comments



Basement/Crawlspace Plumbing Comments



Suggest capping



Basement/Crawlspace Plumbing Comments



Basement/Crawlspace Plumbing Comments



#### 4. Basement/Crawlspace Electric

Good	Fair	Poor	N/A	None
	X			

##### Observations:

- **Safety Item:** Loose circuit noted at south east corner of crawlspace. Suggest either complete installation or terminate in a covered junction box.



Loose circuit in SE corner



Basement/Crawlspace Basement/Crawlspace Electric

#### 5. Access

Good	Fair	Poor	N/A	None
X				

##### Materials: Exterior hatch

#### 6. Unfinished Floor

Good	Fair	Poor	N/A	None
	X			

##### Observations:

- **Repair needed:** Deteriorated & misplaced vapor barrier throughout crawlspace. Suggest replacing vapor barrier to better control moisture under home.



Vapor barrier deteriorated/displaced



Basement/Crawlspace Unfinished Floor

#### 7. Sump Pump

Good	Fair	Poor	N/A	None
X				

##### Observations:

- Functional at time of inspection.



Basement/Crawlspace Sump Pump



## 8. Framing

Good	Fair	Poor	N/A	None
X				

Observations:  
• Appear Functional

## 9. Subfloor

Good	Fair	Poor	N/A	None
	X			

Observations:  
• **Repair needed:** Signs of moisture damage at subfloor under master tub. Some moisture noted. Suggest contractor review source of moisture & repair/support subfloor as needed.



Damaged area under master tub



Basement/Crawlspace Subfloor

## 10. Columns

Good	Fair	Poor	N/A	None
	X			

Observations:  
• Steel beams & concrete block columns noted in functional condition.  
• **Repair needed:** Added supports/brace noted under dining area at southwest area of crawlspace not secured or well supported. Suggest contractor review & properly install support & brace.



Basement/Crawlspace Columns



Basement/Crawlspace Columns



Basement/Crawlspace Columns



Basement/Crawlspace Columns

## 11. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

## Attic

### 1. Access

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Pull Down Ladder located in:
- Garage
- Scuttle hole located in: Upstairs bedroom closet
- Limitation: Full view is limited due to height of interior over outer areas as well as depth of insulation making see framing to safely walk. Visual inspection completed from crawling/walking center area. Visually observed from furthest accessible points.

### 2. Structure

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Evidence of past leaks noted, dry at time of the inspection.



Attic Structure



Attic Structure



Attic Structure

### 3. Ventilation

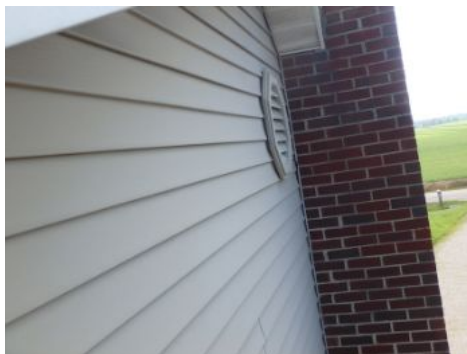
Good	Fair	Poor	N/A	None
X				

#### Observations:

- Attic fan appears to be controlled by a thermostat; operational test was performed. The unit did operate, but there was no way to check the thermostat.
- Under eave soffit inlet vents noted.
- Gable louver vents noted.
- **Soffit baffles** noted



Attic Ventilation



Attic Ventilation



Soffit baffles noted



Attic Ventilation



Attic Ventilation

#### 4. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:  
• functional



Attic Duct Work



Attic Duct Work

#### 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
• All wiring not visible due to insulation/access.

#### 6. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:  
• PVC plumbing vent pipe appeared functional, at time of inspection.  
• Evidence of past leaks present. Dry at time of inspection.



Evidence of past leaks noted



## 7. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted

Depth: Insulation averages about 8 inches in depth

Observations:

- Some areas have insulation misplaced. Suggest having entire space/insulation spread evenly for best efficiency.



