

PROPERTY INSPECTION REPORT



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Maffei Property Inspections

123 Main St

Inspection Prepared For: Sample Report

Agent: Example Agent - Home Sweet Home Realty

Date of Inspection: 7/18/2024

Year Built: 38 Size: 2900

Weather: Sunny and dry

**More Info: For the purpose of the front of the home faced south.
It had not rained in the 5 days prior to the inspection.**

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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.

Grounds		
Page 6 Item: 4	Patio and Porch Deck	<ul style="list-style-type: none"> On the north side of the master bedroom the floor joists of the deck were secured to a ledger board using hangers. However, the ledger board was attached to floor joist of the home with lag bolts that were screwed into the ends of the joist. Using hangers for this connection, as they were for the joists of the deck, would be a more secure connection.
Page 7 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> A graspable handrail was not present on the stairs off the back deck. A railing was missing on the inside of the stairs off the back deck. This would allow someone to fall off the stairs. The design of the railing around the back deck creates a ladder. Someone may be tempted to climb this railing. They could then fall over the side. Nails in the ledger at the top of the back stairs have started to back out.
Page 7 Item: 9	Grounds Electrical	<ul style="list-style-type: none"> The switches on the front porch were not protected by a weather resistant cover.
Exterior Areas		
Page 9 Item: 3	Siding Condition	<ul style="list-style-type: none"> Holes noted in the stucco above the south garage door. It appeared as though a sign had been removed.
Garage		
Page 10 Item: 11	Garage Opener Status	<ul style="list-style-type: none"> The south garage door opens too far. It does not stop until the rollers hit bolts in the ends of the tracks.
Page 11 Item: 18	Stairs & Handrail	<ul style="list-style-type: none"> Graspable handrails were not installed on the garage stairs. There were gaps in the railing around the stairs that were larger than 4". This could pose a fall hazard.
Roof		
Page 12 Item: 1	Roof Condition	<ul style="list-style-type: none"> Tree debris noted on the roof. This can lead to leaks, especially in the valleys. Cracked tiles noted over the garage. It was unclear if these cracks have been addressed. In other locations it appeared as though the cracks have been sealed, however, the sealant used may fail over time and need to be reapplied. Monitor.
Page 12 Item: 5	Sky Lights	<ul style="list-style-type: none"> Cracks noted in the lenses of the sky lights over the front patio.
Attic		
Page 14 Item: 4	Vent Screens	<ul style="list-style-type: none"> The screens over the soffit vents in the eaves of the garage were loose or missing.

Page 14 Item: 5	Duct Work	<ul style="list-style-type: none"> • The vapor barrier around the return ductwork over the west end of the hallway has torn.
Page 15 Item: 8	Insulation Condition	<ul style="list-style-type: none"> • Insulation over the visible portion of the hallway has been trampled down.
Basement/Crawlspace		
Page 16 Item: 5	Plumbing Materials	<ul style="list-style-type: none"> • The drain line from the garage sink appears to drain into the crawlspace.
Page 17 Item: 14	Framing	<ul style="list-style-type: none"> • A girder under the east hallway has been notched to make room for plumbing. There were two girders in this location. Only one was notched.
Electrical		
Page 18 Item: 5	Breakers	<ul style="list-style-type: none"> • Possible signs of overheating observed at the bottom of the main panel. The plastic behind the buss bar has melted • When the main panel was viewed with an infrared camera the inspector observed a temperature anomaly at the quad 30amp/50amp, 2 pole breaker. This indicates overheating in this location. The circuits landed at this breaker were labeled "hot tub" and "pool panel".
Heat/AC		
Page 20 Item: 1	Heater Condition	<ul style="list-style-type: none"> • The furnace in the crawlspace uses propane to heat. The drip pan under the furnace will also catch propane leaks. The large 2" drain line is intended to transport the propane gas out of the crawlspace. However, in this case the 2" line did not exit the crawlspace.
Page 20 Item: 2	Heater Base	<ul style="list-style-type: none"> • Rust and moisture observed in the drip pan under the furnace in the crawlspace. There appeared to be an active condensation or moisture leak.
Bedrooms		
Page 26 Item: 14	Window Condition	<ul style="list-style-type: none"> • The windows in the guest bedrooms appear to have lost their seals.
Page 26 Item: 15	Patio Doors	<ul style="list-style-type: none"> • The windows in the master bedroom patio doors have lost their seals.
Bathrooms		
Page 28 Item: 12	Plumbing	<ul style="list-style-type: none"> • Leak noted under the right sink in the Jack and Jill bathroom.
Page 28 Item: 17	Enclosure	<ul style="list-style-type: none"> • Stains on the master bathroom shower dam indicate leaks between the glass partition and the tile of the dam.
Page 29 Item: 20	Window Condition	<ul style="list-style-type: none"> • The window in the Jack and Jill bathroom was set low in the wall. Water will splash on this window and window sill when someone is taking a shower. In the inspector's experience this can lead to water intrusion into the wall which then leads to wood decay. • The window in the hall bathroom appears to have lost its seal.
Kitchen		
Page 30 Item: 3	Dishwasher	<ul style="list-style-type: none"> • The left dishwasher drawer displayed an error code of F1. It was not tested.
Page 30 Item: 9	Sinks	<ul style="list-style-type: none"> • The faucet body was loose. It will turn when trying to move the spout from one side to the other.

