

Greater Dayton Home Inspections

Property Inspection Report



123 Sample Drive, Dayton, OH 12345
Inspection prepared for: John Sample
Date of Inspection: 6/1/2012 Time: 3PM to 7:15PM
Age of Home: 12 Years Size: 2,600 Square Ft
Weather: Sunny - no prior rain

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior Areas		
Page 4 Item: 3	Siding Condition	<ul style="list-style-type: none"> • Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.
Page 6 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> • Moisture damage, wood rot, observed. Recommend review for repair as necessary.
Grounds		
Page 7 Item: 2	Grading	<ul style="list-style-type: none"> • Low and settled grading was observed along the front flower bed. Water can intrude under porch and affect the foundation. Critters can also infest. Repair as needed.
Page 8 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • There is Moss on the foundation - showing the foundation has way too much moisture present. This is more than likely due to the grading issue.
Page 10 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"> • Rotted Wood. • Unstable supports. • Floor boards damaged. • Have the deck reviewed for proper installation and attachment. Check for history of permits.
Page 12 Item: 6	Stairs & Handrail	<ul style="list-style-type: none"> • Unstable railings are present. • Porch railing not secure.
Garage		
Page 34 Item: 5	Rafters & Ceiling	<ul style="list-style-type: none"> • Garage drywall ceiling needs to be properly repaired.
Attic		
Page 44 Item: 4	Vent Screens	<ul style="list-style-type: none"> • Vent screens noted as blocked.
Foundation		
Page 45 Item: 2	Foundation Perimeter	<ul style="list-style-type: none"> • Evidence of past water penetration observed. • Water stains, bulging walls, or other damage was observed near plumbing fixtures that indicate leaks or possible concealed leaks. Client is advised to obtain further review by a licensed plumber prior to closing to determine the cause of this condition for repairs/replacement as needed.
Page 46 Item: 3	Foundation Walls	<ul style="list-style-type: none"> • Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration. • Past repairs of mortar joints is noted.
Basement/Crawlspace		
Page 48 Item: 1	Walls	<ul style="list-style-type: none"> • Area of major repair noted to poured concrete foundation wall. This repair appears to be professionally done. Buyer is recommended to request and review any existing documents relative to this repair to determine if any warranties exist. No warranty for this or any other repair is implied by this inspection.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Vacant

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
 - We recommend inserting well covers over the window wells.
- These are a safety hazard to small children and also know to cause leaks.



3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Brick veneer noted. • Vinyl siding noted.

Observations:

- Vinyl siding damage. Recommend repair or replacement of damaged sections to keep moisture and insects from harming structure.



Needs nailed down - too open to the elements



Stained

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

• Moisture damage, wood rot, observed. Recommend review for repair as necessary.

5. Exterior Paint

Good	Fair	Poor	N/A	None
			X	

6. Stucco

Good	Fair	Poor	N/A	None
			X	

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:

- The exterior drainage is generally away from foundation -- except where noted below.
- Recommend adding additional backfill to create the proper slope away from the foundation.
- **Low and settled grading was observed along the front flower bed. Water can intrude under porch and affect the foundation. Critters can also infest. Repair as needed.**



negative grading





Drainage



3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- **There is Moss on the foundation - showing the foundation has way too much moisture present.**
This is more than likely due to the grading issue.



moss on foundation



Piece of insulation against foundation



Dead Landscape from trash can storage

4. Gate Condition

Good	Fair	Poor	N/A	None
X				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
		X		

Observations:

- Rotted Wood.
- Unstable supports.
- Floor boards damaged.
- Have the deck reviewed for proper installation and attachment. Check for history of permits.



Inspection Restriction



Deck Stairs



Underneath Deck





Post pulling apart



Split



loose



Balusters are bowed



loose



broken baluster



broken board



Not properly set



6. Stairs & Handrail

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

Observations:

- There were no railings installed at the steps. Location: .
- **Unstable railings are present.**
- **Porch railing not secure.**



7. Grounds Electrical

Good	Fair	Poor	N/A	None
				X



dirt in receptacle



Unit not flush with wall

8. GFCI

Good	Fair	Poor	N/A	None
X				

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: Located on the right side of the home.



10. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Home Inspections cannot uncover septic issues that need evaluated by a professional in that field.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Located on the sides of the home

Observations:

- Appears Functional.



works - no leaks

14. Balcony

Good	Fair	Poor	N/A	None
				X

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
X				

Observations:

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

17. Fence Condition

Good	Fair	Poor	N/A	None
				X

18. Sprinklers

Good	Fair	Poor	N/A	None
			X	X

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar

Good	Fair	Poor	N/A	None
			X	

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.



Familing room

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- This doorbell is non functional.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
			X	

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

13. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • **Sliding Patio Doors**

14. Screen Doors

Good	Fair	Poor	N/A	None
X				

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

16. Fireplace

Good	Fair	Poor	N/A	None
			X	X

17. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Bedrooms

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

1. Locations

Locations: Master#1 • Bedroom #2 (Baby's Rm) • Bedroom #3 (Kids Rm)

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Ceiling Fans

Good	Fair	Poor	N/A	None
			X	

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Some outlets not accessible due to furniture and or stored personal items.

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

9. Security Bars

Good	Fair	Poor	N/A	None
			X	

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

13. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

15. Patio Doors

Good	Fair	Poor	N/A	None
			X	

16. Screen Doors

Good	Fair	Poor	N/A	None

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Guest bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Plastic laminate tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• No major system safety or function concerns noted at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

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

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

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

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review due to personal property stored in undersink cabinet.

13. Security Bars

Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional



Master Bathroom shower is functional

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic tub/shower surround noted.
- Recommend caulking as required.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Guest Bathroom Tub in good condition.

17. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • The dishwasher appears to be in good condition. We did not operate it as it was full with dishes.

4. Doors

Good	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • All burners work

8. Oven & Range

Good	Fair	Poor	N/A	None
X				



All 4 burners work

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• no leaks detected

10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

11. Spray Wand

Good	Fair	Poor	N/A	None

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

13. Soap Dispenser

Good	Fair	Poor	N/A	None

14. Trash Compactor

Good	Fair	Poor	N/A	None
			X	

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

16. Window Condition

Good	Fair	Poor	N/A	None
			X	

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
			X	

21. Patio Doors

Good	Fair	Poor	N/A	None
X				

22. Screen Doors

Good	Fair	Poor	N/A	None

23. Electrical

Good	Fair	Poor	N/A	None
X				

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI in place and operational.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: Laundry Rm connected to Garage

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Counters

Good	Fair	Poor	N/A	None
			X	

4. Dryer Vent

Good	Fair	Poor	N/A	None
			X	

Observations:

• I could not verify where the dryer vents to. The dryer must terminate outside of the house. I suggest client have a licensed contractor evaluate the situation.

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

8. Gas Valves

Good	Fair	Poor	N/A	None
			X	

9. Wash Basin

Good	Fair	Poor	N/A	None
			X	

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are plaster ceilings noted.

14. Security Bars

Good	Fair	Poor	N/A	None
			X	

15. Doors

Good	Fair	Poor	N/A	None
X				

16. Window Condition

Good	Fair	Poor	N/A	None
			X	X

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
	X			

Materials: The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

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



Furnace

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing insulation at A/C unit - insulation is torn.



Torn Insulation

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric



8. Air Supply

Good	Fair	Poor	N/A	None
X				



Works well - holding tissue against it

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
			X	

11. Thermostats

Good	Fair	Poor	N/A	None
X				



In Family Room

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
	X			

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas
 Location: The heater is located in the basement.



Good

6. TPRV

Good	Fair	Poor	N/A	None
	X			

Observations:
 • This valve is made of CPVC which is fine. However the valve should terminate short of the ground and not directly into the drain. This is important so you don't pull dirty polluted water in to the water heater.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • The client and I failed to find the size of the water heater as the area was very dark and the tags were not easy to read. The size does look sufficient though for the size o the home.

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
• Appears functional.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC
Observations:
• No deficiencies observed at the visible portions of the supply piping.

10. Overflow Condition

Good	Fair	Poor	N/A	None
			X	

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Observations:
• The water heater is not strapped.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Inspector walked the surface of the roof for the inspection
 Materials: Asphalt shingles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection.

