

# Property Inspection Report



1234 Sample Way, Haymarket, VA 20169  
Inspection prepared for: Chris Sample  
Real Estate Agent: -

Date of Inspection: 4/2/2026 Time: 2:00 PM  
Age of Home: 2004 Size: 2736  
Order ID: 1443

Inspector: Brian Henley

Gainesville, VA 20155  
Phone: 5712385201  
Email: [brian@keystonehomeservices.com](mailto:brian@keystonehomeservices.com)

## Inspection and Report Limitations

Dear Chris Sample,

Thank you for selecting Keystone Home Services, LLC to provide inspection services on your new property at: 1234 Sample Way, Haymarket, VA, 20169.

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and the equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our Contract for Services or Service Agreement provides additional details: Please Read It Carefully.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the systems did meet requirements at the time they were installed. This is a visual inspection. No destructive testing or discovery is performed. In other words your inspector does not have x-ray vision and cannot see behind walls and hidden defects.

Though they are sometimes mentioned as courtesy, "cosmetic" issues are not generally addressed in this report. These issues are subjective in nature and generally do not affect the durability and serviceability of the components of the building.

Because a Real Estate inspection is general in nature and not technically exhaustive, there may be issues of conditions mentioned in the report calling for further review by specific trades persons or specialists such as electrical, plumbing, roofing, heating and air conditioning, or other qualified, licensed trades persons or contractors. These reviews may reveal additional items or concerns other than those mentioned in the report. MOLD evaluations and testing are beyond the scope of this inspection and specifically disclaimed. Consequently, it is strongly advised that the recommendations be conducted prior to the close of escrow by licensed professionals.

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**WARNING....** This report cannot be sold or transferred. The client agrees to indemnify, defend, and hold harmless the inspection company, and inspector, from third party claims relating to this inspection report.

Thank you again,

Brian Henley  
Keystone Home Services, LLC

### How Photos and Colors are Used

#### USE OF PHOTOS:

Your report includes many images or photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Other images may be included as a part of the inspection report. The images, when provided, are intended to augment the descriptive text in the body of the report, not as a replacement of the descriptive text. Additionally, it should be noted that the images are not intended to be a comprehensive photographic documentation of the inspection. Photos are sometimes taken as courtesy when the inspector feels that an image may assist the client in understanding the nature of the discovery.

#### TEXT COLOR SIGNIFICANCE:

**BLACK** colored text denotes: general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**GREEN** color text: Denotes: observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant, the need for repairs now, or recommendations on maintenance. These comments are also duplicated in the Report Summary page(s).

**RED colored text:** Denotes a brief comment of significantly deficient components or safety conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

Underlined Text: denotes a glossary of terms used in the report. The first time a term is used is marked in Yellow and is explained at the end of the report what the term means and how it is used.

## Inspection and Site Details

### 1. Home Type

Home Type: Townhouse

### 2. House Direction

All references to house direction is from the front of the home. This home is facing approximately, West

### 3. Occupancy

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

### 4. Inspection Start Time

Start Time: 2:00 PM

End Time: 5:00 PM

Plus and additional 1-2 hours report writing time.

### 5. Attendance

The Client(s) are present., The Buyer Agent is present., Brian Henley - Inspector, The Client had partially participated

### 6. Today's Weather

Today's weather conditions are:, overcast, light rain

The recent weather conditions have been as follows:, hot, Scattered Storms

### 7. Soils

Due to the current/recent weather conditions, the soils may be, wet

The approximate outdoor temperature is, 55-60

### 8. Positive Attributes

The home shows well with the following benefits such as, location, well maintained, newer water heater, wood flooring, newer roof, multi-zone HVAC

### 9. Exterior Photos



## Exterior

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the exterior as viewed from the ground. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Where exterior surface damage is noted, repairs should include the evaluation of surrounding and underlying materials to determine if hidden damage is present. The discovery of hidden damage will increase the cost of any needed repairs. Roof overhangs are only inspected where accessible from the ground level. This report is not intended to address any geological, geotechnical or hydrological conditions that may or may not exist. We recommend you make an inquiry with the seller. The inspection of chimney stacks, flues, fireplaces, etc... are limited in nature due to access. Qualified professionals are advised to evaluate these systems prior to closing, especially if any deficiencies are noted, as chimney repairs can be expensive.

### 1. Eaves and Trim

**Materials:** A combination of trim materials are used around the home. **PVC**, wood, metal clad etc. are common materials used. Some of these are newer type materials that eliminate most maintenance.

**Observations:**

- Unless noted below, eave and whole house trim components appear in acceptable condition as viewed from the ground were visible.

### 2. Siding Type

**Materials:** The exterior siding material consists of , vinyl, brick veneer

### 3. Metal / Vinyl / Wood Siding

**Observations:**

- Caulk is needed at siding intersections with windows, doors, trim, and brick. This is important to prevent rain and pest entry. Use an outdoor rated silicone caulk.



caulk needed



caulk needed

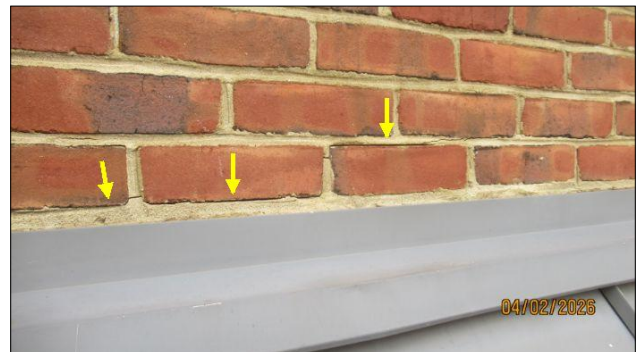
### 4. Masonry / Manufactured Siding

**Observations:**

- There are one or more areas of the brick veneer that need brick repointing as evidenced by cracking and/or deteriorated mortar. This should be repaired in order to control water intrusion. A licensed brick mason is advised for repair.



cracking mortar



cracking mortar

## 5. Doors

**Materials:** The exterior door types are • insulated metal • sliding glass • The doors are located at the • front • rear • garage

**Observations:**

- Unless noted otherwise, the exterior doors open, close and lock as intended. It is advised that all exterior doors be re-keyed once you take ownership of the home.

## 6. Windows

**Materials:** The window types are vinyl double glazed.

**Observations:**

- The windows were viewed under overcast conditions which can obscure the actual conditions of all glass in the home from seeing failed double glass seals. Failed windows may exist that can escape our attention today. Review all the windows under better clear sky conditions as available. We are not responsible if failed windows exist that go undetected due to weather circumstances.
- One or more windows need caulking in the brick frame to ensure water tightness, this is important.



caulk needed

## 7. Screening

**Observations:**

- There are windows present which are missing screens. Make sure all screens are accounted for and installed for final examination.

## 8. Storm Doors and Windows

**Observations:**

- The installed storm door(s) are performing normally.

# Grounds

## 1. Vegetation

**Observations:**

- Plant materials appears to be healthy and well maintained. All trees and shrubbery require annual trimming and pruning to avoid contact with the structure.

## 2. Grading and Drainage

**Observations:**

- The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

## 3. Driveway Condition

**Materials:** Type of driveway, asphalt

**Observations:**

- Driveway is in average condition due to age and normal wear resulting in cracks, settlement, etc... Maintenance is needed.



#### 4. Stoops and Porches

**Materials:** The front or side stoop(s) are made of • concrete

**Observations:**

- Components appear serviceable.

#### 5. Steps and Railings Condition

**Materials:** The steps are made of , a combination of, concrete, wood

**Observations:**

- No hand rails present at rear steps. Heights of stairs above grade of more than 30" require a guard rail. Recommend railings be installed that conform to current standards--Safety Concern.



add railing

#### 6. Walkway Condition

**Materials:** The walkway types are , concrete

**Observations:**

- Walkway components appear serviceable.