Laundry		
Page 32 Item: 9	Window Condition	• The laundry room window has lost its seal.
Interior Areas		
Page 34 Item: 6	Electrical	• The floor outlet in the living room should have a cover to protect it when it is not in use.
Page 34 Item: 8	Smoke Detectors	• Recommend installing CO detectors within 15' of the sleeping rooms. This floor plan will require 2 at minimum.
Page 35 Item: 11	Window Condition	• The three center windows in the sun room (where the piano was located) were cloudy. This indicate they have lost their seal. • The center living room window has lost its seal.
Page 35 Item: 15	Patio Doors	• The windows in the patio door have lost their seals.
Page 35 Item: 17	Fireplace	• The bricks in the fireplace are worn from use. Some were missing. Recommend contacting a licensed chimney sweep for further evaluation.

Inspection Details

DEFINITIONS

Apparent Conditions: Systems and components are rated as follows:

Satisfactory (Sat.)- Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Fair- indicates the component could require repair or replacement within five years.

Poor- Indicates the component will need repair or replacement now or in the very near future.

N/A- Not applicable or the component is not present.

None- Not present.

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Single Family Home • Single Story • Attached 3 Car Garage

3. Occupancy

Occupancy: Occupied - Furnished. Furniture and personal items can restrict view of the home. • The utilities were on at the time of inspection.

Grounds

1. Driveway and Walkway Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Concrete Driveway Noted

• Gravel/Dirt Driveway Noted • Concrete Walkway Noted

Observations:

• Appeared functional at time of inspection.

2. Grading

Sat.	Fair	Poor	N/A	None
	X			

Observations:

• The lot slopes from south to north. This may direct ground water runoff toward the home.

• Recommend pulling back ground cover and soil where it meets the bottom of the stucco.

3. Vegetation Observations

Sat.	Fair	Poor	N/A	None
	X			

Observations:

• Trees within 10 feet foundation. Monitor for potential root damage.

• Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.

• Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

4. Patio and Porch Deck

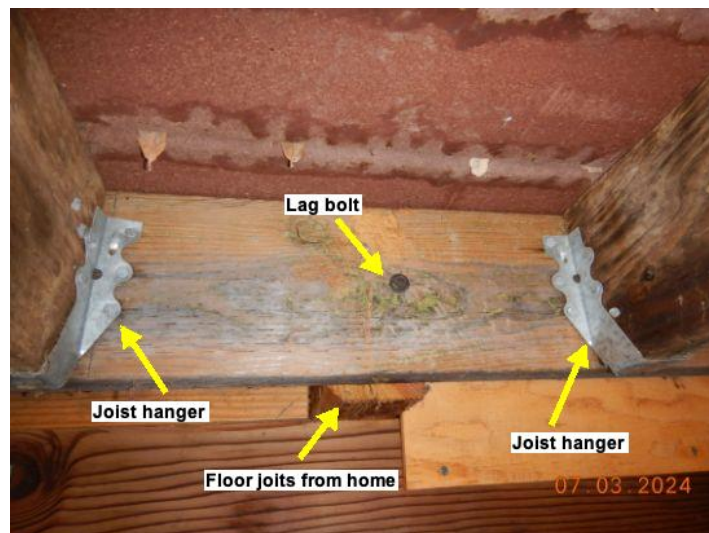
Sat.	Fair	Poor	N/A	None
	X			

Observations:

