

# Property Inspection Report



12345 First Timers Way, Anytown, VA 20155  
Inspection prepared for: John Q Sample  
Real Estate Agent: Agent Smith - Local Realtor - Mytown

Date of Inspection: 11/4/2017 Time: 0900  
Age of Home: 30 Size: 2200

Inspector: Brian C. Henley  
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## INSPECTION AND REPORT LIMITATIONS

Dear John Q Sample,

Thank-you for selecting Keystone Home Services to provide inspection services on your new home at, 12345 First Timers Way, Anytown, VA 20155.

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,

Brian C. Henley  
Keystone Home Services

### 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** colored 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 significant 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 underlined 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: Single Family Home

### 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: 9:00 AM  
End Time: 12:00 PM  
Plus and additional 1-2 hours report writing time.

### 5. Attendance

Buyers agent present, The Client is present., The Seller is present., Brian Henley - Inspector, Those attending participated.

### 6. Todays Weather

Today's weather conditions are:, partly cloudy  
The recent weather conditions have been as follows:, clear

### 7. Soils

Due to the current weather conditions, the soils may be, dry  
The approximate outdoor temperature is, 40's

### 8. Special Comments or Conditions

A radon test was performed with the inspection. The equipment was placed either during or prior to the home inspection.

### 9. Positive Attributes

The home shows well with the following benefits such as, location, newer appliances, special countertops, remodeled bathrooms, newer HVAC, newer roof

### 10. Exterior Photos

- Here are several views of the home.





## 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. 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.

### 1. Eaves and Trim

Materials: The eave and trim materials are made up of wood.

Observations:

- Cracking/Peeling paint is observed on the exterior trim as viewed from the ground. Exterior wood/painted surfaces need thorough evaluation, surface preparation, paint, and caulk. A full evaluation of all exterior trim is advised.



### 2. Siding Type

Materials: The exterior siding material consists of , brick veneer, aluminum

### 3. Metal / Vinyl / Wood Siding

Observations:

- The siding needs to be cleaned as a part of regular maintenance.
- There are missing/damaged vent cover(s) to external exhaust ducting at the siding. Repair as needed to prevent nesting or water entry.



cleaning needed



#### 4. Masonry / Manufactured Siding

##### Observations:

- There are areas that need brick repointing to control water intrusion, looseness, etc.. Monitor for future movement.
- Expanding lintels are observed in places. This is caused by the steel rusting and expanding due to moisture. Over time this can create serious gaps or cracking of masonry surfaces. Consult a licensed brick mason for evaluation and repair.



repointing needed



loose brick



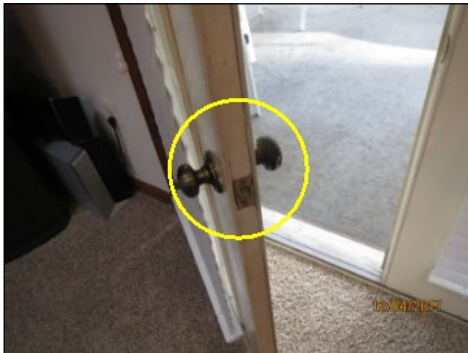
expanded lintel

#### 5. Doors

Materials: The exterior door types are • insulated metal • french or atrium • The doors are located at the • front • rear • garage

##### Observations:

- The door hardware, locks are inoperative, loose, broken, missing, poor fitting etc. needing repairs. Located at rear door.
- The weather stripping needs to be improved, i.e. jamps, sweeps, etc. at the rear door(s).



non-functioning hardware



bad weatherstrip

#### 6. Windows

Materials: There are a combination of windows installed., The window types are wooden double glazed., Some fixed panel windows are installed.

##### 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.
- Windows have cracking/peeling paint in places. Windows need thorough surface preparation, paint, putty, and caulk. Use primer where bare wood is exposed.