#### 7. Patio Condition

**Materials:** The patio type is , pavers

**Observations:**

- Patio appears to be in an acceptable condition.

## Garage

#### 1. Garage Type and Size

**Observations:**

- The garage is integrated into the structure.
- The stall size is 2 car.

#### 2. Overhead Doors

**Observations:**

- The door type is metal or steel.

### 3. Automatic Openers

Observations:

- The manual safety reverse system requires adjustment. Less resistance is needed for the overhead door to reverse properly and as intended for safety. Correcting the problem may be as simple as adjusting the force screw to the door opener. (Check the owners manual for instructions or contact a professional)

### 4. Fire Rating Observations

Observations:

- The current standards employ fire resistant doors, walls and ceilings. The walls, ceiling coverings and doors appear to meet the minimum fire separation standards. However, it is not possible to verify that the proper material was used once the walls and ceiling have been painted and is specifically disclaimed.

### 5. Walls and Ceilings

Observations:

- Due to stored items in the garage, I was unable to determine the condition of a portion of the walls or floors hidden from view. Re-inspect as needed when the room is empty.



limits



limits

### 6. Foundation and Floors

Observations:

- Normal wear and tear noted. Garage floor appears to be serviceable.

### 7. Garage Roofs

Observations:

- The garage roof covering materials are in similar condition to that of the main structure.

### 8. Electric and Water Observations

Observations:

- At least one outlet is Not **GFCI** protected. Considering the age of the home, all of the garage electrical outlets, except dedicated circuits, should be protected using Ground Fault Circuit Interrupters. Repair is needed for safety. Consult a licensed electrician.



outlet not GFCI protected

# Roof System

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked on where conditions permit without danger to roof damage or endangering the inspector, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected at least once a year by a licensed roofer. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains or repairs are noted. Inspecting for hail or other storm related damage is not performed. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and, as such, are not inspected.

## 1. Design Type

**Design:** The roof design is • gable  
**Materials:** Composition (asphalt) shingles

## 2. Roof Age

**Age:** The roof age appears to be approximately 7-9 years old. This is an estimate based on interior and exterior observations. Confirm the age with the sellers or roofing company.

**Observations:**

- The roof covering on the main structure appears to be one covering and a replacement.
- Obtain all warranties for the recent installation for your records if available.
- The approximate remaining Life Expectancy of the roofing materials is 10-15 years. (The life expectancy given is the best estimate of the inspector, assuming proper maintenance and inspections. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage).

## 3. Roof Condition

**Viewed:**

- The roof covering was observed with the aid of binoculars where visible and accessible and from the roof edge at one or more places.
- Periodic inspections of the roof covering materials and all penetrations by a licensed qualified roofing contractor is advised.

**Observations:**

- The roof covering material is in a condition that is consistent with its age and method of installation as viewed from the ground
- The roof is wet which at times can mask aging conditions.



## 4. Flashing and Trim

**Observations:**

- Flashings appear to be installed in a normal fashion where visible and as viewed from the ground

## 5. Pipes and Vents Condition

**Observations:**

- Roof penetration components appear in acceptable condition where visible.

## 6. Skylights

**Observations:**

- Skylight components appear in acceptable condition with no apparent signs of leaking.
- Because skylights are a common point of leakage, monitor the condition of the skylight(s) for signs of leakage or change that would signal the need for further evaluation. A licensed contractor or trades person should be consulted at that time for repair or replacement.



satisfactory



satisfactory

### 7. Gutter Observations

#### Materials:

- The gutter material is made of aluminum.
- Unless otherwise noted below, the gutters and downspouts are performing normally.
- Regular cleaning is needed to all guttering and downspouts to prevent clogging and water entry into the dwelling.

#### Observations:

- One or more of the downspouts go into an underground system. It is unknown if they are functional or where they daylight.



unknown daylight

## Attic and Ventilation

### 1. Location

#### Observations:

- A combination of locations as follows:
- The attic access is located in the garage
- The attic access is located at a wall access panel in the upper loft area.
- Cathedral ceilings do not allow access to view the attic space. No comments are made as to the conditions that exist.

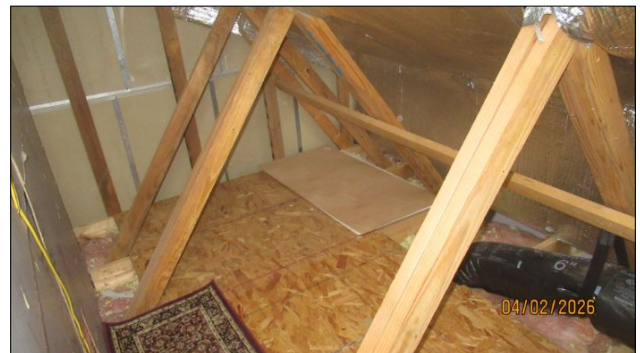
### 2. Inspection

#### Observations:

- The attic cavity was inspected by entering the area.



garage attic area



upper attic area

### 3. Roof Framing

**Materials:** The roof framing is comprised of engineered trusses.

**Materials:** The roof decking material is oriented strand board sheathing.

### 4. Framing Observations

Observations:

- The roof framing system appears to be in satisfactory condition where visible.

### 5. Leaks

Observations:

- There is no evidence of current water leaks into the accessible attic spaces.
- There is limited visual examination of the roof framing due to pitch, access or general construction methods. Stains or potential leaks may go undetected.

### 6. Party Walls

Observations:

- The Party Walls are made of fire resistant gypsum, type X. This controls flame spread in connection with the fire rated sheathing or materials on the roof structure.

### 7. Fire Protection

Observations:

- The fire rated materials are performing as intended where visible. Continue to monitor annually.

### 8. Insulation

**Materials:** The following type of insulation was noted in the attic is • Fiberglass • There is an average of; • at least 8-10" or so of insulation installed.

Observations:

- The installed insulation appears to be installed full and even according to industry standards.

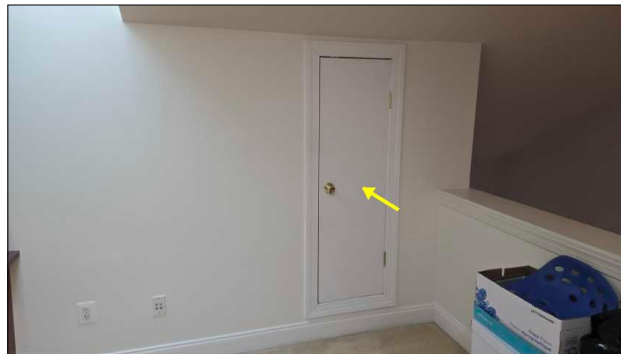
### 9. Ventilation Observations

**Materials:** A combination of soffit and ridge vents

### 10. Additional Comments

Observations:

- Loft attic wall access door panel is a hollow core door and should be a solid core for insulation purposes. Upgrading is advised.



hollow core door

## Structure

The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water/surface rain runoff should be expected at basement walls during times of prolonged rainfall, hurricanes or other acts of God, melting snows, etc. As a first attempt to remedy, check the grading and water runoff control (gutters and downspouts) around the perimeter of the house for needed improvements. This report is not a termite or other wood destroying organism clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite WDO infestation prior

to your acceptance of the property. Most lenders require this specialty inspection as a condition of the loan. Annual inspections are advised thereafter. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

## 1. Foundation Type

**Observations:** There are a combination of foundation types. • Full basement

**Materials:** The material make up is • Poured concrete.

## 2. Interior View of Foundation Walls

**Observations:**

- The basement level is mostly finished, limiting visibility of the foundation walls.