Attic Insulation Condition

## 8. Chimney

Good	Fair	Poor	N/A	None
			X	

Observations:

- Limitation: No accessible inside attic space.
- Evidence of past leaks beside chimney. Appeared dry at the time of inspection.



Evidence of past leaks near chimney

## 9. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Observations:

- Unable to verify that bath vents are vented to the exterior due to insulation/access.

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. Inspector will check a representative number of cabinets, outlet and fixtures. Stored items and access may block full inspection of cabinets/closets.

## 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.

**2. Counters**

Good	Fair	Poor	N/A	None
X				

Observations:

- There is normal wear noted for the age of the counter tops.

**3. Dishwasher**

Good	Fair	Poor	N/A	None
			X	

Observations:

- Dishwasher was not tested at time of inspection due to owners dishes present.

**4. Garbage Disposal**

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

**5. Microwave**

Good	Fair	Poor	N/A	None
X				

Observations:

- Microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

**6. Cook top condition**

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

**7. Oven & Range**

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.
- Safety improvement: Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.

**8. Sinks**

Good	Fair	Poor	N/A	None
X				

Observations:

- Stains from presumed past leaks noted. Monitor carefully for first few months.

**9. Vent Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

Observations:

- Appears to be functional

**10. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

**11. Floor Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Ceramic tile is noted.

Observations:

- Monitor/Deferred Cost: Common cracks noted at tiles. Eventual repair/replacement may be desired.



**12. Plumbing**

Good	Fair	Poor	N/A	None
X				

Observations:

- Some deposits present at sink tail piece. Monitor for leaks. No leaks present during inspection.

**13. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

**14. Patio Doors**

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

**15. Electrical**

Good	Fair	Poor	N/A	None
X				

**16. GFCI**

Good	Fair	Poor	N/A	None
	X			

Observations:

- **Safety Update: None present at right stove counter. Suggest adding GFCI protection to all outlets on counter top for safety.**

**17. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to cabinets.

**Laundry****1. Locations**

Locations: Kitchen area

**2. Dryer Vent**

Good	Fair	Poor	N/A	None
X				

Observations:

- The dryer vent has lint build up at the exterior cover. Clean as needed.



Laundry Dryer Vent

### 3. Electrical

Good	Fair	Poor	N/A	None
X				

### 4. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

### 5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

### 6. Plumbing

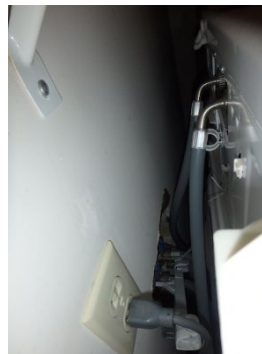
Good	Fair	Poor	N/A	None
			X	

Observations:

- Limitation: Units were not installed/tested as part of this inspection. If further review is desired suggest requesting information from sellers.



Laundry Plumbing



Laundry Plumbing



Laundry Plumbing

### 7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items/appliances.

### 8. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 9. Wash Basin

Good	Fair	Poor	N/A	None
X				

### 10. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

## Bathroom

Bathrooms can consist of many features from whirlpool tubs and showers to toilets. Due to 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..

### 1. Locations

Locations: Master Bathroom • Powder Room • Guest bathroom Hallway

### 2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- No deficiencies observed.

### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 4. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.
- **Repair Needed: Some loose tile & deteriorated grout noted in master tub. Suggest grout & caulk maintenance to prevent water concerns.**

### 5. Counters

Good	Fair	Poor	N/A	None
X				

### 6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.

### 7. Electrical

Good	Fair	Poor	N/A	None
X				

### 8. GFCI

Good	Fair	Poor	N/A	None
X				

### 9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

### 10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile is noted.

### 11. Heating

Good	Fair	Poor	N/A	None
X				

**12. Plumbing**

Good	Fair	Poor	N/A	None
X				

**13. Bath Tubs**

Good	Fair	Poor	N/A	None
	X			

**Observations:**

• Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested at panel. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

**14. Sinks**

Good	Fair	Poor	N/A	None
X				

**Observations:**

• Stains from presumed past leaks noted. No leak at the time of inspection.

