HOME INSPECTION REPORT

Bee Safe
HOME INSPECTION, LLC



777 Safe Family Lane , Sample Report City, UT
Inspection prepared for: Your Family
Date of Inspection: 10/1/2019 Time: 10:00am
Age of Home: 2006 Size: 3800 sf
Weather: Sunny and Warm

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www.BeeSafeHomeInspection.com

CERTIFIED PROFESSIONAL INSPECTOR
InterNACHI
CPI

YOU SHOULD BEE SAFE IN YOUR HOME!

INTRODUCTION:

We sure appreciate the opportunity to conduct this inspection for you. Our service will give you something to Buzzz about! Thank you so much for supporting us!
We understand the power of a positive reference. So, please remember us when your friends or family need an IMPARTIAL, HONEST and HIGH QUALITY Home Inspection.
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Please carefully read your entire Inspection Report. Give us a Buzzz if you have any questions or concerns. We are happy to answer all of your questions. Our phone number is 801-923-3723.
www.BeeSafeHomeInspection.com
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Thanks so much! Scott Kilgore

Bee Safe Home Inspection
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Home Inspection Report Summary

Summary Details: The summary section below contains important items from the main body of the report. We feel that these items are the most significant observations from the inspection. Please read the full report, as every potentially deficient item is not addressed in this summary. If you have any questions about the findings in this report, just give us a Buzzz….we are happy to talk you through it. We are by your side and at your service! !

Home Inspection Report Summary

Exterior Areas		
Page 10 Item: 10	**Exterior Wall Covering Condition**	*• The cracks that are present in the stucco are cosmetic only. These are caused by expansion and contraction of the sheathing underneath. We recommend monitoring these for additional movement in the future, but it is our opinion that these have moved as much as they are going to.*
Roof		
Page 18 Item: 3	**Roof Condition**	*• Exposed nails on roofing material. Recommend sealing all fastener heads.* *• Along the top of the roof Ridgeline there are several drill holes in the shingles. it appears something was mounted in this area in the past and has been removed recommend sealing these holes to prevent any water penetration. See pic...* *• There is one torn flash damage shingle above the deck back of house. See pic.*
Page 19 Item: 6	**Gutters Condition**	*• Debris- Significant amounts of debris evident.*
Garage		
Page 22 Item: 7	**Exterior Door Condition**	*• Garage-house door weather-stripping is deteriorated.*
HVAC		
Page 25 Item: 10	**Filter Condition**	*• No filter present. Recommend adding the appropriate filter.*
Water Heater(s)		
Page 26 Item: 5	**Expansion Tank Condition**	*• No expansion tank is present. We recommend adding an expansion tank.*
Page 27 Item: 13	**Water Softener Condition**	*• The bottom of the salt container appears to have a crack / opening that allows the salt to escape. There is salt evidence on the floor.*
Room(s) A1		
Page 33 Item: 3	**Condition**	*• ..Two loose receptacles were noted. See pictures*
Master Bedroom		
Page 35 Item: 8	**Closets Condition**	*• The closet door in the master bedroom would not latch. The latch is bent. Minor adjustment should fix this issue.*
Bedrooms *		

Page 36 Item: 8	**Windows Interior Condition**	*• The lock is inoperable on the window in the south east bedroom*
Bedrooms *****		
Page 38 Item: 6	**Doors Condition**	*• All three basement bedrooms have minor alignment issues with the man doors . Doors rub and don't close properly.*
Page 38 Item: 8	**Windows Interior Condition**	*• The Southwest pink bedroom in the basement is missing a window screen.*
Master Bathroom		
Page 40 Item: 15	**Exhaust Fan Condition**	*• The exhaust fan is a bit noisy and has a slight vibration.*
Bathroom A		
Page 41 Item: 3	**Condition**	*• Lighting did not function normally with switches. The switch is loose and the light continue to come on even though the switch was turned in the off position. This switch should be replaced in our opinion ....for safety.*
Page 41 Item: 9	**Sinks Condition**	*• The faucet leaked a little when changing it from hot to cold.*
Bathroom E		
Page 44 Item: 10	**Sinks Condition**	*• Very slow drain observed. Most likely a P-trap cleaning would fix this issue..*
Smoke Detectors		
Page 48 Item: 1	**Smoke Detectors Condition**	*• Non-operational- The smoke detectors in the basement pink and yellow rooms and unfinished area did not operate during the inspection. We recommend that the detectors are evaluated and replaced if necessary.*

GENERAL NOTES ABOUT YOUR INSPECTION:
Properties being inspected do not "Pass" or "Fail." The report is based on an inspection of the visible portions of the structure. The inspection may be limited by vegetation, furniture and/or personal items. Depending upon the age of the property, some items like GFCI outlets may not be installed. This report focuses on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further evaluation or repair by a specialist in the particular area.

In this report, you will find a brief summary of the most notable concerns we observed. Again, we are specifically looking for deficiencies as they relate to Safety and Function. Examples would be; bare electrical wires, electrical shock hazards, active drain leaks and failing supporting structures. The complete list of items noted is found throughout the body of the report. Please be sure to read your entire report, as every potentially defective component is not in the summary. The summary is not a duplicate of every item identified in the body of the report.

For your safety and liability purposes, we recommend that licensed contractors / qualified specialists evaluate and repair any concerns and defects. Note that this report contains the items observed on one specific day, think of it as a snapshot in time. We provide a superior assessment of the home, but it is important to know ..... **A Home Inspection is not a home warranty.**

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors do not offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Also, keep in mind that sheds and "out buildings" are excluded from this inspection. Any comments made about sheds and "out buildings" are general in nature and do not indicate a complete inspection. Despite all efforts, it is impossible for a home inspection to provide any guarantee that the foundation and the overall structure and structural elements of the building are sound for any length of time. Please remember that your inspector can only inspect the readily accessible areas. Inspectors do not move items in the home, as we cannot be responsible for the safe movement of personal items.

