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Residential Inspection Report

Prepared for: John Smith

**6622 Stellar Place
Haymarket, VA 20169**



Prepared By: **Brian Henley**
ASHI Associate Home Inspector



Report Table of Contents

General Information	8
Structure	9
Basement and Crawl	10
Exterior	11
Roof	13
Plumbing	15
Garage	18
Electrical	19
HVAC	20
Kitchen	22
Interior	24
Bathrooms	27
Bedrooms	29
Fireplaces	31
Laundry	32
Positive Observations	33



11/18/2009

John Smith
1276 Fair Ridge Drive
Fairfax, VA, 22033

**RE: 6622 Stellar Place
Haymarket, VA 20169**



SUMMARY OF PROPERTY CONDITIONS

At your request, a visual inspection of the above referenced property was performed. This inspection report reflects the visual conditions of the property at the time of the inspection only. Obviously hidden or concealed defects cannot be included in this report and cosmetic items are not addressed as they are subjective. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all VISIBLE reportable conditions. However, in the event of an oversight, please contact our office @ (571) 261-3192 so we can further investigate. The following is an opinion report, expressed as a result of the VISUAL inspection. Please take the time to review the limitations contained in the inspection and the service agreement that you read and signed prior to the inspection.

The role of the inspector is not necessarily intended to identify a repair list for the seller. Potential buyers often incorrectly view a property inspection report as a mandatory repair list for every condition discovered. Private real estate inspectors, unlike city and county inspectors, are not code enforcement officers. Our primary objective is to educate the buyer about the working components of the structure along with the discovery of any VISIBLE conditions that might require repairs and or maintenance. Most all building structures have conditions that need addressing, some major and some minor. It is not possible to acquire one that is perfect. Please realize that ownership verses leasing or renting comes with certain responsibilities including ongoing maintenance and the repair and replacement of components as they age and wear out.

The following items are solely a summary of the findings within your report including health and safety issues provided for you as a quick reference. You should not rely solely on this summary but rather review and read your report in its entirety to completely understand all of the inspectors findings, as there may be some items that are important to you that are not included in this summary.

POSITIVE ATTRIBUTES

Garage

Garage
Number of Overhead Doors
The garage door is insulated. This is an energy saving benefit.

HEALTH, SAFETY and ACTION ITEMS

Roof

Attic & Ventilation:
Electrical

Recessed lighting fixtures are not IC rated and lights are buried with insulation. Pull back insulation at least 3 inches from around all fixtures as stated on each housing.

Plumbing



Water Heater

Flue/Exhaust Pipe Condition:

Attention Needed - The flue piping needs some minor attention or adjustment. Close proximity to plastic water line. Reconfigure flue piping for proper clearance from plastic water pipe.

Electrical

Main Power Panel and Circuitry

Smoke Detectors:

All units have been removed from ceilings for painting. Units appear to be hard-wired with battery back-up. Recommend having all units installed and tested prior to closing.

HVAC

Main Air Conditioning Unit No. 1:

Service Disconnect:

Attention - No internal cover. This could allow someone to touch live electrical circuits if the exterior cover is lifted.

Bathrooms

Owners Bathroom:

Comment:

Shower control valve needs attention. Shower handle does not function as intended.

CORRECTIVE REPAIRS, AND/OR DEFERRED MAINTENANCE,

Exterior

Eaves and Trim

EAVES & TRIM CONDITION 1:

OBSERVATIONS: Rot present in trim in places-Both dormers, front windows, door to deck, misc other areas-Needs Repair.

Wall Coverings

WALL COVERING/SIDING OBSERVATIONS:

Caulk is needed at siding/brick intersections with windows, doors, trim, and other siding components and penetrations through siding. This is important to prevent rain and pest penetration through the siding. Use an outdoor-rated silicone caulk.

Exterior Grounds

VEGETATION 1:

OBSERVATIONS: Vegetation is too close or is in contact with the structure. Cut back vegetation.

Plumbing

Plumbing:

Exterior Hose Bibs Functional:

There are no backflow preventer valves installed on garage hose bib. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.

Functional Supply:

Attention Needed - There is some reduction in functional water flow, but it is not restricted enough to warrant repairs at this time. It may be due to the incoming water service line size, pressure, or a restriction in the water line.

Garage

Garage

Overhead Door and Hardware Condition:

Attention Needed - The overhead door needs some minor repair. Some parts of the door hardware need to be adjusted or tightened.

Safety Reverse Switch on the Automatic Opener:

Attention Needed - The safety reverse switch - Adjustment is needed to reverse with less force required.

HVAC

Main Heating Unit # 1:

Blower Condition:

Attention Needed - The blower assembly is working, but a condition exists that needs maintenance to perform correctly or more efficiently. Dirty and needs to be cleaned.