2. Walls

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Does Not Appear to be a Rated Fire Wall/Ceiling
 • Personal items prevent complete inspection.



Inspection Restriction



Inspection Restriction



unfinished walls

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
 • The anchor bolts were not visible.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.
 Observations:
 • Stairs in the garage are not sturdy.

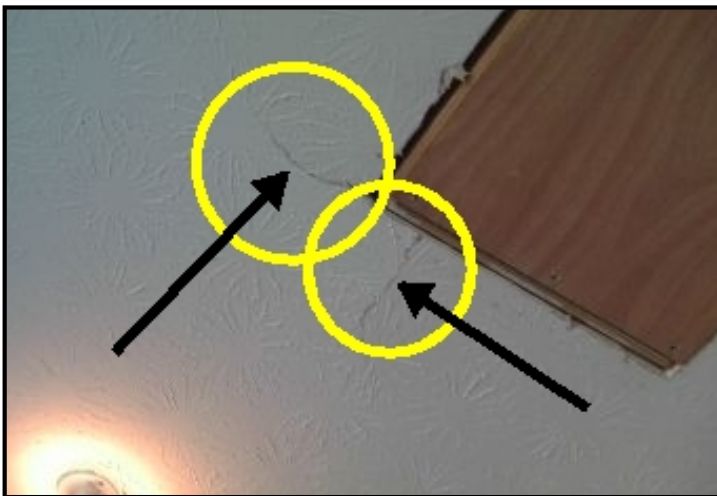


Loose railing on stairs in Garage

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
		X		

Observations:
 • Garage drywall ceiling needs to be properly repaired.



Cracks



Ceiling cracks - LARGE

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • Some outlets not accessible due to furniture and or stored personal items.



Exposed wiring with unfinished walls

7. GFCI

Good	Fair	Poor	N/A	None
			X	

8. 240 Volt

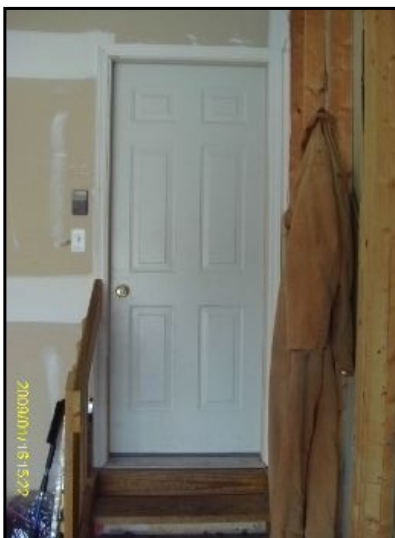
Good	Fair	Poor	N/A	None
				X

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

10. Fire Door

Good	Fair	Poor	N/A	None
X				



11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- I had difficulty closing the door on a few occasions. It did ultimately close and functioned as it is suppose to, but I would ask the sellers if they have any knowledge of issues with the door.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.



Engine



Photo sensor eyes

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

15. Ventilation

Good	Fair	Poor	N/A	None
			X	

16. Vent Screens

Good	Fair	Poor	N/A	None
			X	

17. Cabinets

Good	Fair	Poor	N/A	None
			X	

18. Counters

Good	Fair	Poor	N/A	None
			X	

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Located in the Basement

Location: No Sub Panels located.

Observations:

- Double tapped at the bars (more than one electrical conductor attached). This is not standard practice, and violates the NEC (National Electric Code).



Main Panel



Panel with cover off

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper Branch Circuit Wiring

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspector walked the roof to inspect it
 Materials: Asphalt shingles noted.

Observations:

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



Satellite Dish Installed



Good



2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
X				



7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

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



Clear except small amount of debris from asphalt

Attic

1. Access

Good	Fair	Poor	N/A	None
X				



Pulldown stairs to attic in great shape



Inspection Restriction



Inspection Restriction

2. Structure

Good	Fair	Poor	N/A	None
			X	

Observations:

- Attic is mainly unfinished space that is unaccessible. The "inspection restrictions" prevent free movement to get a better look at the sheathing in the attic. There are no visible water stains or structural defects visible from the inspectors limited view of the area.