Attic Inspection Details: This report describes the method used to inspect any accessible attics. Inspected items include- structure, electrical, plumbing, chimney, exhaust venting, ducting and attic ventilation. Your inspector also describes the insulation used in unfinished spaces when readily accessible. Please remember that the inspector does not disturb insulation and does not walk into areas that aren't readily accessible or safe. If the attic is inspected from the top of a ladder / hatch area, your inspector will use a high-powered flashlight to do a visual inspection.
Roof Details: This inspection covers the roof covering materials, gutters, downspouts, plumbing vents, flashings, skylights, roof penetrations and the general structure of the roof. We identify areas that are in need of correction or repair. Please remember that your inspector will only walk on roofs that are safe, accessible and appropriate to be walked on. Remember that adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. The inspector cannot accurately predict the remaining life expectancy of the roof. Talking to the seller about the age and history of the roof may be the best way to get accurate information.
Drainage Details: Keep in mind that drainage systems that exist underground are not visible to your inspector. We are unable to evaluate underground/non-visible components. An example of this would be downspouts that terminate in the ground.
General Electrical Inspection Details: This report describes, the amperage rating of the main disconnect, the location of the main disconnect and any sub panel(s), the presence of solid

conductor aluminum branch circuit wiring (if present) and the presence or absence of smoke detectors. You will find several areas in this report that discuss the electrical system. For example, we summarize the exterior electrical panel in the exterior section and the main sub panel is summarized in a separate section labeled “Main Electrical Sub Panel”.
Your inspector will inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, the service equipment, main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters, a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in the electrical sections should be construed as current and a potential personal safety issue or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.
Note that only actual GFCI outlets with reset buttons are tested and tripped. This is especially the case with exterior outlets because the reset buttons could be behind personal storage items in a garage and the inspector would be unable to locate and reset the outlet. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, another room, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. If your home does not have a carbon monoxide detector, it's a good investment to make. We do recommend a carbon monoxide detector is installed close to all gas burning appliances. Please remember that the inspector can only inspect the readily accessible areas.
HVAC Details: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the home. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector tests the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat (“firebox”) exchanger, should be conducted by a licensed HVAC service person every year.
We may have also included a section that documents some features of the home that we particularly like. This section identifies those items that may provide better energy savings, convenience or it just seems nice to us. The purpose of a home inspection is to find deficient items.....but, we also wanted to point out some good things too!
Give us a Buzzz if you have any questions.....Thank You!

Inspection Details

1. Attendance

- Seller present in home
- Buyer agent plans on attending walk-through at the end
- Selling agent not present

2. Home Type

- Single Family Home
- With Basement

3. Occupancy

- Occupied and furnished

Things we like about the house

1. General Comment

- The main water entry cover is magnetized for easy access.
- Solar panels are a great energy saving feature.

2. Overall care of the home

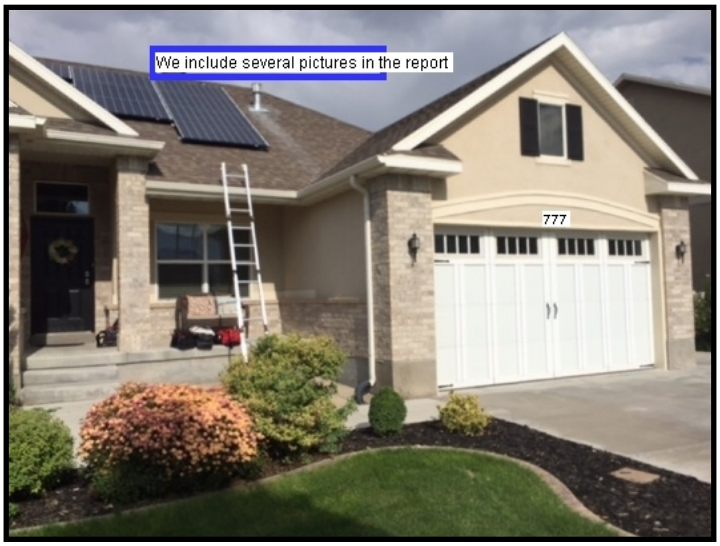
• The overall care of this home is very nice. It is obvious that the house is clean and well taken care of.

Exterior Areas

1. Photos

















2. Compressor Condition

Identification:
• Location: North side
• Serial # 3305E04308
• Model # 38BRC042340
• Brand - Carrier

Observations:
• No major system safety or function concerns observed at the readily accessible areas. Also refer to the Heat/AC information page for components located inside the house.
• Condenser fins damaged but only a few. Overall they look fine.



Internal compressor wiring looks fine



Compressor identification label

3. Compressor Electrical

Identification:
• Breaker / Fuse Rating = 40Amp

Observations:
• Electrical shutoff is appropriately sized
• The exterior breaker serves only as a shutoff, as it is rated at 60 amps. The breaker in the main panel protects the circuit at the appropriate 40amps.



This is the electrical shutoff for the compressor.

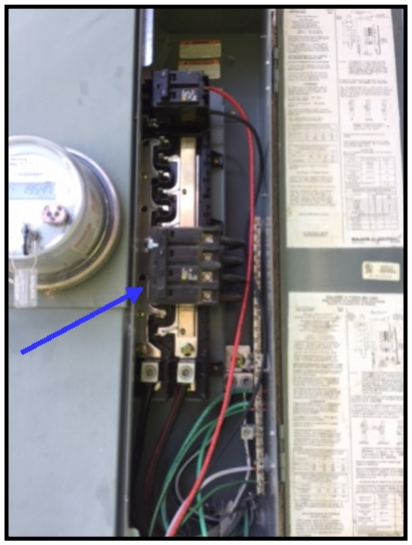
4. Main Electrical Shutoff Location

• South side of home

5. Electrical Service Panel Condition

Type/Amperage:
• Underground service entry
• 150 AMP- The amperage rating of the main service disconnect is 150 AMP.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.



