

HHI LLC

Property Inspection Report



20318 S McNew Rd, Pretty Prairie, KS 67570
Inspection prepared for: Kendra Kutcha
Real Estate Agent: Kendra Kuchta - J. P. Weigand and Son's McPherson Branch

Date of Inspection: 8/4/2022 Time: 1:30 PM
Age of Home: 2004 / 18 Years Size: 2670 Sq Ft
Weather: Sunny / 96

Inspector: Mitch Harris
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Inspection Contract/Agreement

It is of uppermost importance to review every page of the inspection report, as well as all the photographs in this inspection report, there may be some items that are concerning to you as a consumer, that may not be highlighted in red by the Inspector. It is difficult to ascertain and prioritize items that may or may not be a health or safety risk to you.

We appreciate the opportunity to conduct this inspection for you. Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure. An inspection may be limited by vegetation and possessions. Depending upon the age of the property some items like GFCI outlets may not be installed. This report will focus on safety and function not current code. This report identifies specific non-code, non-cosmetic concerns that the Inspector feels may need further investigation or repair.

For your safety and liability purposes we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property using this report and the property disclosure as a guide.

There are two primary types of property inspections: the Comprehensive Property Inspection, and the Limited Visual Property Inspection. Of the two, the limited visual property inspection is by far the most common inspection performed. A properly performed property inspection lists the condition and facts concerning the property as seen on the date of the inspection. The basis of an inspection is to report these conditions to the buyer in a written, documented format including photos and opinions regarding the condition of the property.

A Comprehensive Property Inspection takes more than one day and up to a week or more to complete. Inspection time varies based on the conditions and age of the property, as well as sub-contractors scheduling. This type of inspection generally costs between \$2000 and \$5000 or more, again, depending on condition, size and age of the property, as well as inspection scope and geographic region. (An example of inspection scope would be: with or without a pool inspection.)

A Limited Visual Inspection takes approximately two to four hours to complete. Inspection time varies based on the condition, size and age of the property. This type of inspection generally costs between \$200 and \$800 depending on condition, size, and age of the property as well as inspection scope and geographic region in the event that weather or other conditions prevent some items from being inspected during the time that the inspection is scheduled it is your or your agent's responsibility to coordinate for Harris Home Inspections to return to the property or for you or your agent to coordinate or request a separate inspection be provided by the seller. Examples that may prevent some items being inspected are:

- * A roof full of snow cannot be walked or visually inspected.
- * Air conditioning units will not be operated unless the ambient air is above 65F.
- * Garages will not be unloaded by the Inspector to exercise an overhead door.
- * Exterior electrical panels will not be opened during heavy rains.

The Comprehensive Property Inspection

The Comprehensive Property Inspection is technically exhaustive and can be invasive to the point of some minor

destructive testing. Several different trades are scheduled to take part in the inspection process.

Testing includes the use

of highly specialized equipment, as well as some dismantling of system components. This type of invasive inspection

may also include testing of soil by a Geo-technical engineer, and/or examination of the property by a

structural engineer.

Examples of Comprehensive Property Inspection Scope Determine Code Compliance**

- * Analyze Structural Load Bearing Capacity of Components
- * Scope the Chimney Look for Underground Storage Tanks
- * Examine the Efficiency of Heating and Cooling Systems
- * Disassemble Furnace to Examine Heat Exchanger
- * Inspect Solar Systems Inspect Saunas
- * Inspect Fire Suppression System
- * Test Every Electrical Wall Receptacle and Wall Switch
- * Perform and Amp. Load Test on All Circuits
- * Scope Main Drain Lines Inspect Septic Systems
- * Operate Gas and Water Shutoff Valves and Light Gas Fireplaces
- * Inspect Landscape Irrigation System
- * Operate All Appliances
- * Operate All Windows

The Limited Visual Property Inspection

The Limited Visual Property Inspection is a non-invasive, non-technically exhaustive, physical examination of the property. It is designed to identify material defects in systems, structures, and components of the referenced property and its associated primary parking structures as they exist at the time of inspection. A material defect is a condition which significantly affects value, desirability, habitability or safety of the building. Style, cosmetic items, neighborhood, and appraised value are not part of the inspection. The inspection is limited to those specific systems, components, and structures that are present, visually accessible, and identified in the inspection report. Systems and their components are operated by the Inspector with normal user controls only and only as conditions permit.

There is no dismantling of any system structure or component, or performing any intrusive or destructive examinations, tests, or analysis. Inspection does not include the operation or evaluation of any low voltage electrical antennas, security systems, cable television, Internet, telephone, satellite, intercom, timers, computers, or any other non- primary electrical powered devices. This inspection report meets or exceeds all national professional inspection organization requirements.

The Inspector shall prepare a written inspection report for the sole use and benefit of the Client. The Client agrees to assume risk for all conditions which are concealed from view at the time of the inspection, as well as items outside the inspection scope. The Inspection is not code compliant for past or present code conditions, nor is it permit verification. Additionally, the inspection does not in any way address the possible danger from any potentially harmful substances or environmental hazards including, but not limited to: formaldehyde, toxic materials, combustible materials, mold, radon, lead paint, corrosive contaminants, geologic substances, wildfires or floods.

Examples of Limited Visual Property Inspection Scope

- * Observe Structural Components
- * Observe Visible Exterior Items: Foundation, Walls, Roof, Chimney, Patio, and Porches
- * Enter Attic, with Minimum Three Feet Headroom
- * Observe and Operate Permanently Installed Heating and Air Conditioning Systems with Normal User Controls when ambient air temperature permits
- * Test Sampling of Random Electrical Outlets
- * Visually inspect electrical service panel
- * Operate All Faucets, Tubs, and Showers
- * Observe the Functional Flow of Drains
- * Observe All Visible Gas and Water Supplies
- * Operate All Built-In Appliances
- * Operate One Window per Room

Unless otherwise indicated, the Client understands the Inspector is performing a Limited Visual Property Inspection.

Client understands and agrees to the limitations of this inspection.

Glossary of Inspection Ratings

Satisfactory (Sat): The inspected item or component was found to be in normal condition for its age.

Not Inspected (Not Insp): This item or component was not inspected. Items or components may not be accessible due to safety reasons, or furniture, stored articles trees, shrubs, snow, etc.

Not Present (Not Pres): Not applicable to this property.

Comment (Cmts): General information and marginal items. Please note, some items that are marginal can, over time, turn into major issues if not attended to, repaired or replaced. Comments are listed in the report. **Issues (Issues):** These are items that need repair or replacement and/or additional evaluation by a licensed contractor or certified technician. Safety hazards and/or safety enhancement recommendations are also listed as issues. Issues are listed in the report.

There are two colors used in the report system: Red and Black.

Black is designed to identify routine items that all home owners should maintain, normally listed as comments.

Red items will be found in the report and within the "Report Summary Section"; these items are to identify important as well as possible health and safety items.

Terms of Agreement / Contract

The property inspection, the contract, and the inspection report do not constitute a property warranty guarantee, express or implied, or an insurance policy of any kind whatsoever. The inspection does not replace the property owner disclosure forms. The client agrees to hold harmless and exempts the Inspector, Inspection Company, its officers, agents, and employees from all liability and responsibility for the cost of repairing or replacing any unreported material defect, or other deficiency, in excess of the inspection fee.

If the client does discover a material defect or other deficiency that was not identified and reported by the inspector, the client shall notify the inspector in writing and allow the inspector and/or inspector's designated representative to re-inspect the item and document the condition(s) prior to any repairs, alterations or replacement of said material defect or deficiency. This agreement constitutes the entire integrated agreement between the parties and may be modified only by a written agreement signed by both parties. No oral agreements, understanding, or representations will change, modify or amend any part of this agreement. This agreement shall be binding upon and insure to the benefits of the parties hereto and their heirs, successors and assigns.

Any dispute of the interpretation of this agreement or arising from this inspection and report shall be resolved between parties by binding arbitration conducted in accordance with the rules of the Contruction Resolution Services. An arbitrator familiar with the property inspection process needs to conduct the proceeding. The award of the arbitrator shall be final. Time is of the essence. No action of any kind can be commenced after one year of the date of the inspection.

Should any portion of this agreement be found either invalid or unenforceable by a court of competent jurisdiction the remaining provisions of this contract shall remain in full force and effect. Client understands and agrees to all the terms, conditions, and limitations of this agreement/contract, and agrees to pay the inspection fee and any other fee amount as indicated within the report.