## 7. Screening

Observations:

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

## 8. Decks\Screened Porch

Observations:

- Wooden decks are still the most common and most economical to install.
- Inspection Limitations: Access to deck components i.e. framing, attachments, post and beams are not fully available to review due to skirting, low clearances, seasonal conditions etc. preventing deck components from being fully viewed.
- Screening loose or torn and needs repair/replacement.



damaged screen

## Grounds

### 1. Vegetation

Observations:

- There are tall trees on the lot. Maintenance is required.
- Winter prohibits determination of dead or dying trees or vegetation that might impact the home. Warmer weather can identify vegetation that needs replacing or removed. No liability is accepted for damage resulting from fallen trees or property damage.

### 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 where visible.
- Inspection Limitations: Full inspection of the grading and drainage is not possible due to leaves, snow etc.

### 3. Driveway Condition

Materials: Type of driveway, asphalt

Observations:

- Inspection Limitations: Full access to driveway not possible due to snow/ice/debris cover preventing visibility.
- Driveway is in average condition due to age and normal wear resulting in cracks, settlement, etc... Maintenance is needed.





limited visibility



minor cracking

#### 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, brick

Materials: The installed railings are made of , wood or composite materials.

Observations:

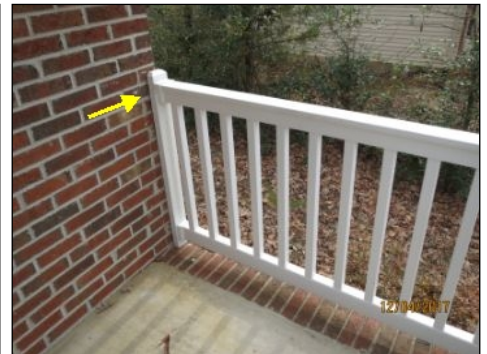
- The exterior railings are loose on the front porch. Repair is needed for safety.



loose railing



loose railing



loose railing



#### 6. Fence

Materials: Type of fencing • chain link • wood • There are Cracked/Missing/Loose fence members needing repairs.



## Chimney / Direct Vent

### 1. Chimney Type

Observations:

- The exterior fireplace stack is made of brick and mortar.
- The exterior stack is in satisfactory condition.

### 2. Chimney Cap Crown

Observations:

- The top of the chimney was not viewable from the ground and the roof was not walked. The top of the chimney needs evaluation by a licensed contractor for integrity and completeness.

### 3. Chimney Flashings

Observations:

- Chimney flashings appear to be in satisfactory condition where visible.

### 4. Flue Type

Observations:

- The fireplace flue appears to be lined with tile

### 5. Flue Condition

Observations:

- The fireplace flue was not checked from the top side. The inspector did not climb on to the roof or could not get to the chimney top.

## Garage

### 1. Garage Type and Size

Observations:

- The garage is an attached unit.
- The stall size is 2 car.

### 2. Overhead Doors

Observations:

- The door type is metal or steel.

### 3. Automatic Openers

Observations:

- Safety devices including electronic beam and auto reverse were tested and passed at the time of inspection.

### 4. Fire Rating Observations

Observations:

- The attic access hatch needs to be installed to prevent the spread of smoke or fire.





## 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.

## 6. Garage Roofs

Observations:

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

## 7. Electric and Water Observations

Observations:

- The Ground Fault Circuit Interrupt (**GFCI**) protected outlet did not break the current flow when tested and needs replacing. This appears to be the master device as the downstream outlets on the exterior of the home and in the bathrooms did not trip when tested. Consult a licensed electrician to replace the bad GFCI receptacle and then verify proper protection at all downstream receptacles.



## 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. 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 are noted. 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. Layers and Life

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.

### 3. Means of Roof Inspection

Observations:

- The roof covering was observed with the aid of binoculars where visible and accessible
- The roof surface was not traversed due to potential damage to the roof materials, height, pitch or hazardous to the inspector.

