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JULY 5, 2023



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SUMMARY



MAINTENANCE ITEM











REPAIR NEEDED



IMMEDIATE ACTION
NEEDED

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Shingles Missing
- 🔧 3.3.1 Exterior - Exterior Doors: Paint/Refinish Needed
- 🔧 3.3.2 Exterior - Exterior Doors: Lower Frame/Trim - Wood Rot
- 🔧 3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
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- 🔧 3.5.1 Exterior - Decks, Balconies, Porches & Steps: Cracked Concrete
- ⊖ 3.6.1 Exterior - Eaves, Soffits & Fascia: Paint/Finish Failing
- ⊖ 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Old Tree Stump
- 🔧 5.8.1 Kitchen - Ceilings: Minor Damage
- ⊖ 6.3.1 Master Bedroom - Windows: Damaged
- ⊖ 6.3.2 Master Bedroom - Windows: Window Will Not Stay Open
- ⊖ 6.3.3 Master Bedroom - Windows: Window needs to be re-caulked
- ⊖ 6.9.1 Master Bedroom - Smoke Detectors: Smoke Detectors Present
- ⊖ 7.3.1 Office/Front Bedroom - Windows: Damaged
- ⊖ 7.3.2 Office/Front Bedroom - Windows: Window Will Not Stay Open
- 🔧 8.3.1 Bedroom (Center Left) - Windows: Damaged
- 🔧 9.2.1 Bedroom (Rear left) - Doors: Hinges Loose
- ⊖ 9.3.1 Bedroom (Rear left) - Windows: Damaged
- ⊖ 10.2.1 Master Bathroom - Shower: Faucet valve adjustment
- 🔧 10.2.2 Master Bathroom - Shower: Shower head - leaking
- ⊖ 10.3.1 Master Bathroom - Windows: Damaged
- 🔧 10.3.2 Master Bathroom - Windows: Missing Screen
- 🔧 10.12.1 Master Bathroom - Sink, Faucet, Counter and Cabinet: Porcelain Chipped and Steel Sink Rusting
- 🔧 11.9.1 Bathroom (Guest) - Lighting Fixtures, Switches & Receptacles: Light switch - worn/broken
- 🔧 11.13.1 Bathroom (Guest) - Sink, Faucet, Counter and Cabinet: Porcelain Chipped and Steel Sink Rusting
- 🔧 11.13.2 Bathroom (Guest) - Sink, Faucet, Counter and Cabinet: Slow drain

-  12.3.1 Dining Room - Windows: Damaged
-  13.3.1 Living Room - Windows: Damaged
-  13.5.1 Living Room - Walls: Suspended wall - (possible settling)
-  17.3.1 Attic - Ventilation: Attic Fan Not Running
-  18.1.1 Garage - Ceiling: Damaged
-  18.3.1 Garage - Walls & Firewalls: Mildew present
-  18.7.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
-  18.8.1 Garage - Electrical - open junction box: Open junction box

1: INSPECTION DETAILS

Information

In Attendance

Home Owner

Occupancy

Furnished, Occupied

Style

Modern, Contemporary

Temperature (approximate)

90 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear, Dry, Humid

Limitations

General

LIMITED VISUAL INTERIOR INSPECTION

Interior inspection will be limited due to current homeowner possessions.

2: ROOF

Information

Inspection Method

Ground, Ladder, Roof

Age of Roof

10 Yrs

Roof Type/Style

Hip

Coverings: Material

Asphalt, Architectural Style

Roof Drainage Systems: Gutter

Material

Seamless Aluminum

Flashings: Material

Aluminum

Observations

2.1.1 Coverings

 Repair Needed

DAMAGED (GENERAL)

Roof coverings showed moderate damage. Damage appears to be from Hurricane Sally and a possible Hail Storm at some point. Recommend a qualified roofing professional evaluate and repair.

Recommendation

Contact a qualified roofing professional.