Air Filters:

Filter type: Disposable/ Filter(s) need cleaning now. Check filter(s) monthly for the need for cleaning/replacement.

Kitchen

KITCHEN:

Dishwasher:

Unit is not securely fastened to cabinets.

Interior

Front Entry and Main Hallway:

Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is not functional. It needs to be replaced.

Lighting

The light would not respond to the wall switch(s). Repair is needed. Appears to be the wrong single pole dimmer switch when a 3 way dimmer is required.

Living Room:

Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is not functional. It needs to be replaced. Front corner.

Rec Room:

Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is not functional. It needs to be replaced. First window on left in bumb-out.

Bathrooms

Owners Bathroom:

Glass Tub/Shower Door:

Door gasket at the bottom has fallen loose and needs to be reattached.

Hall Bath:

Shower Head and Mixing Valves:

Attention - The shower head leaks and needs adjustment or replacement.

Tub/Shower Drain:

Attention Needed - The tub/shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.

Fireplaces

Fireplace:

Comment:

Fireplace glass is dirty from condensate and needs to be removed and cleaned. Electrical box behind louvered access door is missing its cover.

Laundry

LAUNDRY

Comments:

Corroded hose on washer hookup should be replaced. Recommend using steel braided hoses.

Dryer vent and vent piping should be cleaned. Dryer unit is missing its removable lint screen.

ASK THE SELLER AND RECOMMENDATIONS

Structure

WDO and PEST Observations

OBSERVATIONS:

A complete WDO or WDI termite inspection is advised prior to your settlement date. Most lenders require this specialty inspection as a condition of the loan. Annual inspections are advised thereafter.

Basement and Crawl

Basement Areas

Basement Windows:

The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.

Exterior

HOA Documents

HOA

Read the associations home owners documents to make sure what your responsibilities are. There is a lot of information enclosed that governs your rights within the building and explains the budgets, bylaws, governance, violations etc. for the occupant.

Roof

Roof and Attic

Roof Gutter System:

Installation of downspout extensions at front would help carry the water further away from the foundation.

Roof Penetrations

Pipes and Vents Condition:

Have the collars inspected in a year or two as the rubber that seals the pipe has a tendency to dry out and crack over time.

Plumbing

Plumbing:

Water Pressure:

Water pressure appears to be average to below average upstairs when one or more fixtures are turned on. Consult a qualified plumber if flow is not adequate.

Water Heater

Water Heater Insulation Jacket:

Recommended - An insulation blanket wrap for the water heater is suggested. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10 - 25% are at the tank.

Insulated Hot Water Piping:

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

Garage

Garage

Closet Area:

Recommend adding insulation to ceiling area of closet. This is the floor space for the powder room above. Use an R-19 or greater batted insulation with the batting material (paper) up towards the powder room.

HVAC

Ducts Condition:

Cleaning the interior of the ducts is recommended.

Other Recommendations

Recommendations

HVAC

We strongly recommend that you obtain a service contract with a qualified, licensed contractor for your heating/cooling system(s). The contractor will inspect the system(s) prior to the cooling season and again prior to the heating system and make any necessary repairs/recommendations. This will help prolong the useful life of the system(s) and ensure that the equipment is operating at peak efficiency.

Smoke Detectors

For safety reasons, it is recommended that at least one smoke detector be installed on each floor of the home and inside each bedroom. Test and maintain your alarms at least once a month and replace the batteries (if applicable) every year.

Carbon Monoxide

With all fossil fuel burning systems, it is recommended that you have at least one Carbon Monoxide (CO) detector installed on each floor. CO is a colorless, odorless gas that is produced from the incomplete combustion of fossil fuels and cannot be detected otherwise.

Consideration should be given to repairing and or correcting reportable conditions by licensed trade people, especially on electrical or health and safety items. Read your entire report as other items may also be reported on that may be a concern to you that did not show up on the summary. Also some reportable and non reportable conditions are the results of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Brian Henley
Keystone Home & Environmental Services, LLC
(571) 261-3192



Remember to give us a call every 12-14 months for your annual maintenance inspection

General Information

INSPECTION AND REPORT LIMITATIONS

.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 DISCOVERY IS PERFORMED. IN OTHER WORDS, YOUR INSPECTOR DOES NOT HAVE X-RAY VISION AND CANNOT SEE 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.

Consequently, it is strongly advised that the recommended reviews be conducted prior to the close of escrow.

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A representative sample of digital; 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.