**15. Toilets**

Good	Fair	Poor	N/A	None
X				

**16. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window noted.

**Interior Areas**

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

**1. Ceiling Fans**

Good	Fair	Poor	N/A	None
X				

**Observations:**

• Operated normally when tested, at time of inspection.

**2. Closets**

Good	Fair	Poor	N/A	None
X				

**Observations:**

• The closet is in serviceable condition.

**3. Door Bell**

Good	Fair	Poor	N/A	None
X				

**Observations:**

• Operated normally when tested.

**4. Doors**

Good	Fair	Poor	N/A	None
X				



### 5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to stored personal items/furniture.

### 6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested

### 7. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

### 8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

### 9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 10. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items/furniture.

### 11. Fireplace

Good	Fair	Poor	N/A	None
	X			

Materials: Family Room

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- Damper was opened and closed several times.
- **Repair/Safety item: Refractory panel cracked at rear of firebox & some creosote buildup noted. Also, non-combustible hearth extension extending 16" in front of firebox is missing. Suggest chimney specialist repair & clean as needed.**



Interior Areas Fireplace



Some cracks noted at refractory panel

### 12. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile is noted. • Laminate type flooring noted.

## Master Bedroom

The main area of inspection in bedrooms is the structural system. This means walls, ceilings & floors will be inspected. Doors & windows will be investigated for damage & normal operation. Personal items in bedroom may block areas from inspection as inspector will not move personal items.

### 1. Locations

Locations: Northeast • Main floor

### 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Laminate type flooring noted.

### 5. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed double hung window noted.

### 6. Doors

Good	Fair	Poor	N/A	None
X				

### 7. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

### 8. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

### 9. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

### 10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

## Bedroom #2

**1. Locations**

Locations: Southwest • Upstairs

**2. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

**3. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

**4. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

**5. Window Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed double hung window noted.

**6. Doors**

Good	Fair	Poor	N/A	None
X				

**7. Closets**

Good	Fair	Poor	N/A	None
X				

**8. Ceiling Fans**

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested, at time of inspection.

**9. Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

**10. Smoke Detectors**

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

**Bedroom #3****1. Locations**

Locations: Southeast

**2. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 3. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Monitor: There is evidence of past moisture entering structure. Appears to be old leak near chimney. Dry at time of inspection & newer flashing noted at base of chimney. Monitor over time.

### 4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

### 5. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

### 6. Doors

Good	Fair	Poor	N/A	None
X				

### 7. Closets

Good	Fair	Poor	N/A	None
X				

### 8. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

### 9. Electrical

Good	Fair	Poor	N/A	None
X				

### 10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

## Bedroom #4

### 1. Locations

Locations: Northeast • Upstairs

### 2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 3. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.



**4. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

**5. Window Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed double hung window noted.

**6. Doors**

Good	Fair	Poor	N/A	None
X				

**7. Closets**

Good	Fair	Poor	N/A	None
X				

**8. Ceiling Fans**

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

**9. Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

**10. Smoke Detectors**

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

**Bedroom #5****1. Locations**

Locations: Northwest • Upstairs

**2. Ceiling Condition**

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

**3. Wall Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

**4. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

**5. Window Condition**

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed double hung window noted.

**6. Doors**

Good	Fair	Poor	N/A	None
X				

**7. Closets**

Good	Fair	Poor	N/A	None
X				

**8. Ceiling Fans**

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

**9. Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

**10. Smoke Detectors**

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

## Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
HVAC	HVAC (heating, ventilation, and air conditioning) is the technology of indoor environmental comfort. Its goal is to provide thermal comfort and acceptable indoor air quality.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Soffit Baffles	Soffit baffles are plastic or foam U or W shaped dividers installed between rafters to hold insulation clear of soffit vents for proper air flow.