## 3. Exterior View of Foundation Walls

**Observations:**

- The exposed portions of the perimeter foundation walls appear to be adequate and are functioning as intended at this time.

## 4. Slabs Floors

**Observations:**

- A floating slab inside the foundation is used for this structure. Commonly found in homes with basements. Unless noted otherwise, the visible portions of the slab are in satisfactory condition at the time of the inspection.

# Framing

## 1. Flooring Materials

**Observations:**

- The visible floor framing consists of manufactured I beams

## 2. Sub Flooring

**Observations:**

- The visible subfloor materials consists of plywood

## 3. Posts and Mains

**Materials:** Steel beams and lally columns are observed and in satisfactory condition where visible.

## 4. Framing

**Materials:** The common wall and ceiling structure of this era consists of • wood framing

**Observations:**

- Framing appears to be in acceptable condition where visible.
- Only a limited amount of framing is visible due to finished ceilings, insulation, drop panels, etc.

# Pest and WDI

## 1. Pest Control

**Observations:**

- It is recommended to always get a termite and wood borer inspection prior to purchase and annually thereafter.

# Plumbing System

Inspection of plumbing components is limited to what is visible at time of the inspection. The presence and condition of Well and Septic systems are not determined or inspected--these systems need to be evaluated by qualified well and septic companies or the local county health department. Water quality or hazardous materials (lead) testing is available from local testing labs. All underground or otherwise concealed piping related to water supply, waste, or sprinkler (fire suppression or lawn) use are excluded from this inspection. Water conditioning systems and solar water heating systems are, likewise, not inspected--have these inspected

by qualified contractors specializing in these systems. Leakage or deterioration in underground piping cannot be detected by this visual inspection--further evaluation by a plumber or well/septic contractor is required to determine material and condition. The shutoff valves and safety valves (main, hose bibs, laundry, sinks, etc...) within the house are not tested as these very often begin to leak or break due to age and infrequency of use. Have a licensed plumber test these and be prepared to have repairs/replacements performed. Saddle valves or punch type valves should be replaced with soldered or threaded valves. All plumbing fixtures and faucets are operated unless otherwise noted.

## 1. Location

Observations:

- Public water source supplied by the city, town or municipality.
- The location of the main water supply shut off is at the foundation wall.
- You should operate the main water valve at least annually to prevent the valve from freezing in the on position preventing emergency shutoff. In addition, it is recommended that you shut the main water valve off anytime you will be away from the home for more than a few days in the event of a leak.



Main water shutoff valve

## 2. Pressure

Observations:

- There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.
- Average, unless noted otherwise, the pressure is adequate for normal use operating multiple fixtures at the same time without significant loss of pressure.

## 3. Service Piping

Materials:

- The incoming water service material is Polyethylene (black plastic) and has been used for decades with few problems.

## 4. Inside Water Piping

Materials:

- The interior supply piping in the structure is predominantly CPVC plastic.

## 5. Plumbing Condition

Observations:

- The visible plumbing supply lines appear to be functioning as intended at the time of the inspection.

## 6. Disposal Type

**Type:** Public sewer source supplied by the city, town or municipality.

**Materials:** The visible waste and vent piping material are PVC.

## 7. Drain Waste Vent Condition

Observations:

- The plumbing waste and vent piping appears to function normally where visible.

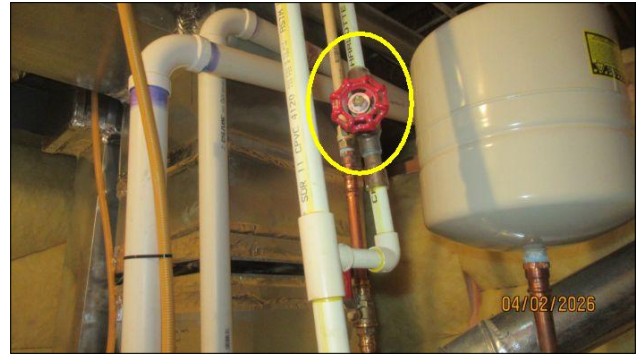
## 8. Exterior Hose Bibs

Observations:

- The Front exterior hose bib appeared to function normally.
- Rear Hose Bib is Off as tested from the outside. It is wise to have these faucets turned on inside and be able to check them outside at final walk-through. If weather does not permit them being turned on due to freezing temperatures, confirm with sellers they do not leak.



front hose bib shutoff



rear hose bib shutoff

### 9. Floor Drains

Observations:

- Furnace area. Floor drains are not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.

### 10. Wet Bars

Observations:

- The bar area refrigerator was not tested as it was unplugged at the inspection. It is unknown if the appliance conveys with the home.
- The sink drain piping slopes toward the front of the cabinet slightly. The sink did drain when tested, however, there were some gurgling sounds when draining indicating some possible venting issues. Repair is advised if this sink is to be used regularly.



refrigerator not plugged in



drain slopes forward

### 11. Gas Lines

Observations:

- The gas supply materials are **CSST** (Corrugated Stainless Steel Tubing) with a manifold distribution.
- There is **NO** Visible bonding of the CSST gas piping material to the electrical system. Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor. Check with your local master electrician, or county inspection department and upgrade as needed for safety reasons.



No visible bonding

# Water Heater

## 1. Location & Fuel Source

### Location and Fuel Source:

- The water heater is located: Furnace Room
- The water heater fuel is: Natural Gas

### Observations:

- The manufacturer of the hot water heater is Bradford White
- The age is approximately: 1-2 years old. The average service life for a water heater is 10 - 12 years.
- Inquire with the seller for all documentation regarding the new or recent installation, ie. manuals, installer docs, warranty info, permits (if applicable), etc...
- A 75 gallon tank. Great for larger families or may indicate a spa type bathtub is installed.

## 2. Condition

### Observations:

- Unless otherwise noted within this report, the unit was tested and performed normally. Occasionally, check for proper flueing and general maintenance, i.e. draining the water heater, checking the **TPR valve**, look for corrosion, leaks etc.



## 3. Shutoff Valve

### Observations:

- There is a fill or shutoff valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

## 4. TPR Valve

### Observations:

- The TPR valve installed is typical however are not tested by the inspector.

## 5. Wiring and Gas Service

### Observations:

- There is a gas valve cutoff installed adjacent to the hot water tank.

## 6. System Testing

### Observations:

- Unless otherwise noted within this report, the unit was tested and performed normally. Occasionally, check the TPR valve, electrical connections, elements and leaks for general maintenance.
- Temperature controls for the most economical and relatively safe condition would be set at 120-125 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons.

## 7. Piping

### Observations:

- The incoming and output piping is installed and functioning correctly.

## 8. Pans

### Observations:

- There is an overflow pan present and a drain exists. Confirm its discharge location if not evident.

## 9. Firebox Condition

### Observations:

- The combustion chamber is sealed with only a small inspection port that prevents full inspection. No comments regarding the dome, rust or integrity of the burners

## 10. Secondary Air

Observations:

- The availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

## 11. Flue Type

Observations:

- The exhaust flue pipe is metal and properly installed.

# Laundry

Laundry appliances are run on normal or quick cycles, if applicable and convey, due to time constraints. If personal effects are inside the machines they will not be removed for testing. You then may need to test at your final walk-through. Some may be listed as "as-is", or if the client chooses, may not be tested. None of the equipment is moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Rubber supply hoses should be upgraded to braided stainless steel or similar. When the laundry is in close proximity to the furnace or water heater, there is a potential the chemicals can cause premature deterioration to the heat exchangers or enclosures. Be sure to keep cleaning chemicals in sealed containers and provide adequate ventilation to the room.

## 1. Testing and Problems

Location:

- Laundry is located on the main level.