Client or Clients Representative Signature and Date
(Signed Copy on File)

Report Summary

Roof 2		
Page 15 Item: 5	Flashing Status	• Recommend a proper roof flashing at the stove-pipe penetration of the metal roof panels.
Page 15 Item: 6	Chimney Status	• The cap is missing from the stove-pipe on the pole shed and should be replaced.
Electrical Main Panel		
Page 25 Item: 4	AMP's Service Wire Status	• The service wires are not rated for the potential load, recommend corrections by a qualified electrician
Electrical Sub-Panel		
Page 27 Item: 5	110 VAC Branch Circuits Status	• Recommend the low voltage door bell transformer be mounted on the panel exterior.
Page 28 Item: 8	Grounding Status	• Recommend a ground rod and grounding conductor at the home since it is a separate structure
Electrical Sub Panel 2		
Page 29 Item: 5	110 VAC Branch Circuits Status	• Ground and neutral on the same bus. In sub panels or a second means of disconnect the ground and neutral wires should be separated. Recommend correction by a qualified electrician.
Page 30 Item: 8	Grounding Status	• Recommend a ground rod and grounding conductor at the pole shed electric panel since it is a separate structure
Garage		
Page 37 Item: 10	Vehicle Opener 2 Status	• The west garage door opener is disconnected and not in service.
Pole Shed		
Page 38 Item: 3	Floor Status	• Maintain the erosion on the east side of the pole shed exterior to prevent fill sand washing out from under the floor slab.
Page 40 Item: 6	Electrical Status	• A 14 AWG lighting circuit is serviced with a 20 amp circuit breaker, recommend proper over current protection for that circuit. • The receptacle in the Northeast corner of the pole shed tested reverse polarity ad should be corrected.
Water Heater		
Page 42 Item: 4	Tank Condition Status	• Recommend proper electrical connection to the water heater with a wire clamp at the connection.
Page 43 Item: 6	Relief Valve Extension Status	• Discharge Tube terminates too high - The discharge pipe of the water heater pressure relief valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. Recommend installation of a proper discharge pipe which terminates a maximum of 4 inches above the floor.

Bathroom Main Floor Hall		
Page 50 Item: 4	Toilet Status	• The toilet is loose at the floor and needs properly secured.
Bathroom Basement		
Page 52 Item: 3	Sink / Vanity Status	• The counter top is broken.
Bathroom Owners Bedroom		
Page 54 Item: 3	Bathtub / Whirlpool Tub Status	• The hot water valve on the tub leaks while in use.
Interior Main Floor		
Page 58 Item: 3	Windows Status	• The lift flange on the bottom window sash of south bedroom window is missing making it more difficult to operate the only window in that room. • The lift flange on the bottom window sash of the north owners bedroom window is almost broken off.
Fireplace		
Page 67 Item: 2	Firebox Construction Status	• The liner is broken in the firebox, recommend having the wood burning stove cleaned serviced and certified by a qualified chimney sweep
Electrical Lighting		
Page 70 Item: 3	Exterior Receptacles Status	• The exterior receptacle on the west side of the pole shed is tripped and does not reset. • The exterior receptacle on the east side of the home does not trip when tested and will need to be replaced.
Page 71 Item: 6	Interior GFCI Status	• Ground Fault Circuit Interrupter (GFCI) Receptacles were provided in the home at the time of inspection. Although they may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection of electrical circuits serving the 110 receptacle on the power pole, garage, pole shed and unfinished basement areas.

Inspection Receipt and Property Info

1. Payment Method

Paid With Check #1214

2. Additional Services

Limited Visual Inspection

3. Occupied

The home was occupied

4. Utility Service State

Electrical Service On • Water Service On

5. Client Name

Kendra Kutcha

Professional Recommendations

1. Electrical Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Electrical: Recommend further assessment and Necessary Corrections by a Qualified Electrician

Roof

All roofing types require some type of annual maintenance (some types more frequent). Failure to perform routine maintenance will usually result in leaks and accelerated roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. Today there are dozens of roofing products on the market, which makes a choice a little more difficult. You have the traditional roofing products, but additionally homeowners today can benefit from a large variety of roofing materials and products. New roofing products are being developed in response to the drawbacks of older roofing materials, the needs of modern building techniques, and the increasing stiffer building codes. Most of today's roofing materials are tested for their fire resistance and flame spread. They are rated according to flame resistance standards. Most roofing materials are covered by a manufacturer's warranty, with typical warranties ranging from 15 to 40 years. Some roofing materials are specifically designed and recommended for special applications. These include locations with high wind conditions, high heat areas, heavy snowfall, salt water exposure, and forested areas. In addition to the variety of choices in roofing materials available today, there are also numerous roofing related products on the market. Some are designed to assist with traditional roofing related problems such as moss accumulation and drainage. Other products are specifically designed for today's energy efficient homes and construction practices, to make the roof a portion of the property's venting and insulation system.

1. Location

Location: Main
Type: Gable

2. Approximate Age

Age: 5 - 10 Years
Life Expectancy: 25 - 30 Years

3. Visible Inspected Area

Area Inspected: Walked - The Inspector inspected the roof and its components by walking the roof

4. Covering Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Covering:

- Laminate Composition

Observations:

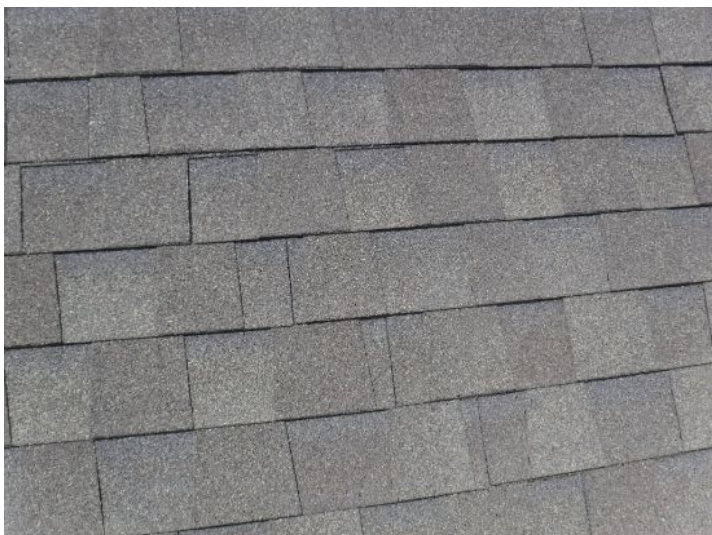
- * General Photo

• * General Info: Asphalt or fiberglass materials impregnated with mineral granules are known as composition shingle roofs. They are designed to deflect the deteriorating ultra-violet rays of the sun. The most common types are warranted by manufacturers to last from fifteen to twenty-five years, and are typically guaranteed against leaks by the contractor who installed it, for five years or less. The actual life of the roof will vary, depending on a number of factors, including the quality of the material, the method of installation, and the geographic allocation climate). The first indication of significant wear is apparent when the granules begins separate and leave pockmarks or dark spots. This typically shows up first with the hip and ridge shingles and on the field shingles facing the south side. This does not mean that the roof needs to be replaced however it should be monitored regularly and serviced when needed

- * General Information: ROOF-COVERING MATERIAL LIFESPAN:

The following are conditions which can affect the long-term service life of a roof-covering material and its ability to shed water...

- Roofing material quality
- Installation method
- Number of layers
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Building site conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Roof structure ventilation: Poor ventilation shortens long-term service life.
- Quality of maintenance



* General Photo



5. Vents Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Vents: Polyvinyl chloride (PVC) • Galvanized

6. Flashing Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Flashing: Aluminum • Galvanized

Observations:

- Spray sealant has been applied to the flashing around the roof, I wasn't able to determine the reason for the spray sealant but the sealant is beginning to weather check.



Spray sealant has been applied to the flashing around the roof, I wasn't able to determine the reason for the spray sealant but the sealant is beginning to weather check.

7. Chimney Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Chimney: Metal insert, framed with brick.

Cap/Spark Screen: Metal Cap

Observations:

- The metal chimney chase cap is rusting and will need to be maintained.
- Cricket installed - A cricket was installed to protect roofing near the chimney. A cricket is a small roof built on the uphill side of and abutting a chimney. Its purpose is to keep runoff water from pooling on the uphill side of the chimney and eventually causing leakage. The cricket appeared to be correctly built and in serviceable condition.



Cricket installed - A cricket was installed to protect roofing near the chimney. A cricket is a small roof built on the uphill side of and abutting a chimney. Its purpose is to keep runoff water from pooling on the uphill side of the chimney and eventually causing leakage. The cricket appeared to be correctly built and in serviceable condition.

The metal chimney chase cap is rusting and will need to be maintained.

8. Gutters Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Gutters: Aluminum

9. Downspouts/Extensions Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Downspouts/Extensions: Aluminum • Plastic

10. Drip Edge Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Drip Edge: Aluminum

Roof 2

1. Location

Location: Metal Building
Type: Gable

2. Approximate Age

Age: 10 - 15 Years
Life Expectancy: 26 - 50 Years

3. Visible Inspected Area

Area Inspected: Walked - The Inspector inspected the roof and its components by walking the roof

4. Covering Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Covering:

- Metal

Observations:

- * General Photo



5. Flashing Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☒

Observations:

- Recommend a proper roof flashing at the stove-pipe penetration of the metal roof panels.



