

Five Star Home Inspections, Inc.
24305 W 107th Place
Olathe KS 66061
913.219.8634
mike@5starinspections.com

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Report: Sample Report 4-16-2022



Home Condition Report

Prepared for the exclusive use of:

Any Client
123 Elm Street, Kansas City, MO 64112



Inspected By: **Mike Blackman - Inspector**
Five Star Home Inspections, Inc.
913-219-8634

Inspection Date: **March 22, 2022**

Report Summary

In the opinion of the inspector, the deficiencies noted items are **not** in a satisfactory condition. They are either incorrectly installed according to the manufacturers installation instructions, not functioning as intended, operating in an unsafe manner, or near the end of their economic life. Repair or replacement is recommended to achieve intended design performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure. Safety related items need immediate attention.

Other than certain critical deficiencies or life threatening situations, it is generally not possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be important to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action (if any) needs to be taken prior to closing, in relation to the terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you have read, understand, and considered the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

SITE

Paving Condition:

Driveway Condition:

Attention Needed - The driveway needs attention and repair to prevent further deterioration. The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.

Exterior Electrical Outlets:

Action Necessary - There are exterior electrical outlets that need repair. There is an exterior GFCI electrical outlet that did not trip when testing. It is recommended that the GFCI outlet is replaced for proper function. The outlet(s) in need of replacement are located at the center West wall and at the rear exterior door. Also, exterior outlet outside the upper office has no power and needs repair.

Retaining Walls:

Condition of Wall and Materials Used:

Attention Needed - The retaining wall is in need of some repair in order to function properly. The east retaining wall adjacent to the pool has some movement and needs repair as needed by a professional landscape specialist.

FOUNDATION

Foundation:

Perimeter Foundation Drainage Surface:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard and need additional dirt added or grading adjustment. Rear Wall.

Interior View of Basement:

Staircase Condition:

Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. It is recommended that a full handrail is installed for both of the basement staircases.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit # 1:

Condenser Cabinet Level:

Attention Needed - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient. It is recommended that the condenser and condenser pad are leveled. This is for all three condensers.

Heating Unit # 1:

Furnace Cabinet Condition:

Attention Needed - The interior of the furnace cabinet shows signs of rust. Further investigation by a professional HVAC contractor is suggested to determine the cause and preventative steps needed. This is for the South furnace in the middle furnace room.

ROOF & ATTIC

Roofing:

Roof Gutter System:

Attention Needed - There is a disconnected downspout at the front side of the home that needs to be reconnected for proper drainage away from the home. Also, the downspouts are connected to drain tile underground. I could not determine where the downspouts terminate or if they are clear.

STRUCTURAL

Structural:

Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires repair to prevent further deterioration. There are some hair-line cracks in the stucco on the West side of the home that need to be sealed, and there is some deterioration in the stucco below the window outside the office. Also, there is no flashing installed at the stucco to stone trim transition on the front side of the home. It is recommended that either the transition has flashing installed or caulked on annual basis to prevent moisture behind the stone facade.

Trim Condition:

Attention Needed - The trim needs some repair to prevent further deterioration. There is trim deterioration in need of repair around the garage door, the rear exterior garage door, and around the shed.

Windows Comments:

Attention Needed - There are multiple missing window screens around the home. It is recommended that you determine with the current homeowner of the location(s) and condition(s) of the window screens. It is recommended that all windows that are designed to open have functioning window screens.

Earth to Wood Clearance:

Attention Needed - There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. It is suggested that there should be a minimum 4" clearance between the earth and any wood siding or framing materials. This is for portions of the West and North sides of the home.

ELECTRICAL SYSTEMS

Downstream Power Panel and Circuitry:

Condition of Wiring in Panel:

Action Necessary - There are non-matching breakers installed in the panel. The manufacturer obtains the UL rating using only the manufacturer-made breakers. It is recommended that a professional electrician evaluate the electrical panel and breakers and complete the necessary repairs so the breakers match the electrical panel. This is for the basement sub-panel. There are Square D breakers in an Eaton panel that need to be changed to Eaton breakers.

PLUMBING SYSTEM

Plumbing:

Exterior Hose Bibs Functional:

Attention Needed - The rear exterior hose bib is missing the handle. The handle needs to be replaced so it can be tested for function. Satisfactory - The exterior hose bib(s) appeared to function normally.

Waste Piping Condition:

Attention Needed - Some portion of the visible plumbing waste piping needs attention. There is an open pipe that

is leaking above the floor drain in the double furnace room that needs to be repaired. I could not determine what the drain pipe is for or where it is coming from.