Appears to be from Hurricane Sally



Appears to be from Hurricane Sally



Appears to be from Hurricane Sally



Appears to be Hail Damage (Multiple places over roof)



Appears to be Hail Damage (Multiple places over roof)

2.1.2 Coverings

 Repair Needed

SHINGLES MISSING

Observed one shingle tab that was missing. The missing piece was one the roof and was given to the current owner. This piece can be sealed back into place.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

Inspection Method

Visual

Foundation: Material

Concrete, Slab on Grade

Siding, Flashing & Trim: Siding Material

Masonry, Brick

Exterior Doors: Exterior Entry Door 1

Steel, Good Condition, Non-Impact Rated

Exterior Doors: Exterior Entry Door 2

Steel, Fair Condition, Non-Impact Rated

Walkways, Patios & Driveways: Driveway Material

Concrete

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch

Decks, Balconies, Porches & Steps: Material

Concrete

Foundation: Condition of Slab

The slab in this house is completely covered by brick on the exterior and floor covering on the interior. The slab could not be visually inspected. It is noted, that during our flooring inspection, no deficiencies were observed that could suggest problems with the slab.

Observations

3.3.1 Exterior Doors

PAINT/REFINISH NEEDED



Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Contact a qualified door repair/installation contractor.



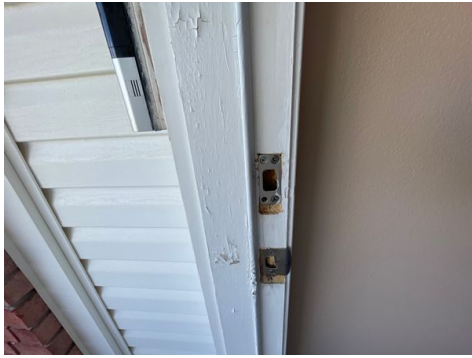
Living Room



Living Room



Living Room



Front Door



Front Door



Front Door

3.3.2 Exterior Doors



LOWER FRAME/TRIM - WOOD ROT

REAR ENTRY

This door has signs of previous wood rot near the bottom. Door frame appears to have been repaired and painted at some point. This is very common in our area, when door are uncovered and exposed to the weather.

At this point, this is cosmetic. If this is a concern, recommend repair/replacement by Door Repair and Installation Contractor or Handyman.

Recommendation

Contact a qualified door repair/installation contractor.



Living Room



Living Room



Living Room

3.4.1 Walkways, Patios & Driveways



DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal. These are very common in our area.

Recommendation

Contact a qualified concrete contractor.



3.4.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



3.5.1 Decks, Balconies, Porches & Steps

CRACKED CONCRETE

There are several cracks in the concrete on this porch. These are very common in our area. These are mostly cosmetic for now. If a concern, recommend evaluation by a licensed Concrete Contractor.

Recommendation

Contact a qualified concrete contractor.