• Material: Wood

• Material: Tile

• On the north side of the master bedroom the floor joists of the deck were secured to a ledger board using hangers. However, the ledger board was attached to floor joist of the home with lag bolts that were screwed into the ends of the joist. Using hangers for this connection, as they were for the joists of the deck, would be a more secure connection.



5. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- A graspable handrail was not present on the stairs off the back deck.
- A railing was missing on the inside of the stairs off the back deck. This would allow someone to fall off the stairs.
- The design of the railing around the back deck creates a ladder. Someone may be tempted to climb this railing. They could then fall over the side.
- Nails in the ledger at the top of the back stairs have started to back out.

6. Patio and Porch Condition

Sat.	Fair	Poor	N/A	None
			X	

Materials: The patio/porch roof is the same as main structure.

7. Balcony

Sat.	Fair	Poor	N/A	None
			X	

8. Patio Enclosure

Sat.	Fair	Poor	N/A	None
			X	

9. Grounds Electrical

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The switches on the front porch were not protected by a weather resistant cover.



Outlets on front porch

10. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** tested functional at time of inspection.

11. Main Gas Valve Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Located at the tank.

Observations:

- Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.
- Main water shut off was located at the southwest corner of the home.



Main water shutoff

13. Exterior Faucet Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

Exterior Areas

1. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

2. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

3. Siding Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Material: Stucco

Observations:

- Typical cracks observed in the stucco.
- Caulk and seal all gaps, cracks and openings.
- Holes noted in the stucco above the south garage door. It appeared as though a sign had been removed.

4. Eaves/Facia/Trim

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.

5. Exterior Paint

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The home did not appear to have been painted in the last 8-10 yrs.

Garage

1. Roof Condition

Sat.	Fair	Poor	N/A	None
			X	

Materials: Roofing is the same as main structure.

Observations:

- See roof section for comment.

2. Walls/Firewall

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.
- The garage crawlspace access was inaccessible due to personal property.

3. Fire door

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Fire door could not be verified, but all indications are that it is a fire rated door, for age of construction.

4. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Concrete floors noted.

Observations:

- Appeared functional at time of inspection.

5. Rafters & Ceiling

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

7. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:

- GFCI appeared functional at time of inspection.

8. 240 Volt

Sat.	Fair	Poor	N/A	None
			X	

9. Door(s)

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.

10. Garage Door Condition

Sat.	Fair	Poor	N/A	None
X				

Materials: Metal

Observations:

- Appeared functional at time of inspection.

11. Garage Opener Status

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The south garage door opens too far. It does not stop until the rollers hit bolts in the ends of the tracks.

12. Garage Door's Reverse Status

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The photo eyes at the bottom of both doors were functional.
- The pressure sensors were not tested due to the placement of the garage door openers. This could stress them in such a way that could cause damage.

13. Ventilation

Sat.	Fair	Poor	N/A	None
			X	

14. Vent Screens

Sat.	Fair	Poor	N/A	None
			X	

15. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

16. Counters

Sat.	Fair	Poor	N/A	None
			X	

17. Wash Basin

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

18. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Graspable handrails were not installed on the garage stairs. There were gaps in the railing around the stairs that were larger than 4". This could pose a fall hazard.

Roof

1. Roof Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Roof was inspected with a drone

Materials: Tile roof noted.

Observations:

- Tree debris noted on the roof. This can lead to leaks, especially in the valleys.
- Cracked tiles noted over the garage. It was unclear if these cracks have been addressed. In other locations it appeared as though the cracks have been sealed, however, the sealant used may fail over time and need to be reapplied. Monitor.