The wiring in this outside electrical panel looks great. The arrow indicates your main electrical shutoff.

6. Exterior Faucet Condition

Pressure / Location:
• Over 100psi - The pressure exceeds the testing unit. We recommend adjusting the pressure regulator down to approx. 80psi
• East side of house.
• West side of house.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Exterior GFCI Condition

Observations:
• GFCI present and operable where needed. No major system safety or function concerns were observed while testing the accessible receptacles. All receptacles with GFCI reset buttons were tested and responded appropriately. Some outlets without reset buttons may be protected by a "downstream" outlet.
• Reset is located- in the laundry room



This outlet is a bit loose. No big deal. It is easy to re-secure this.



This outlet is not operable. Check with homeowner as to the reason it may be shut off.

8. Exterior Doors Condition

Observations:
• Exterior doors appeared in functional and in satisfactory condition.

9. Lighting Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

10. Exterior Wall Covering Condition

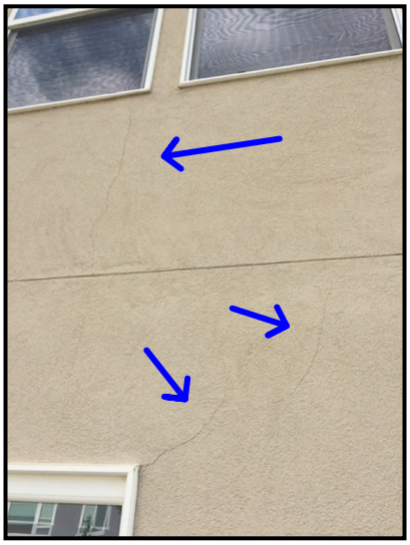
Materials:
• Brick veneer noted.
• Stucco observed.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

• The cracks that are present in the stucco are cosmetic only. These are caused by expansion and contraction of the sheathing underneath. We recommend monitoring these for additional movement in the future, but it is our opinion that these have moved as much as they are going to.



Some minor cracking in the stucco that is present. This is very typical and not a structural problem. Ideally, all the cracks would be sealed to preclude water penetration. We recommend monitoring this in the future for any additional movement.



Some additional examples of cracking in the stucco. These are minor cracks and not a major structural problem. We recommend monitoring this for additional movement in the future.

11. Exterior Windows Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

12. Downspouts Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Some Down-spouts terminate underground.

13. Eaves & Fascia Condition

Observations:
• Eaves, Soffits and Fascia (visible areas) appear to be in generally serviceable condition.

14. Main Gas Valve Condition

Location:
• South side.

Observations:
• No major system safety or function concerns observed at the readily accessible areas. Remember that you will need a wrench to turn off the gas at this location.



This is where your main gas shut off valve is located. Remember that you will need a wrench to close this.

15. Dryer Vent Cover Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

16. Window Wells Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

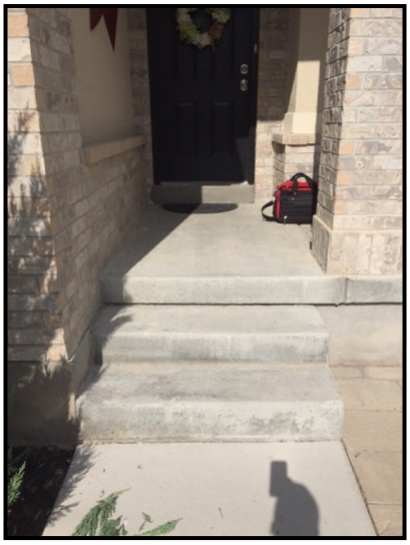


The ladder in this window well is an excellent safety feature

17. Porch Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.





18. Patio Condition

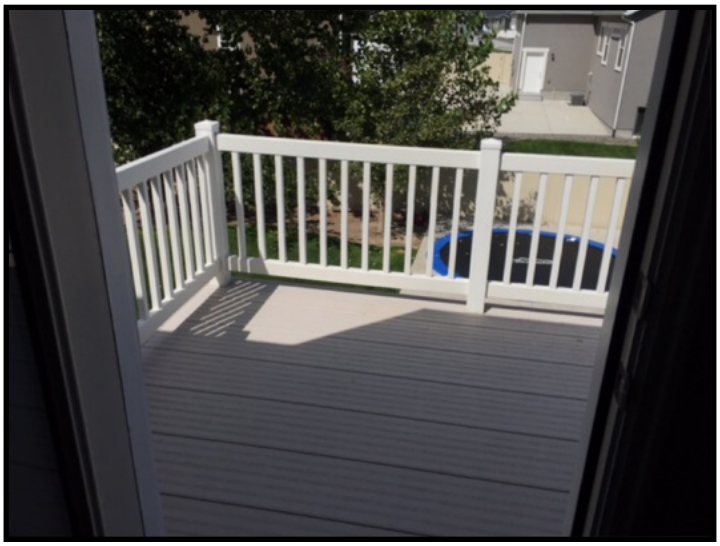
Observations:
• No major system safety or function concerns observed at the readily accessible areas.