3.6.1 Eaves, Soffits & Fascia

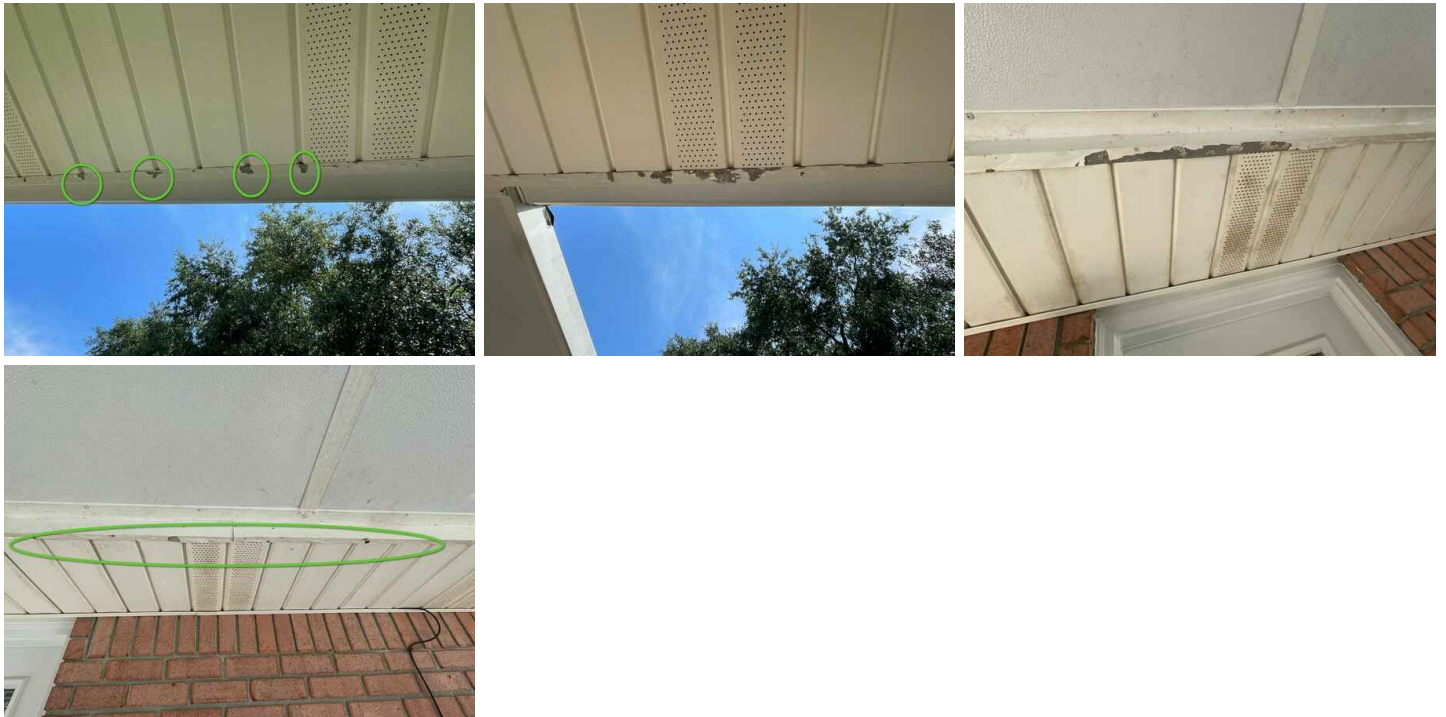
PAINT/FINISH FAILING



The paint or finish is failing. This can lead to deterioration and corrosion of the material. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

OLD TREE STUMP

Old tree stump could cause trip hazard or damage to lawn equipment.

Recommend having stump ground or removed.

Recommendation

Contact a qualified landscaping contractor



4: ELECTRICAL

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts, Aluminum

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
MILBANK

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Capacity
125 AMP

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Right

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Manufacturer
Square D

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex Style NM

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Type
Circuit Breaker

Photos: Photos of Main Panel



Open Door with label



Open Panel



Left Breaker View



Right Breaker View



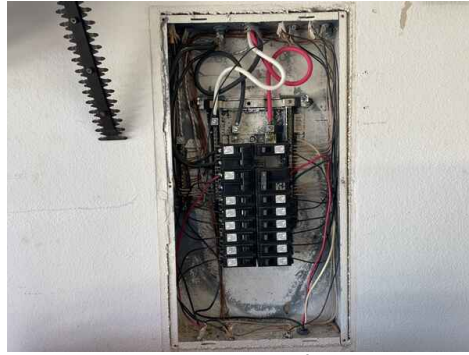
Main Entrance Panel



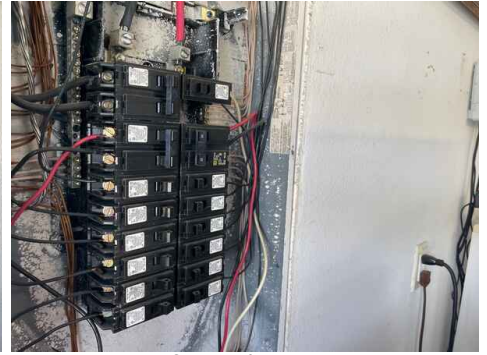
Main Disconnect (All six breakers must be off to stop flow of power to house) Any new homeowner should familiarize themselves with this process.