Example of cracks in tiles

Example of tree debris in valley

2. Flashing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.

3. Chimney

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.
- The inspector could not see down the chimney flue.

4. Spark Arrestor

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. Sky Lights

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Cracks noted in the lenses of the sky lights over the front patio.



Example of cracks in skylight lense

6. Vent Caps

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

Observations:

- Appeared functional at time of inspection.

7. Gutter

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

Observations:

- Gutters around all sides of home need to be cleaned.

Attic

1. Access

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Scuttle Hole located in/on: Master bedroom closet.
- Because of ductwork the attic was only inspected from the scuttle hole.

2. Structure

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

3. Ventilation

Sat.	Fair	Poor	N/A	None
X				

Observations:

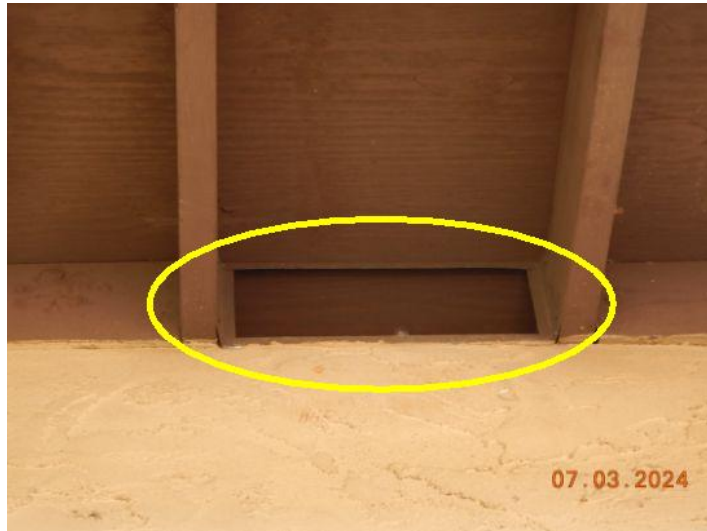
- Under eave soffit inlet vents noted.

4. Vent Screens

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The screens over the soffit vents in the eaves of the garage were loose or missing.



Example

5. Duct Work

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The vapor barrier around the return ductwork over the west end of the hallway has torn.



Torn vapor barrier

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

7. Attic Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- **ABS** plumbing vents
- Only the plumbing vents were visible.

8. Insulation Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Loose fill insulation noted.

Depth: Insulation averages about 8-10 inches in depth

Observations:

- Insulation over the visible portion of the hallway has been trampled down.

9. Chimney

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- View restricted by duct work and framing.

10. Exhaust Vent

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Not visible.

Basement/Crawlspace

1. Access

Sat.	Fair	Poor	N/A	None
X				

Materials: Exterior hatches on north side of home.

Observations:

- Appeared functional at time of inspection.

2. Walls

Sat.	Fair	Poor	N/A	None
X				

Materials: Crawlspace noted.

Observations:

- Common cracks observed.
- Appeared functional at time of inspection,

3. Insulation

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4. Windows/Vents

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. Plumbing Materials

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Copper
- ABS
- The drain line from the garage sink appears to drain into the crawlspace.

6. Basement Electric

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

7. GFCI

Sat.	Fair	Poor	N/A	None
			X	

8. Stairs

Sat.	Fair	Poor	N/A	None
			X	

9. Railings

Sat.	Fair	Poor	N/A	None
			X	

10. Slab Floor

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Dirt floor noted.
- The soil in the crawlspace was damp, possibly from runoff.

11. Finished Floor

Sat.	Fair	Poor	N/A	None
			X	

12. Drainage

Sat.	Fair	Poor	N/A	None
			X	

13. Sump Pump

Sat.	Fair	Poor	N/A	None
			X	

14. Framing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- A girder under the east hallway has been notched to make room for plumbing. There were two girders in this location. Only one was notched.



15. Subfloor

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Not visible due to insulation.

16. Columns

Sat.	Fair	Poor	N/A	None
			X	

17. Piers

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

18. Basement/Crawlspace Ductwork

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

Electrical

1. Electrical Panel

Sat.	Fair	Poor	N/A	None
X				

Location: Main Location: At southwest corner of the home.