Observations:

- A washer and dryer are installed. Both were run through normal cycles and included as a part of this inspection.



## 2. Washer and Hookups

Observations:

- There are water hook ups and a drain, stand pipe or tub. The drain(s) were not flood tested. Those wall mounted supply boxes have concealed piping and not reported on.
- There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, or a finished level that could cause damage, a washer pan should be installed with a drain.

## 3. Dryer Hookup and Vent

Observations:

- There is a 240-volt outlet provided for an electric dryer.
- The dryer ventilation as installed appears adequate, however the internal duct is not viewable. Regular cleaning of the vent is recommended annually by licensed professionals.

## 4. Laundry Basin

Observations:

- There is evidence of a leak in the drain piping under the sink. Repair is advised.



drain leak

## Sump Pumps

### 1. Sump Pumps

#### Observations:

- The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of, or effectiveness of, any sub slab or perimeter drainage system.
- There is no battery backup installed. I suggest you consider installing a battery backup system. This may be a positive addition in event of a power failure.



sump discharge



## Radon Testing

### 1. Radon Gas System

- Radon gas testing is not included with a home inspection but available through third parties. The Environmental Protection Agency recommended all homes be tested for radon gas. Radon gas is the second leading cause of lung cancer next to smoking and can be mitigated relatively easily. Go to [www.epa.gov/radon](http://www.epa.gov/radon) for more information.

## Electrical System

This report addresses the visible/accessible portions only of the primary electrical power distribution system serving the building and their apparent condition without indepth testing. Electrical repairs should not be attempted by anyone other than a licensed electrician due to the risk of shock and fire. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Exterior lights with photo cell switches installed cannot have their operation verified during daylight and, as a result, are not tested. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested monthly and batteries replaced annually. Carbon monoxide detectors should be installed on any level with combustion appliances and at all sleeping levels. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with an alarm monitoring company for further evaluation . Intercom and sound system equipment and their components are not addressed by this inspection. We recommend you consult with a intercom/sound system company for further evaluation. Telephone and other signal conducting systems and wiring including, but not limited to, Category 3, Category 5,

DSL, ISDN, LAN, Cable Modem and TV/Cable/Satellite Dish are not inspected or tested. We recommend further evaluation by a specialist.

## 1. Location and Observations

### Materials:

- Underground service to the structure is desirable for safety and appearance.
- Breakers - The structure is equipped with a breaker type main power panel.
- The service size is approximately 200 amps
- The main disconnect location is at the main service panel.

### Observations:

- The main electrical panel is located in the basement
- The dead cover was accessible and removed per inspection standards.



cover removed

## 2. Grounding Method

### Observations:

- The grounding conductor line was located at a driven rod.
- The grounding material is copper.

## 3. Service and Branch Circuits

### Observations:

- Aluminum service entrance conductors
- The branch circuits are wired using plastic insulated copper single conductor cables commonly referred to as Romex.

## 4. Panel Labeling

### Observations:

- Identification of the breakers and the appliances or areas they control are marked. This inspection does not verify the accuracy of this legend.

## 5. Panel Wiring Observations

### Observations:

- Wiring and breakers appear satisfactory and functioning properly at the time of the inspection. Breakers are not tested during inspections.

## 6. Interior Receptacles, Outlets

### Observations:

- Random testing of the receptacles due to restricted access. Recheck the receptacles for power and polarity during the final walk-through.

## 7. Interior Lighting, Switches, Fans

### Observations:

- There are ceiling fan(s) present and responds to homeowner controls. If there is a remote control for the ceiling fan, be sure to verify its presence at the closing walkthrough inspection.

## 8. Exterior Lighting and Wiring

### Observations:

- Exterior light fixtures all appear in normal working order.

## 9. Exterior Receptacles and Doorbell

Observations:

- GFCI controlled receptacles are installed and functioning as intended.
- There is a video style doorbell installed at the front door. It was not tested.

# GFCI and AFCI

## 1. GFCI and Condition

Observations:

- The GFCI protection is present - included but not limited to: main panels, bathrooms, unfinished basements, outside outlets, garages, kitchens, whirlpool spas, pools, etc. Based on the construction year, others may exist that are not found or tested.
- Unless noted otherwise, those installed work normally.

# Smoke and CO Detectors

## 1. Smoke Detectors

Observations:

- Smoke detectors are present. By today's standards, smoke detectors are required on every level of the home and in every bedroom. If not already installed, I recommend installing smoke detectors to meet this standard as a good improvement in safety.
- Smoke detectors installed work normally (manual test). Test smoke detectors monthly is recommended. Smoke detectors are not inspected for the detection of smoke. They are inspected for an audible alarm only.

## 2. Carbon Monoxide Detectors

Observations:

- The carbon monoxide detector(s) appear to be operational (manual test). I recommend that you test each carbon monoxide detector monthly. No comment is made as to its ability to safely monitor current carbon monoxide levels or the levels present that will set off the alarm when the unit is functional.

# Primary Heating

Heat exchangers in all types of furnaces including mid and high efficiency furnaces are not inspected for evidence of cracks or holes as this can only be done by dismantling the unit which is beyond the scope of this inspection. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. The interworkings of the ductwork with regard to MOLD is not inspected for. Any mention of excessive moisture or leakage within the system of any type should be tested for MOLD activity. Regardless of severity and is beyond the scope of this inspection. The interior of ductwork is not visible and is not inspected. This inspection does not include electronic air cleaners, humidifiers and/or dehumidifier which are beyond the scope of this inspection. Have these systems evaluated by a qualified HVAC technician. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. A normal service and maintenance contract with an HVAC contractor is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes very costly to remedy. Any recommendations for repair or maintenance in the report should always be performed by licensed and insured HVAC professionals.

## 1. Location/Brand

**Materials:** A forced air furnace is installed as the primary source of heat.

Observations:

- The heating system is located in the: Basement
- The brand of the heating unit is: Bryant



## 2. Size & Age

### System Size/Age:

- The size in BTU's is approximately:50-60,000
- The age of the heating equipment is approximately: 6-8 years

## 3. Fuel Conditions

### Observations:

- The fuel source is natural gas.
- The installed ignition is an electronic type.

## 4. Flue Condition and Draft

**Materials:** The visible components are performing as intended. • Induced draft system using an inducer fan to push the burnt exhaust gases out of the flue pipe. • The furnace is a very high efficiency type furnace using an inducer fan to push the burnt exhaust gases out of the plastic flue pipe.



furnace flue exhaust and intake

## 5. Combustion Air

### Observations:

- The availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

## 6. Burner Condition

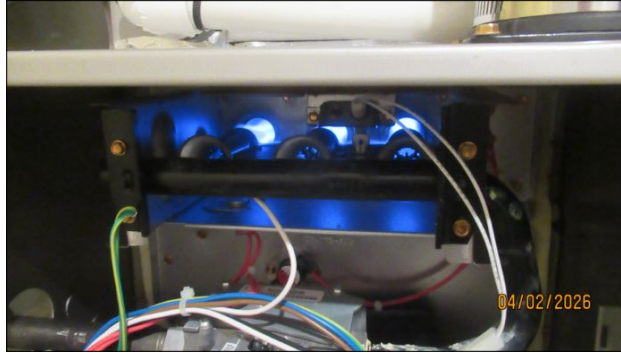
### Observations:

- The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger.

## 7. System Tested

### Observations:

- Unless otherwise noted below, the heating system was operated via normal homeowner controls.



## Primary Cooling

### 1. Location/Brand

**Materials:** Refrigerant/Split System. Electricity powered.

**Observations:**

- The location of the condensing unit is at the rear.
- The brand of cooling equipment is Bryant



### 2. Size / Age

**Observations:**

- The size of the air conditioner in tons is approximately 2.0 ton
- The age of the cooling equipment is approximately 6-8 years

### 3. Condenser and Lineset

**Observations:**

- The unit is approachable, visibly level, clear of obstruction or damage and appears to be satisfactory.

