

Top Notch Home Inspection

Property Inspection Report



, Or
Inspection prepared for: Sample Sample & Sample Sample
Date of Inspection: 3/1/2013 Time: 1230 PM
Age of Home: 1920 Size: 2478
Weather: Overcast

Inspector: Jeff Hayes
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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.

Grounds		
Page 5 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. • Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. • Trees in electric lines; wind / ice hazard. Contact utility company for trimming.
Page 6 Item: 4	Gate Condition	<ul style="list-style-type: none"> • Gate is sagging.
Page 7 Item: 13	Exterior Faucet Condition	<ul style="list-style-type: none"> • Hose bib missing.
Exterior Areas		
Page 9 Item: 2	Window Condition	<ul style="list-style-type: none"> • Some window screens missing and some damaged.
Heat/AC		
Page 11 Item: 3	Enclosure	<ul style="list-style-type: none"> • Open fixture inside heater enclosure, should have globe over it.
Water Heater		
Page 13 Item: 1	Base	<ul style="list-style-type: none"> • The water heater base is rusted, due to prior water infiltration.
Page 13 Item: 2	Heater Enclosure	<ul style="list-style-type: none"> • The water heater enclosure door rubs on floor.
Page 14 Item: 10	Overflow Condition	<ul style="list-style-type: none"> • The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8 inches from the floor.
Page 15 Item: 11	Strapping	<ul style="list-style-type: none"> • The water heater is not strapped. • Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom
Electrical		
Page 16 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Panel cover screw(s) missing.
Roof		
Page 18 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Exposed nails on roofing material. Recommend sealing all fastener heads.
Page 19 Item: 2	Flashing	<ul style="list-style-type: none"> • Missing edge flashings leave underlying framing exposed to weather. This condition may result in deterioration of home materials from moisture intrusion. The Inspector recommends missing flashing be replaced by a qualified contractor.
Page 19 Item: 3	Chimney	<ul style="list-style-type: none"> • Chimney Mortar shows sign of deterioration. • Chimney brick has been over grown with ivy.
Page 20 Item: 6	Vent Caps	<ul style="list-style-type: none"> • Vent is under roof eave. This prevents the vent from working properly.

Page 21 Item: 7	Gutter	<ul style="list-style-type: none"> • Clean gutters: Significant amounts of debris evident. • Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away. Back side of home.
Foundation		
Page 24 Item: 5	Ventilation	<ul style="list-style-type: none"> • Grade above vent(s) will direct water into structure.
Page 25 Item: 11	Foundation Electrical	<ul style="list-style-type: none"> • All wiring should be properly secured to the framing.
Interior Areas		
Page 28 Item: 8	Smoke Detectors	<ul style="list-style-type: none"> • IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.
Page 28 Item: 14	Screen Doors	<ul style="list-style-type: none"> • Sliding door screen is damaged at latch.
Kitchen		
Page 30 Item: 1	Cabinets	<ul style="list-style-type: none"> • Cabinet doors missing knobs, consult with seller on repair/ replacement options.
Page 32 Item: 7	Cook top condition	<ul style="list-style-type: none"> • The back right burner did not operate when tested.
Page 32 Item: 8	Oven & Range	<ul style="list-style-type: none"> • Oven display did not work. Can not tell what temperature oven is set at. • 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.
Page 33 Item: 9	Sinks	<ul style="list-style-type: none"> • Faucet loose at base.
Laundry		
Page 35 Item: 11	Floor Condition	<ul style="list-style-type: none"> • Flooring appears to have damaged subfloor due to plumbing leak .
Bedroom 1		
Page 37 Item: 4	Closets	<ul style="list-style-type: none"> • Closet door rubs on carpet making hard to operate.
Bedroom 2		
Page 40 Item: 4	Closets	<ul style="list-style-type: none"> • Closet door rubs on carpet making hard to operate.
Page 41 Item: 12	Window Condition	<ul style="list-style-type: none"> • Missing screens observed.
Bedroom 4		
Page 46 Item: 4	Closets	<ul style="list-style-type: none"> • The closet door has hole in front of it.
Bathroom 1		
Page 50 Item: 9	Floor Condition	<ul style="list-style-type: none"> • Open seams observed. • Recommend caulking at the tub and shower areas