Client and Site Information

FILE NUMBER: 20091118a-6622StellarPl.
DATE OF INSPECTION: 11/18/2009.
START TIME OF INSPECTION: 08:00 AM.
END TIME OF INSPECTION: 11:15pm.
INSPECTION ADDRESS: 6622 Stellar Place, Haymarket, VA 20169.
CLIENT NAME: John Smith.
CLIENT'S MAILING ADDRESS:

CLIENTS PHONE NUMBER: 571-555-0363

HOUSE OCCUPIED? No.
PEOPLE PRESENT: The client and the Real Estate Agent.
INSPECTION PERFORMED BY: Brian Henley, ASHI Associate Inspector 249407
 NEHA Radon Tester 105470 RT.

Building Characteristics

ESTIMATED AGE OF HOUSE: 6.
BUILDING TYPE: Townhouse.
STORIES: 2.
SPACE BELOW GRADE: Basement.

Climatic Conditions

WEATHER/SOIL CONDITIONS/TEMPERATURE: WEATHER: Overcast, SOIL CONDITIONS: Dry, OUTDOOR TEMPERATURE(in degrees Farenheit): 40's.

Payment Information

INSPECTION FEE: 395.
METHOD OF PAYMENT: PayPal/Credit through www.KeystoneHomeservices.com.

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 run-off should be expected at basement walls during times of prolonged rainfall or melting snows. 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. 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.



Foundation

Type of Foundation:	Basement with foundation walls below grade tall enough to have living space and a finished floor.
Foundation Materials:	Poured in place concrete, 8 inches or more thick.
Visible Portions of Interior Foundation Wall:	There is limited visibility of the interior portion of the exterior walls due to finished surfaces. There may be undesirable conditions in the wall that are hidden from view. Only the readily visible portions of the foundation walls are included as a part of this inspection. It would be necessary to perform a destructive or invasive inspection to verify the condition of the hidden areas.
Interior View of Foundation Wall:	Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.
Visible Portions of Exterior Foundation Walls:	Limited visibility due to brick veneer.
Perimeter Foundation Drainage Surface:	Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Framing Types:

Floor Framing:	Dimensional floor joist.
Sub-Floor:	Oriented Sub-Floor (OSB)
Wall Structure:	Gypsum board on wood stud walls.
Ceiling Structure:	Gypsum board on wood framing.
Observations:	Framing appears to be in acceptable condition where visible.

WDO and PEST Observations

OBSERVATIONS: A complete WDO or WDI termite inspection is advised prior to your settlement date. Most lenders require this specialty inspection as a condition of the loan. Annual inspections are advised thereafter.

Basement and Crawl

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 run-off should be expected at basement walls during times of prolonged rainfall or melting snows. 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. 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.

Basement Areas

Method of Inspection:	Partial inspection only, due to: finished surfaces.
Signs of Water Penetration:	No evidence of water penetration seen.
Basement Ceiling Exposed:	Only a limited amount of ceiling is visible (furnace closet).
Sill Plates Percentage Visible:	Visibility of the sill space is limited. Only that portion that is readily visible is commented on in this inspection.
Columns:	Steel Lally.
Columns Condition:	Satisfactory condition where visible.
Beams:	Steel I-Beam.
Beam Conditions:	Satisfactory - The visible portions of the main beam appears to be in satisfactory condition.
Basement Windows:	The installed windows are above grade, and no leakage problems are anticipated. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.
Staircase Condition:	Satisfactory - The staircase to the basement level appears functional.
Moisture on Exposed Basement Walls Noted:	No - There were no elevated moisture levels noted on the exposed areas of the basement walls.
Electrical Service to Basement level:	Satisfactory - The electrical outlets in the basement level tested as correctly grounded.
Outside Entry Doors:	Insulated Steel type door. A good choice for a secure entry.

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.

Eaves and Trim

EAVES & TRIM TYPE:	TYPE: Wood.
EAVES & TRIM CONDITION 1:	OBSERVATIONS: Rot present in trim in places-Both dormers, front windows, door to deck, misc other areas-Needs Repair.



Wall Coverings

WALL COVERINGS/SIDING TYPE:	Vinyl/ Brick Veneer/
WALL COVERING/SIDING OBSERVATIONS:	Caulk is needed at siding/brick intersections with windows, doors, trim, and other siding components and penetrations through siding. This is important to prevent rain and pest penetration through the siding. Use an outdoor-rated silicone caulk.

Exterior doors and Windows

EXTERIOR DOOR TYPE:	Insulated Metal.
WINDOW EXTERIORS TYPE:	TYPE: Vinyl Double-Hung.
WINDOW EXTERIORS CONDITION 1:	Windows appear in acceptable condition.
SCREENING:	Screens appear serviceable.