Sump Pump Drain Line:

Action Necessary - The sump pumps empty into the public sewage system. This practice is not allowed. It should be rerouted to the exterior or to a dry well.

KITCHEN

Kitchen:

Faucet and Supply Lines:

Attention Needed - The kitchen sink faucet has the hot and cold water reversed and needs to be repaired.

LAUNDRY

Laundry:

Walls:

Attention Needed - The walls in the laundry show a condition that needs some attention. There is a hole in the drywall around the laundry area that needs repair.

Laundry # 2:

Area Ventilation:

Attention Needed - The area needs to have better ventilation. The room should have some form of ventilation to evacuate irritable vapors and soap odors. This is for the stackable washer and dryer in the bedroom hallway.

BATHROOM

Master Bathroom:

Basin and Drain Fixtures:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly and needs repair. There may be some blockage either in the fixture or the drain line (South upper level master bathroom sink). Also, the North sink is missing the sink stopper.

Tub Mixing Valve

Attention Needed - The tub mixing valve needs repair so it functions as intended. The cold water valve for the spa tub leaks when in operation and needs to be repaired.

Shower Pan:

Action Necessary - The tile in the upper level master bathroom is cracked. It is recommended that a professional plumber evaluate the tile and shower pan and complete any necessary repairs to prevent future leakage.

Bathroom # 3

Toilet Condition:

Attention Needed - The toilet in the bathroom needs repair. The toilet in the NE bedroom bathroom is backed-up and needs to be repaired.

Bathroom # 4

Basin and Drain Fixtures:

Attention Needed - The basin or drainage fixture needs attention. There is a leak in the drain line that needs to be repaired. This is located below the right sink in the main level master bathroom.

Tub:

Action Necessary - The spa tub installed was filled and tested. It did not function as intended. At the time of the inspection the spa tub motor did not turn on or function as intended.

Shower/Shower Head and Mixing Valves:

Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended.

The middle shower head in the main level master bathroom does not function and needs to be repaired.

Partial Bathroom # 2

Basin and Drain Fixtures:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly and needs repair. There may be some blockage either in the fixture or the drain line. There is a corrugated drain line under the sink that needs to be changed to hard PVC pipe to prevent blockage in the drain line. Basement 1/2 bathroom sink.

Toilet Condition:

Action Necessary - The toilet in the bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to resecure it to the floor. Lower level 1/2 bathroom.

BEDROOM

Bedroom # 5:

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair or replacement. The thermal seal in at least one window is noted as deficient. The window still keeps the rain out, but the staining between the panes of glass will continue to cloud the glass. At some time, if left in place, the window will turn opaque. Replacement is recommended since it is no longer serving its intended function. This is for the upper center front main level master bedroom window.

OTHER LIVING SPACES

Front Entry and Main Hallway:

Front Entry Door:

Attention Needed - The main entry door or its associated hardware needs adjustment or repair. The weather strip around the door needs some repair.

Family Room:

Bar Sink:

Attention Needed - The bar sink installed needs some repair. The bar sink adjacent to the rear family room has low water pressure that needs to be repaired.

Office:

Outside Entry Door:

Attention Needed - The outside entry door to this room needs some minor adjustment or repair so the door properly opens without sticking.

Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak. This is for the upper office ceiling.

Lower Level Family Room:

Bar Sink:

Attention Needed - The bar sink installed needs some repair. The basement bar sink has a corrugated drain line under the sink that needs to be changed to hard PVC pipe to prevent blockage in the drain line.

GARAGE

Garage:

Overhead Door and Hardware Condition:

Attention Needed - The East overhead garage door opener has damage at the base of the garage door that needs to be repaired as needed by a professional garage door technician.

Electric Service to Garage:

Action Necessary - The GFCI outlet in the garage is not functioning as intended and needs to be replaced. The

GFCI did not reset after testing.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT NAME:
123 Elm Street.
INSPECTION DATE:
April 6, 2022.
INSPECTION APPOINTMENT TIME:
8:30.
CLIENT NAME:
Any Client.
INSPECTION SITE:
123 Elm Street.
INSPECTION SITE CITY/STATE/ZIP:
Kansas City, MO 64112.

CLIMATIC CONDITIONS:

INSPECTION DAY WEATHER:
Clear.
TEMPERATURE AT TIME OF INSPECTION:
50's.
SOIL CONDITIONS:
Dry.

UTILITY SERVICES:

WATER SOURCE:
Public.
SEWAGE DISPOSAL:
Public.
UTILITIES STATUS:
All utilities on.

OTHER INFORMATION:

AREA:
City.
HOUSE OCCUPIED?
Yes.
CLIENT PRESENT DURING INSPECTION:
Yes.