Page 52 Item: 13	Showers	<ul style="list-style-type: none">• Faucet is loose in the wall.• Shower mast scone is loose at the wall. Needs to be caulked and sealed so water does not go behind.
Page 53 Item: 17	Sinks	<ul style="list-style-type: none">• Stopper is missing/inoperable. Right sink
Bathroom 2		
Page 54 Item: 2	Cabinets	<ul style="list-style-type: none">• Cabinet doors have loose hardware, consult with seller on repair/ replacement options.• Cabinet drawer face is loose.
Page 55 Item: 14	Shower Walls	<ul style="list-style-type: none">• Caulking needed around perimeter.• Evidence of repair observed.
Page 56 Item: 15	Bath Tubs	<ul style="list-style-type: none">• tub spout short this can lead to water pooling on top of tile behind tub.

Inspection Details

1. Attendance

In Attendance: Client present, Seller present

2. Home Type

Home Type: Detached, Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Gravel driveway noted.

Observations: Walkway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- The exterior drainage is generally away from foundation.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
		X		

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Trees in electric lines; wind / ice hazard. Contact utility company for trimming.



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



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



Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood

Observations:

- Gate is sagging.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

7. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

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

8. GFCI

Good	Fair	Poor	N/A	None
X				

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: north side



10. Plumbing

Good	Fair	Poor	N/A	None
			X	

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
• recommend 80 psi

12. Pressure Regulator

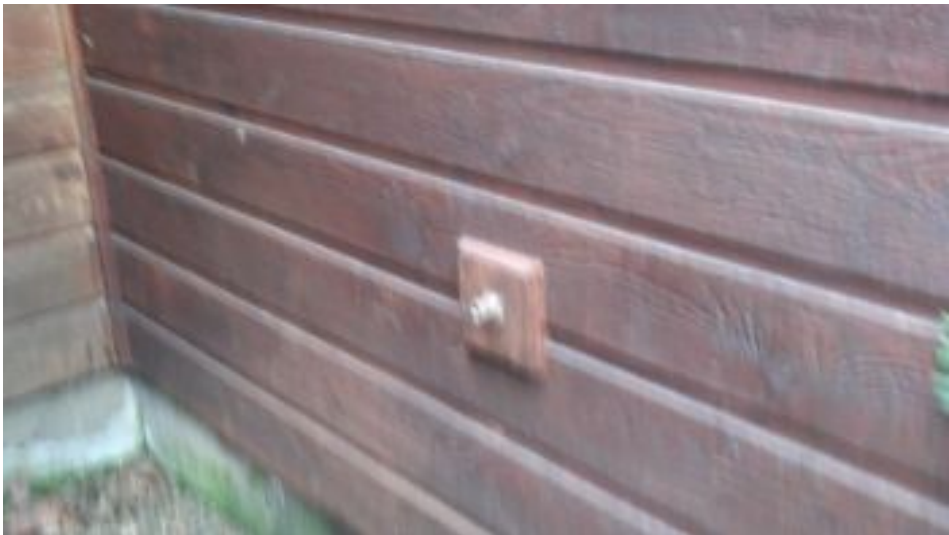
Good	Fair	Poor	N/A	None
			X	

Observations:
• none

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front of structure
Observations:
• Hose bib missing.



Hose bib missing.

14. Balcony

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. Patio Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

17. Fence Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Sprinklers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Some window screens missing and some damaged.

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Cedar siding noted

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Ensure that sprinklers do not spray house siding.
- Maintenance Tip: Clean and seal exterior sides of wooden fence (neighbors side), keep soil away from wood, where possible and practical, and ensure that sprinklers are turned away from fence.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

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

6. Stucco

Good	Fair	Poor	N/A	None

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 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.