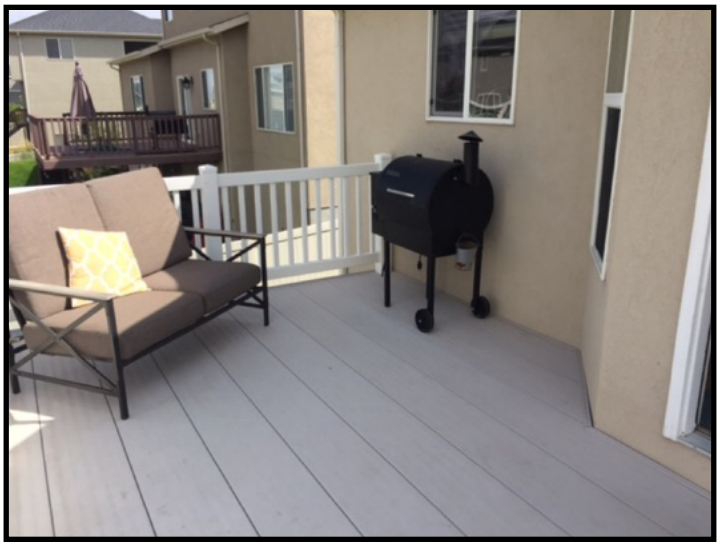
19. Deck Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Some water staining is present at the structure of the deck. The structure is solid at this point and we recommend just keeping an eye on this in the future for a potential wood rot

Balcony

1. Photos





Very nice balcony. Enjoy it!

2. Balcony Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

Grounds

1. Photos









Spalling observed at driveway









2. Driveway Condition

Observations:
• Good- Driveway is in good shape for age. No major deficiencies noted.
• Typical cracking was observed. Monitor these cracks.
• Spalling- Surface deterioration "spalling" observed at the concrete surface.

3. Walkway Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Typical cracking was observed at the concrete surfaces.
• Spalling- Surface deterioration "spalling" observed at the concrete surface.

4. Grading Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

5. Vegetation Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Vegetation within 10 feet of roof should be trimmed away.

6. Plumbing Condition

Main Water Entry:
• Location- in the front yard
• Water supply - Public
• Only the water meter area is visible. The plumbing here is not accessible by your inspector.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.



Only the water meter is visible in the front yard

7. Fence Condition

Observations:
• A fence is present, however, the inspector does not determine property lines. The fence may be on a neighbor's property. Fences are outside the scope of a home inspection. Any comments made about the fence are only as it pertains to the main structure and how it may negatively affect it. We may also make observations of obvious fence issues. The inspector recommends client consult with home owner reference condition and location.
• Fence info....vinyl

Roof

1. Photos



View of roof



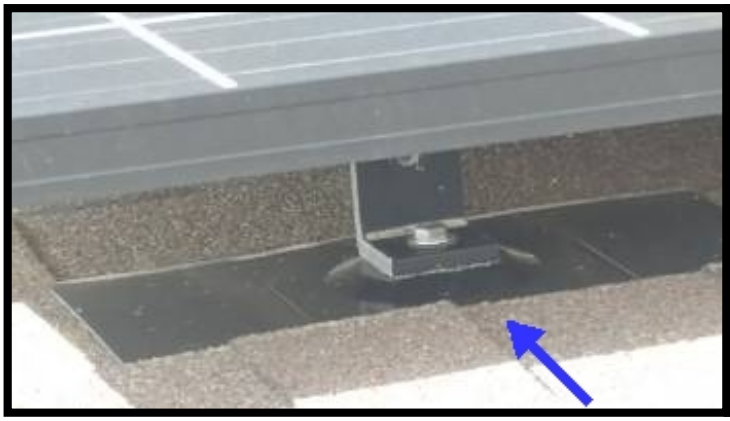
View of roof



View of roof



View of roof



Solar panel supports are secure and properly attached.



View of solar panels



View of roof



View of roof

2. Visibility

Method of Inspection:
• Walked the Roof

3. Roof Condition

Roof Materials:
• Estimated number of layers = 1
• Asphalt shingles

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

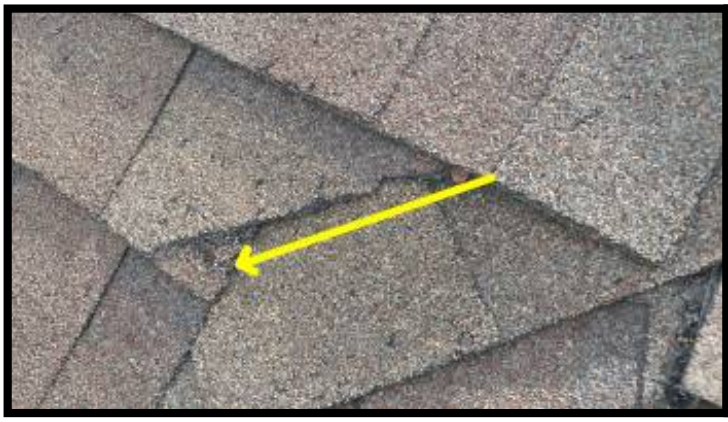
• Exposed nails on roofing material. Recommend sealing all fastener heads.
• Along the top of the roof Ridgeline there are several drill holes in the shingles. it appears something was mounted in this area in the past and has been removed recommend sealing these holes to prevent any water penetration. See pic...
• There is one torn flash damage shingle above the deck back of house. See pic.



Along the top of the roof ridgeline, there are several holes in the shingles. It appears that something was mounted in this area and has been removed. Recommend sealing these holes to prevent any water penetration.



Another view of the holes at the ridgeline



A couple of exposed nails in the shingles above the deck at the back of the home.



There is one torn/damaged shingle above the deck at the back of the house.

4. Flashing Condition

Materials:
• Metal Flashing
• Shingles

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Not visible in valleys



The flashing around the main exhaust stack has lifted a bit. Easy to re-fasten this.