### 4. Testing and Disconnect

**Observations:**

- The air conditioning was operated using normal homeowner controls.
- The installed service disconnect is located within sight of the condensing coil cabinet.

### 5. Condensation System

**Observations:**

- The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.
- An overflow pan is present which is required for installations over finished areas.
- There is a float switch mounted on the overflow pan. This is designed to shut down the air conditioner if condensation water accumulates in the pan.
- No condensation water was produced due to lower temperatures outside.

## Primary Heating 2

### 1. Location/Brand

**Materials:** Air-to-Air split system type heat pump is installed as the primary heating system.

Observations:

- The heating system is located in the: Closet
- The brand of the heating unit is: Carrier



### 2. Size & Age

**System Size/Age:**

- The age of the heating equipment is approximately: 12-14 years

**Backup Heat:** Electric coils are installed for backup heat. It is common for the first time use in the fall for a slight burning smell to be noticed. This normally dissipates quickly. • The backup system functioned properly when tested using the EM-HEAT setting on the thermostat.

### 3. Fuel Conditions

Observations:

- The fuel source is electricity.

### 4. System Tested

Observations:

- Unless otherwise noted below, the heating system was operated via normal homeowner controls.

## Primary Cooling 2

### 1. Location/Brand

**Materials:** Heat Pump. Electricity powered.

Observations:

- The location of the condensing unit is at the rear.
- The brand of cooling equipment is Bryant



### 2. Size / Age

Observations:

- The size of the air conditioner in tons is approximately 2.0 ton
- The age of the cooling equipment is approximately 12-14 years

### 3. Condenser and Lineset

Observations:

- The unit is approachable, visibly level, clear of obstruction or damage and appears to be satisfactory.

### 4. Testing and Disconnect

Observations:

- The air conditioning was operated using normal homeowner controls.
- The installed service disconnect is located within sight of the condensing coil cabinet.

### 5. Condensation System

Observations:

- The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.
- An over flow pan is present which is required for installations over finished areas.
- There is a float switch mounted on the overflow pan. This is designed to shut down the air conditioner if condensation water accumulates in the pan.
- There is an inline P-trap float switch mounted on the condensation pipe. This is designed to shut down the air conditioner if condensation water backs up at the indoor system preventing damage.
- No condensation water was produced due to lower temperatures outside.

## Ducts / Filtration / Thermostats

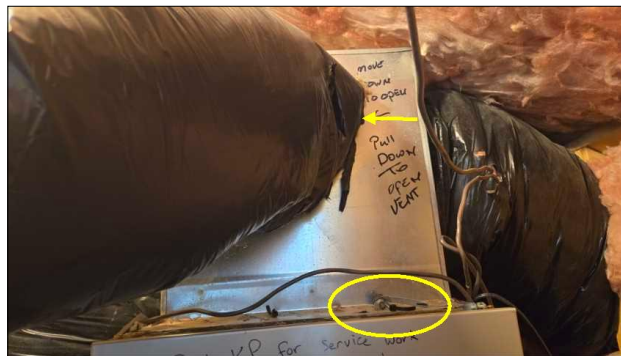
### 1. Distribution

Observations:

- Ducting materials used consist of metal and flexible materials. These are sometimes seen insulated in unconditioned areas.
- Most of the ductwork is enclosed and largely inaccessible. It could not be fully viewed directly. Air velocity is not checked via any equipment. The interior of the ducting is not visible and is not inspected. Duct cleaning is advised.
- Unless otherwise noted in the report. There is return venting in the hallways, ceilings or individual vents in each room observed.

Observations:

- Unless otherwise noted in the report each habitable room on outside walls has a heat source.
- Air ducts, conditions and airflow appear acceptable in those areas that are accessible.
- Dampers are installed inside the ducting for balancing airflow during the different seasons, however, at least one damper handle is missing/broken. As a result, it could not be determined what position this damper is in (open or closed). This could limit or completely close off airflow to one or more areas of the home. I recommend evaluation of the damper by a licensed HVAC contractor and install the appropriate damper handle in order to determine damper position. Located at the upper level heat pump.



Broken damper handle

### 2. Filter Condition

Materials:

- Filter type is removable throw away. These should be replaced monthly or as directed by the manufacturer.
- The filters are located in the return vents.
- Unless otherwise noted, common filter sizes are installed.

Observations:

- Filter(s) appear acceptable. Check filter(s) monthly for the need for cleaning/replacement.

### 3. Thermostat(s)

Observations:

- A combination of thermostats are installed due to the multi-zone setup:
- The thermostat is located at the main level.
- The thermostat is located in the master bedroom.
- The main floor thermostat is loose to the wall. Secure as needed to prevent connections from coming loose.



main level t-stat loose

### 4. General Maintenance

Observations:

- There is evidence from labeling or general appearance or functionality that maintenance has been performed. Continue to maintain annually.

## Master Bathroom

### 1. General Condition

**Observations:** Unless otherwise noted below: The installed entry door(s) and window(s) (if applicable) are operating with normal access and are tempered where necessary. Walls and ceilings have a satisfactory appearance. The tub, shower, or both, have normal operating valves that do not leak and appear to be functioning normally. Drains are running normally with no visible signs of leakage. The toilet and tank are secure to the floor and flushes normally after multiple attempts. The surrounding tiled or plastic tub/shower areas and floors appear to be in normal condition with no apparent caulking necessary other than normal maintenance. All lighting and electrical receptacles, including GFCI outlets, are working properly. Normal wear and tear on flooring and cabinetry. Exhaust fans and moisture removal systems function as intended. Continue to monitor all functions of the bathroom to prevent unwanted repairs.

### 2. Entry Door

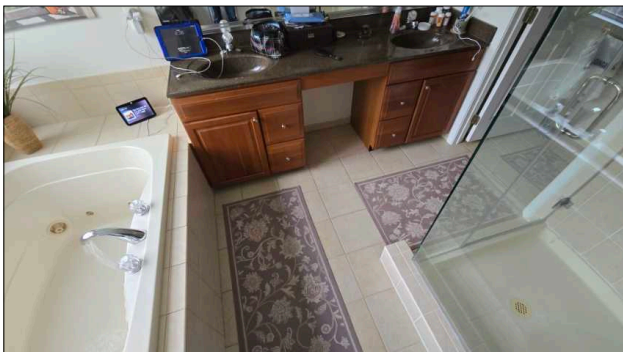
Observations:

- The door and lock assembly are performing as intended.

### 3. Floors

Observations:

- The floor covering is ceramic or similar type tile.
- There is missing/deteriorated grout in places that needs repair: in front of shower. Repair as needed to prevent moisture from getting to the subfloor.



deteriorated grout

#### 4. Window

Observations:

- The windows at the tub are labeled as safety or tempered glass. Care should be taken when standing in tubs or shower stalls.

#### 5. Electrical Outlets

Observations:

- The GFCI three pronged outlet is functioning as intended.

#### 6. Ventilation Fans

Observations:

- The exhaust fan appears to be performing as intended

#### 7. Vanity Cabinets

Observations:

- Bath components were not fully inspected or operated due to restricted view of the inside of the cabinet due to personal effects and storage and is disclaimed. Review this area when emptied and/or at final acceptance of the property for conditions that may require repairs.



limits

#### 8. Basin and Drain

Observations:

- The vanity, basin and drain were inspected and appear to be performing normally.