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: The furnace is located in the kitchen

Materials: Gas fired forced hot air

Observations:

- Fuel Furnace: Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.





2. Heater Base

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Open fixture inside heater enclosure, should have globe over it.



Open fixture inside heater enclosure, should have globe over it.

4. Venting

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- ****VENTING MATERIALS****
- Metal double wall chimney vent pipe noted.

5. Gas Valves

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gas shut off valves were present and functional.



Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	

7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

8. Air Supply

Good	Fair	Poor	N/A	None

9. Registers

Good	Fair	Poor	N/A	None
	X			

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
	X			

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- **MAINTENANCE:** The thin washable aluminum mesh filters in the electronic air filter should be routinely checked and clean.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
	X			

Observations:

- The water heater base is rusted, due to prior water infiltration.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
		X		

Observations:

- The water heater enclosure door rubs on floor.



The water heater enclosure door rubs on floor.

3. Combustion

Good	Fair	Poor	N/A	None
			X	

4. Venting

Good	Fair	Poor	N/A	None
			X	

5. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: electric

Location: The heater is located in the hall closet.

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			

Observations:

- functional



functional

9. Plumbing

Good	Fair	Poor	N/A	None
	X			

Materials: copper

10. Overflow Condition

Good	Fair	Poor	N/A	None
		X		X

Materials: none

Observations:

- The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8 inches from the floor.



The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6 to 8 1/2 inches from the floor.

11. Strapping

Good	Fair	Poor	N/A	None
		X		

Observations:

- The water heater is not strapped.
- Not to code, requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom



The water heater is not strapped.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • West side of the house.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Panel cover screw(s) missing.



Panel cover screw(s) missing.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

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 overhead service drop noted.



There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Roof was mounted and walked.

Materials: Metal standing seam roofing noted.

Observations:

- Clean roof areas: Significant amounts of organic debris evident.
- Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.
- **Exposed nails on roofing material. Recommend sealing all fastener heads.**



Exposed nails on roofing material. Recommend sealing all fastener heads.

Clean roof areas: Significant amounts of organic debris evident.



Clean roof areas: Significant amounts of organic debris evident.



Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.

2. Flashing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing edge flashings leave underlying framing exposed to weather. This condition may result in deterioration of home materials from moisture intrusion. The Inspector recommends missing flashing be replaced by a qualified contractor.



Missing edge flashings leave underlying framing exposed to weather. This condition may result in deterioration of home materials from moisture intrusion. The Inspector recommends missing flashing be replaced by a qualified contractor.

3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:

- Chimney Mortar shows sign of deterioration.
- Chimney brick has been over grown with ivy.



Chimney brick has been over grown with ivy.

4. Sky Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Spark Arrestor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Metal Furnace chimney missing cap; this will allow water entry and can cause back drafting. Correction is important.

6. Vent Caps

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Vent is under roof eve. This prevents the vent from working properly.



vent is under roof eve. This prevents the vent from working properly.



Paint under the eve to prevent any moisture intrusion.

7. Gutter

Good	Fair	Poor	N/A	None
	X			

Observations:

- Clean gutters: Significant amounts of debris evident.
- Partial gutters - Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away. Back side of home.



Clean gutters: Significant amounts of debris evident.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- **Location of access**
- Scuttle Hole located in:
- Access at hallway ceiling
- Bedroom Hall
- Attic light located just inside access

2. Structure

Good	Fair	Poor	N/A	None
	X			



3. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				



6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to insullation

7. Attic Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- PVC plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 8 inches in depth



9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.



No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Normal settlement

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Screened openings noted.
- Grade above vent(s) will direct water into structure.

6. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:

- Vent screens noted as functional.

7. Access Panel

Good	Fair	Poor	N/A	None
	X			

Observations:

- The foundation access panel installed and functional during the inspection.



The foundation access panel installed and functional during the inspection.

8. Post and Girders

Good	Fair	Poor	N/A	None
	X			

Observations:

- Support Material: concrete block piers
- Beam Material: Wood
- No deficiencies observed

9. Sub Flooring

Good	Fair	Poor	N/A	None
			X	

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- All wiring should be properly secured to the framing.