Photos: Photos of Sub-Panel A

Open Door with label



Open Panel



Left Breaker View



Right Breaker View

Limitations

Service Entrance Conductors

NOT INSPECTED

The Main Entrance Conductors are enclosed in electrical conduit and can not be visually inspected.



5: KITCHEN

Information

Dishwasher: Brand

Whirlpool

Refrigerator: Brand

Whirlpool

Range/Oven/Cooktop: Exhaust Hood Type

Re-circulate

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Steel braided hose


Countertops & Cabinets: Countertop Material

Laminate, Good condition

Windows: Window Type

None

Range/Oven/Cooktop: Range/Oven Energy Source

Electric

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Hot and Cold Water Available

Hot and Cold water was available at each fixture during this inspection.

Floors: Floor Coverings

Tile, Good Condition

Range/Oven/Cooktop: Range/Oven Brand

Frigidaire

Water Supply, Distribution Systems & Fixtures: Sink

Deep Double Bowl Stainless Steel Drop In

Ceilings: Ceiling Material

Popcorn, Fair condition

Countertops & Cabinets: Cabinetry

Wood, All doors and drawers were tested and appear to work as intended.

Dishwasher: Dishwasher Tested

The dishwasher was tested by running through a short cycle. No water leaks or other issues were found at time of inspection.

GFCI & AFCI: Receptacles Installed Properly

All electrical receptacles appear to be installed correctly per inspectors tester.

GFCI & AFCI: GFCI

Ground fault circuit interrupter (GFCI) was tested and works as intended per inspectors tester.

All kitchen receptacles with one exception are protected. The receptacle closest to refrigerator is not protected.

Refrigerator: Refrigerator Operation

Refrigerator appears to be operating as intended. Refrigerator temperatures measured at 40.2° F and Freezer at 5.2° F.



Range/Oven/Cooktop: Non Vented Microwave/Exhaust Hood

This kitchen is equipped with an over the stove, built-in microwave with exhaust fan and light. Microwave was tested and heats as intended. Light and fan were tested and works in all positions. It is noted that this exhaust fan is not vented and only recycles the air within the room. There is a filter that will need to be cleaned often.



Range/Oven/Cooktop: Stove/Oven

This kitchen is equipped with an electric range style stove/oven. Range was tested and appears to be in good working condition. All burners including oven and broiler appear to heat as intended.



Garbage Disposal: Garbage Disposal Installed

Disposal was run tested only. Appears to work as intended. No organic materials were used to test.

Smoke Detectors: Smoke Detectors Present

Although there are smoke detectors present, there is no way for the inspector to determine the age. It is recommended that all detectors be replaced now and every 10 years for safety.

Observations

5.8.1 Ceilings

**MINOR DAMAGE**

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

This is the same issue noted in the living room concerning a suspended wall.

Recommendation

Contact a qualified professional.

6: MASTER BEDROOM

Information

Doors: Door appears to be in good condition

Door opens, closes, latches and locks as intended.

Windows: Window Type

Single-hung, Double Pane, Non-Impact Rated, Poor Condition

Windows: Window Manufacturer

Acorn

Windows: Window Material

Aluminum

Floors: Floor Coverings

Good Condition, LVP (Luxury Vinyl Plank), Wood Grain Finish

Walls: Wall Material

Painted Drywall Orange Peel Texture, Good Condition

Ceilings: Ceiling Material

Popcorn, Good condition

Lighting Fixtures, Switches &

Receptacles: Lighting

Ceiling Fan Mounted Light Kit, Remote controlled

Ceiling Fan: Remote controlled

Smoke Detectors: Smoke Detectors Present

Smoke detector present just inside this area. Although smoke detector is installed, there is no way for the inspector to know when it was manufactured or installed. Recommend replacing all smoke detectors now and every 10 years for safety.