#### 9. Toilet Condition

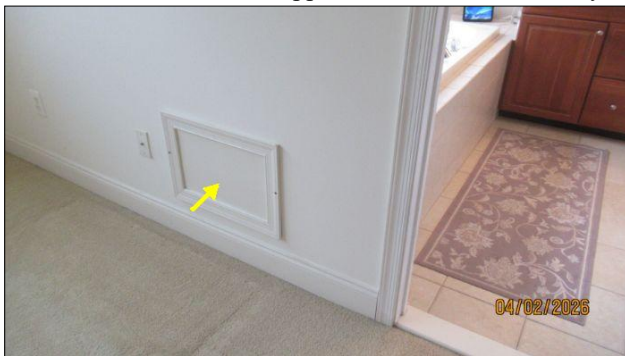
Observations:

- The toilet components appear to be serviceable.

#### 10. Tubs

Observations:

- There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The motor and GFCI is accessible. The tub appeared to function normally.



spa motor access



spa tub running

#### 11. Tub/Shower Drain

Observations:

- The visible water lines, drains etc. appear to be performing normally with no signs of leaks.

## 12. Pan and Stall

Observations:

- Whether fiberglass, metal or ceramic pans installed. The shower pan does not appear to leak at this time. Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

## 13. Glass Enclosure

Observations:

- The shower stall has a glass door installed. It is labeled as safety or tempered glass.

## 14. Additional Comments

Observations:

- The water closet door is binding in its frame and needs adjustment.

# Hall Bathroom

## 1. General Condition

**Observations:** Unless otherwise noted below: The installed entry door(s) and window(s) (if applicable) are operating with normal access and are tempered where necessary. Walls and ceilings have a satisfactory appearance. The tub, shower, or both, have normal operating valves that do not leak and appear to be functioning normally. Drains are running normally with no visible signs of leakage. The toilet and tank are secure to the floor and flushes normally after multiple attempts. The surrounding tiled or plastic tub/shower areas and floors appear to be in normal condition with no apparent caulking necessary other than normal maintenance. All lighting and electrical receptacles, including GFCI outlets, are working properly. Normal wear and tear on flooring and cabinetry. Exhaust fans and moisture removal systems function as intended. Continue to monitor all functions of the bathroom to prevent unwanted repairs.

## 2. Entry Door

Observations:

- The door and lock assembly are performing as intended.

## 3. Floors

Observations:

- The floor covering is ceramic or similar type tile.
- Flooring appears to be in acceptable condition.



## 4. Electrical Outlets

Observations:

- The three pronged outlet is GFCI protected from a remote area. Locate and test periodically.

## 5. Ventilation Fans

Observations:

- The exhaust fan appears to be performing as intended

## 6. Basin and Drain

Observations:

- The vanity, basin and drain were inspected and appear to be performing normally.

## 7. Toilet Condition

Observations:

- The toilet components appear to be serviceable.

## 8. Tubs

Observations:

- The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

## 9. Valves

Observations:

- The water coming out of the tub or shower head is not very hot. This could be due to the anti-scald feature of the fixture and potentially an adjustment is needed to achieve more hot water. Consult your valve manufacturer for details on how to do this.

## 10. Tub/Shower Drain

Observations:

- The visible water lines, drains etc. appear to be performing normally with no signs of leaks.

# Powder Room

## 1. General Condition

**Observations:** Unless otherwise noted below: The installed entry door(s) and window(s) (if applicable) are operating with normal access and are tempered where necessary. Walls and ceilings have a satisfactory appearance. Drains are running normally with no visible signs of leakage. The toilet and tank are secure to the floor and flushes normally after multiple attempts. All lighting and electrical receptacles, including GFCI outlets, are working properly. Normal wear and tear on flooring and cabinetry. Exhaust fans and moisture removal systems function as intended. Continue to monitor all functions of the bathroom to prevent unwanted repairs.

## 2. Floors

Observations:

- The floor covering is wood or wood products.
- Flooring appears to be in acceptable condition.



## 3. Electrical Outlets

Observations:

- The three pronged outlet is GFCI protected from a remote area. Locate and test periodically.

## 4. Ventilation Fans

Observations:

- The exhaust fan appears to be performing as intended

## 5. Basin and Drain

Observations:

- The pedestal sink and drain were inspected and appear to be performing normally.

## 6. Toilet Condition

Observations:

- The toilet is slightly loose at the floor which may allow it to wobble and possibly leak over time. Re-secure it to the floor is advised.

# Basement Bathroom

## 1. General Condition

**Observations:** Unless otherwise noted below: The installed entry door(s) and window(s) (if applicable) are operating with normal access and are tempered where necessary. Walls and ceilings have a satisfactory appearance. The tub, shower, or both, have normal operating valves that do not leak and appear to be functioning normally. Drains are running normally with no visible signs of leakage. The toilet and tank are secure to the floor and flushes normally after multiple attempts. The surrounding tiled or plastic tub/shower areas and floors appear to be in normal condition with no apparent caulking necessary other than normal maintenance. All lighting and electrical receptacles, including GFCI outlets, are working properly. Normal wear and tear on flooring and cabinetry. Exhaust fans and moisture removal systems function as intended. Continue to monitor all functions of the bathroom to prevent unwanted repairs.

## 2. Entry Door

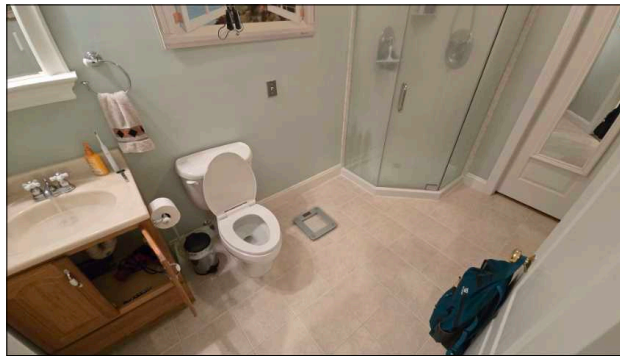
Observations:

- The door and lock assembly are performing as intended.

## 3. Floors

Observations:

- The floor covering is ceramic or similar type tile.
- Flooring appears to be in acceptable condition.



## 4. Electrical Outlets

Observations:

- The GFCI three pronged outlet is functioning as intended.

## 5. Ventilation Fans

Observations:

- The exhaust fan appears to be performing as intended

## 6. Basin and Drain

Observations:

- The sink drains slowly. There may be some blockage in the drain line. Repair is advised.

## 7. Toilet Condition

Observations:

- The toilet components appear to be serviceable.

## 8. Tub/Shower Drain

Observations:

- The visible water lines, drains etc. appear to be performing normally with no signs of leaks.

## 9. Pan and Stall

Observations:

- Whether fiberglass, metal or ceramic pans installed. The shower pan does not appear to leak at this time. Disclaim - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

## 10. Shower Head and Valves

Observations:

- Not all shower head settings could be tested due to the shape of the shower stall: Horizontal or front facing heads were not tested.

## 11. Glass Enclosure

Observations:

- The shower stall has a glass door installed. It is labeled as safety or tempered glass.

# Kitchen

Inspection of stand alone freezers and secondary refrigerators are outside the scope of the inspection unless we are informed they convey with the property. Interior refrigerator/freezer temperatures are not tested. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are inspected if controls permit. This is in the opinion of the inspector. Stored items in cabinets will limit what can be viewed for inspection. It is wise to reexamine after articles are removed for any damaged conditions.

## 1. Acceptable Conditions

- Unless otherwise noted below; the kitchen and its appliances are in normal working order. The appliances listed were tested running them through normal cycles using basic homeowner controls. The walls and ceilings are in average condition to possibly include minor imperfections, i.e. wall cracks, nail pops, normal paint and so on. The cabinetry is satisfactory with normal wear and tear inside and outside the cabinets, knobs, hinges etc. The flooring is in satisfactory condition with no obvious signs of deterioration. Appliance information regarding type, fuel etc. follows at the inspectors discretion. Electrical lighting and receptacles work properly to include GFCI receptacles if installed when required. GFCI upgrades are always recommended if the kitchen falls outside the dates for inclusion. Remodeling and certain updating can require GFCI protection even in older homes. Check the local authority for specific rules.