5. Plumbing Vents Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Gutters Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Granules - Significant amount of granules from shingles are in the gutter.

• *Debris- Significant amounts of debris evident.*



Debris and some granules present in the front gutter. Recommend cleaning for better efficiency of water drainage.



View of gutters

7. Roof/Attic Vents Condition

Type:
• Roof

Observations:
• All roof vents appear to be functional and in satisfactory condition as its viewed from the exterior of the attic. The inspection of the attic is detailed in the section labeled "attic".

8. Porch Roof Condition

Materials:
• The patio/porch roof is the same as main structure. (see Roof section)

Garage

1. Photos



View of garage



View of garage



View of garage

2. Rafters & Ceiling Condition

Observations:
• The garage roof is part of main structure. Please refer to Attic section of report for inspection details.
• Ceiling is sheet-rocked. The house roof structure was not visible from inside the garage to determine type or condition.
• No major system safety or function concerns observed at the readily accessible areas.
• Walls are sheet-rocked. Garage framing not visible.

3. Walls / Firewall Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Walls are sheet-rocked. The house roof structure was not visible from inside the garage to determine type or condition.

4. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

5. GFCI Condition

Observations:
• GFCI present and operable where needed. No major system safety or function concerns were observed while testing the accessible receptacles. All receptacles with GFCI reset buttons were tested and responded appropriately. Some outlets without reset buttons may be protected by a "downstream" outlet.
• Garage reset- Reset for the GFCI reset is in the laundry room

6. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Common cracks noted. Monitor for any additional movement.
• Spalling of the concrete is observed. This is not a structural problem.



Spalling concrete



Minor cracking observed

7. Exterior Door Condition

Observations:

• *Garage-house door weather-stripping is deteriorated.*



The weatherstripping is a bit damaged on this exterior door. Replacing this is an inexpensive and easy fix.

8. Fire Door Condition

Observations:

• No major system safety or function concerns observed at the readily accessible areas.

9. Garage Door Condition

Observations:

• The garage door appeared functional during the inspection.

10. Garage Opener Condition

Observations:

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

• Chain drive opener noted.

11. Garage Door Safety Condition

Observations:

• No major system safety or function concerns observed.

12. Anchor Bolts Condition

Observations:

• The anchor bolts were not visible.

13. Ventilation Condition

Observations:

• No Visible Ventilation noted.

Main Electrical Sub Panel

1. Photos





Wiring looks appropriate

2. Main Sub Panel Location

• Located in the basement.

3. Number of breakers in off position

• 0

4. Main Sub Panel Amp Rating

• 125 amp

5. AFCI/GFCI Condition

Observations:
• AFCI present and operable. No major system safety or function concerns were observed while testing.

6. Breaker Condition

Branch Wiring:
• Copper non-metallic sheathed cable observed.

Observations:
• All of the circuit breakers appeared serviceable.

7. Breaker/Wiring Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Compressor Breaker

Observations:
• The breaker for the A/C compressor is appropriately sized.

HVAC

1. Photos



View of furnace with cover removed



Furnace firing looks appropriate

2. Identification

- Brand: Carrier
- Model Number: 58STA110
- Serial Number: 4205A30579
- ... manufacture Year 2005

3. Thermostats Condition

Observations:
- Location: Main Level Hallway
- Digital - programmable type.

4. HVAC Condition

Heater Location:
- Location: Basement Level

Heater Type:
- Furnace - Natural gas
- A/C unit - Electric

Observations:
- No major system safety or function concerns observed at the readily accessible areas.

5. Structure Condition

Observations:
- No major system safety or function concerns observed at the readily accessible areas.

6. Venting Condition

Venting Type:
- Metal double wall chimney vent pipe noted.

Observations:
- No major system safety or function concerns observed at the readily accessible areas.

7. Gas Valves Condition

Observations:
• Gas shut off valves were present, gas valves are not rotated by the inspector.

8. Refrigerant Lines/Coils Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Fresh Combustion Air Condition

Observations:
• External fresh combustion air vent observed.

10. Filter Condition

Filter Location(s):
• Located in slot next to furnace.

Observations:
• No filter present. Recommend adding the appropriate filter.

Water Heater(s)

1. Photos



Water heater

2. Identification

• Brand Name: Rheem
• Model Number: PROG50 38N RH58
• Serial Number: RHLNM141403565
• Manufacture date 2 April 2014

3. Number of Gallons

• 50 gallons

4. TPR Valve Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

5. Expansion Tank Condition

Observations:
• No expansion tank is present. We recommend adding an expansion tank.

6. Water Heater Condition

Heater Type:
• Gas

• Location: Basement utility room.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Structure Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Combustion Condition

Observations:
• The water heater was turned on to verify operation. The combustion chamber has extremely limited visibility.

9. Venting Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

10. Gas Valve Condition

Observations:
• No Leaks - GAS DETECTOR was used on the gas line. No leaks were detected

11. Plumbing Condition

Materials:
• Copper
• PEX
• PVC

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

12. Main Water Entry Valve Condition

Main Water Shutoff Location:
• Basement Level

Observations:
• No deficiencies observed at the visible portions of the main water shutoff valve.



This is your main water shutoff valve

13. Water Softener Condition

Observations:
• Home is equipped with a water softener system. The inspector recommends client consult with home owner for operation instructions and proper information. Water softener systems are beyond the scope of a Home Inspection.

• The bottom of the salt container appears to have a crack / opening that allows the salt to escape. There is salt evidence on the floor.



Salt bin has a hole at the bottom, causing salt water residue to leak on the basement floor.