Location: Sub Panel Location: In the garage.

Observations:

- Appeared functional at time of inspection.
- The garage subpanel was inaccessible due to personal property.



Main breaker

2. Main Amp Breaker

Sat.	Fair	Poor	N/A	None
X				

Observations:

- 175 amp

3. Breakers in off position

Sat.	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- There is an underground service lateral noted.
- Appeared functional at time of inspection.

5. Breakers

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Possible signs of overheating observed at the bottom of the main panel. The plastic behind the buss bar has melted
- When the main panel was viewed with an infrared camera the inspector observed a temperature anomaly at the quad 30amp/50amp, 2 pole breaker. This indicates overheating in this location. The circuits landed at this breaker were labeled "hot tub" and "pool panel".



Melted plastic



Temperature anomaly



Same area

6. Fuses

Sat.	Fair	Poor	N/A	None
			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

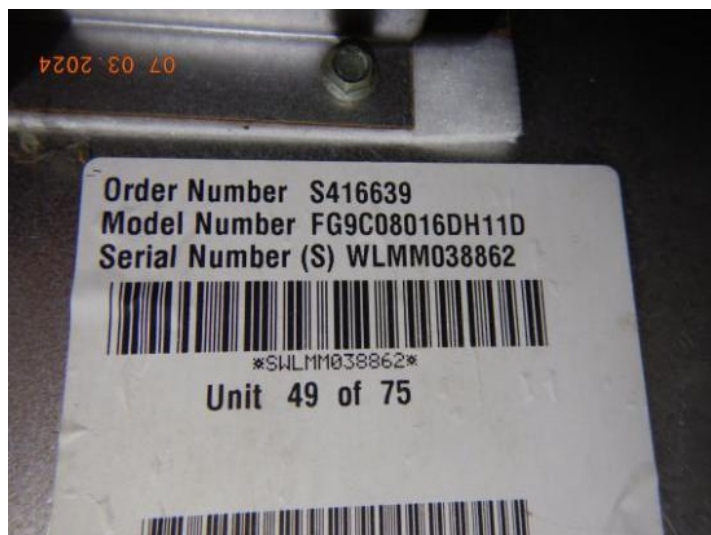
Sat.	Fair	Poor	N/A	None
	X			

Materials: Located: Crawlspac and garage.

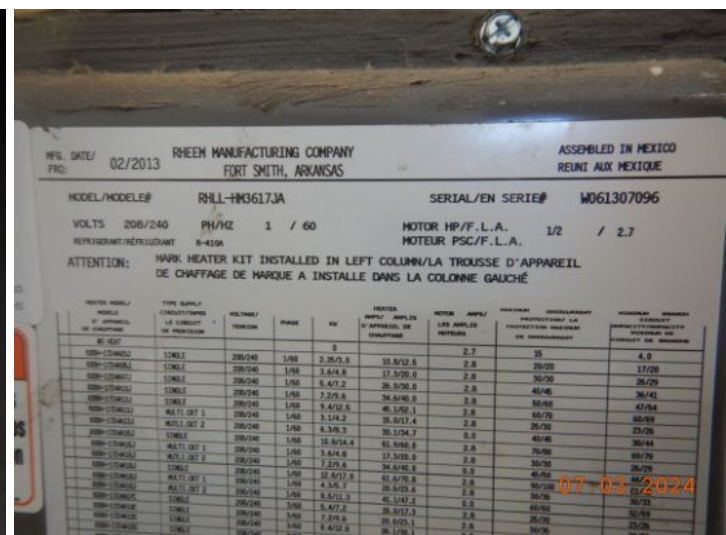
Materials: Heat pump noted (garage unit) • Gas fired forced hot air (crawlspac unit)

Observations:

- The air handler for the heat pump was manufactured in 2013. The furnace in the crawlspac appeared to be original to the home.
- The air handler for the heat pump was manufactured in 2013. The furnace in the crawlspac appeared to be original to the home.
- The furnace in the crawlspac uses propane to heat. The drip pan under the furnace will also catch propane leaks. The large 2" drain line is intended to transport the propane gas out of the crawlspac. However, in this case the 2" line did not exit the crawlspac.