SITE

Site:

House faces:
The front of the house faces South.



Style of House:

1 1/2-story.

Estimated age of house:

The house is more than 50 years old.

Approximate Lot Size:

The lot appears to be an average size for the area.

Area Description:

This is a well-established area with homes of similar type construction.

Lot Landscape Condition:

Satisfactory - The landscape appears to be average for the area.

Site Drainage:

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Paving Condition:

Driveway Paving Material:

Concrete.

Driveway Condition:

Attention Needed - The driveway needs attention and repair to prevent further deterioration. The cracks in the driveway need to be sealed to prevent further damage. The freeze-thaw cycle may cause differential settlement and enlarge existing cracks.



Walkways and Stoop Materials:

Concrete.

Walkway Condition:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Entryway Stoop:

Satisfactory - The entry stoop is in functional condition.

Exterior Electrical Outlets:

Action Necessary - There are exterior electrical outlets that need repair. There is an exterior GFCI electrical outlet that did not trip when testing. It is recommended that the GFCI outlet is replaced for proper function. The outlet(s) in need of replacement are located at the center West wall and at the rear exterior door. Also, exterior outlet outside the upper office has no power and needs repair.

Patio:

Patio Slab Materials:

Concrete.

Slab Condition:

Satisfactory - The slab is in usable condition.

Patio Lighted:

Satisfactory.

Patio Cover Condition:

Satisfactory - The patio cover is functional.

Retaining Walls:

Location of Retaining Wall:

East Wall.

Materials Used:

The retaining wall is made of stacked railroad ties.

Condition of Wall and Materials Used:

Attention Needed - The retaining wall is in need of some repair in order to function properly. The east retaining wall adjacent to the pool has some movement and needs repair as needed by a professional landscape specialist.



Utility Services:

Water Source:

City.

Water Meter Location:

Basement level.

Electric Service:

Good - Underground.

Electric Service Condition:

The underground service appears to be in good condition. Contact the utility company before digging in the yard.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Sewage Disposal System:

This property drains into the municipality sewer system. The sewer line below the home to the street is not evaluated and is excluded from the inspection. It is recommended that the sewer line is fully evaluated and scoped with a camera by a professional plumbing contractor.

Gas Services:

Gas-fired Equipment Installed:

Furnace.

Type of Gas Supply:

Natural Gas.

Gas Line Primary Piping Material:

Black iron pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Satisfactory - Gas supply piping, as installed, appears adequate.

Gas Odors Noted:

No.

FOUNDATION

Foundation:

Type of Foundation:

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

Foundation Materials:

Poured-in-place concrete, 8" or more thick.

Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible. Areas not visible are not commented on as a part of this inspection.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard and need additional dirt added or grading adjustment. Rear Wall.



Interior View of Basement:

Interior of Basement Percentage Finished Into Living Space:

The interior of the basement is finished into living space. Nearly all of the basement is finished into living space.

Basement Ceiling Exposed:

Only a limited amount of ceiling is visible. Only about 1% to 2% of the basement ceiling/floor joists were visible. Areas not visible are not commented on as a part of this inspection.

Sill Plates Percentage Visible:

None - The sills are not available for viewing. As a result of the limited visibility, there is no comment given as to the condition of the sill plate and immediate surrounding area.

Percent Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Only about 1% to 5% of the interior foundation walls were visible. Areas not visible are not commented on as a part of this inspection.

Conditions Noted in Exterior Walls, Interior View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Columns and Posts:

The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.

Main Beam:

The main beam is enclosed; therefore, it is impossible to determine its condition.

Slab Foundation Floor Type:

A floating slab inside the foundation is used for this structure.

Staircase Condition:

Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. It is recommended that a full handrail is installed for both of the basement staircases.

Evidence of Water Entry in the Basement Noted:

At the time of the inspection, there was no evidence of any previous water entry into the basement. All basements are subject to water entry. It is recommended that you protect yourself from water damage in the basement by properly insuring your home for water entry.

Lighting on the Basement Level:

Satisfactory - Overall lighting in the nonliving areas of the basement level is acceptable.

Electrical Service to Basement Level:

Satisfactory - The electrical outlets in the basement level tested as correctly grounded.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit # 1:

Manufacturer and Manufacture Date:

Lennox - Manufactured in 2015. The typical service life for an AC unit is 12 - 15 years.

Type:

Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location:

Side of the house.

Unit Tested:

The air-conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

Attention Needed - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient. It is recommended that the condenser and condenser pad are leveled. This is for all three condensers.



Condensing Coil Condition:

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

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet.