Recommend a proper roof flashing at the stove-pipe penetration of the metal roof panels.

6. Chimney Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☒

Chimney: Metal**Observations:**

- The cap is missing from the stove-pipe on the pole shed and should be replaced.



The cap is missing from the stove-pipe on the pole shed and should be replaced.

7. Gutters Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☐

Gutters: Not present**Observations:**

- Adding guttering and downspouts would facilitate moving water away from the foundation and prevent erosion around the outside edges of the pole shed floor.



Adding guttering and downspouts would facilitate moving water away from the foundation and prevent erosion around the outside edges of the pole shed floor.

Outer Walls / Exterior Coverings

General Property Maintenance In order to maintain the property value and prevent damage from moisture intrusion it is important that you pay attention to various areas of your property which will require maintenance on a regular schedule. As the property owner, you are responsible for determining necessary maintenance and seeing that it is performed. Wall insulation and R-value is not verified, conditions inside the wall cannot be judged. Any wall cracks that are cosmetic in nature, will not be addressed in the inspection report. However all wall and floor cracks can be a potential source for moisture entry. To prevent seepage, it is recommended that all cracks be sealed. Property maintenance is a must; this includes painting, caulking and sealing of all exterior surfaces. Unsealed cracks around windows, doors, and thresholds can allow moisture penetration which is the key cause of the deterioration of any surface. Many times evidence of any such penetration can only be observed during a rainfall. Regarding windows, there are basically two main basic types, single pane and double pane. Double pane windows provide an acoustical as well as a thermal barrier. The hermetic seals, which hold the inert gas between the dual panes, can fail at any time and thusly cause condensation to form between the panes. Since this is not always apparent, an evaluation of hermetic seals is not part of the home inspection.

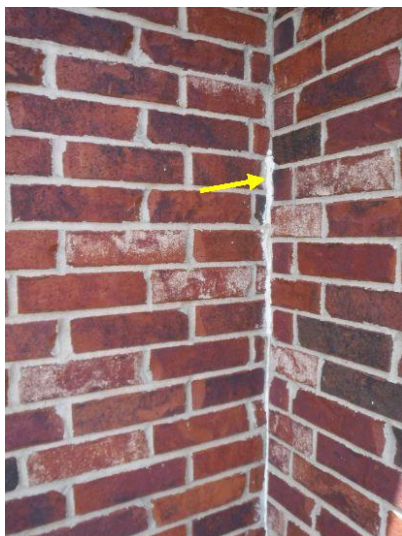
1. Exterior Walls

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Type: Brick Veneer

Observations:

- Prior to mortar repairs were noted, any mortar repair should be completed with mortar instead of caulk.
- The brick at the southwest corner of the front porch need tuck pointed and sealed.



Prior to mortar repairs were noted, any mortar repair should be completed with mortar instead of caulk.



The brick at the southwest corner of the front porch need tuck pointed and sealed.

2. Fascia / Trim Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Fascia/Trim: Composite Material • Wood

Observations:

- The composite fascia cornice at the northeast corner of the home is warping and will need to be repaired or replaced.



The composite fascia cornice at the northeast corner of the home is warping and will need to be repaired or replaced.

3. Eaves / Soffits Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Eaves/Soffits: Composite Material

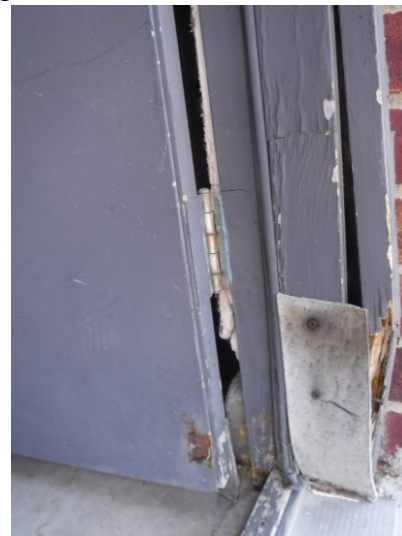
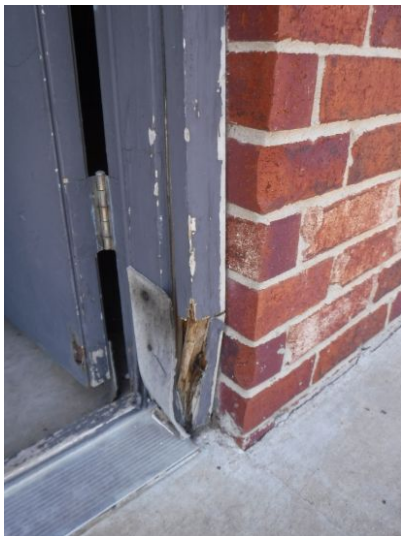
4. Exterior Doors Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Exterior Doors: Metal

Observations:

- The East exterior door from the garage is rusting on the bottom and the north jamb bottom has rotted, that door will need to be repaired or replaced.
- The East exterior door from the garage has some dents



The East exterior door from the garage is rusting on the bottom and the north jamb bottom has rotted, that door will need to be repaired or replaced.



The East exterior door from the garage has some dents

5. Hardware / Locks Observations

Sat	Not Insp	Not Pres	Comm	Issue
X				

Materials: Deadbolt • Keyed One Side

6. Windows / Screens Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Window Screens: Metal • Vinyl mesh

Observations:

- Some screens are missing or removed around the home
- Frayed screens noted



Frayed screens noted

7. Paint / Caulk Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

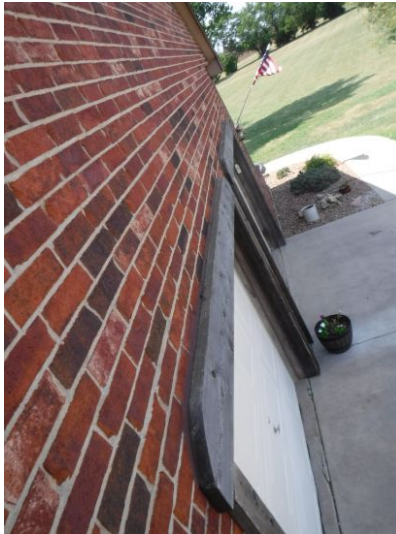
Paint/Caulk: Non Painted Surface • Painted Surface • Stained Surface

Observations:

- Touch Up Caulking, paint and stain is recommended



Touch Up Caulking, paint and stain is recommended



Cooling System

The inspector will not operate the air conditioner when the outside temperature is below 65 degrees Fahrenheit. To do so invites the risk of the compressor seizing, with the only option being replacement. No pressure tests are performed on the cooling system by the inspector, therefore no representation is made regarding the coolant charge, or the coolant line integrity. Normal service and maintenance by a licensed HVAC contractor is recommended on a yearly basis. Temperature Split is the difference between the air temperature at the return air grill and the air register. The temperature difference should fall between 16 and 22 degrees, optimum is 20 to 22 degrees. In the event that the air conditioning system could not be operated during the inspection, it is recommended that a certified HVAC technician evaluate the system prior to operation or having the seller provide a certification that the system is in operable condition

1. Manufacturer

Manufacturer: American Standard

2. Type

Type / Location: Heat Pump / Unit both Heats and Cools
Location: Exterior

3. Age/Life Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Age: New

Life Expectancy: 15 - 20 Years

4. Electrical Disconnect Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Disconnect: Present

5. Temperature Split Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Temperature Split: 19 - 20 degree split

6. Refrigerant Lines Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Refrigerant Lines: Copper

7. Ductwork Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Ductwork: Same as heating

8. Evaporator / Blower Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Evaporator/Blower: Split system

9. Condenser Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Condenser: Split system

10. Unit Operation Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Unit Operation: Unit operated

11. Area Served Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Area Served: Entire living space

12. Condensate Pan / Line Observations

Sat	Not Insp	Not Pres	Comm	Issue
X				

Materials: PVC Line

Electrical Main Disconnect

Electrical service supply can come from an overhead power line or an underground power line. If overhead, the conductors loop down from a utility pole to an entrance head, also known as a weather head. When underground, a conduit with conductors inside will attach to the meter base.

