

# Every Home Inspection

Confidential - Property Inspection Report - Confidential



11 Hill Road, Yourtown, MN  
Inspection prepared for: Jane Doe  
Real Estate Agent: Mary Smith - Hometown Realty

Date of Inspection: 5/10/2014  
Age of Home: Built in 1990 Size: 3752 sq. ft.  
Weather: Partly cloudy

Inspector: Joe Maki  
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EveryHome  
Inspection<sup>LLC</sup>

# Inspection and Site Details

## 1. Inspection Time

Start: 10:00 AM

## 2. Attending Inspection

Client present for final walk through

## 3. Residence Type/Style

Detached  
Single Family Home

## 4. Garage

Attached 3 car garage

## 5. Age of Home or Year Built

Built in: 1990

## 6. Square Footage

Approx 3752 sq. ft.

## 7. Lot Size

Approximately: .37 acres

## 8. Direction Of Front Entrance

For the purpose of this report the building is considered to be facing south

## 9. Bedroom # Designation - Location -- for the purposes of this report

Five

## 10. Occupancy

Vacant - Furnished  
The utilities were on at the time of inspection.

## 11. Weather Conditions

Partly cloudy  
60 degrees

# Exterior

## 1. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Asphalt some settling noted. Mostly cosmetic now but will continue to deteriorate with freeze thaw cycles and will eventually need replacement. See photo



will deteriorate further



add sealant to gap at garage apron

### 2. Carport Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete with aggregate

Observations:

- Appeared functional and satisfactory, at time of inspection.

### 4. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete with aggregate

Observations:

- No deficiencies noted.

### 5. Porch, Patio, Flatwork

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Enclosed porch

Observations:

- There is an electrical outlet above baseboard heating. This is a fire hazard and should be remedied by a professional.



electrical cords too close to heater on porch

### 6. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:**

- Metal service door on garage
- Metal storm door on front entry
- All other doors operated satisfactorily

**Observations:**

- Service door is rusting. Can be sanded, primed/painted with a rust preventitive but often the rust will return in time.
- Storm door latch needs repair or replacement



metal garage service door rusting

### 7. Exterior Cladding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Siding is wood

**Observations:**

- overall siding is in good condition with good paint. there are a few areas that were chipped or cracked before painting, monitor these areas in case they lose their paint first.

### 8. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:**

- Wood

**Observations:**

- No deficiencies noted.

### 9. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Metal-covered wood

**Observations:**

- Components appeared in satisfactory condition at time of inspection.

### 10. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Caulking cracked or gapped where masonry meets siding on bump-out on front of house.



add caulk



add caulk

### 11. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Wood

**Observations:**

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Deck has settled slightly in two areas: stairs, and where corner of deck meets porch.

### 12. Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Wood Railings

**Observations:**

- Appeared functional, at time of inspection.

### 13. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Ground generally graded away from house for good drainage.

**Observations:**

- Recommend adding soil to area under bump out to maintain positive drainage away from house.



minor settling under bump out on front of house

### 14. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:  
 • No Deficiencies Observed

### 15. Window Wells

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: N/A

### 16. Retaining Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Wood  
 Observations:  
 • Satisfactory

## Roofing

### 1. Roof Style and Pitch

- Side Gabled
- Front Gabled
- Normal slope: roof angle (pitch) from 30 - 40 degrees

### 2. Method of Roof Inspection

Due to the steep slope/pitch of the roof, only a limited inspection could be made. Viewed from ladder at eaves and with binoculars

### 3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: Average life expectancy of dimensional shingles is 30 years  
 Observations: No deficiencies were noted, at time of inspection. • Home sellers state that roof is one year old. My visual assessment would not disagree with that. Roof is in near new condition.

### 4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal  
 Observations:  
 • Visible areas appeared functional, at time of inspection

### 5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: ABS piping for plumbing vent stack(s)  
 Observations:  
 • Plumbing vent(s) functional and properly flashed.

### 6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Framed  
 Observations:  
 • Appeared functional (using binoculars) with no deficiencies noted, at time of inspection.

### 7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Galvanized/Aluminum  
 Observations:  
 • The house roof drainage system was in serviceable condition with gutter screens installed. Routinely monitor to keep gutter/screens from clogging -- clean and seal gutters as needed

### 8. Skylight(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: None

### 9. Limitations of Roofing Inspection

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.