Air Conditioning Unit # 2:

Manufacturer and Manufacture Date:

Lennox - Manufactured in 2009. The typical service life for an AC unit is 12 - 15 years. Although the unit was operational at the time of the inspection, it may need to be replaced in the near future. It is recommended that you budget for replacement.

Type:

Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location:

Side of the house.

Unit Tested:

The air-conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

See AC unit # 1.

Condensing Coil Condition:

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

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet.

Air Conditioning Unit # 3:

Manufacturer and Manufacture Date:

Lennox - Manufactured in 2009. The typical service life for an AC unit is 12 - 15 years. Although the unit was operational at the time of the inspection, it may need to be replaced in the near future. It is recommended that you budget for replacement.

Type:

Refrigerator/Split System. Electricity-powered.

Unit/Condenser Location:

Side of the house.

Unit Tested:

The air-conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

See AC Unit # 1.

Condensing Coil Condition:

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

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet.

Heating Unit # 1:

Heating System Location:

Basement level.

Heating System Type:

A forced-air furnace is installed as the primary source of heat.

Fuel Source:

The fuel source is natural gas.

Manufacturer & Manufacture Date:

Lennox - Manufactured in 2009. The typical service life for a furnace is 15 - 20 years.

Flue Type:

The flue pipe is plastic from the furnace to the exterior.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested:

Yes.

Furnace Temperature output within manufacturer's specifications:

The actual temperature rise was within this range.

Furnace Cabinet Condition:

Attention Needed - The interior of the furnace cabinet shows signs of rust. Further investigation by a professional HVAC contractor is suggested to determine the cause and preventative steps needed. This is for the South furnace in the middle furnace room.



Furnace Gas Valve:

Present.

Heat Exchanger Inspected:

No.

Burner and Flame Condition:

The burners and flame pattern are in satisfactory condition.

Draft Hoods/Draw:

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

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

Filter Condition:

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Ducts Condition:

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

Duct Insulation in Unheated Spaces:

The exposed ductwork in unheated spaces is insulated, adding to the efficiency of the heating and air-conditioning systems.

Does each habitable room have a heat source?

Yes.

Supply/Returns:

Satisfactory - The supply and returns appear to be satisfactory.

Humidifier Installed:

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

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

Heating Unit # 2:

Heating System Location:

Basement level.

Heating System Type:

A forced-air furnace is installed as the primary source of heat. A very high efficiency type furnace is installed which uses a fan to push the burnt exhaust gases out of the plastic flue pipe.

Fuel Source:

The fuel source is natural gas.

Manufacturer & Manufacture Date:

Lennox - Manufactured in 2009. The typical service life for a furnace is 15 - 20 years.

Flue Type:

The flue pipe is plastic from the furnace to the exterior.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested:

Yes.

Furnace Temperature output within manufacturer's specifications:

The actual temperature rise was within this range.

Furnace Cabinet Condition:

Satisfactory.

Furnace Gas Valve:

Present.

Heat Exchanger Inspected:

No.

Burner and Flame Condition:

The burners and flame pattern are in satisfactory condition.

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Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

Heating Unit # 3:

Heating System Location:

Basement level.

Heating System Type:

A forced-air furnace is installed as the primary source of heat. A very high efficiency type furnace is installed which uses a fan to push the burnt exhaust gases out of the plastic flue pipe.

Fuel Source:

The fuel source is natural gas.

Manufacturer & Manufacture Date:

Comfort-Maker - Manufactured in 2017. The typical service life for a furnace is 15 - 20 years.

Flue Type:

The flue pipe is plastic from the furnace to the exterior.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested:

Yes.

Furnace Temperature output within manufacturer's specifications:

The actual temperature rise was within this range.

Furnace Cabinet Condition:

Satisfactory.

Furnace Gas Valve:

Present.

Heat Exchanger Inspected:

No.

Burner and Flame Condition:

The burners and flame pattern are in satisfactory condition.

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

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

ROOF & ATTIC

Roofing:

Roof Covering Materials:

Davinci Style Roof.

Cover Layers:

The roof covering on the main structure appears to be the first covering.

Condition of Roof Covering Material:

The roof was fully inspected by Roofscapes. See Roofscapes report for condition of the roof.

Slope:

High slope is considered to be 7 in 12, or higher.

Flashing:

See Roofscapes inspection report.

Means of Roof Inspection:

See Roofscapes inspection report.