All wiring should be properly secured to the framing.

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
	X			

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
			X	

15. Insulation

Good	Fair	Poor	N/A	None
X				



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. Interior areas usually consist of hallways, foyer, and other open areas. 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. Bar

Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Hollow wood doors.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required. Good reminder is to change batteries when setting clocks back.
- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

9. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

10. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

11. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted. • Vinyl framed sliding window noted.

12. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The sliding patio door was functional during the inspection.

14. Screen Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Sliding door screen is damaged at latch.

15. Wall Condition

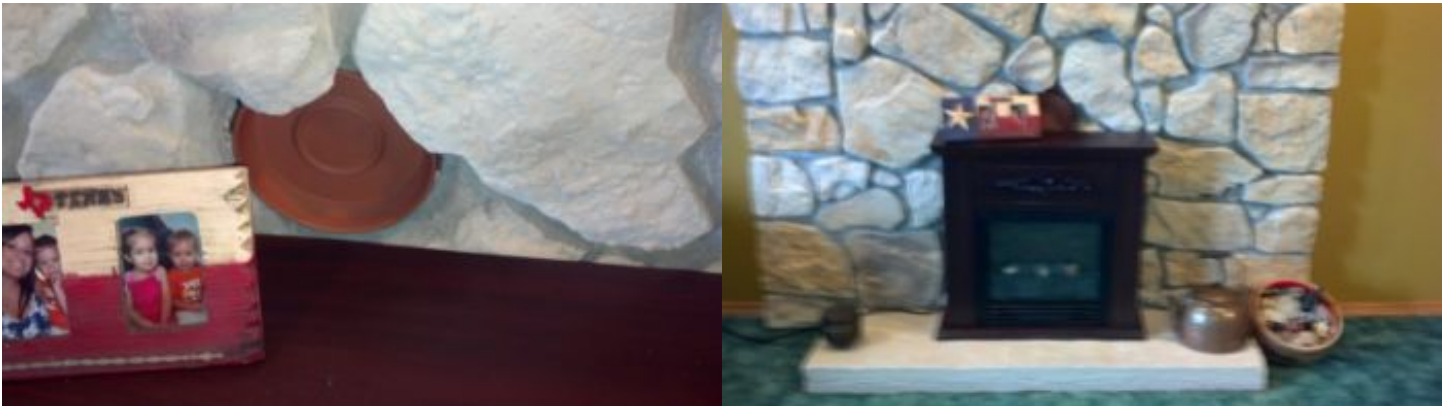
Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

16. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room
Materials: Masonry fireplace noted. • Decorative electric fireplace noted. This is not inspected.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Cabinet doors missing knobs, consult with seller on repair/ replacement options.



Cabinet doors missing knobs, consult with seller on repair/ replacement options.

Cabinet doors missing knobs, consult with seller on repair/ replacement options.



2. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Plastic laminate tops noted.



Plastic laminate tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated

4. Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

5. Garbage Disposal

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated - appeared functional at time of inspection.



Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Cook top condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Electric cook top noted.
- The back right burner did not operate when tested.



The back right burner did not operate when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
		X		

Observations:

- Oven(s): Electric
- All heating elements operated when tested.
- Oven display did not work. Can not tell what temperature oven is set at.
- 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.



Oven display did not work. can not tell what temperature oven is set at.

9. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

• ****SUPPLY****• **Faucet loose at base.**

Faucet loose at base.

10. Drinking Fountain

Good	Fair	Poor	N/A	None

11. Spray Wand

Good	Fair	Poor	N/A	None
	X			

Observations:

• The spray wand was operated and was functional.

12. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

13. Vent Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Recirculating

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

15. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Sheet vinyl flooring is noted.