1. Panel Type

Panel Type: Main

Materials: Exterior / Power Pole North of the home

2. Electrical Panel Observations

Sat	Not Insp	Not Pres	Comm	Issue
X				

Electrical Panel Manufacturer: Midwest



3. Service Panel

Sat	Not Insp	Not Pres	Comm	Issue
X				

Service Volt Size: 120 - 240 Volts

Panel Rating: 200 Amps

4. AMP's Service Wire Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

AMPS: 150 Amps

Materials: Copper Stranded

Observations:

- See Main panel notes

5. 110 VAC Branch Circuits Status

Sat	Not Insp	Not Pres	Comm	Issue
		X		

6. 220 VAC Branch Circuits Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

220 VAC Branch Circuits: Copper

7. Over Current Protection Status

Sat	Not Insp	Not Pres	Comm	Issue
		X		

Over Current Protection: Straight Disconnect

8. Grounding Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Grounding: Rod in Ground

9. Service Method Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Service Methods: Overhead

10. Indexed Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Indexed: None

Observations:

- This is a property disconnect switch

Electrical Main Panel

1. Panel Type

Panel Type: Main

Materials: Exterior / Power Pole North of the home

2. Electrical Panel Observations

Sat	Not Insp	Not Pres	Comm	Issue
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Electrical Panel Manufacturer: Cutler-Hammer

X				
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3. Service Panel

Sat	Not Insp	Not Pres	Comm	Issue
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Service Volt Size: 120 - 240 Volts

Panel Rating: 200 Amps

X				
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4. AMP's Service Wire Status

Sat	Not Insp	Not Pres	Comm	Issue
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AMPS: 150 Amps

Materials: Copper Stranded

Observations:

- The service wires are not rated for the potential load, recommend corrections by a qualified electrician

				X
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The service wires are not rated for the potential load, recommend corrections by a qualified electrician

5. 110 VAC Branch Circuits Status

Sat	Not Insp	Not Pres	Comm	Issue	110 VAC Branch Circuits: Copper
X					

6. 220 VAC Branch Circuits Status

Sat	Not Insp	Not Pres	Comm	Issue	220 VAC Branch Circuits: Copper
X					

7. Over Current Protection Status

Sat	Not Insp	Not Pres	Comm	Issue	Over Current Protection: Circuit Breakers
X					

8. Grounding Status

Sat	Not Insp	Not Pres	Comm	Issue	Grounding: Rod in Ground
X					

9. Service Method Status

Sat	Not Insp	Not Pres	Comm	Issue	Service Methods: Overhead
X					

10. Indexed Status

Sat	Not Insp	Not Pres	Comm	Issue	Indexed: None
			X		Observations:
• Recommend testing and marking the panel box					

Electrical Sub-Panel

1. Panel Type

Panel Type: Sub Panel
Materials: Basement

2. Electrical Panel Observations

Sat	Not Insp	Not Pres	Comm	Issue
X				

Electrical Panel Manufacturer: Cutler-Hammer



3. Service Panel

Sat	Not Insp	Not Pres	Comm	Issue
X				

Service Volt Size: 120 - 240 Volts
Panel Rating: 200 Amps

4. AMP's Service Wire Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

AMPS: 200 Amps
Materials: Copper Stranded

5. 110 VAC Branch Circuits Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

110 VAC Branch Circuits: Copper
Observations:

- Recommend the low voltage door bell transformer be mounted on the panel exterior.



Recommend the low voltage door bell transformer be mounted on the panel exterior.

6. 220 VAC Branch Circuits Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

220 VAC Branch Circuits: Copper

7. Over Current Protection Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Over Current Protection: Circuit Breakers

8. Grounding Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Grounding: Bonded to main

Observations:

• Recommend a ground rod and grounding conductor at the home since it is a separate structure

9. Service Method Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Service Methods: Underground • Sub-Panel Feeder wire

10. Indexed Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Indexed: Fully

Electrical Sub Panel 2

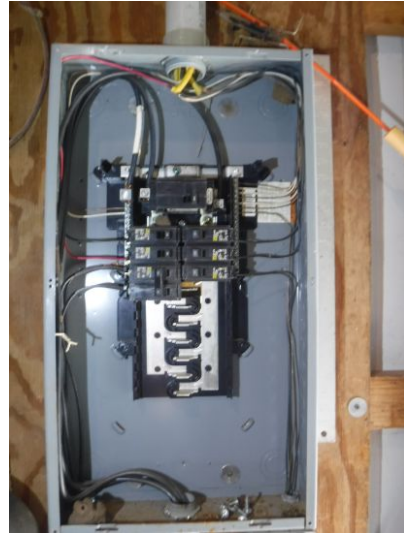
1. Panel Type

Panel Type: Sub Panel
Materials: Pole Shed

2. Electrical Panel Observations

Sat	Not Insp	Not Pres	Comm	Issue
X				

Electrical Panel Manufacturer: Square D



3. Service Panel

Sat	Not Insp	Not Pres	Comm	Issue
X				

Service Volt Size: 120 - 240 Volts
Panel Rating: 100 Amps

4. AMP's Service Wire Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

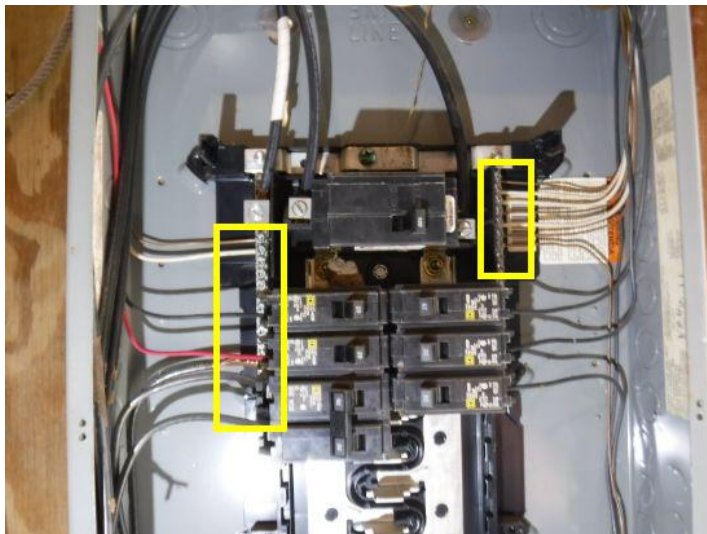
AMPS: 100 Amps
Materials: Copper Stranded

5. 110 VAC Branch Circuits Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

110 VAC Branch Circuits: Copper
Observations:

- Ground and neutral on the same bus. In sub panels or a second means of disconnect the ground and neutral wires should be separated. Recommend correction by a qualified electrician.



Ground and neutral on the same bus. In sub panels or a second means of disconnect the ground and neutral wires should be separated. Recommend correction by a qualified electrician.

6. 220 VAC Branch Circuits Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

220 VAC Branch Circuits: Copper

7. Over Current Protection Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Over Current Protection: Circuit Breakers

8. Grounding Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Grounding: Bonded to main

Observations:

- Recommend a ground rod and grounding conductor at the pole shed electric panel since it is a separate structure

9. Service Method Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Service Methods: Underground • Sub-Panel Feeder wire

Observations:

- Sub panels should be serviced with a 4 wire feed.

10. Indexed Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Indexed: None

Observations:

- Recommend testing and marking the panel box

Grounds

Cracks that are cosmetic in nature will not be addressed in the inspection report. Trees and shrubbery can cause foundation and roof damage when growing too closely to the structure. Water can be destructive, and promote conditions that are harmful to your health. Therefore, the property should have soil that slopes away from the structure, and the interior floors will be several inches higher than the exterior level. Additionally, the structure should have roof gutters and downspouts that direct the water flow into area drains with catch basins that carry water away to hard surfaces. These drains must be kept clean or moisture intrusion could result. Actual drainage performance, or the condition of any underground piping, including municipal water and sewer service, as well as septic tanks, are not part of the inspection. Moisture can facilitate the growth of biological organisms, which can compromise building materials and produce mold-like substances that are harmful to health. The possibility of moisture penetration is a continual problem. It involves an array of interconnected factors, and can be unforeseeable, as well as intermittent, or continual. When moisture intrusion is not obvious it can be deduced by peeling paint or plaster, efflorescence, salt crystal formations, rust on metal components, wood rot, and by musty odors. Notwithstanding both condensation and humidity can produce similar conditions, if the temperature of an area is not maintained above the dew point. Irrespective, if the interior floors of a residence are at the same elevation or lower than the exterior grade, then the potential for moisture intrusion in any such areas can not be ruled out. So if such conditions do exist, or if you or any member of your family suffers from allergies, or asthma, you should schedule an inspection by a specialist.

1. Property Drainage

Drainage: Slopes away from the structure
Materials: Minor

2. Grounds Maintenance Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Grounds Maintenance: Overall

Observations:

- Low spots noted around the structure, monitor and regrade as necessary
- Grading is recommended to be 1" per foot the first 6 feet away from the foundation
- Currently, the entire metal grate needs to be removed to allow egress from the basement egress window wells, consider building the grates to allow for a small section to open making egress easier.
- There are a few structures on the property, our inspection only included the home, attached garage and pole shed



Currently, the entire metal grate needs to be removed to allow egress from the basement egress window wells, consider building the grates to allow for a small section to open making egress easier.



There are a few structures on the property, our inspection only included the home, attached garage and pole shed



3. Stairs Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Stairs: Concrete

Observations:

- The front steps have settled
- Some stair rises exceed 7 3/4"



The front steps have settled



Some stair rises exceed 7 3/4"



4. Front Deck / Porch Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Front Deck / Porch: Concrete

5. Private Walks Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Private Walks: Concrete

6. Driveway Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Driveway: Concrete • Gravel

Observations:

- The main drive from the road has cracking and broken areas on the concrete area of the drive, seal or maintain the concrete as needed.