Valleys:

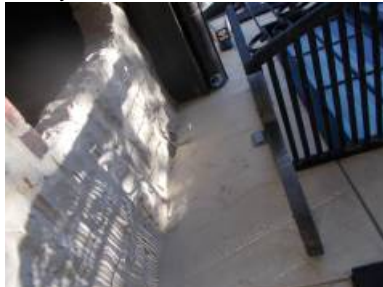
See Roofscapes inspection report.

Ridges:

See Roofscapes inspection report.

Roof Gutter System:

Attention Needed - There is a disconnected downspout at the front side of the home that needs to be reconnected for proper drainage away from the home. Also, the downspouts are connected to drain tile underground. I could not determine where the downspouts terminate or if they are clear.



Attic & Ventilation:

Attic Access Location:

Master Bathroom Ceiling.

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

Attic Cavity Type:

Crawl Through - The attic cavity is not usable for any storage due to size, framing, or insulation.

Roof Framing:

A rafter system is installed to support the roof decking.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Decking:

The roof decking material is 1/2" plywood sheathing.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

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

Insulation Clear of Sheathing:

There is at least a 1 1/2" clearance between the roof sheathing and the insulation.

Insulation Noted:

Satisfactory - The attic insulation appears to be adequate and properly installed.

STRUCTURAL

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Combination of: Stucco. Hardboard Panel. Manufactured Stone.

Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires repair to prevent further deterioration. There are some hair-line cracks in the stucco on the West side of the home that need to be sealed, and there is some deterioration in the stucco below the window outside the office. Also, there is no flashing installed at the stucco to stone trim transition on the front side of the home. It is recommended that either the transition has flashing installed or caulked on annual basis to prevent moisture behind the stone facade.



Trim Condition:

Attention Needed - The trim needs some repair to prevent further deterioration. There is trim deterioration in need of repair around the garage door, the rear exterior garage door, and around the shed.



Soffit/Eaves:

Satisfactory - Soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory - Fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces appear satisfactory.

Outside Entry Doors:

Satisfactory - The outside entry door(s) is satisfactory.

Windows Type:

Casement. Stationary.

Window Condition:

The windows installed are clad over wood frames. There may be some hidden damage behind the clad that cannot be determined unless the clad is removed. Overall the windows appear to be in satisfactory condition.

Windows Comments:

Attention Needed - There are multiple missing window screens around the home. It is recommended that you determine with the current homeowner of the location(s) and condition(s) of the window screens. It is recommended that all windows that are designed to open have functioning window screens.

Window Flashing:

Satisfactory - The installed window flashing above the windows appears to be adequate.

Earth to Wood Clearance:

Attention Needed - There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. It is suggested that there should be a minimum 4" clearance between the earth and any wood siding or framing materials. This is for portions of the West and North sides of the home.



Fireplace:

Location of Fireplace:

All fireplaces were inspected ABD Chimney. See ABD chimney for full evaluation of the chimneys. The chimneys and fireplaces are excluded from my inspection.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage:

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

Service/Entrance/Meter:

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

Main Power Panel and Circuitry

Main Power Distribution Panel Location:

The main disconnects in outside. The main panels are in the garage.

Main Power Panel Size:

(2) 200-amp - The ampacity of the main power panel appears to be adequate for the structure as presently used.

Service Cable to Panel Type:

Aluminum.

Is Panel Accessible?

The electrical panel is in a location that makes it readily accessible.

Panel Condition:

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

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; because when a breaker trips off, it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a Qualified Licensed Electrician for an analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Breakers or Fuse Condition:

Satisfactory - The breakers appear to be correctly installed. They are all of matching brand to the panel.

Legend Available:

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed:

Yes.

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Receptacle Grounding:

Satisfactory - After a random check of a representative number of the 3-prong outlets, all tested outlets were correctly grounded and polarized. This does not imply that all are considered correctly wired.

Main Service Ground Verified:

The main service ground wire was located by the inspector.

Smoke Detectors:

Disclaimer - The existing smoke detectors were not tested but only noted as to presence. We do not test the smoke detectors. Although they may work today, they may not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

Carbon Monoxide Detector:

It is recommended that carbon monoxide detectors are installed on each level of the home. A correctly functioning carbon monoxide detector has the potential to alert you to a life-threatening situation. Read the owner's manual to determine what maintenance if any is needed.

Doorbell:

The exterior door(s) has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Downstream Power Source:

Service Voltage:

The incoming electrical service to this panel is 120/240 volts.

Downstream Power Panel and Circuitry:

Downstream Power Distribution Panel Location:

The downstream electrical panel is located in the basement.

Downstream Power Panel Size:

100-amp - The ampacity of the downstream power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Feeder Cable to Panel:

Aluminum.

Feeder Condition:

Satisfactory - The feeder cable to the downstream panel appears to be correctly installed.