## Structure

### 1. Foundation Type

• Fully finished basement except utility room

### 2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Masonry Block  
 Observations:  
 • No deficiencies were observed at the visible portions of the structural components of the home.

### 3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Concrete slab • Portions Not Visible  
 Observations:  
 • Floor drain observed.

### 4. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 5. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:**

- Wood

**Observations:**

- No deficiencies were observed at the visible portions of the structural components of the home.
- Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

### 6. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:** 2 X 10

**Observations:**

- Limited review only in utility room due to 90% finished ceiling in basement.

### 7. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:** Wood frame: 2 X 6

**Observations:**

- Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No visible deficiencies noted.

### 8. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:** Engineered wood roof truss framing • Oriented Strand Board (OSB) sheathing

**Observations:**

- Limited review due to finished ceilings.

### 9. Limitations of Structure Inspection

Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.

## Attic and Insulation

#### 1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:**

- Scuttle Hole located in hallway ceiling at top of stairs.

#### 2. Method of Attic Inspection

Viewed and walked in the Attic

#### 3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:** Fiberglass, loose fill

**Depth/R-Value:** none • Insulation depth varied greatly from 8" to 20". This is from being disturbed when service work is performed. Recommend blowing in additional insulation to bring R value to R-49.

**Observations:** Insulation that is settled does not perform to the R-Value that it once did.





insulation in attic uneven, recommend adding some

#### 4. Attic Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac	<b>Description:</b> Passive ventilation <b>Observations:</b> • No deficiencies noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### 5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac	<b>Materials:</b> ABS plumbing vents • Double wall metal B-Vent pipe <b>Observations:</b> • No deficiencies noted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### 6. Garage/Carport Attic

Inspect	Not Inspect	Not Presnt	Repair Replac	<b>Access:</b> Pull Down Ladder located in: garage ceiling. <b>Method of Inspection:</b> Viewed and walked in the Attic <b>Observations:</b> • No insulation over garage/carport. This is normal as garage is an unheated space.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### 7. Limitations of Attic and Insulation Inspection

Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.

## Interior

#### 1. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac	<b>Observations:</b> • Operated normally when tested.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### 2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac	<b>Materials:</b> • Drywall <b>Observations:</b> • General condition of walls and ceilings appeared satisfactory.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### 3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Oak hardwood solid • stone • Ceramic tile • Carpet  
**Observations:**  
 • No deficiencies noted

### 4. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Casement  
**Observations:**  
 • Operated windows appeared functional, at time of inspection  
 • Windows are metal clad exteriors that are low maintenance, but recommend monitoring wood surface on interiors to make sure wood finish remains intact.

### 5. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Wood • Raised panel  
**Observations:**  
 • Appeared functional, at time of inspection.

### 6. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Appeared functional, no deficiencies noted at time of inspection.

### 7. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Appeared functional, at time of inspection.

### 8. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Operated normally when tested, at time of inspection.

### 9. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Solid Wood  
**Observations:**  
 • No deficiencies observed.

### 10. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Solid Surface • Granite  
**Observations:**  
 • No discrepancies noted.

### 11. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • No deficiencies observed.

### 12. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Two automatic openers  
**Observations:**  
 • Appeared functional using normal controls, at time of inspection.  
 • Garage door openers should plug directly into outlet, not use an extension cord. Recommend moving outlet



garage door opener should not use extension cord

### 13. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Safety Reverse: Present

Safety Sensor: Present

Observations:

- Safety sensors operated normally, reversing the door when tested..

### 14. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Concrete

Observations:

- Common typical cracks noted



normal, typical concrete cracking in garage floor

### 15. Garage Firedoor

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Material: Present

Observations:

- Appeared satisfactory and functional, at time of inspection.

### 16. Garage Firewall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Some wall penetrations noted where holes we're cut to run wiring. Recommend patching to maintain required fire resistance.



water stains on garage walls



sellers items in garage attic

## Heating and Air Conditioning

### 1. Thermostat(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:**

- Digital - programmable type.