The main drive from the road has cracking and broken areas on the concrete area of the drive, seal or maintain the concrete as needed.

7. Fencing Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Fencing: Metal • Wood • Wire

8. Trees / Shrubs Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Trees / Shrubs: Grass • Shrubs • Trees

Observations:

- Trees and shrubs are a nice addition to the property but they should be kept trimmed away from building components. Any vegetation in contact with building components will have an adverse effect on the components.

9. Back Deck / Porch Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Back Deck / Porch: Concrete

Garage

1. Structural Type

Structural Type: Wood Framed
Location: Attached

2. Floor Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Floor: Concrete

3. Interior Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Interior: Drywall

Observations:

- Minor damage noted
- Recommend cleaning the mud dauber nests from the garage and attic space



Minor damage noted

4. Fire Separation Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Fire Separation: Breached

Observations:

- Breached fire separation due to break(s) in the drywall
- OSB covers for attic access are not a fire rated material



OSB covers for attic access are not a fire rated material

5. Service Door Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Service Door: Metal

6. Electrical Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Electrical: 110 VAC

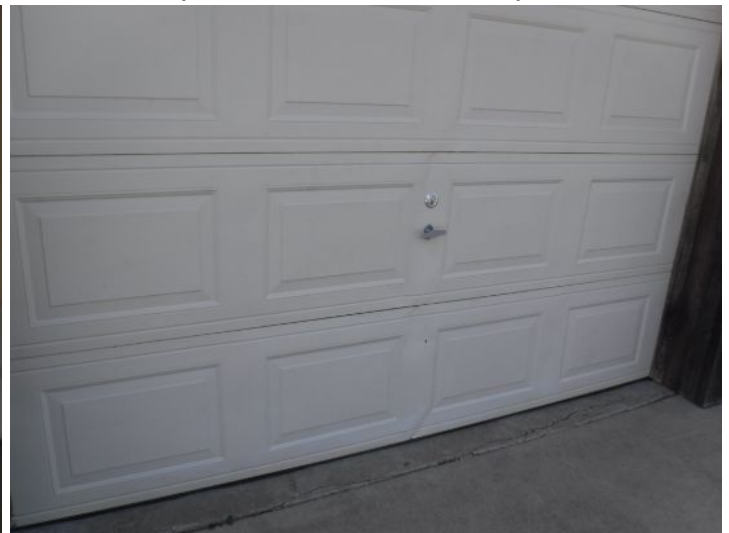
7. Vehicle Door 1 Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Vehicle Door 1: Aluminum insulated

Observations:

- Minor damage noted on the insulation panels and the exterior panels



Minor damage noted on the insulation panels and the exterior panels

8. Vehicle Door 1 Opener Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Vehicle Door Opener 1: Chamberlain • Chain drive

9. Vehicle Door 2 Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Vehicle Door 2: Aluminum insulated

Observations:

- Minor damage noted on the insulation panels and the exterior panels



10. Vehicle Opener 2 Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Vehicle Door Opener 2: Genie • Screw drive

Observations:

- The west garage door opener is disconnected and not in service.

11. Garage Attic Access Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Attic Access: Scuttle

Pole Shed

1. Structural Type

Structural Type: Pole Shed / metal and wood posts
Location: Detached

2. Exterior Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Exterior: Metal and Wood



3. Floor Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Floor: Concrete

Observations:

- Maintain the erosion on the east side of the pole shed exterior to prevent fill sand washing out from under the floor slab.



Maintain the erosion on the east side of the pole shed exterior to prevent fill sand washing out from under the floor slab.

4. Interior Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Interior: Exposed framing

Observations:

- The pole shed windows will need cleaned and minor adjustment to latch properly



The pole shed windows will need cleaned and minor adjustment to latch properly

5. Service Door Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Service Door: Metal and glass

Observations:

- The door is dented.



The door is dented.

6. Electrical Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☒

Electrical: 110 VAC • 220 VAC

Observations:

- A 14 AWG lighting circuit is serviced with a 20 amp circuit breaker, recommend proper over current protection for that circuit.
- The receptacle in the Northeast corner of the pole shed tested reverse polarity and should be corrected.

7. Vehicle Door 1 Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☐

Vehicle Door 1: Aluminum

Observations:

- Damage noted on the lower door panels
- Maintain the threshold seal on the garage doors



Damage noted on the lower door panels



8. Vehicle Door 1 Opener Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☒	☐	☐

Vehicle Door Opener 1: Not Present

9. Vehicle Door 2 Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Vehicle Door 2: Aluminum

Observations:

- Minor damage noted on the lower door panels



Minor damage noted on the lower door panels

10. Vehicle Opener 2 Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☒	☐	☐

Vehicle Door Opener 2: Not Present

11. Vehicle Door 3 Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Vehicle Door 3: Aluminum

Observations:

- Minor damage noted



Minor damage noted

12. Garage Attic Access Status

Sat	Not Insp	Not Pres	Comm	Issue
☒	☐	☐	☐	☐

Attic Access: Open

Water Heater

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. It is always wise to have them installed over a drain pan plumbed to the exterior. It is also beneficial to flush them annually to remove the build up of minerals. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill micro organisms and a maximum of 140 degrees to prevent scalding. Residential tankless water heaters are a relatively new invention. They provide a great steady supply, but not unlimited hot water supply. They require very little maintenance, and as with all water heaters, a periodic monitoring for leaks is recommended. The Temperature Relief Valve (TPR) is visually examined and not operated. Operation of this valve may cause the valve to break, and cause leaking.

1. Location

Location / Type: Basement
Materials: Electric

2. Manufacturer

Manufacturer / Capacity: A.O. Smith
Materials: 50 Gallons

3. Approximate Age

Age: 3 - 4 years
Life Expectancy: 8 - 13 Years

4. Tank Condition Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☒

Tank Condition: Steel

Observations:

- Recommend proper electrical connection to the water heater with a wire clamp at the connection.



Recommend proper electrical connection to the water heater with a wire clamp at the connection.

5. Temperature Pressure Relief Valve Status

Sat	Not Insp	Not Pres	Comm	Issue
☒	☐	☐	☐	☐

TPR Valve: Brass

6. Relief Valve Extension Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Valve Extension: Black iron

Observations:

- Discharge Tube terminates too high - The discharge pipe of the water heater pressure relief valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. Recommend installation of a proper discharge pipe which terminates a maximum of 4 inches above the floor.



Discharge Tube terminates too high - The discharge pipe of the water heater pressure relief valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. Recommend installation of a proper discharge pipe which terminates a maximum of 4 inches above the floor.

Plumbing

City sewer service, septic tanks, fuel tanks and underground pipes as well as pipes inside walls are not part of the inspection. Water quality testing and fire suppression systems are not part of the home inspection. Any valve which is not operated on a daily basis will tend to dry out and cause brittleness of the washers and packing. Additionally, so can an accumulation of corrosion and sediment. Operating these valves will often result in excessive dripping and /or the valve not shutting or back completely. It is recommended at a minimum you operate the main water supply shutoff jointly with the property seller before you close escrow on the property. It would be a good idea to have a plumber available for any repairs or replacements needed from operating this valve or any others. Drainpipes are inspected by flushing every drain that has an operating fixture, looking for blockages or slow drains. However this is not a definitive test and only a video inspection of the main line would confirm its actual condition. Blockages will occur, generally older systems are prone to be more problematic, blocks will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. Minor blockages can be easily remedied by removing and then cleaning the traps (best solution), or chemically. On the other hand, repairs can get very expensive if tree roots grow into the main drain to the public sewer, even replacing the entire system may become necessary. It is recommended that you ask the sellers if they have ever experienced any drainage problems, or even better you may wish to have the main waste line video inspected before the close of escrow.

1. Main Valve Observations

Sat	Not Insp	Not Pres	Comm	Issue
X				

Main Valve Location: Basement

Main Valve Type: Brass

2. Service Line Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Service Line: Copper • Polyethylene

3. Water Lines Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Water Lines: Copper • Cross linked polyethylene (PEX)

Observations:

- Testing water quality is beyond the scope of our inspection, the water softener and conditioning equipment were not tested



Testing water quality is beyond the scope of our inspection, the water softener and conditioning equipment were not tested

4. Water Pressure Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Water Pressure: 40 - 60 PSI according to inspectors equipment

5. Vent Pipes Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Vent Pipes: Polyvinyl chloride (PVC)

6. Drain Pipes Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Drain Pipes: Polyvinyl chloride (PVC)

7. Irrigation Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Observations:

- We didn't inspect the well but did want to mention two of the bolts are missing from the wellhead cap and should be installed.



We didn't inspect the well but did want to mention two of the bolts are missing from the wellhead cap and should be installed.