Is Panel Accessible:

The electrical panel is in a location that makes it readily accessible.

Panel Condition:

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

Downstream Panel Type:

Breakers - The downstream panel is equipped with a breaker type panel. This is the desirable type; because when a breaker trips off, it can easily be reset. Caution: if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a Qualified Licensed Electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the downstream power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Identification of the breakers and the appliances or areas they control is clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed:

Yes.

Condition of Wiring in Panel:

Action Necessary - There are non-matching breakers installed in the panel. The manufacturer obtains the UL rating using only the manufacturer-made breakers. It is recommended that a professional electrician evaluate the electrical panel and breakers and complete the necessary repairs so the breakers match the electrical panel. This is for the basement sub-panel. There are Square D breakers in an Eaton panel that need to be changed to Eaton breakers.



Downstream Panel Grounding:

Satisfactory - The downstream panel service grounding is correctly routed back to the main service panel.

Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is copper.

Main Water Line Cutoff Location:

Basement level wall.

Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Size:

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

Interior Supply Piping Material:

Pex plastic piping.

Water Pressure:

Water pressure from 40 to 100 pounds per square inch is considered within normal/acceptable range.

Exterior Hose Bibs Functional:

Attention Needed - The rear exterior hose bib is missing the handle. The handle needs to be replaced so it can be tested for function. Satisfactory - The exterior hose bib(s) appeared to function normally.



Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials:

The predominant waste line material is plastic.

Waste Piping Condition:

Attention Needed - Some portion of the visible plumbing waste piping needs attention. There is an open pipe that is leaking above the floor drain in the double furnace room that needs to be repaired. I could not determine what the drain pipe is for or where it is coming from.



Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage:

Functional drainage has been verified. Water drained from a random sample of fixtures drains at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Location of Noted Floor Drains:

Furnace area.

Floor Drains Functional:

Floor drains were not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.

Sewage Pump Installed:

There is a sewage pump installed. This is needed either because of the elevation of the lowest fixture in relation to the sewer line or because of the distance to the sewage main. This unit requires periodic maintenance and should be connected to an alarm to warn of failure. The pump appeared to function at the time of the inspection.

Sump Pump:

The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence or effectiveness of any subslab or perimeter drainage system. There are multiple sump pumps throughout the home.

Sump Pump Drain Line:

Action Necessary - The sump pumps empty into the public sewage system. This practice is not allowed. It should be rerouted to the exterior or to a dry well.



Water Heater:

Location:

Front Furnace Area.

Manufacturer & Manufacture Date:

American - Manufactured in 2015. The typical life of a water heater is 10 years.

Tank Capacity:

80 Gallon.

Fuel Source for Water Heater:

The water heater is electrically heated.

Electric Service to Water Heater:

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

Exposed Water Heater Condition:

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

Water Piping Condition:

Satisfactory - The incoming piping and output piping are installed correctly.

Water Heater Fill Valve Installed:

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

Temperature Controls:

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

Drain Valve:

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

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

KITCHEN

Kitchen:

Windows:

Satisfactory - The windows and associated hardware in this kitchen are satisfactory.

Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in the kitchen is satisfactory.

Pantry Closet:

Satisfactory - The pantry is functional and has shelving installed.

Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

Light Switch:

Satisfactory - The light switch is satisfactory.

Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

Faucet and Supply Lines:

Attention Needed - The kitchen sink faucet has the hot and cold water reversed and needs to be repaired.

Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Food Waste Disposal:

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

Trash Compactor:

Attention Needed - The knob is missing for the trash compactor. The trash compactor could not be tested and is excluded from the inspection.

Range Hood:

Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Range/Oven Fuel Source:

There is a gas line for a stove and a 220-volt hookup for an electric oven.

Range/Oven:

Freestanding - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

Microwave Oven:

Built-In - There is a built-in microwave oven. The microwave was not tested and is excluded from the inspection.

Refrigerator:

There is a refrigerator installed. The refrigerator was not inspected and is excluded from the inspection.

Heat Source:

Satisfactory - There is a heat register in this room.

LAUNDRY

Laundry:

Location:

Master Bedroom Closet.

Entry Door:

Satisfactory - The entry door to the laundry room is functional.

Walls:

Attention Needed - The walls in the laundry show a condition that needs some attention. There is a hole in the drywall around the laundry area that needs repair.



Ceilings:

Satisfactory - The ceiling is satisfactory.

Floor:

Satisfactory - The floor coverings are in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Lighting:

Satisfactory - Lighting in the laundry room is adequate.

Washer & Dryer:

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested and the supply lines were not tested.