Unfinished Basement

1. Photos



Unfinished basement area



Unfinished basement area



2. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

3. GFCI Condition

Observations:
• GFCI present and operable where needed. No major system safety or function concerns were observed while testing the accessible receptacles. All receptacles with GFCI reset buttons were tested and responded appropriately. Some outlets without reset buttons may be protected by a "downstream" outlet.

4. Basement Walls Condition

Materials:
• Poured concrete walls noted.
• The basement is partly finished. Any finished areas are detailed under a "room" designation in this report.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

5. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Typical cracks observed.

6. Insulation Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Windows Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
•

8. Plumbing Condition

Materials:
• Pex
• Plastic

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Ductwork Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

10. Beams/Columns/Piers Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

11. Framing Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• Wood framing noted.

12. Joists Condition

Materials:
• Wood floor joists observed.
• Engineered I-Type joists observed.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

13. Subfloor Condition

Materials:
• Wood subfloor observed.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

14. Drainage Condition

Type:
• No drainage system is visible.

Kitchen

1. Photos



2. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

3. GFCI Condition

Observations:
• GFCI present and operable where needed. No major system safety or function concerns were observed while testing the accessible receptacles. All receptacles with GFCI reset buttons were tested and responded appropriately. Some outlets without reset buttons may be protected by a "downstream" outlet.
• The reset for the GFCI is located in the kitchen

4. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

5. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Windows Interior Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Ceilings Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Counters/Cabinets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• There is normal wear noted for the age of cabinets and counter tops.

10. Oven Condition

Observations:
• Operable - The oven did start getting hot when tested. Your inspector does not bring the oven to full temperature. Keep in mind that testing appliances is outside the scope of a home inspection.
• Oven: Electric

11. Cooktop

Observations:
• Operable - All cooktop burners operated when tested. Keep in mind that testing appliances is outside the scope of a home inspection.
• Cooktop: Electric

12. Dishwasher Condition

Observations:
• Operable - The dishwasher did operate when tested. Keep in mind that testing appliances is outside the scope of a home inspection.

13. Microwave Condition

Observations:
• Operable- Microwave did turn on when tested.

14. Refrigerator Condition

Observations:
• Operable - Refrigerator and freezer were tested with a laser thermometer and generally in the proper temperature range. Keep in mind that testing appliances is outside the scope of a home inspection.

15. Exhaust Vent Condition

Type:
• Recirculating type

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

16. Sinks Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.



Hot water is appropriate temperature

17. Garbage Disposal Condition

Observations:
• Operable - Turned on when tested.

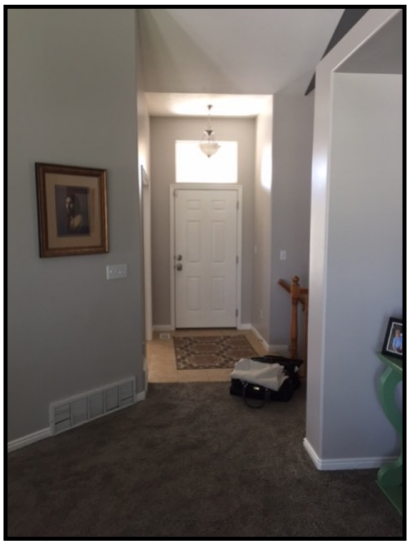
18. Plumbing Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

Room(s) A1

1. Photos







2. Location

• The following rooms are addressed in this section -
• Main Living Level
• Main Living Room
• Hallway- connected hallway.
• Stairs- connected stairs/stairwell
• Dining Room
• Sitting Room

3. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.
• A licensed electrician should perform any electrical work needed.

• *..Two loose receptacles were noted. See pictures*



This outlet on the east wall in the living room seemed loose when I inserted the tester. It may require replacement.



This outlet by the fireplace seemed loose when I inserted the tester. It may need to be replaced.

4. GFCI Condition

Observations:
• GFCI did not respond to test, but they are not required in this area.

5. Ceiling Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Patio Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Stairs Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

10. Railing Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

11. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

12. Windows Interior Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

13. Closets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

14. Counters/Cabinets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

15. Ceiling Fan Condition

Observations:
• Operates normally when tested.

Master Bedroom

1. Location

• Main Living Level

2. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

3. Ceilings Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

4. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

5. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Windows Interior Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Closets Condition

Observations:
• The closet is in serviceable condition.

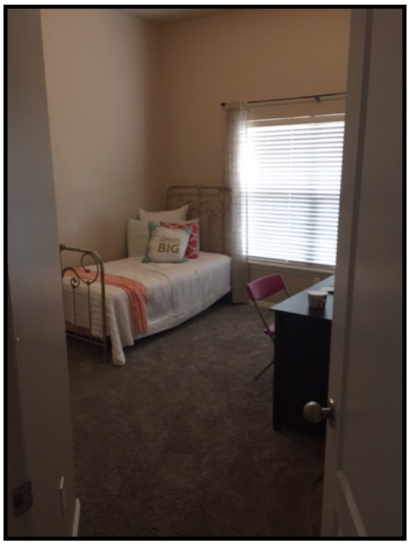
• The closet door in the master bedroom would not latch. The latch is bent. Minor adjustment should fix this issue.

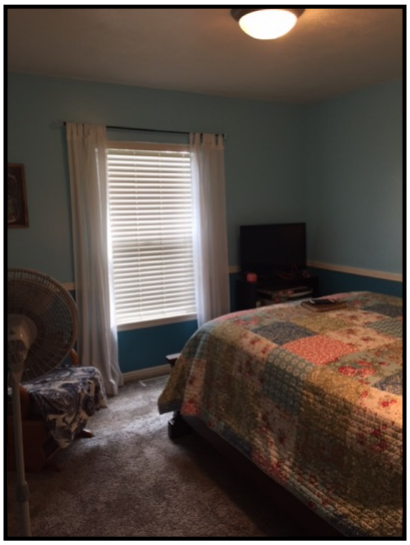
9. Ceiling Fan Condition

Observations:
• Operates normally when tested.