Crawlspac furnace



Garage heater

2. Heater Base

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Rust and moisture observed in the drip pan under the furnace in the crawlspac. There appeared to be an active condensation or moisture leak.



Rust and moisture in drip pan

3. Enclosure

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4. Venting

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. Gas Valves

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

6. AC Compress Condition

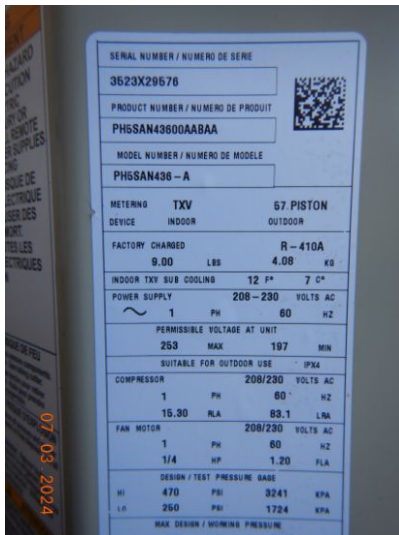
Sat.	Fair	Poor	N/A	None
			X	

Compressor Type: Electric

Location: One AC condenser was located on the west side of the home. The other on the north side of the home.

Observations:

- Because outside temperature was less than 65 degrees fahrenheit the AC was not tested.
- Make: York(west side of home, manufactured in the early to mid 1908's)
- Make: BDP (north side of home, manufactured around 2023)



BDP unit



York unit

7. Refrigerant Lines

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.

8. Air Supply

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.

9. Registers

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

10. Filters

Sat.	Fair	Poor	N/A	None
		X		

Location: Located in filter grills in the hallway.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Filters were dirty. Recommend replacing.

11. Thermostats

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Appeared functional at time of inspection.
- Location: Hallway and kitchen.

Water Heater

1. Water Heater Condition

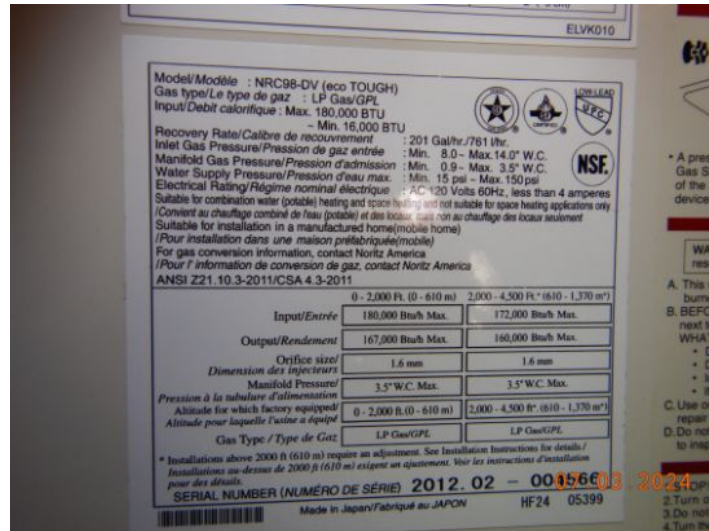
Sat.	Fair	Poor	N/A	None
	X			

Heater Type: Gas.

Location: Water heater located in crawlspace.

Observations:

- Appeared functional at time of inspection.
- Make: Noritz (manufactured between around 2012)



Main breaker

2. Base

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

3. Heater Enclosure

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4. Combustion

Sat.	Fair	Poor	N/A	None
			X	

5. Venting

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

6. TPRV

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

7. Number Of Gallons

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Tankless demand unit present.

8. Gas Valve

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

9. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

10. Overflow Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

11. Strapping

Sat.	Fair	Poor	N/A	None
			X	

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. Bar

Sat.	Fair	Poor	N/A	None
			X	

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Closets

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Switches and outlets operated properly went tested.

6. Fireplace

Sat.	Fair	Poor	N/A	None
			X	

7. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

8. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Sat.	Fair	Poor	N/A	None
			X	

Observations:

- Recommend adding smoke detectors in all sleeping rooms.

10. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

11. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

12. Ceiling Fans

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

13. Window-Wall AC or Heat

Sat.	Fair	Poor	N/A	None
			X	

14. Window Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The windows in the guest bedrooms appear to have lost their seals.

15. Patio Doors

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The windows in the master bedroom patio doors have lost their seals.

16. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

Bathrooms

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. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

2. Counters

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

3. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

6. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Switches and outlets appeared functional at time of inspection.

7. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

8. Exhaust Fan

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

9. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

10. Heating

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in these rooms. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Leak noted under the right sink in the Jack and Jill bathroom.



13. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

14. Showers

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

15. Shower Walls

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

16. Bath Tubs

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

17. Enclosure

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- Stains on the master bathroom shower dam indicate leaks between the glass partition and the tile of the dam.

18. Sinks

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

19. Toilets

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

20. Window Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The window in the Jack and Jill bathroom was set low in the wall. Water will splash on this window and window sill when someone is taking a shower. In the inspector's experience this can lead to water intrusion into the wall which then leads to wood decay.
- The window in the hall bathroom appears to have lost its seal.

Kitchen

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

1. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

2. Counters

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

3. Dishwasher

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The left dishwasher drawer displayed and error code of F1. It was not tested.

4. Doors

Sat.	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

6. Microwave

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

7. Cook top condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Gas cook top noted.

8. Oven & Range

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.
- Oven(s): Electric

9. Sinks

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The faucet body was loose. It will turn when trying to move the spout from one side to the other.

10. Vent Condition

Sat.	Fair	Poor	N/A	None
	X			

Materials: Exterior Vented

Observations:

- The lights in the vent hood were missing at time of inspection.

11. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

12. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

13. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Switches and outlets appeared functional at time of inspection.

14. GFCI

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

15. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

16. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

17. Window Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

18. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

19. Patio Doors

Sat.	Fair	Poor	N/A	None
			X	

20. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

Laundry

1. Cabinets

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

2. Counters

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

3. Dryer Vent

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4. Electrical

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. GFCI

Sat.	Fair	Poor	N/A	None
			X	

6. Exhaust Fan

Sat.	Fair	Poor	N/A	None
			X	

7. Gas Valves

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

8. Wash Basin

Sat.	Fair	Poor	N/A	None
			X	

9. Window Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The laundry room window has lost its seal.

10. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

11. Plumbing

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

12. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

13. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

14. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

15. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

Interior Areas

This area includes individual finds of specific interior items in the home. Only the specific items outlines in this section were inspected. 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

Sat.	Fair	Poor	N/A	None
			X	

2. Cabinets

Sat.	Fair	Poor	N/A	None
			X	

3. Closets

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

4. Door Bell

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

5. Doors

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

6. Electrical

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The floor outlet in the living room should have a cover to protect it when it is not in use.

7. Security Bars

Sat.	Fair	Poor	N/A	None
			X	

8. Smoke Detectors

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The smoke alarms appeared to be part of the security system. For this reason they were not tested.
- If the security systems is not used you are advised to install smoke alarms in the hallway, family room and living room.
- Recommend installing CO detectors within 15' of the sleeping rooms. This floor plan will require 2 at minimum.

9. Stairs & Handrail

Sat.	Fair	Poor	N/A	None
			X	

10. Window-Wall AC or Heat

Sat.	Fair	Poor	N/A	None
			X	

11. Window Condition

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The three center windows in the sun room (where the piano was located) were cloudy. This indicate they have lost their seal.
- The center living room window has lost its seal.

12. Wall Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

13. Ceiling Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

14. Ceiling Fans

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

15. Patio Doors

Sat.	Fair	Poor	N/A	None
	X			

Observations:

- The windows in the patio door have lost their seals.

16. Screen Doors

Sat.	Fair	Poor	N/A	None
			X	

17. Fireplace

Sat.	Fair	Poor	N/A	None
	X			

Materials: Living Room

Materials: Wood burning insert noted.

Observations:

- The bricks in the fireplace are worn from use. Some were missing. Recommend contacting a licensed chimney sweep for further evaluation.

18. Whole House Fan Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

19. Floor Condition

Sat.	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional at time of inspection.

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.