Dryer Hookup:

There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed. The 220 -volt outlet for the dryer was not tested for function and is excluded from the inspection.

Dryer Ventilation:

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Area Ventilation:

Satisfactory - The area ventilation seems adequate.

Laundry # 2:

Location:

Bedroom Hallway.

Entry Door:

Satisfactory - The entry door to the laundry room is functional.

Walls:

Satisfactory - The walls in the laundry appear to be satisfactory.

Ceilings:

Satisfactory - The ceiling is satisfactory.

Floor:

Satisfactory - The floor coverings are in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Lighting:

Satisfactory - Lighting in the laundry room is adequate.

Washer & Dryer:

A washer and dryer are installed. Testing of either is not included as a part of this inspection.

Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested and the supply lines were not tested.

Dryer Hookup:

There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed. The 220 -volt outlet for the dryer was not tested for function and is excluded from the inspection.

Dryer Ventilation:

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Area Ventilation:

Attention Needed - The area needs to have better ventilation. The room should have some form of ventilation to evacuate irritable vapors and soap odors. This is for the stackable washer and dryer in the bedroom hallway.

BATHROOM

Master Bathroom:

Location:

Upper Master Bathroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

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

Ventilation Fans:

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

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

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

Basin and Drain Fixtures:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly and needs repair. There may be some blockage either in the fixture or the drain line (South upper level master bathroom sink). Also, the North sink is missing the sink stopper.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in the bathroom appears to be functional.

Tub:

There is a spa tub installed. The tub was filled with water, the jets were activated, and I observed it for proper action. The tub appeared to function properly.

Tub Stopper:

Satisfactory - The bathtub stopper is functioning as intended.

Tub Mixing Valve

Attention Needed - The tub mixing valve needs repair so it functions as intended. The cold water valve for the spa tub leaks when in operation and needs to be repaired.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

Action Necessary - The tile in the upper level master bathroom is cracked. It is recommended that a professional plumber evaluate the tile and shower pan and complete any necessary repairs to prevent future leakage.



Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Bathroom # 2

Location:

Bedroom Hallway Bathroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

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

Ventilation Fans:

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

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

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

Basin and Drain Fixtures:

Satisfactory - The basin and drainage fixtures appear to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in the bathroom appears to be functional.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

The shower floor is tile and is in satisfactory condition.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Bathroom # 3

Location:

NE Bedroom Bathroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

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

Ventilation Fans:

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

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

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

Basin and Drain Fixtures:

Satisfactory - The basin and drainage fixtures appear to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Attention Needed - The toilet in the bathroom needs repair. The toilet in the NE bedroom bathroom is backed-up and needs to be repaired.

Tub:

Satisfactory.

Tub Stopper:

Satisfactory - The bathtub stopper is functioning as intended.

Tub Mixing Valve

Satisfactory - The tub mixing valve operates correctly.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Bathroom # 4

Location:

Main Level Master Bathroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

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

Ventilation Fans:

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

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

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

Basin and Drain Fixtures:

Attention Needed - The basin or drainage fixture needs attention. There is a leak in the drain line that needs to be repaired. This is located below the right sink in the main level master bathroom.



Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in the bathroom appears to be functional.

Tub:

Action Necessary - The spa tub installed was filled and tested. It did not function as intended. At the time of the inspection the spa tub motor did not turn on or function as intended.

Tub Stopper:

Satisfactory - The bathtub stopper is functioning as intended.

Tub Mixing Valve

Satisfactory - The tub mixing valve operates correctly.

Shower/Shower Head and Mixing Valves:

Attention Needed - The shower head or mixing valve needs some attention so that it will function as intended. The middle shower head in the main level master bathroom does not function and needs to be repaired.

Shower Pan:

The shower floor is tile and is in satisfactory condition.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Bathroom # 5

Location:

Basement bedroom bathroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

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

Ventilation Fans:

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

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

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

Basin and Drain Fixtures:

Satisfactory - The basin and drainage fixtures appear to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in the bathroom appears to be functional.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

The shower floor is tile and is in satisfactory condition.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Partial Bathroom:

Location:

Main Level 1/2 Bathroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

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

Ventilation Fans:

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

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

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

Basin and Drain Fixtures:

Satisfactory - The basin and drainage fixtures appear to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in the bathroom appears to be functional.

Partial Bathroom # 2

Location:

Basement 1/2 Bathroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

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

Ventilation Fans:

None - There is no exhaust fan or window in this bathroom. Current building standards require either an exhaust fan or window for ventilation. Consideration should be given to the installation of either.