8. Hose Bibs Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Hose Bibs: Anti Siphon

9. Sump Pump Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Sump Pump: Submersible x 2 • Lift Station

Heating

The examination of the furnace during a normal property inspection may only be able to cover five to twenty percent (sometimes none) of the heat exchangers interiors, for this reason it is beyond the scope of the inspection. Any cracks or holes in the heat exchanger of any size, could permit hazardous, even toxic combustion gases to enter the living area. The installation of carbon monoxide detectors is always recommended near garages and around fuel heating systems at a minimum. Lighting of any pilot lights the testing of any safety devices, electric air cleaners, humidifiers, and de humidifiers are beyond the scope of a standard visual inspection. In the event that the heating system could not be operated during the inspection, it is recommended that a certified HVAC technician evaluate the system prior to operation or having the seller provide a certification that the system is in operable condition

1. Manufacturer

Manufacturer: American Standard

2. Unit Location

Location: Basement

3. Life Expectancy Observations

Sat	Not Insp	Not Pres	Comm	Issue
X				

Age: 1 - year

Life Expectancy: 15 - 20 Years

4. Area Served Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Area Served: Entire living area

5. Fuel Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Fuel: Electric

6. Ductwork Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Ductwork: Solid Sheet Metal

Observations:

- * Filter size is 20x25x1

7. Thermostat Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Thermostat: Standard

8. Unit Operation Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Unit Operation: Unit operated

9. Blowers / Motors Observations

Sat	Not Insp	Not Pres	Comm	Issue
X				

Blowers / Motors: Direct Drive

Structural

This inspection does not include geological conditions, such as soil expansion or soil compaction. Hairline and small cracks are often the result of the concrete shrinking during curing and /or minor settlement. This usually does not effect the foundation strength in any way. Areas which are blocked from the inspectors view will not be moved during the inspection, and therefore are not part of the inspection. View can be blocked by stored articles, shrubbery, trees, and plants. Trees and shrubbery can cause foundation and roof damage when growing too closely to the structure. Raised Foundation: These foundations allow the utilities, plumbing and air conditioning to be installed under the floor, installation, maintenance and modification of these utilities is much simpler with a raised floor than with a concrete slab. If one decides to add an extension to the property later, modifications to these systems are easy in a raised floor foundation. Raised foundations are not uniform, most will include concrete footings and walls, which extend above the ground. Affixed anchor bolts will hold the house onto the foundation however the spacing and size of the bolts vary. Most structural engineers agree that one of the most critical issues with raised foundations is that they should be bolted. As with all aspects of a standard property inspection, the inspector is a generalist and not a specialist, and no specialized instruments are used to establish that the structure is level. The inspector will typically enter all accessible areas, to confirm that foundations are bolted and search for any evidence of structural defects or damage. The inspector may not comment on minor deficiencies, such as on common settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Although all other cracks should be evaluated by a specialist. Slab Foundation: Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. The inspector checks the visible portion of the stem walls on the outside for any evidence of significant cracks or structural defects. The inspector does not move furniture or lift carpeting and padding to look for cracks or moisture penetration, nor will any specialized devices that are used to establish relative elevations and confirm differential movement be used. Importantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet which most authorities regard as being tolerable. Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than a 1/4 inch and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. The slab foundation on the exterior is inspected, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance additionally they are usually covered and not visually accessible, it is beyond the scope of a standard inspection. In the absence of any major defects, the inspector may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist. However this should not prevent you from seeking the opinion of any such expert.

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Approximate Age of Structure

Age: 11 - 20 yrs

2. Foundation Walls Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Walls: Concrete

Observations:

- Foundation Walls - Basement was partially finished, full visual inspection of the foundation walls was not possible. There were no outward indications of problems.

3. Bearing Walls Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Bearing Walls: Concrete • Wood Framed

4. Roof Structure Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Roof Structure: Truss

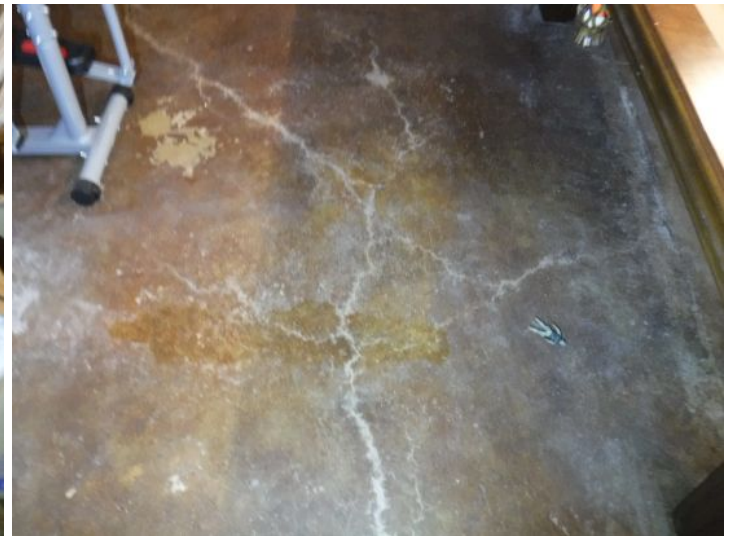
5. Floor Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Floor: Concrete - poured slab

Observations:

- Cracking was observed in the basement floor



Cracking was observed in the basement floor

6. Sub Floor Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Sub Floor: Oriented Strand Board

Bathroom Main Floor Hall

Bathrooms can consist of many features from jetted 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. Valves not operated on a daily basis will not be operated by the inspector. Operating these valves will often result in dripping or not shutting off completely. Determining whether or not shower pans are water tight, is beyond the scope of the inspection. Grout and caulking needs to be well maintained, minor imperfections can allow water penetration into the wall or floor areas, and eventually cause damage, as well as mold growth.

1. Wall/Ceiling Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Walls: Drywall • Painted

Ceiling: Drywall • Painted • Textured



2. Bathtub / Shower Combo Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Bathtub / Shower: Fiberglass • Tub/Shower combination

Observations:

- Diverter does not seal properly
- The Main floor bathroom tub drains slowly. Recommend cleaning.



Diverter does not seal properly



The Main floor bathroom tub drains slowly. Recommend cleaning.

3. Sink / Vanity Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Sink / Vanity: Single • Laminate Countertop

Observations:

- Stopper missing. Recommend screen to prevent clogging.



Stopper missing. Recommend screen to prevent clogging.

4. Toilet Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☒

Toilet: Gerber

Observations:

- The toilet is loose at the floor and needs properly secured.



The porcelain appears to have worn at the bottom of the toilet.

5. Cabinets Status

Sat	Not Insp	Not Pres	Comm	Issue
☒	☐	☐	☐	☐

Cabinets: Wood

6. Floor Covering Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Floor Covering: Laminate

Observations:

- The flooring is buckled around the toilet. Most likely from moisture. No elevated moisture or leaking noted at the time of inspection.
- Evidence of previous moisture noted on the baseboards next to the tub. No elevated moisture detected at the time of inspection.



The flooring is buckled around the toilet. Most likely from moisture. No elevated moisture or leaking noted at the time of inspection.



Evidence of previous moisture noted on the baseboards next to the tub. No elevated moisture detected at the time of inspection.

7. Ventilation Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Ventilation: Exhaust Fan

Observations:

- Note the bath vents are venting into the attic. While it is common practice in our area to vent bath vents into the attic the industry standard recommends bath vents, vent to the exterior. No moisture issues were noted at the time of the inspection.

8. Receptacles Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Receptacles: 110 VAC **GFCI**

Observations:

- GFCI resets in basement bathroom.

Bathroom Basement

1. Wall/Ceiling Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Walls: Drywall Painted
Ceiling: Drywall Painted and textured



2. Bathtub / Shower Combo Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Bathtub / Shower: Fiberglass • Tub/Shower combination

3. Sink / Vanity Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Sink / Vanity: Single • Molded
Observations:

- The counter top is broken.



The counter top is broken.

4. Toilet Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Toilet: Gerber

5. Cabinets Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Cabinets: Wood

6. Floor Covering Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Floor Covering: Laminate Tiles

7. Ventilation Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Ventilation: Exhaust Fan

8. Receptacles Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Receptacles: 110 VAC GFCI

Bathroom Owners Bedroom

1. Wall/Ceiling Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Walls: Drywall Painted
Ceiling: Drywall Painted and textured



2. Shower Enclosure Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Shower Enclosure: Fiberglass • Surround Kit

3. Bathtub / Whirlpool Tub Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Bathtub / Whirlpool Tub: Porcelain coated
Observations:

- The hot water valve on the tub leaks while in use.



The hot water valve on the tub leaks while in use.

4. Sink / Vanity Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Sink / Vanity: Single • Laminate Countertop • Porcelain



5. Toilet Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Toilet: Undetermined manufacturer

6. Cabinets Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Cabinets: Wood

7. Floor Covering Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Floor Covering: Laminate

Observations:

- The flooring around the toilet is buckled. Most likely from moisture. No elevated moisture or leaking detected at the time of inspection.