## 2. Flooring Conditions

**Materials:** The floor covering in the kitchen is:, wooden, The flooring is in satisfactory condition where visible.

## 3. Electrical Outlets

Observations:

- All the installed and accessible kitchen receptacles and GFCI devices (as applicable) are working properly.

## 4. Exhaust Venting

**Materials:** There is a downdraft type exhaust system installed. This unit has an under floor exterior ducted vent fan system installed.

## 5. Countertops

**Materials:** Special Materials have been used, i.e. granite, corian, concrete, metal, soapstone, etc. These can require special care and maintenance over time.

## 6. Sink and Drain Lines

Observations:

- The kitchen sink, water lines and drains are performing as intended with no leaks.

# Appliances

Unless noted otherwise: The inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior

refrigerator/freezer temperatures are not tested. Inspection of stand alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

### 1. Installed Appliances

The following appliances are installed. Unless otherwise noted are functioning via normal controls. • Disposal • Dishwasher • Microwave • Refrigerator • Wall Oven • Cook Top

### 2. Food Waste Disposal

Observations: The appliance functioned properly when tested.

### 3. Dishwasher

Observations: The appliance was tested using a short cycle and functioned properly.

### 4. Microwave Oven

Observations:  
• The appliance functioned properly when tested

### 5. Refrigerator

Observations: The appliance appeared to be functioning properly at the time of the inspection. • There appears to be a water valve in the area of the refrigerator, however the appliance was not pulled out to verify. • Ice was present in the ice maker at the time of the inspection. • The ice and water dispensers worked properly when tested.

### 6. Wall Oven

Observations: The appliance functioned properly when tested • The fuel source is electrical.

### 7. Cook Top

Observations: The appliance functioned properly when tested • The fuel source is natural or propane gas.

## Lower Level Areas

### 1. Method of Inspection

Observations:  
• The lowest level areas are accessible to view standard components and sample normal homeowner functions. There may be both finished and unfinished rooms which are commented on within the report.

### 2. Staircase Condition

Observations:  
• The staircase from the lower level to the upstairs level appears functional. Handrails are solidly attached and in useable condition. The staircase is also lighted.

### 3. Windows

Observations:  
• The lower level windows appear to be in satisfactory condition.  
• The windows as installed are not egress accessible as defined in current building standards. As a result of the lack of egress, the areas should not be considered as a sleeping area for safety reasons.  
• The installed windows are below grade and installed in wells that should minimize the probability of water leakage. Some have drainage systems installed in the window well, some do not.



no egress

#### 4. Water Penetrations

Observations:

- No evidence of water penetration seen in the accessible areas. Not all areas of the exterior walls can be viewed due to insulation or finished materials. Inquire with the seller regarding any issues.

## Living and Sleeping Areas

#### 1. Acceptable Conditions

Observations:

- Unless Noted Below: The components that make up the rooms are all in working order based on reasonable access to walls, floors and closets. I.e. doors open and close properly, a representative number of receptacles, switches, lights and windows were operated and function normally. (Window shades, curtains and the like are not reported on). Floor coverings are in satisfactory condition. Normal wall imperfections observed i.e small cracks, holes from pictures and the like.

#### 2. Rooms

Rooms: Rooms observed are: , living and dining, family room, loft, rec room, spare room

Bedrooms: The number of bedrooms is:, three

#### 3. Flooring Conditions

Materials: The floor covering in the living areas is:, wooden, carpet

Observations:

- The exposed flooring appears to be in average condition with normal wear and tear.

#### 4. Stairs and Railings

Observations:

- The main staircase is appropriately installed, lighted with a hand and guard railing.

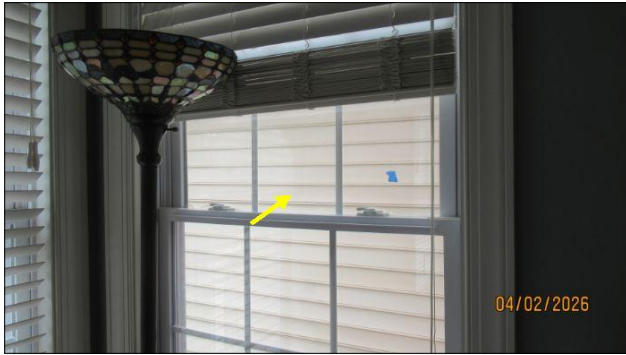
#### 5. Windows

Observations:

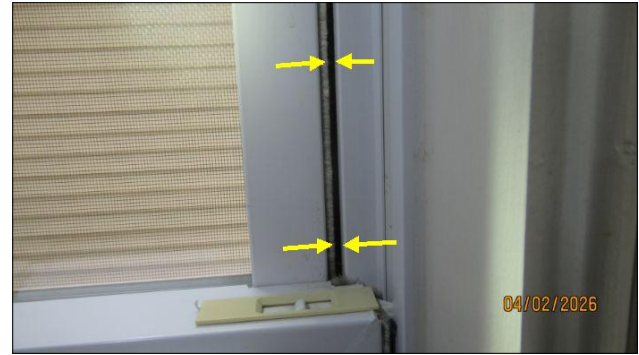
- There are windows observed in the home with clouded or failed double glazing seals. Others may exist and are difficult to detect due to tinted glass, sun orientation or dirty glass. Recommend all windows are evaluated by a qualified window professional.

Noted locations: family room right rear corner

- Gaps were noted in the window sashes at the jambs at several locations. This may allow cold air infiltration during the winter months. Evaluation is advised to determine if the jambs can be adjusted to seal the gaps.



seal failure - family room



gaps at window jambs

### 6. Doors

Observations:

- One or more interior door(s) needs some adjustment or repair to function properly as it is binding in the frame: Master bedroom

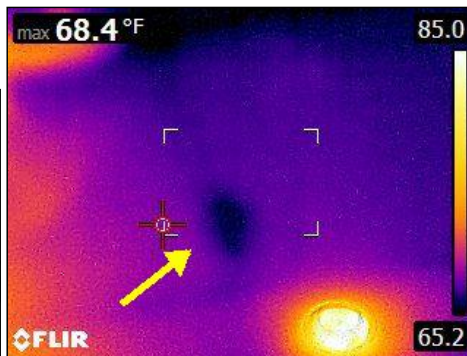
### 7. Walls and Ceilings

Observations:

- There is an active moisture leak observed that needs attention. Located in the basement bar ceiling. The presence of recent moisture was verified with a moisture meter and thermal camera. A qualified contractor is needed for evaluation and repair.



basement bar ceiling leak



basement ceiling moisture - thermal image



moisture meter

## Fireplace

This inspection was performed in substantial compliance with ASHI's Standards of Practice for Inspecting Fireplaces and Chimneys. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all-inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys. Chimney flues are not inspected and are excluded from this inspection. Repairs to chimney flues can be a significant expense and you are advised to have a professional scan and evaluate any that exist within the home prior to close of escrow.

### 1. Fireplace Location

Observations:

- Family room



## 2. Fireplace Type

Observations:

- There is a Direct vent gas log set.

## 3. Hearth Condition

Observations:

- The hearth and mantle are in satisfactory condition. It appears that proper clearances are met above and both sides from combustibles.

## 4. Firebox Condition

Observations:

- Satisfactory - The firebox appears to be sound and useable in its current condition where visible.

## 5. Fuel Type

Observations:

- Gas - The fireplace is designed to use gas fuel only. This could be natural or propane gas types.