16. Plumbing

Good	Fair	Poor	N/A	None
	X			



17. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

18. Patio Doors

Good	Fair	Poor	N/A	None
			X	

19. Screen Doors

Good	Fair	Poor	N/A	None
			X	

20. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

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

21. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

22. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: Hall#2

2. Cabinets

Good	Fair	Poor	N/A	None
			X	X

3. Counters

Good	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- Could not fully inspect the dryer vent, it is obscured by dryer.

5. Electrical

Good	Fair	Poor	N/A	None
	X			

6. GFCI

Good	Fair	Poor	N/A	None
				X

7. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:

- operated

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

Observations:

- none

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Floor Condition

Good	Fair	Poor	N/A	None
		X		

Materials: Sheet vinyl flooring is noted.

Observations:

- Flooring appears to have damaged subfloor due to plumbing leak .



Flooring appears to have damaged subfloor due to plumbing leak .

12. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Wall Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are drywall ceilings noted.

15. Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

Bedroom 1

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

1. Locations

Locations: Downstairs

2. Cabinets

Good	Fair	Poor	N/A	None
			X	X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

Observations:

- None present.

4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.
- Closet door rubs on carpet making hard to operate.



Closet door rubs on carpet making hard to operate.

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Hollow wood doors.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

7. Fireplace

Good	Fair	Poor	N/A	None
			X	

8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

**9. Smoke Detectors**

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

10. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

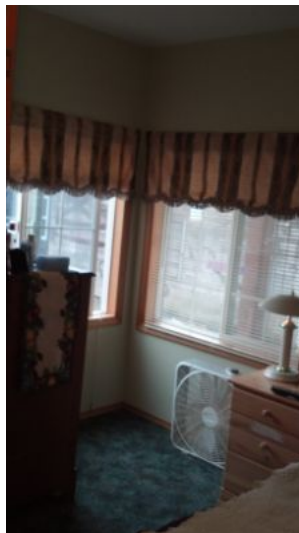
11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.



13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

14. Patio Doors

Good	Fair	Poor	N/A	None
				X

15. Screen Doors

Good	Fair	Poor	N/A	None
				X

Bedroom 2

1. Locations

Locations: South West#2

2. Cabinets

Good	Fair	Poor	N/A	None
			X	X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.
- Closet door rubs on carpet making hard to operate.



Closet door rubs on carpet making hard to operate.

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Hollow wood doors.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

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

7. Fireplace

Good	Fair	Poor	N/A	None
			X	X

8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.



9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- The smoke detectors operated during the inspection.

10. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

12. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed sliding window noted.

Observations:

- Missing screens observed.



Missing screens observed.

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	X

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	X

Bedroom 3

1. Locations

Locations: North West#3

2. Cabinets

Good	Fair	Poor	N/A	None
			X	X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

Observations:

- None present.

4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.



The closet is in serviceable condition.

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Hollow wood doors.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

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

7. Fireplace

Good	Fair	Poor	N/A	None
			X	X

8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.



9. Smoke Detectors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The smoke detectors operated during the inspection.

10. Wall Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall walls noted.

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

12. Window Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed sliding window noted.



13. Ceiling Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are drywall ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
			X	X

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	X

Bedroom 4

1. Locations

Locations: North East#4

2. Cabinets

Good	Fair	Poor	N/A	None
			X	X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

Observations:

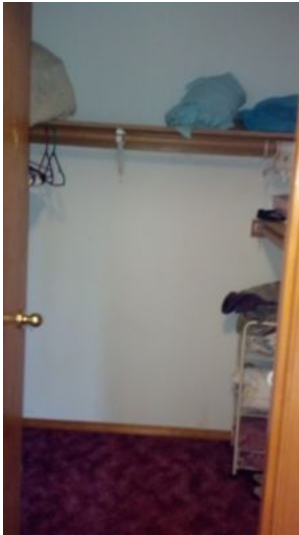
- None present.

4. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:

- The closet is in serviceable condition.
- The closet door has hole in front of it.



The closet is in serviceable condition.



The closet door has hole in front of it.

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Hollow wood doors.

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

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

7. Fireplace

Good	Fair	Poor	N/A	None
			X	X

8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

**9. Smoke Detectors**

Good	Fair	Poor	N/A	None
	X			

Observations:

- The smoke detectors operated during the inspection.

10. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

12. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed sliding window noted.

**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	X

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	X

Bathroom 1

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..

1. Locations

Locations: Main Floor Bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- No deficiencies observed.



No deficiencies observed.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Plastic laminate tops noted.



Plastic laminate tops noted.

5. Doors

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

9. Floor Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Sheet vinyl flooring is noted.

Observations:

- Open seams observed.
- Recommend caulking at the tub and shower areas



Recommend caulking at the tub and shower areas

Open seams observed.

10. Heating

Good	Fair	Poor	N/A	None
	X			

Observations:

- Central heating noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
	X			

12. Plumbing

Good	Fair	Poor	N/A	None
	X			



13. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:

- functional
- Faucet is loose in the wall.
- Shower mast scone is loose at the wall. Needs to be caulked and sealed so water does not go behind.



Shower mast scone is loose at the wall. needs to be caulked and sealed so water does not go behind.

Faucet is loose in the wall.

14. Shower Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Fiberglass surround noted.

15. Bath Tubs

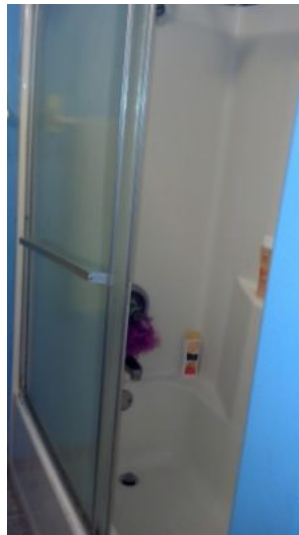
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Tub

16. Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

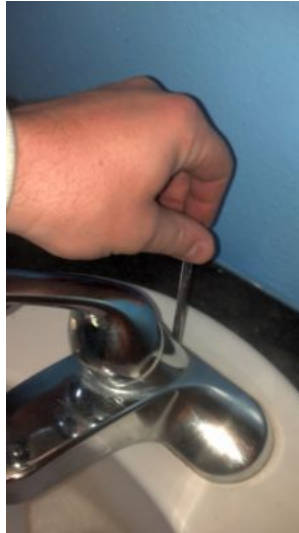


17. Sinks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

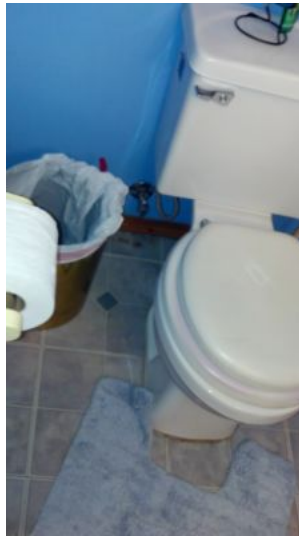
- Stopper is missing/inoperable. Right sink



Stopper is missing/inoperable. Right sink

18. Toilets

Good	Fair	Poor	N/A	None
	X			



19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Bathroom 2

1. Locations

Locations: Upstairs bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Cabinet doors have loose hardware, consult with seller on repair/ replacement options.
- Cabinet drawer face is loose.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
	X			

Observations:

- Solid Surface tops noted.



Solid Surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
	X			

Observations:

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

9. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Floating laminate type flooring noted.

10. Heating

Good	Fair	Poor	N/A	None
			X	

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
	X			

13. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:
• functional



functional

14. Shower Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
• Fiberglass surround noted.
• Caulking needed around perimeter.
• Evidence of repair observed.

15. Bath Tubs

Good	Fair	Poor	N/A	None
	X			

Observations:

- Whirlpool
- 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. 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.
- tub spout short this can lead to water pooling on top of tile behind tub.



tub spout short this can lead to water pooling on top of tile behind tub.



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. 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.

16. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- The shower enclosure was functional at the time of the inspection.



The shower enclosure was functional at the time of the inspection.

17. Sinks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Toilets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



19. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed single hung window noted.