The flooring around the toilet is buckled. Most likely from moisture. No elevated moisture or leaking detected at the time of inspection.

8. Ventilation Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Ventilation: Exhaust Fan • Window

9. Receptacles Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Receptacles: 110 VAC GFCI

Interior Main Floor

The Interior section covers areas of the property that are not considered part of the Bathrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, bedrooms and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. Furniture or belongings will not be moved during the inspection. Many times windows, floor covering, wall sections, as well as wall receptacles, and even pipes will be blocked from inspection. Cosmetic deficiencies are considered normal wear and tear, and therefore are not required to be addressed in the inspection. It is recommended a thorough walk through be done with the seller before closing on the property. Determining the condition of the insulated glass panes is not always possible due to temperature, weather, lighting conditions, and the cleanliness of the glass. 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. Wall/Ceiling Finish Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Wall Finish: Drywall Painted

Ceiling Finish: Drywall Painted and Textured



2. Floor Covering Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Floor Covering: Laminate

Observations:

- Wear and some scratches noted on the flooring in a number of areas in the home.



Wear and some scratches noted on the flooring in a number of areas in the home.

3. Windows Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☒

Windows: Vinyl • Single Hung

Observations:

- The lift flange on the bottom window sash of south bedroom window is missing making it more difficult to operate the only window in that room.
- The lift flange on the bottom window sash of the north owners bedroom window is almost broken off.



The lift flange on the bottom window sash of the north owners bedroom window is almost broken off.



The lift flange on the bottom window sash of south bedroom window is missing making it more difficult to operate the only window in that room.

4. Interior Doors Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Interior Doors: Panel

Observations:

- The door to owners bedroom sticks.
- Small crack noted on the panel of the hallway bathroom door.



Small crack noted on the panel of the hallway bathroom door.

5. Closet Doors Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Closet Doors: Bi-fold

Observations:

- Cracking noted on the closet door frame - South Bedroom.



Cracking noted on the closet door frame - South Bedroom.

6. Stairs / Landing Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Stairs / Landing: Carpet Covered

Observations:

- Balusters exceed 4 inch spacing

Interior Basement

1. Wall/Ceiling Finish Status

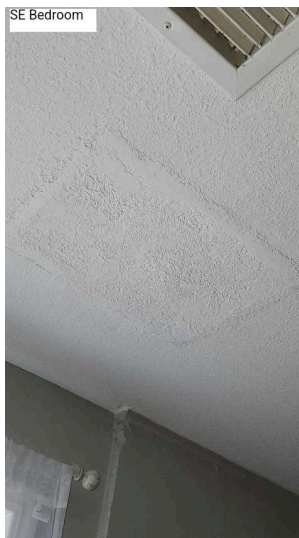
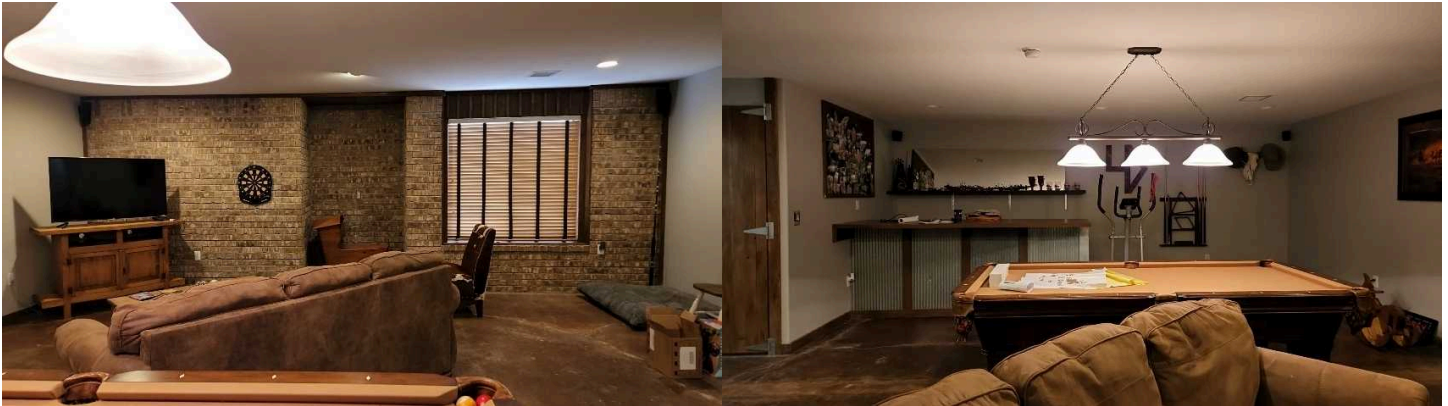
Sat	Not Insp	Not Pres	Comm	Issue
			X	

Wall Finish: Brick • Drywall Painted

Ceiling Finish: Drywall Painted and Textured

Observations:

- Previous repair noted on the ceiling of the south basement bedroom.
- Cracking with repair noted on the basement ceiling.



Previous repair noted on the ceiling of the south basement bedroom.



Cracking with repair noted on the basement ceiling.

2. Floor Covering Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Floor Covering: Concrete stained

3. Windows Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Windows: Vinyl • Sliding

4. Interior Doors Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Interior Doors: Panel

5. Closet Doors Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Closet Doors: Hollow Core • Slider

Observations:

- Damage noted to the inside of the closet door in the north basement bedroom.



Damage noted to the inside of the closet door in the north basement bedroom.

6. Stairs / Landing Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Stairs / Landing: Carpet Covered

Observations:

- Handrail recommended

Kitchen

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

1. Location

Location: Main Floor

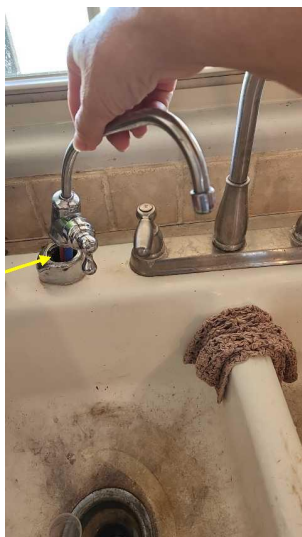
2. Sink Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Sink: Double Basin • Porcelain / Porcelain coated

Observations:

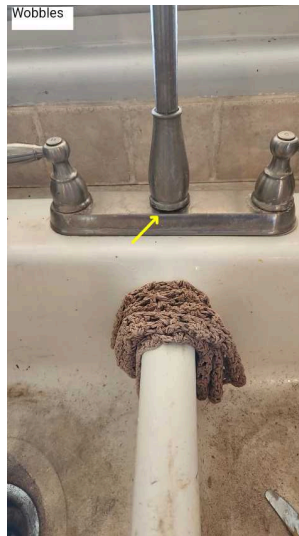
- The faucet is loose at the base where it attaches to the sink plate.
- Stains noted in the Kitchen sink
- The RO faucet base is broken but operating.



The RO faucet base is broken but operating.



Stains noted in the Kitchen sink



The sink faucet is loose at the base where it attaches to the sink plate.

3. Garbage Disposal Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Garbage Disposal: Badger

Observations:

- Recommend a wire clamp or plastic grommet where the electrical wire enters the disposal



Recommend a wire clamp or plastic grommet where the electrical wire enters the disposal

4. Dishwasher Status

Sat	Not Insp	Not Pres	Comm	Issue
☒	☐	☐	☐	☐

Dishwasher: Whirlpool

5. Range / Oven Status

Sat	Not Insp	Not Pres	Comm	Issue
☒	☐	☐	☐	☐

Range / Oven: * Electric

6. Built in Microwave Status

Sat	Not Insp	Not Pres	Comm	Issue
☒	☐	☐	☐	☐

Microwave: Whirlpool

7. Refrigerator Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Refrigerator: Kitchen Aid

8. Countertop Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Countertop: Laminate • Ceramic Backsplash

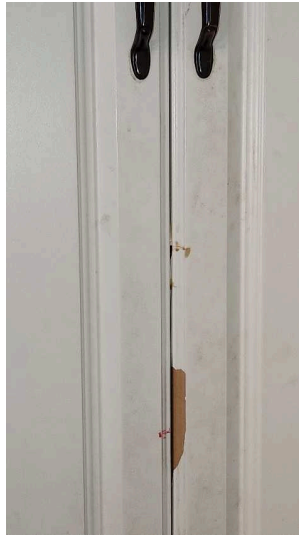
9. Cabinets Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Cabinets: Wood

Observations:

- The paint is peeling on some areas of the cabinets.



The paint is peeling on some areas of the cabinets.

10. Floor Covering Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Floor Covering: Laminate

11. Receptacles Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Receptacles: 110 VAC • GFCI

12. Lighting Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Lighting: 110 VAC

Laundry

Valves not operated on a daily basis will not be operated by the inspector. Operating these valves will often result in dripping or not shutting off completely. Washing machines and dryers are not operated or tested in any capacity, nor are their respective drains or supply valves.