## 6. Combustion Air

Observations:

- Outside air is used for combustion. This is the most efficient system.

## 7. Flue Condition

**Materials:** The direct vent fireplace flue appears to be lined with metal. This is typical with a very short run to the exterior. This flue is commonly restricted from view and disclaimed.

Observations:

- The direct vent appears to be performing normally. Regular maintenance is advised.

## 8. Fireplace Controls

Observations:

- The gas valve, wall switch or remote controls the fireplace with a pilot system.

## 9. Fireplace Conditions

Observations:

- The observed flexible gas line is not protected where it enters the metal firebox. These need a sleeve around the pipe to prevent damage to the gas line from the sharp metal edges of the firebox. It is important to have a certified gas professional evaluate the installations and make corrections as needed.



no sleeve for gas line

## Glossary

Term	Definition
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

## Report Summary

On this page you will find a brief summary of the concerns found during the inspection as they relate to Safety, Maintenance, and Function. Some items listed in the body of the report may not be listed here, such as recommended upgrades or normal maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If any portion of the home has been modified, remodeled, or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

<b>Exterior</b>		
Page 3 Item: 3	Metal / Vinyl / Wood Siding	<ul style="list-style-type: none"> <li>Caulk is needed at siding intersections with windows, doors, trim, and brick. This is important to prevent rain and pest entry. Use an outdoor rated silicone caulk.</li> </ul>
Page 3 Item: 4	Masonry / Manufactured Siding	<ul style="list-style-type: none"> <li>There are one or more areas of the brick veneer that need brick repointing as evidenced by cracking and/or deteriorated mortar. This should be repaired in order to control water intrusion. A licensed brick mason is advised for repair.</li> </ul>
Page 4 Item: 6	Windows	<ul style="list-style-type: none"> <li>One or more windows need caulking in the brick frame to ensure water tightness, this is important.</li> </ul>
Page 4 Item: 7	Screening	<ul style="list-style-type: none"> <li>There are windows present which are missing screens. Make sure all screens are accounted for and installed for final examination.</li> </ul>
<b>Grounds</b>		
Page 4 Item: 3	Driveway Condition	<ul style="list-style-type: none"> <li>Driveway is in average condition due to age and normal wear resulting in cracks, settlement, etc... Maintenance is needed.</li> </ul>
Page 5 Item: 5	Steps and Railings Condition	<ul style="list-style-type: none"> <li>No hand rails present at rear steps. Heights of stairs above grade of more than 30" require a guard rail. Recommend railings be installed that conform to current standards--Safety Concern.</li> </ul>
<b>Garage</b>		
Page 6 Item: 3	Automatic Openers	<ul style="list-style-type: none"> <li>The manual safety reverse system requires adjustment. Less resistance is needed for the overhead door to reverse properly and as intended for safety. Correcting the problem may be as simple as adjusting the force screw to the door opener. (Check the owners manual for instructions or contact a professional)</li> </ul>
Page 6 Item: 8	Electric and Water Observations	<ul style="list-style-type: none"> <li>At least one outlet is Not <b>GFCI</b> protected. Considering the age of the home, all of the garage electrical outlets, except dedicated circuits, should be protected using Ground Fault Circuit Interrupters. Repair is needed for safety. Consult a licensed electrician.</li> </ul>
<b>Attic and Ventilation</b>		
Page 9 Item: 10	Additional Comments	<ul style="list-style-type: none"> <li>Loft attic wall access door panel is a hollow core door and should be a solid core for insulation purposes. Upgrading is advised.</li> </ul>
<b>Plumbing System</b>		
Page 12 Item: 10	Wet Bars	<ul style="list-style-type: none"> <li>The sink drain piping slopes toward the front of the cabinet slightly. The sink did drain when tested, however, there were some gurgling sounds when draining indicating some possible venting issues. Repair is advised if this sink is to be used regularly.</li> </ul>
Page 12 Item: 11	Gas Lines	<ul style="list-style-type: none"> <li>There is NO Visible bonding of the <b>CSSI</b> gas piping material to the electrical system. Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor. Check with your local master electrician, or county inspection department and upgrade as needed for safety reasons.</li> </ul>
<b>Laundry</b>		
Page 14 Item: 4	Laundry Basin	<ul style="list-style-type: none"> <li>There is evidence of a leak in the drain piping under the sink. Repair is advised.</li> </ul>

<b>Ducts / Filtration / Thermostats</b>		
Page 21 Item: 1	Distribution	<ul style="list-style-type: none"> <li>Dampers are installed inside the ducting for balancing airflow during the different seasons, however, at least one damper handle is missing/broken. As a result, it could not be determined what position this damper is in (open or closed). This could limit or completely close off airflow to one or more areas of the home. I recommend evaluation of the damper by a licensed HVAC contractor and install the appropriate damper handle in order to determine damper position. Located at the upper level heat pump.</li> </ul>
Page 22 Item: 3	Thermostat(s)	<ul style="list-style-type: none"> <li>The main floor thermostat is loose to the wall. Secure as needed to prevent connections from coming loose.</li> </ul>
<b>Master Bathroom</b>		
Page 22 Item: 3	Floors	<ul style="list-style-type: none"> <li>There is missing/deteriorated grout in places that needs repair: in front of shower. Repair as needed to prevent moisture from getting to the subfloor.</li> </ul>
Page 24 Item: 14	Additional Comments	<ul style="list-style-type: none"> <li>The water closet door is binding in its frame and needs adjustment.</li> </ul>
<b>Hall Bathroom</b>		
Page 25 Item: 9	Valves	<ul style="list-style-type: none"> <li>The water coming out of the tub or shower head is not very hot. This could be due to the anti-scald feature of the fixture and potentially an adjustment is needed to achieve more hot water. Consult your valve manufacturer for details on how to do this.</li> </ul>
<b>Powder Room</b>		
Page 26 Item: 6	Toilet Condition	<ul style="list-style-type: none"> <li>The toilet is slightly loose at the floor which may allow it to wobble and possibly leak over time. Re-secure it to the floor is advised.</li> </ul>
<b>Basement Bathroom</b>		
Page 26 Item: 6	Basin and Drain	<ul style="list-style-type: none"> <li>The sink drains slowly. There may be some blockage in the drain line. Repair is advised.</li> </ul>
<b>Living and Sleeping Areas</b>		
Page 29 Item: 5	Windows	<ul style="list-style-type: none"> <li>There are windows observed in the home with clouded or failed double glazing seals. Others may exist and are difficult to detect due to tinted glass, sun orientation or dirty glass. Recommend all windows are evaluated by a qualified window professional. Noted locations: family room right rear corner</li> <li>Gaps were noted in the window sashes at the jambs at several locations. This may allow cold air infiltration during the winter months. Evaluation is advised to determine if the jambs can be adjusted to seal the gaps.</li> </ul>
Page 30 Item: 6	Doors	<ul style="list-style-type: none"> <li>One or more interior door(s) needs some adjustment or repair to function properly as it is binding in the frame: Master bedroom</li> </ul>
Page 30 Item: 7	Walls and Ceilings	<ul style="list-style-type: none"> <li>There is an active moisture leak observed that needs attention. Located in the basement bar ceiling. The presence of recent moisture was verified with a moisture meter and thermal camera. A qualified contractor is needed for evaluation and repair.</li> </ul>
<b>Fireplace</b>		
Page 31 Item: 9	Fireplace Conditions	<ul style="list-style-type: none"> <li>The observed flexible gas line is not protected where it enters the metal firebox. These need a sleeve around the pipe to prevent damage to the gas line from the sharp metal edges of the firebox. It is important to have a certified gas professional evaluate the installations and make corrections as needed.</li> </ul>