Ceiling Fan: Ceiling Fan Installed

There is a ceiling fan installed in the room. Fan was tested in all speeds and appears to operate as intended.

Observations

6.3.1 Windows

DAMAGED

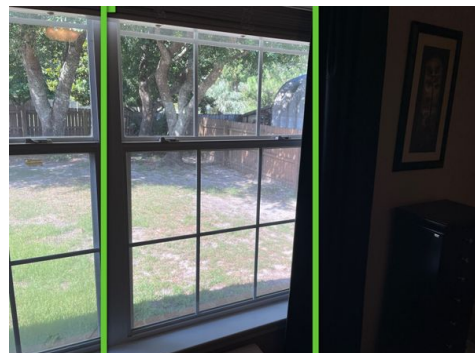
One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Repair Needed



6.3.2 Windows

 Repair Needed**WINDOW WILL NOT STAY OPEN**

The window springs appear to be damaged. Window will not stay open. This could be an egress issue in the event of an emergency. Recommend evaluation by a reputable window install/repair contractor.

Recommendation

Contact a qualified window repair/installation contractor.



6.3.3 Windows

 Repair Needed**WINDOW NEEDS TO BE RE-CAULKED**

The caulking around the exterior of this window is old and beginning to crack. Recommend re-caulking of this area. Remove as much of the old caulk as possible before adding new caulking.

Recommendation

Contact a handyman or DIY project

6.9.1 Smoke Detectors

 Repair Needed**SMOKE DETECTORS PRESENT**

Although there is a smoke detector in the area, there is no way to determine the age or condition. Inspector recommends replacement now and every 10 years for safety.

Recommendation

Contact a handyman or DIY project

7: OFFICE/FRONT BEDROOM

Information

Windows: Window Type

Single-hung, Double Pane, Poor Condition

Windows: Window Manufacturer

Acorn

Windows: Window Material

Aluminum

Floors: Floor Coverings

LVP (Luxury Vinyl Plank), Wood Grain Finish

Walls: Wall Material

Painted Drywall Orange Peel Texture, Good Condition

Ceilings: Ceiling Material

Popcorn, Good condition

Lighting Fixtures, Switches &

Receptacles: Lighting

Ceiling Fan Mounted Light Kit

Smoke Detectors: Smoke Detectors Present

Smoke detectors present inside this area. Although smoke detectors are installed, there is no way for the inspector to know when they were manufactured or installed. Recommend replacing all smoke detectors now and every 10 years for safety.



Ceiling Fan: Ceiling Fan Tested

There is a ceiling fan installed in this room. Fan was tested in all speeds and appears to work as intended.

Observations

7.3.1 Windows

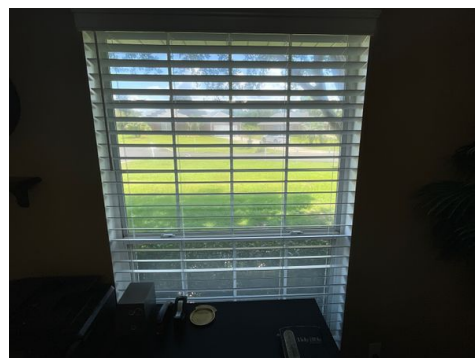
DAMAGED

 Repair Needed

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



7.3.2 Windows

**WINDOW WILL NOT STAY OPEN**

The window springs appear to be damaged. Window will not stay open. This could be an egress issue in the event of an emergency. Recommend evaluation by a reputable window install/repair contractor.