### 4. Roof Condition

Observations:

- The roof covering material is in a condition that is consistent with its age and method of installation as viewed from the ground

### 5. Pipes and Vents Condition

Observations:

- Roof penetration components appear in acceptable condition where visible.
- Monitor the condition of the roof penetration components for signs of change that would signal the need for further evaluation or repair. A licensed contractor or trades person should be consulted at that time for repair or replacement.

### 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.

### 7. Gutter Observations

Materials:

- The gutter material is made of aluminum.
- The gutters have a helmet built in to prevent unwanted debris to enter and clog the system.

Observations:

- One or more of the downspouts go into an underground system. It is unknown if they are functional or where they daylight.
- The gutter system on the roof edge has loose, missing or spikes needing renailed. Repair is needed.



unknown daylight



loose gutter spike

## 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 in the hallway ceiling

### 2. Inspection

Observations:

- no access to garage attic due to at least one vehicle parked in the garage.
- The attic cavity was inspected by entering the 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.

#### 6. Insulation

Materials: The following type of insulation was noted in the attic is • Fiberglass • There is an average of; • at least 10-12" of insulation installed.

Observations:

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

#### 7. Ventilation Observations

Materials: A combination of soffit, ridge, and gable vents • Thermostat controlled power vent fan

#### 8. Attic Fans

Observations:

- The attic space is too cold for the thermostat to engage and allow the fan to be tested. Check at your final acceptance of the property if possible.

## 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: Crawlspace

Materials: The material make up is • Concrete Masonry Unit (CMU)

#### 2. Interior View of Foundation Walls

Observations:

- The visible foundation walls appear normal.

#### 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. One minor crack was noted. These are common due to age and type of material. Should the crack grow, further evaluation is advised.





## Framing

### 1. Flooring Materials

Observations:

- The visible floor framing consists of standard wood joists.

### 2. Sub Flooring

Observations:

- The visible subfloor materials consists of plywood

### 3. Posts and Mains

Materials: Steel beams and masonry piers or 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.

## Under Floor and Crawl Space

### 1. Method of Inspection

Observations:

- The under floor area was entered and traversed.

### 2. Floor Area Type

Observations:

- Dirt is common for crawlspaces

### 3. Vents Conditions

Materials: The type of venting is with perimeter vents.

Observations:

- The cross-ventilation in the crawlspace appears to be adequate.

### 4. System Condition

Materials:

- The floor is covered with an approved vapor/moisture retardant material:
- Polyethylene sheeting

Observations:

- The crawlspace system is performing as intended. Annual inspections are advised.

### 5. Insulation Condition

Materials: Fiberglass batt insulation is installed.

Observations:

- Fallen insulation is observed in areas of the crawlspace. Re-installation of the insulation is advised to promote proper insulating properties and to control moisture. The repairs are advised utilizing professional technicians familiar with this type of environment.



## 6. Evidence of Water or Moisture Noted

Observations:

- There is no evidence of water penetration into the crawlspace. Continue to monitor.

## 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 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. 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 in the water heater room.
- 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

## 2. Pressure

Observations:

- Average, the pressure is adequate for normal use operating multiple fixtures at the same time without significant loss of pressure.

## 3. Service Piping

Materials:

- The service material is copper piping.

## 4. Inside Water Piping

Materials:

- The interior supply piping in the structure is predominantly copper.

## 5. Disposal Type

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

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

## 6. Drain Waste Vent Condition

Observations:

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

## 7. Exterior Hose Bibs

Observations:

- Hose bibs need to be winterized prior to freezing temperatures. Inquire with seller for interior shutoff locations if not evident.

# Water Heater

## 1. Utility Service

Location:

- An electric water heater is installed as the primary hot water source

## 2. Location / Condition

Observations:

- The water heater is located in a closet.
- 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. Manufacturer

Observations:

- The brand of water heater is Kenmore

## 4. Age

Observations:

- The age is approximately: 8-10 years old. The average service life for a water heater is 10 - 12 years.



## 5. Tank Valves

Materials: A 55 gallon tank. This is average for a large family.