Bedrooms *

1. Photos





2. Location

• Main Living Level
• North East
• South East

3. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

4. Ceilings Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

5. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Windows Interior Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

• The lock is inoperable on the window in the south east bedroom

9. Closets Condition

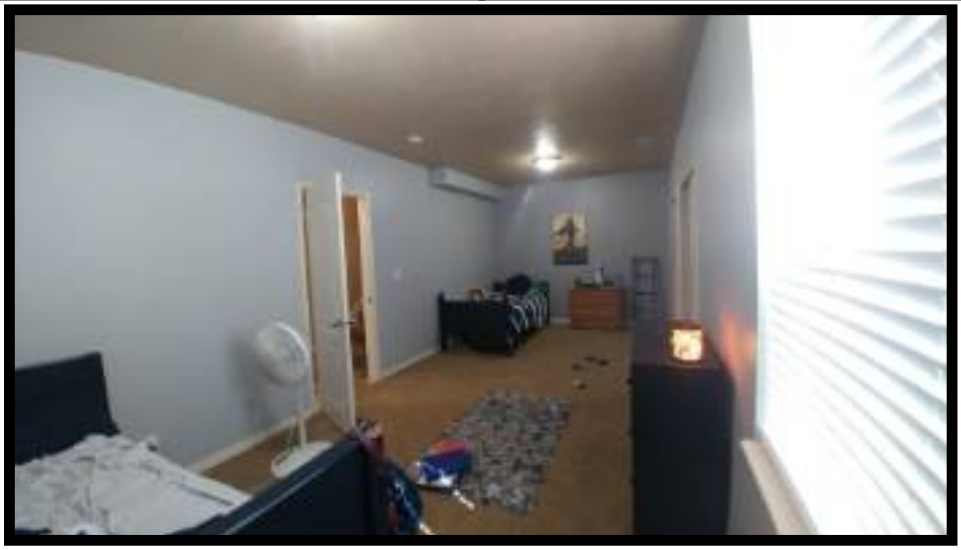
Observations:
• The closet is in serviceable condition.

Bedrooms *****

1. Photos







2. Location

- Basement Level
- Hallway- connected hallway.
- West
- South East
- South West

3. Condition

Observations:
- The accessible receptacles were tested and found to be wired correctly.

4. Ceilings Condition

Observations:
- No major system safety or function concerns observed at the readily accessible areas.

5. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

• All three basement bedrooms have minor alignment issues with the man doors . Doors rub and don't close properly.

7. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Windows Interior Condition

Observations:
• Yellow room.. The beading in one of the corners of the screen has come undone. Pretty easy fix to reseat the bead.

• The Southwest pink bedroom in the basement is missing a window screen.

9. Closets Condition

Observations:
• The closet is in serviceable condition.

Master Bathroom

1. Photos







2. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

3. GFCI Condition

Observations:
• GFCI present and operable where needed. No major system safety or function concerns were observed while testing the accessible receptacles. All receptacles with GFCI reset buttons were tested and responded appropriately. Some outlets without reset buttons may be protected by a "downstream" outlet.

4. Ceilings Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

5. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Closets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Windows Interior Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

10. Counters/Cabinets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

11. Sinks Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

12. Toilets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

13. Shower/Bath/Enclosure Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

14. Mirrors Condition

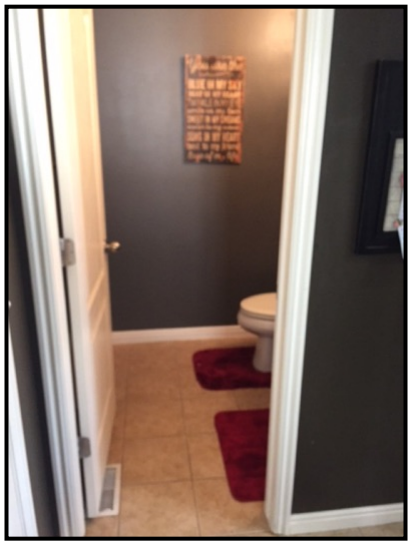
Observations:
• No major system safety or function concerns observed at the readily accessible areas.

15. Exhaust Fan Condition

Observations:
• *The exhaust fan is a bit noisy and has a slight vibration.*

Bathroom A

1. Photos



2. Location

• Main Living Level

3. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.
• A licensed electrician should perform any electrical work needed.

• Lighting did not function normally with switches. The switch is loose and the light continue to come on even though the switch was turned in the off position. This switch should be replaced in our opinion ....for safety.

4. GFCI Condition

Observations:
• GFCI present and operable where needed. No major system safety or function concerns were observed while testing the accessible receptacles. All receptacles with GFCI reset buttons were tested and responded appropriately. Some outlets without reset buttons may be protected by a "downstream" outlet.

5. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Counters/Cabinets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Sinks Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

• The faucet leaked a little when changing it from hot to cold.

10. Toilets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

11. Mirrors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

12. Exhaust Fan Condition

Observations:
• The exhaust fan was operated and no issues were found.

Bathroom B

1. Photos



2. Location

• Main Living Level

3. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

4. GFCI Condition

Observations:
• GFCI present and operable where needed. No major system safety or function concerns were observed while testing the accessible receptacles. All receptacles with GFCI reset buttons were tested and responded appropriately. Some outlets without reset buttons may be protected by a "downstream" outlet.
• The reset for the GFCI is located in the other bathroom on the main level

5. Ceilings Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Counters/Cabinets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• There is normal wear noted for the age of cabinets and counter tops.