Recommendation

Contact a qualified window repair/installation contractor.

8: BEDROOM (CENTER LEFT)

Information

Windows: Window Type

Double Pane, Single-hung, Non-Impact Rated, Fair Condition

Windows: Window Manufacturer

Acorn

Windows: Window Material

Aluminum

Floors: Floor Coverings

LVP (Luxury Vinyl Plank), Wood grain finish, Good Condition

Walls: Wall Material

Painted Drywall Orange Peel Texture, Good Condition

Ceilings: Ceiling Material

Popcorn, Good Condition

Lighting Fixtures, Switches &

Receptacles: Lighting

Ceiling Fan Mounted Light Kit

Smoke Detectors: Smoke Detectors Present

Smoke detectors present inside and just outside in the hall area. Although smoke detectors are installed, there is no way for the inspector to know when they were manufactured or installed. Recommend replacing all smoke detectors now and every 10 years for safety.



Ceiling Fan: Ceiling Fan Installed

There is a ceiling fan installed in this room. Fan was tested in all speeds and works as intended.

Observations

8.3.1 Windows

DAMAGED



One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

9: BEDROOM (REAR LEFT)

Information

Windows: Window Type

Single-hung, Double Pane, Non-Impact Rated, Fair Condition

Windows: Window Manufacturer

Acorn

Floors: Floor Coverings

LVP (Luxury Vinyl Plank), Good Condition, Wood grain finish

Walls: Wall Material

Painted Drywall Orange Peel Texture, Good Condition

Ceilings: Ceiling Material

Popcorn, Good condition

Lighting Fixtures, Switches & Receptacles: Lighting

Ceiling Fan Mounted Light Kit

Smoke Detectors: Smoke Detectors Present

Smoke detector present in this area. Although smoke detector is installed, there is no way for the inspector to know when it was manufactured or installed. Recommend replacing all smoke detectors now and every 10 years for safety.



Ceiling Fan: Ceiling fan installed

There is a ceiling fan installed in this room. Fan was tested in all speeds and works as intended.

Observations

9.2.1 Doors

HINGES LOOSE



Loose hinges can cause door to stick or eventually fall out of place. Recommend handyman tighten hinges.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation

Contact a qualified handyman.

9.3.1 Windows

DAMAGED



One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Left window damaged, right window in good condition for age.

Recommendation

Contact a qualified professional.



10: MASTER BATHROOM

Information

Windows: Window Type

Single-hung, Double Pane, Non-Impact Rated, Fair Condition

Windows: Window Manufacturer

Acorn

Windows: Window Material

Aluminum

Floors: Floor Coverings

Tile, Good Condition

Exhaust Systems : Exhaust Fans

Fan Only

Walls: Wall Material

Painted Drywall Orange Peel Texture, Good Condition

Water Supply, Distribution

Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution

Systems & Fixtures: Water Supply Material

Copper, Steel braided hose

Ceilings: Ceiling Material

Popcorn, Good Condition

Lighting Fixtures, Switches & Receptacles: Lighting

Wall Mount Fixture Over Sink, Chandelier

Sink, Faucet, Counter and Cabinet: Countertop Material

Laminate, Good condition

Sink, Faucet, Counter and Cabinet: Cabinetry

Metal

Sink, Faucet, Counter and Cabinet: Sink Material

Porcelain Coated Steel

Hot and cold water was available at all fixtures: Hot and Cold Water Available

Hot and Cold Water was available at all fixtures.

Toilet: Toilet

This room has an elongated toilet that appears to be in good condition. Toilet is tight to the floor and has no signs of leaks. Toilet was tested multiple times during inspection and works as intended.

Shower: Tile, shower stall

This bathroom has a ceramic or possibly porcelain tile shower stall that appears to be in good condition.



GFCI & AFCI: Receptacles Installed Properly

All electrical receptacles appear to be installed correctly per inspectors tester.