Exterior Grounds

VEGETATION 1:	OBSERVATIONS: Vegetation is too close or is in contact with the structure. Cut back vegetation.
GRADING AND DRAINAGE 1:	Grading appears acceptable.
DRIVEWAYS:	Type- Asphalt, OBSERVATIONS: Driveway appears serviceable.

Exterior Wiring

EXTERIOR LIGHT FIXTURES:	Some exterior lights could not be tested due to the presence of a photo cell switch preventing light operation.
EXTERIOR RECEPTACLES:	Exterior electrical receptacles operated normally.
GFCI RECEPTACLES:	GFCI receptacles are installed and functioning as intended.

Exterior Attachments

DECKS 1:	OBSERVATIONS: Deck would benefit from cleaning and sealing. Seal deck no less often than every two years. Be careful not to get deck cleaner and sealant on anything other than the deck; cleaners and sealant can damage surface finishes on siding trim, etc... and both can kill vegetation. Use tarps or other method of masking-off and wear gloves, goggles, and clothing that fully covers you. Pay attention to wind conditions.
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- STOOPS:** Type: Concrete/ OBSERVATIONS: Stoop components appear serviceable.
- STEPS 1:** Type: Concrete/ OBSERVATIONS: Step components appear in acceptable condition.
- PORCHES & RAILINGS:** OBSERVATIONS: Components appear serviceable.

HOA Documents

HOA Read the associations home owners documents to make sure what your responsibilities are. There is a lot of information enclosed that governs your rights within the building and explains the budgets, bylaws, governance, violations etc. for the occupant.

Roof

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.

Roof and Attic

- Type Roof:** Gable.
- Roof Covering Materials:** Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows.
- RoofAge** 5-7 years old.
- Cover Layers:** The roof covering on the main structure appears to be the first covering.
- Condition of Roof Covering Material:** Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. Several nail pops were noted along with a few exposed nail heads.
- Estimated Life Expectancy of Roof:** The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.
- Slope:** High slope is considered to be 7 in 12, or higher.

Flashing: Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection: Binoculars were used to view the roof covering. The inspection was completed from the ground level.

Valleys: Satisfactory - The valleys appear to be in satisfactory condition.

Ridges: Satisfactory - The ridge covering material appears to be in satisfactory condition.

Roof Gutter System: Installation of downspout extensions at front would help carry the water further away from the foundation.

Roof Penetrations

Pipes and Vents Condition: **OBSERVATIONS:** Roof penetration components appear in acceptable condition. Have the collars inspected in a year or two as the rubber that seals the pipe has a tendency to dry out and crack over time.

Other Installed Accessories: Satellite TV system was not inspected.

Attic & Ventilation:

Attic Access Location: Bedroom closet ceiling.

Attic Accessibility: Ceiling scuttle hole.

Method of Inspection: The attic cavity was inspected by entering the area.

Attic Cavity Type: Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing: A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

Roof Framing Condition: The rafters or truss system appears to be in satisfactory condition.

Roof Bracing Condition: The roof framing as installed seems adequate.

Roof Decking: The roof decking material is oriented strand board sheathing.

Evidence of Leaks on Interior of Attic: There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Type: A combination of soffit and ridge vents and Power vent fan. The power vent was not tested due to its installed location. It is tied to a switch in the attic that was in the off position during the inspection. Be sure to turn it on in the spring.

Conditions Noted: Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Insulation Clear of Sheathing: There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Insulation Noted: Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Cellulose. Blown in place.

Electrical Recessed lighting fixtures are **NOT** IC rated and lights are buried with insulation. Pull back insulation at least 3 inches from around all fixtures as stated on each housing.



Plumbing

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 shut-off 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.

Plumbing:

CONDITIONS:	The house is currently not occupied and, therefore, the plumbing system and its various components and have not been in normal regular use. This makes detection of leaks and/or defects within the plumbing system difficult/impossible. ALL REFERENCES AND FINDINGS WITH REGARD TO PLUMBING-RELATED ITEMS WITHIN THE ENTIRE INSPECTION REPORT ARE QUALIFIED AS A RESULT.
Water Source:	City/Municipal.
Sewage Disposal Type:	Public Sewer System.
Plumbing Service Piping Size to Structure:	1" water service line from the meter to the main cutoff.
Public Service Piping Material:	The main service line to the structure is plastic.
Main Water Line Cutoff Location:	Through the slab floor in furnace closet.
Interior Supply Piping Size:	The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.
Interior Supply Piping Material:	The interior supply piping in the structure is predominantly plastic.