10. Sinks Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

11. Toilets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

12. Shower/Bath/Enclosure Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

13. Mirrors Condition

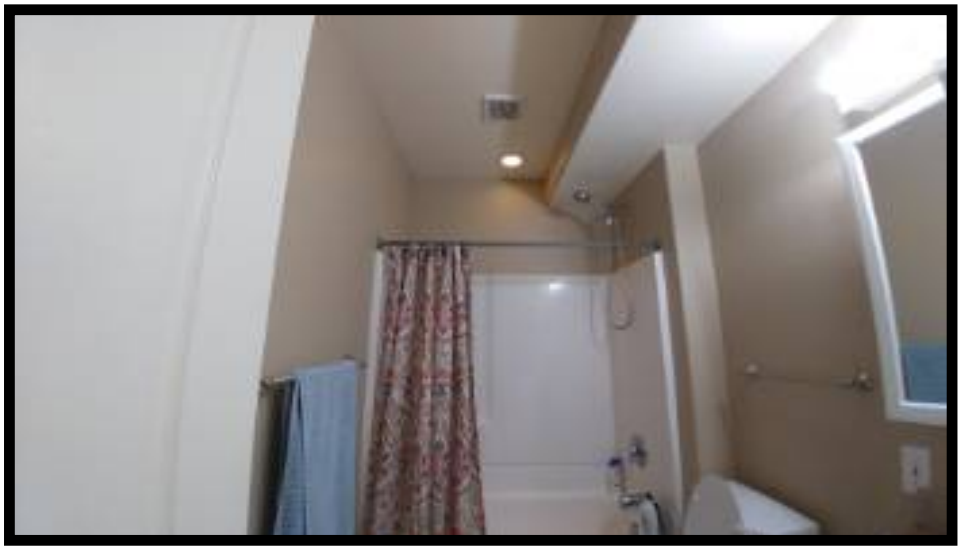
Observations:
• No major system safety or function concerns observed at the readily accessible areas.

14. Exhaust Fan Condition

Observations:
• The exhaust fan was operated and no issues were found.

Bathroom E

1. Photos



2. Location

• Basement

3. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

4. GFCI Condition

Observations:
• GFCI present and operable where needed. No major system safety or function concerns were observed while testing the accessible receptacles. All receptacles with GFCI reset buttons were tested and responded appropriately. Some outlets without reset buttons may be protected by a "downstream" outlet.

5. Ceilings Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Counters/Cabinets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

10. Sinks Condition

Observations:
• Very slow drain observed. Most likely a P-trap cleaning would fix this issue..

11. Toilets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

12. Shower/Bath/Enclosure Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

13. Mirrors Condition

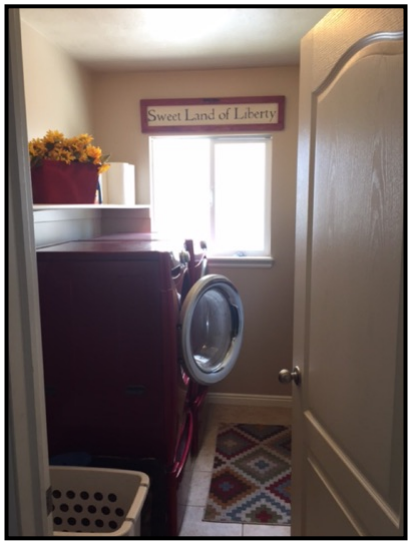
Observations:
• No major system safety or function concerns observed at the readily accessible areas.

14. Exhaust Fan Condition

Observations:
• The exhaust fan was operated and no issues were found.

Laundry

1. Photos



2. Condition

Observations:
• The accessible receptacles were tested and found to be wired correctly.

3. GFCI Condition

Observations:
• Garage reset- Reset for the GFCI reset is in the basement

4. Ceilings Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

5. Walls Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Doors Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

7. Counters/Cabinets Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Floor Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Windows Interior Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

10. Dryer Vent Condition

Observations:
• Obscured- Could not fully inspect the dryer vent, it is obscured by a dryer/cabinetry.

11. Exhaust Fan Condition

Observations:
• None present.

12. Gas Valves Condition

Observations:
• No gas shut off valves were present.

13. Plumbing Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

Attic

1. Photos



View in the attic



View in the attic



View in the attic



View in the attic



View in the attic



Attic access in hallway by kitchen

2. Access Type

• Scuttle Hole

3. Access Location

• Hallway

4. Inspected From

• Hatch area- Entering attics that are insulated can cause damage to the insulation and attic framing. Attics covered with insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only.

5. Structure Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

6. Condition

Observations:
• No lights or receptacles in attic area

7. Attic Plumbing Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

8. Insulation Condition

Materials:
• Insulation batts observed.
• Loose fill insulation observed. The composition is not determined by your inspector.

Depth:
• 15+" - The insulation observed is approximately 15+ inches.

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

9. Exhaust Duct Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

10. Ductwork Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

11. Attic Venting Condition

Observations:
• No major system safety or function concerns observed at the readily accessible areas.

Smoke Detectors

1. Smoke Detectors Condition

Observations:
• Functional- Smoke detectors were tested and are functional. Remember to check detectors regularly, replace the batteries regularly, and replace the detectors when needed according to manufactures and fire safety guidelines.

• Non-operational- The smoke detectors in the basement pink and yellow rooms and unfinished area did not operate during the inspection. We recommend that the detectors are evaluated and replaced if necessary.

Fire Place(s)

1. Photos





2. Fireplace Condition

Locations:
• Main Living Level

Type:
• Gas insert fireplace noted

Observations:
• No major system safety or function concerns observed at the readily accessible areas.
• It is pretty dusty in the compartment underneath the fireplace. We recommend a cleaning. You can do this with the shop vac and it’s very easy

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.