1. Location

Location: Basement

2. Wall/Ceiling Finish Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Wall Finish: Unfinished



3. Tub Drain Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Tub Drain: PVC

4. Dryer Vent Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Dryer Vent: Rigid Metal

Observations:

- Recommend cleaning the dryer vent

5. Washer Supply Valves Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Supply Valves: Ball

6. Washer Supply Hoses Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Supply Hoses: Rubber

Observations:

- Recommend metal braided hoses. Metal braided hoses do not break easily, therefore they will reduce the possibility for water damages

7. Receptacles Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Receptacles: 110 VAC • 220 VAC

8. Floor Covering / Drain Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Floor Covering: Unfinished

9. Lighting Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Lighting: 110 VAC

10. Washer Status

Sat	Not Insp	Not Pres	Comm	Issue
	X			

Washer: Whirlpool

11. Dryer Status

Sat	Not Insp	Not Pres	Comm	Issue
	X			

Dryer: * Electric • Whirlpool

Fireplace

Fireplaces should be cleaned and inspected on a regular basis to make sure there is no build up of creosote, and to insure that no cracks, or gaps have developed. Creosote buildup can not only be dangerous but it can also cause bad odors, and dust to come out of the fireplace. Large fires in the firebox can over heat the firebox and flue liners, sometimes resulting in internal damage. The damper is tested for opening and closing. Testing for actual drawing of the chimney is not part of the home inspection. No pilot lights are lit by the inspector.

1. Type

Type: Wood
Location: Living room

2. Firebox Construction Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☐	☒

Firebox: Pre-Fab Insert • Stove

Observations:

- The liner is broken in the firebox, recommend having the wood burning stove cleaned serviced and certified by a qualified chimney sweep



3. Flue Lining Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Flue Lining: Metal

Observations:

- Recommend chimney / flue cleaning and Certification prior to its use

4. Hearth Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Hearth: Raised
Observations:
• The mortar needs to be repaired on the stone hearth



The mortar needs to be repaired on the stone hearth

Fireplace 2

1. Type

Type: Stove • Wood
Location: Pole Shed

2. Firebox Construction Status

Sat Not Insp Not Pres Comm Issue

Firebox: Barrel • Stove

X				
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3. Damper Status

Sat Not Insp Not Pres Comm Issue

Damper: Metal

X				
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4. Flue Lining Status

Sat Not Insp Not Pres Comm Issue

Flue Lining: Metal

Observations:

- Recommend chimney / flue cleaning and Certification prior to its use
- The chimney cap is missing and will need to be replaced.

			X	
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5. Hearth Status

Sat Not Insp Not Pres Comm Issue

Hearth: Flush

X				
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Electrical Lighting

A GFCI (ground fault circuit interrupter) is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit. GFCI protection was required by national standards for receptacles in bathrooms and in exterior locations in 1971. Coverage was extended to garages in 1975, and to kitchen receptacles within six feet of the sink in 1984. Basements were added in 1987 followed by under building crawl spaces in 1990, and finally wet bars in 1993. Local jurisdictions may have delayed their adoption by several years. An AFCI (arc fault circuit interrupter) is a circuit breaker designed to prevent fires by detecting non-working electrical arcs and disconnect power before the arc starts a fire. Advanced electronics inside an AFCI breaker detect sudden bursts of electrical current in milliseconds, long before they would trip a regular over current circuit breaker or fuse. The AFCI should distinguish between a working arc that may occur in the brushes of a vacuum sweeper, light switch, or other household devices and a non-working arc that can occur for instance, in a lamp cord that has a broken conductor in the cord from overuse. Effective with the 2002 version of the National Electrical Code in the United States, AFCIs are now required in all circuits that feed outlets in bedrooms of dwelling units. Reverse polarity is the term used to describe the condition where electrical wires are connected to the wrong terminals of a receptacle; its a common condition that can be hazardous if the hot side of your electrical system gets connected to certain types of lamps or equipment. Hot/Ground. Reversed: The bare and black wires are connected to the wrong terminals. Hot Neutral Reversed: The black and white wires are connected to the wrong terminals. A ground is a direct electrical connection to the earth, or a connection to a particular point in an electrical circuit. Electrical grounding is important because it provides a reference voltage level (called zero potential or ground potential) against which all other voltages in a system are established and measured. An effective electrical ground connection also minimizes the susceptibility of equipment to interference, reduces the risk of equipment damage due to lightning, and eliminates electrostatic buildup that can damage system components. In effect, an electrical ground drains away any unwanted buildup of electrical charge. Low voltage electrical devices, including fire-burglar alarm, intercom, telephone, TV antenna stereo speakers, landscape lighting and sprinkler times, as well as their associated wiring, is not part of the home inspection.

1. Wiring Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Wiring: Non Metallic Romex

2. Exterior Lights Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Exterior Lights: 110 VAC

3. Exterior Receptacles Status

Sat	Not Insp	Not Pres	Comm	Issue
				X

Exterior Receptacles: 110 VAC • GFCI

Observations:

- The exterior receptacle on the west side of the pole shed is tripped and does not reset.
- The exterior receptacle on the east side of the home does not trip when tested and will need to be replaced.

4. Interior Lights Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Interior Lights: 110 VAC

5. Interior Receptacles Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Interior Receptacles: 110 VAC • 220 VAC

Observations:

- Recommend securing the receptacle in the basement hall properly.



Recommend securing the receptacle in the basement hall properly.

6. Interior GFCI Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

GFCI: Some Present

Observations:

- Ground Fault Circuit Interrupter (GFCI) Receptacles were provided in the home at the time of inspection. Although they may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection of electrical circuits serving the 110 receptacle on the power pole, garage, pole shed and unfinished basement areas.

7. Smoke Detectors Status

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Smoke Detectors: Present

Observations:

- Smoke detectors are recommended in all sleeping areas

8. Carbon Monoxide Detector

Sat	Not Insp	Not Pres	Comm	Issue
		X		

CO Dectector: Not Present

9. Ceiling Fans Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Ceiling Fans: Present

10. Arc Fault Circuit Interrupter Status

Sat	Not Insp	Not Pres	Comm	Issue
		X		

AFCI: Not Present

Attic

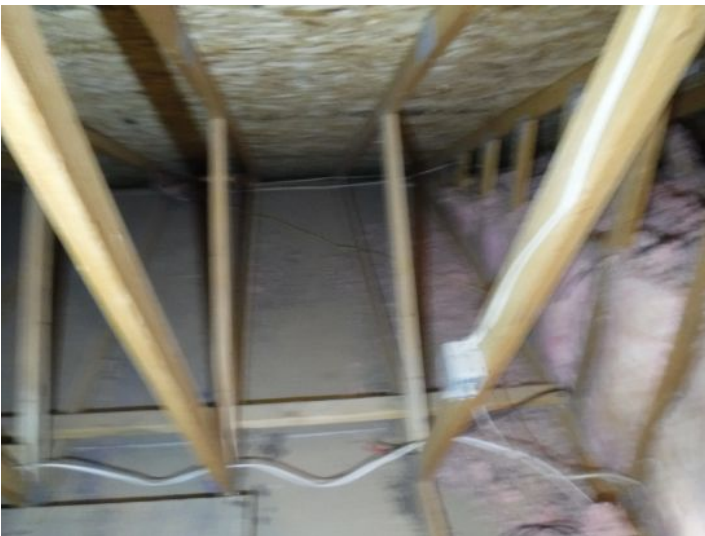
1. Method of Inspection

Access: Traversed
Materials: Garage

2. Accessibility Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Accessibility: 40%





3. Truss / Rafter Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Truss / Rafter: 2 x 4 Trusses

4. Sheathing Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Sheathing: Oriented Strand Board

5. Roof Penetrations Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Roof Penetrations: Plumbing Jacks • Roof Vents

6. Moisture Conditions Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Moisture Conditions: Dry

7. Ventilation Status

Sat	Not Insp	Not Pres	Comm	Issue
X				

Ventilation: Roof Vents • Soffit Vents

8. Insulation Observations

Sat	Not Insp	Not Pres	Comm	Issue
			X	

Insulation Type: Blown in • Fiberglass

Depth: 3 - 10 Inches

Observations:

- Some of the insulation is displaced or compressed, recommend even distribution of the insulation



Some of the insulation is displaced or compressed, recommend even distribution of the insulation

9. Lighting / Wiring Status

Sat	Not Insp	Not Pres	Comm	Issue
☐	☐	☐	☒	☐

Lighting / Wiring: 110 VAC

Observations:

- The light switch in the attic needs a cover.

10. Gusset Plates

Sat	Not Insp	Not Pres	Comm	Issue
☒	☐	☐	☐	☐

Gusset Plates: Galvanized

11. H Clips

Sat	Not Insp	Not Pres	Comm	Issue
☒	☐	☐	☐	☐

H Clips: Present

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.