Water Pressure:	There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure. Water pressure appears to be average to below average upstairs when one or more fixtures are turned on. Consult a qualified plumber if flow is not adequate.
Exterior Hose Bibs Functional:	Hose Bibs are Off as tested from the outside. It is wise to have these faucets turned on inside and be able to check them outside at final walk-through. If weather does not permit them being turned on due to freezing temperatures, confirm with sellers they do not leak. There are no backflow preventer valves installed on garage hose bib. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed.
Functional Supply:	Attention Needed - There is some reduction in functional water flow, but it is not restricted enough to warrant repairs at this time. It may be due to the incoming water service line size, pressure, or a restriction in the water line.
Leaks in the Supply Piping Noted:	No.
Waste Line Materials	The predominant waste line material is PVC plastic.
Waste Piping Condition:	Satisfactory - The visible plumbing waste piping appears functional.
Vent Piping Material	The vent material, as it passes through the roof, is PVC plastic which is the predominant plumbing piping materials used today.
Vent Piping Condition:	Satisfactory - The visible plumbing vent piping appears functional.
Supply/Waste Piping Supports:	Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
Functional Drainage:	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
Objectionable Odors Noted:	No.
Location of Noted Floor Drains:	Furnace area.
Floor Drains Functional:	Floor drains were not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.
Sewage Pump Installed:	No.
Fire Sprinkler Installed:	No.

Water Heater

Location:	Garage closet area.
Manufacturer:	Ruud.
Observations:	Manufactured approximately: 7. The average service life for a water heater is 10 - 12 years.
Tank Capacity:	A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.
Fuel Source for Water Heater:	The water heater is gas-fired.

Electric Service to Water Heater:

Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

Exposed Water Heater Condition:

Satisfactory - It shows some age, but it appears sound.

Drip Leg Installed for Natural Gas-Fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

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

Flue/Exhaust Pipe Condition:

Attention Needed - The flue piping needs some minor attention or adjustment. Close proximity to plastic water line. Reconfigure flue piping for proper clearance from plastic water pipe.



Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

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

Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve appears to be in satisfactory condition.

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

Water Heater Insulation Jacket:

Recommended - An insulation blanket wrap for the water heater is suggested. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10 - 25% are at the tank.

Insulated Hot Water Piping:

Recommended - Hot water piping that runs through unheated areas should be insulated to reduce water heating costs and to get hotter water to the fixture quicker. Up to 30% of the heat losses in a domestic hot water system are from the delivery piping system.

Sump Pumps


Observations:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. There is a submersible type sump pump installed and it tested satisfactorily.

Garage

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Automatic garage door openers should be tested periodically to ensure proper, safe operation. Exterior components of garage are included elsewhere in this report.

Garage

Garage Type	The garage is attached.
Size of Garage:	Two car garage.
Number of Overhead Doors	There is a single overhead door. The overhead doors are made of a synthetic plastic or fiberglass. The garage door is insulated. This is an energy saving benefit.
Overhead Door and Hardware Condition:	<p style="color: green;">Attention Needed - The overhead door needs some minor repair. Some parts of the door hardware need to be adjusted or tightened.</p> 
Automatic Overhead Door Opener:	The overhead door opener appears to function as designed.
Safety Reverse Switch on the Automatic Opener:	Attention Needed - The safety reverse switch - Adjustment is needed to reverse with less force required.
Floor Condition:	Satisfactory - The garage floor is in satisfactory condition.
Garage Walls Condition:	The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.
Fire Rated Ceiling:	Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.
Fire Rated Entry Door to Structure:	Yes - There is a fire rated door separating the garage from the living areas of the house.
Garage Foundation:	Satisfactory - The visible portions of the foundation under the garage appear to be functional.
Electric Service to Garage:	Satisfactory - The electrical outlets in the garage tested as correctly grounded.
Water Source Installed:	Yes - There is a water source installed in the garage.
Closet Area:	Recommend adding insulation to ceiling area of closet. This is the floor space for the powder room above. Use an R-19 or greater batted insulation with the batting material (paper) up towards the powder room.

Electrical

This report addresses the visible/accessible portions only of the primary electrical power distribution system serving the building and their apparent condition without in-depth 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. 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 an 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.

Primary Power Source

Service Voltage: The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter: Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

Main Power Panel and Circuitry

Main Power Distribution Panel Location: The main Electrical Service Panel is located in the basement.

Main Power Panel Size: 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Service Cable to Panel Type: Aluminum.

Is Panel Accessible: Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition: Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Main Panel Type: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

- Legend Available:** Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
- Panel Cover Removed:** Yes.
- Feeder and Branch Wiring Type:** Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.
- Breaker/Fuse to Wire Compatibility:** Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
- Condition of Wiring in Panel:** Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
- Circuit Wiring Condition:** Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
- Ground Fault Protected Outlets:** At all common locations - bathrooms, unfinished basements, outside outlets, garages, kitchens, whirlpool spas, pools, etc. This structure appears to be adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source.
- Main Service Ground Verified:** Yes - The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located.
- Wire Protection/ROUTING:** Satisfactory - Visible wiring appears to be installed in an acceptable manner.
- Smoke Detectors:** All units have been removed from ceilings for painting. Units appear to be hard-wired with battery back-up. Recommend having all units installed and tested prior to closing.
- Exterior Lighting:** The inspector was unable to determine function of the exterior lighting due to automatic controls that were not overridden.
- Receptacles:** GFCI receptacles are installed and functioning as intended.