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

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

Basin and Drain Fixtures:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly and needs repair. There may be some blockage either in the fixture or the drain line. There is a corrugated drain line under the sink that needs to be changed to hard PVC pipe to prevent blockage in the drain line. Basement 1/2 bathroom sink.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Action Necessary - The toilet in the bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to resecure it to the floor. Lower level 1/2 bathroom.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Partial Bathroom # 3

Location:

Outside Pool Bathroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected and is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

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

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

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

Basin and Drain Fixtures:

Satisfactory - The basin and drainage fixtures appear to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in the bathroom appears to be functional.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

BEDROOM

Master Bedroom:

Location:

Upper Master Bedroom.

Entry Door:

Satisfactory - The entry door for this bedroom is as expected and is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Bedroom # 2:

Location:

NE Bedroom.

Entry Door:

Satisfactory - The entry door for this bedroom is as expected and is functional.

Outside Entry Door:

Satisfactory - The outside entry door for this bedroom is satisfactory.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Bedroom # 3:

Location:

SE Bedroom.

Entry Door:

Satisfactory - The entry door for this bedroom is as expected and is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Bedroom # 4

Location:

Front Middle Bedroom.

Entry Door:

Satisfactory - The entry door for this bedroom is as expected and is functional.

Outside Entry Door:

Satisfactory - The outside entry door for this bedroom is satisfactory.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Bedroom # 5:

Location:

Main Level Master Bedroom.

Entry Door:

Satisfactory - The entry door for this bedroom is as expected and is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair or replacement. The thermal seal in at least one window is noted as deficient. The window still keeps the rain out, but the staining between the panes of glass will continue to cloud the glass. At some time, if left in place, the window will turn opaque. Replacement is recommended since it is no longer serving its intended function. This is for the upper center front main level master bedroom window.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Bedroom # 6:

Location:

Lower Level.

Entry Door:

Satisfactory - The entry door for this bedroom is as expected and is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

OTHER LIVING SPACES

Front Entry and Main Hallway:

Front Entry Door:

Attention Needed - The main entry door or its associated hardware needs adjustment or repair. The weather strip around the door needs some repair.

Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition.

Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.

Guest Closet:

Satisfactory - The guest closet is functional and of average size.

Main Staircase:

Satisfactory - The main staircase is appropriately installed.

Electrical Outlets:

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

Upper Level Hallway:

Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Living Room:

Location:

At the front entry.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Electrical Outlets:

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

Dining Room:

Location:

Adjacent to the Kitchen.

Outside Entry Door:

Satisfactory - The outside entry door(s) to this room is satisfactory.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Electrical Outlets:

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

Family Room:

Location:

Main Level Rear Side Of The Home.

Outside Entry Door:

Satisfactory - The outside entry door(s) to this room is satisfactory.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Electrical Outlets:

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

Bar Sink:

Attention Needed - The bar sink installed needs some repair. The bar sink adjacent to the rear family room has low water pressure that needs to be repaired.

Office:

Location:

Upper level adjacent to the master bedroom.

Entry Door:

Satisfactory - The entry door for this room is as expected and is functional.

Outside Entry Door:

Attention Needed - The outside entry door to this room needs some minor adjustment or repair so the door properly opens without sticking.

Walls:

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

Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak. This is for the upper office ceiling.



Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Electrical Outlets:

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

Lower Level Family Room:

Location:

Lower Level.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Electrical Outlets:

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

Bar Sink:

Attention Needed - The bar sink installed needs some repair. The basement bar sink has a corrugated drain line under the sink that needs to be changed to hard PVC pipe to prevent blockage in the drain line.

Media Room:

Location:

Lower Level.

Walls:

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

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Electrical Outlets:

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

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

GARAGE

Garage:

Garage Type:

The garage is attached.

Size of Garage:

Two-car garage.

Number of Overhead Doors:

There are two overhead doors.

Overhead Door and Hardware Condition:

Attention Needed - The East overhead garage door opener has damage at the base of the garage door that needs to be repaired as needed by a professional garage door technician.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:

The door opener is equipped with an automatic safety reverse switch.

Outside Entry Door:

The outside entry door to the garage is satisfactory.

Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

Garage Walls Condition:

The inspector was unable to determine if the installed sheetrock is fire rated.

Garage Ceiling:

The inspector was unable to determine if the installed sheetrock is fire rated.

Garage Entry Door to Structure:

There is a fire rated door separating the garage from the living areas of the house.

Garage Foundation:

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

Windows:

Satisfactory - The windows and associated hardware in the garage are all satisfactory.

Electric Service to Garage:

Action Necessary - The GFCI outlet in the garage is not functioning as intended and needs to be replaced. The GFCI did not reset after testing.