Rafters - Collar ties

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
• Turbine Vents noted.



clogged vent



4. Vent Screens

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Vent screens noted as blocked.

5. Duct Work

Good	Fair	Poor	N/A	None
				X

Observations:
 • None observed.

6. Electrical

Good	Fair	Poor	N/A	None
				X

7. Attic Plumbing

Good	Fair	Poor	N/A	None
				X

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.
 Depth: Insulation averages about 16-18 inches in depth.



loosefill fiberglass insulation

9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
			X	

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Numerous cracks were observed at the basement concrete floor. Moisture and radon gases could enter through the cracks. Recommend sealing the cracks with a concrete crack filler or caulk that is recommended for concrete.
- Evidence of past water penetration observed.



Vertical Crack



Vertical Crack



Area needs sealed



Repairs Made

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
	X			

Observations:

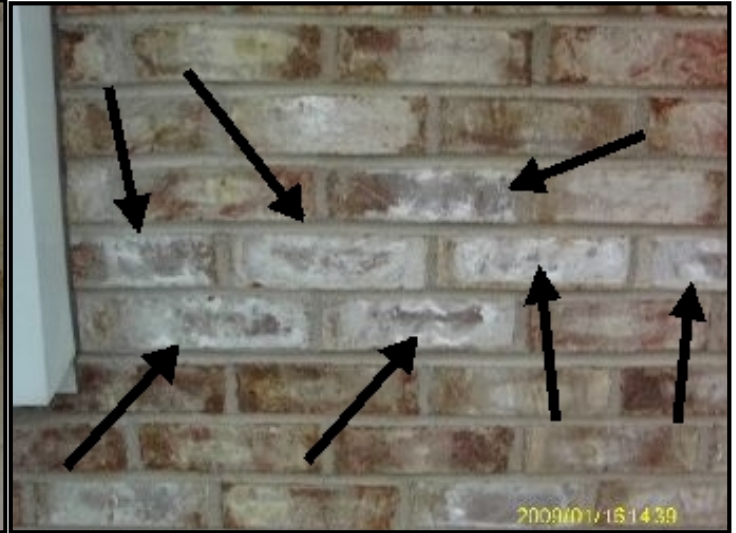
- Evidence of past water penetration observed.
- Water stains, bulging walls, or other damage was observed near plumbing fixtures that indicate leaks or possible concealed leaks. Client is advised to obtain further review by a licensed plumber prior to closing to determine the cause of this condition for repairs/replacement as needed.

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

Observations:

- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
- Past repairs of mortar joints is noted.



Efflorescence



Repairs previously made

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
			X	

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- OSB (Oriented Strand Board) sheathing sub floor

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Poly Vinyl Chloride "PVC" waste and vent pipes noted.

13. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:

- Battery backup present.

14. Ducting

Good	Fair	Poor	N/A	None
X				

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
		X		

Materials: ****BASEMENT****

Observations:

- The majority of the unfinished basement walls are covered with foil facing insulation. This insulation blocks the inspectors view of most of the basements walls.
- Area of major repair noted to poured concrete foundation wall. This repair appears to be professionally done. Buyer is recommended to request and review any existing documents relative to this repair to determine if any warranties exist. No warranty for this or any other repair is implied by this inspection.



Previous repairs made



Covered with Spray insulation to cover crack



Cracking

2. Insulation

Good	Fair	Poor	N/A	None
X				



Repair to leaking foundation

3. Windows

Good	Fair	Poor	N/A	None
X				

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional.
 Observations:
 • PVC

5. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:
 • Exposed wiring



exposed wiring at a height accessible for children

6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Access

Good	Fair	Poor	N/A	None
X				

8. Stairs

Good	Fair	Poor	N/A	None
X				

9. Railings

Good	Fair	Poor	N/A	None
X				

10. Slab Floor

Good	Fair	Poor	N/A	None
	X			

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

11. Finished Floor

Good	Fair	Poor	N/A	None
X				

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at time of inspection.

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears Functional.

15. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:

- Not fully visible for inspection due to lack of access.

16. Columns

Good	Fair	Poor	N/A	None
	X			

17. Piers

Good	Fair	Poor	N/A	None
			X	

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