HVAC

Heat exchangers in 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. Electronic air cleaners, humidifiers and de-humidifiers 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. 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.

Main Heating Unit # 1:

Heating System Location: Garage closet.

Heating System Type: A forced air furnace is installed as the primary source of heat. The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

Fuel Source: The fuel source is natural gas.

Manufacturer: Comfortmaker.

BTURating 100-110,000 BTU.

Unit Tested: Yes.

Flue Type: The flue pipe is metal.

Flue Condition: Satisfactory - The furnace flue as installed appears to be in satisfactory condition.

Gas-fired Appliance Flue/Vents: Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and appear to be functional.

Draft Hoods/Draw: Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

Heat Exchanger Inspected: No, Equipment and controls which are part of the furnace block access to the heat exchanger. They must be removed to view the heat exchanger, which is beyond the scope of this inspection.

Secondary Air Adequacy: Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Condensate Line: Satisfactory - 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.

Blower Condition: Attention Needed - The blower assembly is working, but a condition exists that needs maintenance to perform correctly or more efficiently. Dirty and needs to be cleaned.

Air Filters: Filter type: Disposable/ Filter(s) need cleaning now. Check filter(s) monthly for the need for cleaning/replacement.

Humidifier Installed: Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

Carbon Monoxide Tested: No.

Ducts Condition: Cleaning the interior of the ducts is recommended.

Duct Insulation in Unheated Spaces: Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

Does each habitable room have a heat source? Yes.

Adequate Returns or Undercut Doors: Yes.

Thermostat Location: Dining Room/Living room wall.

Thermostat Condition: Satisfactory - The thermostat worked properly when tested.
Cleaning Needed: Yes - general cleaning is needed to the entire system.

Main Air Conditioning Unit No. 1:

Manufacturer: Comfortmaker.
Size&Age: 3.5 ton, 6-8 years old.
Type: Refrigerator/Split System. Electricity-powered.
Unit/Condenser Location: Rear of Home.
Unit Tested: No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line: Satisfactory.

Condenser Clear of Obstruction: Satisfactory.

Condenser Cabinet Level: Satisfactory.

Condensing Coil Condition: Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect: Attention - No internal cover. This could allow someone to touch live electrical circuits if the exterior cover is lifted.



Kitchen

Inspection of stand alone freezers and secondary refrigerators are outside the scope of the inspection. 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. Laundry appliances are not thoroughly tested or 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.

KITCHEN:

Location:	Main level rear of house.
Windows:	Satisfactory - The windows and associated hardware in the kitchen are satisfactory.
Walls:	Satisfactory - The walls in the kitchen appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as expected.
Floor:	Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is wood.
Lighting:	The ceiling lights in the kitchen are in satisfactory condition, but Bulb over sink may be bad.
Electrical Outlets:	Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.
Countertops:	Satisfactory - The countertops in the kitchen are satisfactory.
Cabinets, Drawers, and Doors:	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
Sink and Drain Lines:	Satisfactory - The sink and drainage lines appear to be satisfactory.
Caulking Water Contact Areas:	Satisfactory - The caulking in water contact areas appears to be satisfactory.
Food Waste Disposal:	Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.
Dishwasher:	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. Unit is not securely fastened to cabinets.
Range Hood:	Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.
Range/Oven Fuel Source:	Electric double oven and gas for cooktop.
Range/Oven:	Built-in - There is a built-in oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.
Microwave Oven:	There is a built-in microwave oven. The unit was tested by heating a wet paper towel and functioned as intended.
Refrigerator:	Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.

Water For Refrigerator: There is a water line for the refrigerator.
Heat Source: Satisfactory - There is a heat register in this room.

Interior

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Chimney/Woodstove flues and flue interiors are NOT Inspected.

Front Entry and Main Hallway:

Front Entry Door: Satisfactory - The main entry door to the structure is in functional condition.
Entry Floor: The floor covering material is wood.
Main Hallway: Satisfactory - The main hallway walls and floor are in satisfactory condition.
Smoke Detector: Removed from ceiling.
Coat Closet: Satisfactory - The guest closet is functional and of average size.
Windows: Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is not functional. It needs to be replaced.



Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.
Lighting The light would not respond to the wall switch(s). Repair is needed. Appears to be the wrong single pole dimmer switch when a 3 way dimmer is required.
Main Staircase: Satisfactory - The main staircase is appropriately installed.
Upper Level Hallway: Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Upper Level Smoke Detector: Removed from ceiling.

Living Room:

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: The floor covering material is wood.

Windows: Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is not functional. It needs to be replaced. Front corner.



Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Lighting The lighting is satisfactory and properly installed and working.

Heat Source Noted: There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Dining Room:

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: Satisfactory - The floor in this room is in satisfactory condition. The floor covering material is wood.

Windows: None - There are no windows in this room.

Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Lighting The lighting is satisfactory and properly installed and working.

Rec Room:

Walls: Satisfactory - The walls in this room appear to be satisfactory.

Ceiling: Satisfactory - The ceiling is functional and as expected.

Floor: The floor covering material is carpet.

Windows: Action Necessary - At least one window or associated hardware in this room needs repair. The spring or slide that holds the window in the up position is not functional. It needs to be replaced. First window on left in bumb-out.

Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.

Lighting The lighting is satisfactory and properly installed and working.

Heat Source Noted: There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Smoke Detector: Removed from ceiling.

Basement Den:

Inside Entry Door: Satisfactory - The entry door to this room is functional.
Closet: Satisfactory - The closet is functional and of average size.
Walls: Satisfactory - The walls in this room appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as expected.
Floor: The floor covering material is carpet.
Windows: Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.
Lighting The lighting is satisfactory and properly installed and working.
Heat Source Noted: There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent. There is a return air vent located in this room.

Eat-in Kitchen and Bump out:

Walls: Satisfactory - The walls in this room appear to be satisfactory.
Ceiling: Satisfactory - The ceiling is functional and as expected.
Floor: The floor covering material is wood. Satisfactory - The floor in this room is in satisfactory condition.
Windows: Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets: Satisfactory - The outlets tested in this room are correctly wired and grounded.
Lighting The lighting is satisfactory and properly installed and working.
Heat Source Noted: There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.
Fireplace: Yes - There is a fireplace in this room. It has a satisfactory visual appearance. There was an inspection completed on the fireplace. It is under the Structural Section.
Comment: Eat-in kitchen area and bump out area.

Bathrooms

Owners Bathroom:

- Entry Door:** Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
- Walls:** Satisfactory - The walls in this bathroom are satisfactory.
- Windows:** Fixed pane.
- Ceiling:** Satisfactory - The ceiling in this bathroom is satisfactory.
- Floor:** Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
- Lighting:** Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
- Ventilation Fans:** Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
- Ground Fault Interrupt Outlets:** Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
- Light Switch:** Satisfactory - The light switch is satisfactory.
- Vanity Cabinet:** Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
- Basin and Drain Fixture:** Satisfactory - The basin and drainage fixture appears to be satisfactory.
- Faucet and Supply Lines:** Satisfactory - Faucets and supply lines appear satisfactory.
- Toilet Condition** Satisfactory - The toilet in the master bathroom appears to be functional.
- Tub:** Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.
- Tub Mixing Valve & Stopper:** Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
- Shower Head and Mixing Valves:** Satisfactory - The shower, shower head, and mixing valves are all performing as required.
- Shower Pan:** Fiberglass - The fiberglass shower pan does not appear to leak at this time.
- Tub & Shower Walls:** Satisfactory - The walls appear to be in satisfactory condition.
- Tub/Shower Drain:** Satisfactory - The tub/shower appears to drain at an acceptable rate.
- Glass Tub/Shower Door:** Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass. Door gasket at the bottom has fallen loose and needs to be reattached.



Caulking/Water Contact Areas: Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source: Satisfactory - There is a heat source in this room.

Comment: Shower control valve needs attention. Shower handle does not function as intended.

Hall Bath:

Entry Door: Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls: Satisfactory - The walls in this bathroom are satisfactory.

Windows: None - There is no window in this bathroom.

Ceiling: Satisfactory - The ceiling in this bathroom is satisfactory.

Floor: Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.

Lighting: Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Ventilation Fans: Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Electrical Outlets: Satisfactory-The three pronged outlet is GFCI protected.

Light Switch: Satisfactory - The light switch is satisfactory.

Vanity Cabinet: Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture: Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines: Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition Satisfactory - The toilet in this bathroom appears to be functional.

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

Tub Mixing Valve & Stopper: Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower Head and Mixing Valves: Attention - The shower head leaks and needs adjustment or replacement.



Tub & Shower Walls: Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain: Attention Needed - The tub/shower drains, but it drains slower than expected. Services of a drain cleaning service company may be needed.

Caulking/Water Contact Areas: Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source: Satisfactory - There is a heat source in this room.