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.

## 6. Safety TPR Valve and Pipe

Observations:

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

## 7. 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.

## 8. Piping

Observations:

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

# 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. The equipment was not tested due to personal effects are inside the machines and they will not be removed for testing. Some may be listed as-is, or if the client chooses not to, they may not be tested. Check again at your final walk-through.



## 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.

### 3. Dryer Hookup and Vent

Observations:

- There is a 240-volt outlet provided for an electric dryer.
- It is unknown the condition of the dryer exhaust duct, i.e., lint buildup, supports, etc. Cleaning is recommended. A vent clogged with lint can create a fire hazard and needs to be maintained.

### 4. Laundry Basin

Observations:

- Slow drain. Cleaning is advised.

## 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 garage.
- The dead cover was accessible and removed per inspection standards.

### 2. Service Entrance Problems

Observations:

- The meter base needs caulking to prevent unwanted water entry.



caulk needed

### 3. Grounding Method

Observations:

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

#### 4. 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.

#### 5. 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.

#### 6. Panel Wiring Observations

Observations:

- There is a surge protector mounted inside the panel box. Damage can occur if improperly installed. Typically, the protection should be mounted on the outside of the panel. Consult a licensed electrician to determine if the configuration is allowed and make any repairs as needed.



#### 7. 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.

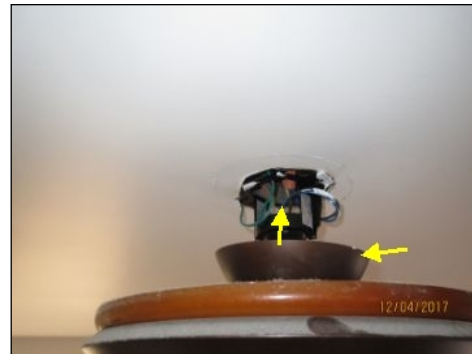
#### 8. Interior Lighting, Switches, Fans

Observations:

- rear bedroom fan light kit is loose. Master fan junction box cover is loose. Repairs are advised.



loose light kit



install cover

#### 9. Exterior Lighting and Wiring

Observations:

- Exterior light fixtures all appear in normal working order.

#### 10. Exterior Receptacles and Doorbell

Observations:

- There is a functional doorbell installed at the front door
- GFCI protection is not functioning. See Exterior section, Garage Electrical for more information.



## GFCI and AFCI

### 1. GFCI and Condition

Observations:

- GFCI protection is at some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

## 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.
- Smoke detector(s) appears to be at/near the end of their useful life. I recommend replacing the smoke detector(s). Safety Concern.

### 2. Carbon Monoxide Detectors

Observations:

- I recommend that you install or add carbon monoxide detectors at each sleeping level and in rooms where combustion appliances are present as applicable--Health and Safety Concern.

## 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 inter-workings 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. 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

The heating is located Lowest level • The brand of the unit is Goodman



### 2. Heating Type

Observations:

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

### 3. Size & Age

System Size/Age: The age of the heating equipment is approximately:3-5

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.

### 4. Fuel Source

Observations:

- The fuel source is electricity.

### 5. System Tested

Observations:

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

## Primary Cooling

### 1. Cooling Type

Cooling Type: Heat Pump. Electricity powered.

The brand of cooling equipment is Goodman

### 2. Location / Size / Age

Observations: The location of the condensing unit is at the side. • The size of the air conditioner in tons is approximately 3.0 ton • The age of the cooling equipment is approximately 3-5 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:

- Testing air conditioning in the winter or cooler temperatures is not performed to prevent equipment damage. Consult your local or preferred HVAC contractor for testing.
- 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.
- No condensation water was produced due to lower temperatures outside.

## Ducts / Filtration / Thermostats

## 1. Ducting

Observations:

- Ducting materials used consist of metal. 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.
- Unless otherwise noted in the report. There is return venting in the hallways, ceilings or individual vents in each room observed.