**Observations:** No deficiencies noted.

### 2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Forced air natural gas furnace Trane Brand

**Age and Capacity:** manufactured in August 2005, approximately 50,000to 80,000 BTU

**Observations:**

- No deficiencies observed.
- Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.
- Furnace has had some components installed to allow heating to be controlled in zones. Discuss with heating professional what benefits would be gained by completing this process



electric shut off switch for furnace

**3. Energy Source**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**For Heating:** Natural Gas -- Gas meter located at: east side exterior  
**Observations:**  
 • No deficiencies noted.

**4. Safety Switch**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Electric switch within sight of furnace unit

**5. Combustion Air**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • No deficiencies noted.

**6. Venting, Flue(s), and Chimney(s)**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • The visible portions of the vent pipes appeared functional.

**7. Cooling System**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Compressor/Condensing unit: • Trane brand model XML 16i  
**Age and Capacity:** Manufactured in June 2011 • Approx 4 tons  
**Observations:**  
 • Did not operate A/C unit due to exterior temperature. Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.

**8. Fuse/Circuit Breaker Protection**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Placard Max:** 45 amps

**9. Condensate Drain**

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • No deficiencies noted in the condensate collection and removal system.

### 10. Heating & Cooling Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Galvanized sheetmetal ductwork - floor registers  
**Observations:**  
 • No deficiencies noted.

### 11. Filter(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** 20" X 25" X 4"  
**Observations:**  
 • Furnace filter dirty. Needs replacement

### 12. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Humidifier  
**Observation:**  
 • Humidifiers require routine annual service prior to each heating season. They easily become covered by lime deposits which cause them to become inoperative within short periods of time. This should be part of annual/seasonal HVAC service contract.

### 13. Solid Fuel Heating

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Masonry wood burning fireplace. • Living room  
**Observations:**  
 • Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.

### 14. Gas Fireplace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Prefabricated Direct Vent fireplace  
**Observations:**  
 • Operated normally when tested

### 15. Limitations of Heating and Air Conditioning Inspection

- To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
- Humidifiers, dehumidifiers, and electronic filters are not inspected. An annual HVAC service contract should include servicing these items.

## Electrical

### 1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:**  
 • Underground service lateral  
 • East

### 2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Aluminum  
**Observations:**  
 • No deficiencies noted.

### 3. Electrical Service Rating

150 amps

### 4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: General Electric

Observations:

- The wiring within the panel appeared satisfactory and functional.



on left hand of two panels, this is main shut off of electric



inside of main panel

### 5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: On Main Panel (See Photo)

### 6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:

- No discrepancies noted.

### 7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Breakers

### 8. Sub Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: 100 Amps

### 9. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:

- Visible wiring appeared functional, at time of inspection.

### 10. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Grounded

Observations:

- A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.

## 11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:** GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

### Locations & Resets:

- Present at: all bathrooms, kitchen, garage, and exterior outlets. All tripped properly when activated with a tripping device. One outlet on back wall of garage tripped but I was unable to find device it was feeding off of to reset it. Suspect it was buried behind furniture stacked in garage.

### Observations:

- Present at: all bathrooms, kitchen, garage, and exterior outlets. All tripped properly when activated with a tripping device. One outlet on back wall of garage tripped but I was unable to find device it was feeding off of to reset it. Suspect it was buried behind furniture stacked in garage.
- Outlet on deck did not function

## 12. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X		X	

### Description:

- AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. In new construction or major remodeling all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection. These were not required at the time this house was built.

### Locations & Resets:

- Absent-Not required when house constructed

## 13. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

### Description:

- 1st floor hall
- 2nd floor hall
- One in each bedroom

### Observations:

- Operated when tested

## 14. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Location:** None installed/plugged in

### Comments:

- Carbon monoxide detector at top of stairs had been disconnected. Inquire with sellers why this was done. If detector was defective replace with new before occupying.

## 15. Limitations of Electrical Inspection

Electrical components concealed behind finished surfaces are not visible to be inspected. • Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy. • Only a representative sampling of outlets, switches and light fixtures were tested. • The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

# Plumbing

## 1. Water Supply Source

### Source:

- Public municipal water supply

## 2. Service Piping Into The House

**Materials:** Copper



### 3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Location: Utility Room

### 4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Readily visible water supply pipes are copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

### 5. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Anti Siphon not Present

### 6. Water Flow and Pressure

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

### 7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- No deficiencies noted with the exception of faucet in guest bathroom on 2nd floor the spout is loose.
- Green patina on faucet handle in half bath indicates it has leaked. Did not leak at time of inspection.



green patina indicates past leak, not presently active

### 8. Sinks

Inspect	Not Inspect	Not Presnt	Repair Replac
	X		

Observations:

- No deficiencies observed.