Basement Bath:

All Good

The entry door and window (if applicable) are operating with normal access. The tub and or shower have normal operating valves that do not leak and appear to be functioning normally. The toilet is tight to the floor and flushes normally after multiple attempts. The surrounding tiled or plastic tub areas and floors appear to be in normal condition with no apparent caulking necessary other than normal maintenance. Continue to monitor all functions of the bathrooms to prevent unwanted repairs.

Powder Room:

Good w/minor issue:

The entry door and window (if applicable) are operating with normal access. The toilet is tight to the floor and flushes normally after multiple attempts. The sink, fixtures, drains and cabinetry are in good shape. The surrounding floors appear to be in normal condition with no apparent caulking necessary other than normal maintenance. Continue to monitor all functions of the bathrooms to prevent unwanted repairs. The toilet paper holder is broken and is hanging from the wall.



Bedrooms

Owners Bedroom:

- Location:** Rear second floor.
- Entry Door:** Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.
- Closet:** Satisfactory - The closet is functional and of average size.
- Walls:** Satisfactory - The walls in the bedroom appear to be satisfactory.
- Ceiling:** Satisfactory - The ceiling is functional and as I expected.
- Light and Light Switch.** Satisfactory - The light and light switch were functional at the time of the inspection.
- Ceiling Fan:** Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
- Floor:** Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.

Windows:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Telephone Access or Jack:	Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.
Cable TV:	Yes, Jack - There is a television jack installed in this bedroom. The cable company must activate it. The jack was not tested for quality of performance.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.
Smoke Detector:	Removed from ceiling. See general note on smoke detectors in the Electrical section.

Front Bedroom:

Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
Floor:	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
Windows:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Telephone Access or Jack:	Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.
Cable TV:	Yes, Jack - There is a television jack installed in this bedroom. The cable company must activate it. The jack was not tested for quality of performance.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
Smoke Detector:	Removed from ceiling. See note in Electrical section.

Front Bedroom #2:

Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
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Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
Floor:	Satisfactory - The floors are in satisfactory condition. The floor covering material is carpet.
Windows:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
Telephone Access or Jack:	Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.
Cable TV:	Yes, Jack - There is a television jack installed in this bedroom. The cable company must activate it. The jack was not tested for quality of performance.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
Smoke Detector:	Removed from ceiling. See note in the Electrical section.

Fireplaces

Fireplace:

Location of Fireplace:	Bump out area.
Type of Fireplace:	Zero Clearance - There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.
Fireplace Fuel:	Gas - The fireplace is designed to use gas fuel only.
Source of Combustion Air:	Outside air is used for combustion. This is the most efficient system.
Hearth Condition:	The hearth is in satisfactory condition.
Comment:	Fireplace glass is dirty from condensate and needs to be removed and cleaned. Electrical box behind louvered access door is missing its cover.



Laundry

LAUNDRY

Location:	Upstairs hall closet.
Entry Door:	Satisfactory - The entry door to the laundry room is functional.
Walls:	Satisfactory - The walls in the laundry room appear to be satisfactory.
Ceilings:	Satisfactory - The ceiling is satisfactory.
Floor:	Satisfactory - The floor coverings are in satisfactory condition. The floor covering material is vinyl.
Windows:	None - There are no windows installed in the laundry.
Electrical Outlets:	Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.
Lighting:	Satisfactory - Lighting in the laundry is adequate.
Washer & Dryer	A washer and dryer are installed. Testing of either is not included as a part of this inspection.
Washer Hookup:	There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.
Washer Pan:	Yes - There is a washer pan installed under the washing machine to catch and drain away water in case of a leak from the washer.
Dryer Hookup:	Yes - There is a 240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
Dryer Ventilation:	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.
Area Ventilation:	Satisfactory - The area ventilation seems adequate.
Comments:	Corroded hose on washer hookup should be replaced. Recommend using steel braided hoses. Dryer vent and vent piping should be cleaned. Dryer unit is missing its removable lint screen.



Positive Observations

Recommendations

HVAC

We strongly recommend that you obtain a service contract with a qualified, licensed contractor for your heating/cooling system(s). The contractor will inspect the system(s) prior to the cooling season and again prior to the heating system and make any necessary repairs/recommendations. This will help prolong the useful life of the system(s) and ensure that the equipment is operating at peak efficiency.

Smoke Detectors

For safety reasons, it is recommended that at least one smoke detector be installed on each floor of the home and inside each bedroom. Test and maintain your alarms at least once a month and replace the batteries (if applicable) every year.

Carbon Monoxide

With all fossil fuel burning systems, it is recommended that you have at least one Carbon Monoxide (CO) detector installed on each floor. CO is a colorless, odorless gas that is produced from the incomplete combustion of fossil fuels and cannot be detected otherwise.