## 2. Distribution

Observations:

- Unless otherwise noted in the report each habitable room on outside walls has a heat source.

## 3. Filter Condition

Materials:

- Filter type is removable throw away.
- Oversized filters can vary in size and can be obtained at most big box stores or online.

Observations:

- Filter(s) need cleaning or replacement now. Check filter(s) monthly for maintenance.



## 4. Thermostat(s)

Observations:

- The thermostat is located at the main level.

## 5. General Maintenance

Observations:

- Seasonally the HVAC systems should be cleaned and serviced to include all coils, lines, condenser and refrigerant systems, blowers, circuit boards, controls and all related combustion components prior to ownership and then annually prior to the heating or cooling season.

# 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 latch or strike plate needs to be adjusted so that the door will latch correctly.

## 3. Window

Observations:

- The window is stuck, missing cranks, etc. or otherwise sealed. Free the window, install missing parts as needed and check the operation.



#### 4. Electrical Outlets

Observations:

- GFCI protection is not functioning. See Exterior section, Garage Electrical for more information.

#### 5. Basin and Drain

Observations:

- The installed flexible trap/drain assembly is not an approved material, or it is installed in an unacceptable manner. Rigid or smooth walled pipe is recommended to prevent bacteria or scum from forming in the grooves. Replacement is recommended.



### 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 latch or strike plate needs to be adjusted so that the door will latch correctly.

#### 3. Electrical Outlets

Observations:

- GFCI protection is not functioning. See Exterior section, Garage Electrical for more information.

#### 4. Valves

Observations:

- The Hot and Cold are reversed to the tub faucets. Repair is advised.



## 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. Entry Door

Observations:

- The locking knob is not functioning properly and needs repairs or replacement

### 3. Electrical Outlets

Observations:

- GFCI protection is not functioning. See Exterior section, Garage Electrical for more information.

### 4. Basin and Drain

Observations:

- There is an active leak. Evaluation and repair by a licensed plumber is needed.



active leak

### 5. Additional Comments

Observations:

- The vanity mirror needs to be installed.



install mirror

## 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. Ceiling Fan

Observations:

• Satisfactory - There is a ceiling fan installed, and it appears to be functional. If it is used correctly, this can make the room feel more comfortable.

## 3. Flooring Conditions

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

## 4. Electrical Outlets

Observations:

• This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that GFCI protection be installed to meet current standards.

## 5. Exhaust Venting

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

Observations: Vent pipe is disconnected in crawlspace. Repair is needed.



## 6. Countertops

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

Observations:

• The caulking to the counter and wall intersection, behind sinks, etc. need to be improved. If left unsealed, water can cause damage and mold conditions.



## 7. Cabinets, Drawers, and Doors

Observations:

- Kitchen under sink components and other cabinetry, were not fully inspected or operated due to: Viewing below sink area(s) is restricted.



## 8. Sink and Drain Lines

Observations:

- There was evidence of a leak. Monitor for future repairs. No leaks at the inspection.



## 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, Wall Oven, Cook Top

### 2. Microwave Oven

Observations: There is a builtin microwave oven. The unit was tested by heating a cup of water or other device and functioned as intended.

### 3. Refrigerator

Observations: The ice and water dispensers worked properly when tested. • There is a water line installed for the refrigerator with a shutoff valve in a remote area. Be sure you are aware of the shutoff valve's location in case of an emergency.





water valve

#### 4. Wall Oven

Observations: The fuel source is electrical.

#### 5. Cook Top

Observations: The fuel source is electrical.

## Living and Sleeping Areas

#### 1. Acceptable Conditions

Observations:

- There is poor visibility to inspect the floors, walls and closets is limited due to rugs, covering, furnishings, plants, personal effects or other obstructions restricting full view. The inspector was unable to determine the condition of these areas that are not visible, as often undesirable conditions exist. Check at walk-through when the rooms are empty for any needed repairs.