### 9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed with the exception of whirlpool tub had slow drainage. If faster drainage is desired consult licensed plumber for remedy

### 10. Waste System

Description: Public sewage disposal system

### 11. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: ABS (Acrylonitrile-Butadiene-Styrene) piping - black in color

Observations:

- Visible piping appeared serviceable at time of inspection.

### 12. Water Heater(s)

Description: Rheem • Gas

Capacity: 50 Gallons

### 13. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 10 Years

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

### 14. Water Heater Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal single wall chimney vent pipe

### 15. Fuel Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Shut Off: Main gas shut off located at outside meter - East side

Observations:

- No deficiencies observed at the Visible portions of the gas supply piping.
- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

### 16. Pump(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: One sump pump basin installed in basement utility room, but no pump installed. Four inch corrugated plastic drain tile entered basin. No evidence that there has been water in basin. Monitor after heavy rain to confirm but with the rainy weather we've had recently if there was a need for a pump one would expect to see evidence of water in basin.

### 17. Private Sewage Disposal (Septic) System

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location of Drain Field: None

Comments:

- None

### 18. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Sprinkler System not tested, consult with sprinkler maintenance company on proper operation.
- Water softener not tested

### 19. Limitations of Plumbing Inspection

The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

# Bathrooms

## 1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:**

- Whirlpool (hydromassage) tub in Master Bath

**Observations:** Debris was ejected from the jets during operation, recommend having circulation system professionally cleaned prior to use. • Whirlpool was filled and operated normally, except drained very slowly. If quicker draining is desired contact a qualified professional for remedy. GFCI protected

## 2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Observations:**

- No discrepancies noted, all showers functioned normally

## 3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Observations:**

- Operated when tested. No deficiencies noted on any toilets

## 4. Bidet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

## 5. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Observations:** Bathroom fans exhaust properly to exterior of home.

# Appliances

## 1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Observations:**

- Operated through one cycle and appeared to be in working order at time of inspection.

## 2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Observations:**

- Operated - appeared functional at time of inspection.

## 3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Observations:**

- All heating elements operated when tested.
- Oven(s) operated when tested.

## 4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

**Description:** Down Draft type

**Observations:**

- Vented to exterior

### 5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested.

### 6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional, at time of inspection.

### 7. Other Components

Inspect	Not Inspect	Not Presnt	Repair Replac
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 8. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: LG

Observations: washer appeared to function properly through one cycle

### 9. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: LG

Observations:

- Operated as designed using normal controls

### 10. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Properly vented to exterior.
- The dryer vent is foil, accordion-type ducting material. These flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.

### 11. Limitations of Appliances Inspection

Appliances are tested by turning them on for a short period of time. Typically one usage cycle. Discuss with your realtor whether a home warranty is available and if it makes sense for your situation.

**END OF REPORT - SEE SUMMARY**

### 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.

<i>Exterior</i>		
Page 2 Item: 5	Porch, Patio, Flatwork	<ul style="list-style-type: none"> <li>• There is an electrical outlet above baseboard heating. This is a fire hazard and should be remedied by a professional.</li> </ul>
<i>Interior</i>		
Page 10 Item: 12	Garage Door Opener(s)	<ul style="list-style-type: none"> <li>• Garage door openers should plug directly into outlet, not use an extension cord. Recommend moving outlet</li> </ul>
<i>Heating and Air Conditioning</i>		
Page 13 Item: 13	Solid Fuel Heating	<ul style="list-style-type: none"> <li>• Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.</li> </ul>
<i>Electrical</i>		
Page 15 Item: 14	Carbon Monoxide (CO) Detector(s)	<ul style="list-style-type: none"> <li>• Carbon monoxide detector at top of stairs had been disconnected. Inquire with sellers why this was done. If detector was defective replace with new before occupying.</li> </ul>
<i>Appliances</i>		
Page 19 Item: 10	Dryer Vent	<ul style="list-style-type: none"> <li>• The dryer vent is foil, accordion-type ducting material. These flexible foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce airflow and become overheated. Overheated dryers can cause fires.</li> </ul>