#### 2. Rooms

Rooms: Rooms observed are: , living and dining, family room

Bedrooms: The number of bedrooms is: , four

#### 3. Flooring Conditions

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

Observations:

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

#### 4. Stairs and Railings

Observations:

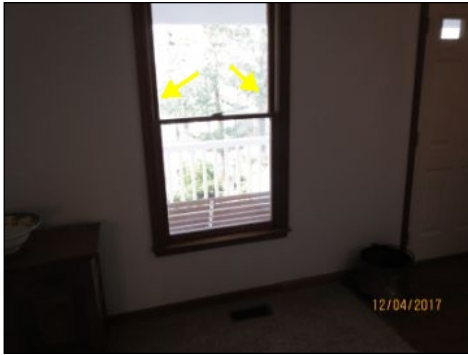
- The main staircase is appropriately installed, lighted with a hand and guard railing.

#### 5. Windows

Observations:

- The spring, cord or slide that holds the window in the up position is nonfunctional. It needs to be repaired or replaced for safety reasons. Located in living room
- 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: kitchen (3)



bad springs



thermal seal failures

## 6. Walls and Ceilings

### Observations:

- Normal wear and tear of the walls and ceilings observed. Some improvements have been made, some past repairs, nail holes have been made and so on. The overall condition is relatively normal. Continue to monitor for leaks or other conditions requiring action.

## 7. Closets

### Observations:

- Due to stored items in the closets, the inspector was unable to determine the condition of the walls and the ceiling that are not visible. Undesirable conditions can exist behind personal effects. Fully inspect these areas when the closets are empty is advised.

# 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.

## 1. Fireplace Location

### Observations:

- Family room



## 2. Fireplace Type

### Observations:

- There is a masonry fireplace with a gas log set installed. This could be either natural or propane gas.

## 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:

- There are moisture stains in the firebox. The source of the moisture is undetermined. Recommend contacting a certified chimney sweep to determine the source of the moisture and an estimate to correct.



moisture stains

## 5. Combustion Air

Observations:

- There is a unvented gas log set installed. These types are prohibited in bedrooms or sleeping areas. There are 2 important points to keep in mind when operating these units: 1. because the combustion gases are venting directly into the living space, the American Gas Assoc. recommends not running the unit longer than 4 hours during any 24 hour period. install carbon monoxide detectors on each sleeping level and in every room where combustion appliances are present. 2. The hood and upper portions can get extremely hot--Install a freestanding screen and keep combustibles well away to reduce the risk of burns or fire.

## 6. Flue Condition

Materials: The fireplace flue appears to be lined with tile.

Observations:

- The chimney and flue inspection is limited in nature. Drop light, mirrors, cameras, smoke testing, etc. are not a part of the inspection. I recommend further investigation by a licensed qualified professional chimney sweep and provide a CSIA level 2 inspection and provide a full report on the flue liner, cleaning, chimney, firebox etc. condition and subsequent repairs if needed. More information can be obtained at [http://www.csia.org/homeowner-resources/chimney\\_inspections.aspx#sthash.LjdTXRLc.dpuf](http://www.csia.org/homeowner-resources/chimney_inspections.aspx#sthash.LjdTXRLc.dpuf).

## 7. Damper Condition

Observations:

- There is a functional pull chain type damper control which operates a damper at the top of the chimney flue. These are common upgrades for older systems or ones past flue damper problems. The pull chain mechanism is located inside the firebox to one side or the other.

## 8. Fireplace Controls

Observations:

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

## Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
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

Exterior		
Page 3 Item: 1	Eaves and Trim	<ul style="list-style-type: none"> <li>Cracking/Peeling paint is observed on the exterior trim as viewed from the ground. Exterior wood/painted surfaces need thorough evaluation, surface preparation, paint, and caulk. A full evaluation of all exterior trim is advised.</li> </ul>
Page 3 Item: 3	Metal / Vinyl / Wood Siding	<ul style="list-style-type: none"> <li>The siding needs to be cleaned as a part of regular maintenance.</li> <li>There are missing/damaged vent cover(s) to external exhaust ducting at the siding. Repair as needed to prevent nesting or water entry.</li> </ul>
Page 4 Item: 4	Masonry / Manufactured Siding	<ul style="list-style-type: none"> <li>There are areas that need brick repointing to control water intrusion, looseness, etc.. Monitor for future movement.</li> <li>Expanding lintels are observed in places. This is caused by the steel rusting and expanding due to moisture. Over time this can create serious gaps or cracking of masonry surfaces. Consult a licensed brick mason for evaluation and repair.</li> </ul>
Page 4 Item: 5	Doors	<ul style="list-style-type: none"> <li>The door hardware, locks are inoperative, loose, broken, missing, poor fitting etc. needing repairs. Located at rear door.</li> <li>The weather stripping needs to be improved, i.e. jambs, sweeps, etc. at the rear door(s).</li> </ul>
Page 5 Item: 6	Windows	<ul style="list-style-type: none"> <li>Windows have cracking/peeling paint in places. Windows need thorough surface preparation, paint, putty, and caulk. Use primer where bare wood is exposed.</li> </ul>
Page 5 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>
Page 5 Item: 8	Decks/Screened Porch	<ul style="list-style-type: none"> <li>Screening loose or torn and needs repair/replacement.</li> </ul>
Grounds		
Page 5 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 6 Item: 5	Steps and Railings Condition	<ul style="list-style-type: none"> <li>The exterior railings are loose on the front porch. Repair is needed for safety.</li> </ul>
Page 6 Item: 6	Fence	<ul style="list-style-type: none"> <li>There are Cracked/Missing/Loose fence members needing repairs.</li> </ul>
Garage		
Page 8 Item: 4	Fire Rating Observations	<ul style="list-style-type: none"> <li>The attic access hatch needs to be installed to prevent the spread of smoke or fire.</li> </ul>
Page 8 Item: 7	Electric and Water Observations	<ul style="list-style-type: none"> <li>The Ground Fault Circuit Interrupt (<b>GFCI</b>) protected outlet did not break the current flow when tested and needs replacing. This appears to be the master device as the downstream outlets on the exterior of the home and in the bathrooms did not trip when tested. Consult a licensed electrician to replace the bad GFCI receptacle and then verify proper protection at all downstream receptacles.</li> </ul>
Roof System		
Page 9 Item: 7	Gutter Observations	<ul style="list-style-type: none"> <li>The gutter system on the roof edge has loose, missing or spikes needing renailed. Repair is needed.</li> </ul>
Under Floor and Crawl Space		
Page 12 Item: 5	Insulation Condition	<ul style="list-style-type: none"> <li>Fallen insulation is observed in areas of the crawlspace. Re-installation of the insulation is advised to promote proper insulating properties and to control moisture. The repairs are advised utilizing professional technicians familiar with this type of environment.</li> </ul>
Laundry		
Page 15 Item: 3	Dryer Hookup and Vent	<ul style="list-style-type: none"> <li>It is unknown the condition of the dryer exhaust duct, i.e., lint buildup, supports, etc. Cleaning is recommended. A vent clogged with lint can create a fire hazard and needs to be maintained.</li> </ul>
Page 15 Item: 4	Laundry Basin	<ul style="list-style-type: none"> <li>Slow drain. Cleaning is advised.</li> </ul>
Electrical System		
Page 15 Item: 2	Service Entrance Problems	<ul style="list-style-type: none"> <li>The meter base needs caulking to prevent unwanted water entry.</li> </ul>

Page 16 Item: 6	Panel Wiring Observations	<ul style="list-style-type: none"> <li>There is a surge protector mounted inside the panel box. Damage can occur if improperly installed. Typically, the protection should be mounted on the outside of the panel. Consult a licensed electrician to determine if the configuration is allowed and make any repairs as needed.</li> </ul>
Page 16 Item: 8	Interior Lighting, Switches, Fans	<ul style="list-style-type: none"> <li>rear bedroom fan light kit is loose. Master fan junction box cover is loose. Repairs are advised.</li> </ul>
<b>Smoke and CO Detectors</b>		
Page 17 Item: 1	Smoke Detectors	<ul style="list-style-type: none"> <li>Smoke detector(s) appears to be at/near the end of their useful life. I recommend replacing the smoke detector(s). Safety Concern.</li> </ul>
<b>Ducts / Filtration / Thermostats</b>		
Page 19 Item: 3	Filter Condition	<ul style="list-style-type: none"> <li>Filter(s) need cleaning or replacement now. Check filter(s) monthly for maintenance.</li> </ul>
<b>Master Bathroom</b>		
Page 19 Item: 2	Entry Door	<ul style="list-style-type: none"> <li>The latch or strike plate needs to be adjusted so that the door will latch correctly.</li> </ul>
Page 20 Item: 3	Window	<ul style="list-style-type: none"> <li>The window is stuck, missing cranks, etc. or otherwise sealed. Free the window, install missing parts as needed and check the operation.</li> </ul>
Page 20 Item: 5	Basin and Drain	<ul style="list-style-type: none"> <li>The installed flexible trap/drain assembly is not an approved material, or it is installed in an unacceptable manner. Rigid or smooth walled pipe is recommended to prevent bacteria or scum from forming in the grooves. Replacement is recommended.</li> </ul>
<b>Hall Bathroom</b>		
Page 20 Item: 2	Entry Door	<ul style="list-style-type: none"> <li>The latch or strike plate needs to be adjusted so that the door will latch correctly.</li> </ul>
Page 20 Item: 4	Valves	<ul style="list-style-type: none"> <li>The Hot and Cold are reversed to the tub faucets. Repair is advised.</li> </ul>
<b>Powder Room</b>		
Page 21 Item: 2	Entry Door	<ul style="list-style-type: none"> <li>The locking knob is not functioning properly and needs repairs or replacement</li> </ul>
Page 21 Item: 4	Basin and Drain	<ul style="list-style-type: none"> <li>There is an active leak. Evaluation and repair by a licensed plumber is needed.</li> </ul>
<b>Kitchen</b>		
Page 22 Item: 5	Exhaust Venting	<ul style="list-style-type: none"> <li>Vent pipe is disconnected in crawlspace. Repair is needed.</li> </ul>
Page 22 Item: 6	Countertops	<ul style="list-style-type: none"> <li>The caulking to the counter and wall intersection, behind sinks, etc. need to be improved. If left unsealed, water can cause damage and mold conditions.</li> </ul>
<b>Living and Sleeping Areas</b>		
Page 24 Item: 5	Windows	<ul style="list-style-type: none"> <li>The spring, cord or slide that holds the window in the up position is nonfunctional. It needs to be repaired or replaced for safety reasons. Located in living room</li> <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: kitchen (3)</li> </ul>
<b>Fireplace</b>		
Page 26 Item: 4	Firebox Condition	<ul style="list-style-type: none"> <li>There are moisture stains in the firebox. The source of the moisture is undetermined. Recommend contacting a certified chimney sweep to determine the source of the moisture and an estimate to correct.</li> </ul>
Page 26 Item: 6	Flue Condition	<ul style="list-style-type: none"> <li>The chimney and flue inspection is limited in nature. Drop light, mirrors, cameras, smoke testing, etc. are not a part of the inspection. I recommend further investigation by a licensed qualified professional chimney sweep and provide a CSIA level 2 inspection and provide a full report on the flue liner, cleaning, chimney, firebox etc. condition and subsequent repairs if needed. More information can be obtained at <a href="http://www.csia.org/homeowner-resources/chimney-inspections.aspx#sthash.LjdTXRLc.dpuf">http://www.csia.org/homeowner-resources/chimney-inspections.aspx#sthash.LjdTXRLc.dpuf</a>.</li> </ul>