GFCI & AFCI: GFCI

Ground fault circuit interrupter (GFCI) was tested and works as intended per inspectors tester.

The GFCI protection, and this bathroom is controlled by a GFCI receptacle in the garage.

Water Supply, Distribution Systems & Fixtures: Hot and Cold Water Available

Hot and Cold water was available at each fixture during this inspection.

Observations

10.2.1 Shower

 Repair Needed**FAUCET VALVE ADJUSTMENT**

The valve appears to need adjustment. The hot and cold positions are out of alignment. Recommend evaluation by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



10.2.2 Shower

 Maintenance Item**SHOWER HEAD - LEAKING**

The handheld showerhead hose is leaking and may need to be replaced.

Recommendation

Contact a handyman or DIY project



10.3.1 Windows

 Repair Needed**DAMAGED**

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Hard to open/close.

Recommendation

Contact a qualified window repair/installation contractor.



10.3.2 Windows

 Maintenance Item**MISSING SCREEN**

Window missing screen. Recommend replacement.

Recommendation

Contact a qualified window repair/installation contractor.

10.12.1 Sink, Faucet, Counter and Cabinet



PORCELAIN CHIPPED AND STEEL SINK RUSTING

The porcelain coating is chipped and the steel sink is rusting. May need to be replaced at some point.

Recommend repair/replacement by a plumber or handyman.

Both sinks have been repaired/painted around the drain.

Recommendation

Contact a qualified plumbing contractor.



11: BATHROOM (GUEST)

Information

Floors: Floor Coverings

Tile, Good Condition

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Water Supply, Distribution Systems & Fixtures: Hot and Cold Water Available

Hot and Cold water was available at each fixture during this inspection.

Exhaust Systems : Exhaust Fans

Fan Only

Lighting Fixtures, Switches & Receptacles: Lighting

Wall Mount Fixture Over Sink, Ceiling Mounted Fixture

Ceilings: Ceiling Material

Popcorn, Good condition

Sink, Faucet, Counter and Cabinet: Countertop Material

Laminate, Good condition

Sink, Faucet, Counter and Cabinet: Cabinetry

Wood, Good Condition

Sink, Faucet, Counter and Cabinet: Sink Material

Porcelain Coated Steel

Toilet: Toilet

This room has an elongated toilet that appears to be in good condition. Toilet is tight to the floor and has no signs of leaks. Toilet was tested multiple times during inspection and works as intended.

GFCI & AFCI: Receptacles Installed Properly

All electrical receptacles appear to be installed correctly per inspectors tester.

GFCI & AFCI: GFCI

Ground fault circuit interrupter (GFCI) was tested and works as intended per inspectors tester.

The GFCI protection in this room is controlled by a GFCI receptacle in the garage area.

Walls: Wall Material

Painted Drywall Orange Peel Texture, Good Condition, Very minor cosmetic flaws



Small drywall patching around shower



Small drywall patching around shower

Bathtub: Bath tub/shower combo unit

This bathroom has a one piece unit or a tub with shower surround. This unit appears to be in good condition.

Observations

11.9.1 Lighting Fixtures, Switches & Receptacles



Maintenance Item

LIGHT SWITCH - WORN/BROKEN

The light switch appears to have an internal defect and will need to be replaced. Although the light switch works, the handle is very loose and may fail at any time. recommend evaluation by a licensed, electrical contractor or handyman.

Recommendation

Contact a qualified professional.



11.13.1 Sink, Faucet, Counter and Cabinet



Maintenance Item

PORCELAIN CHIPPED AND STEEL SINK RUSTING

The porcelain coating is chipped and the steel sink is rusting. May need to be replaced at some point.

Recommend repair/replacement by a plumber or handyman.

Both sinks have been repaired/painted around the drain.

Recommendation

Contact a qualified plumbing contractor.



11.13.2 Sink, Faucet, Counter and Cabinet



Maintenance Item

SLOW DRAIN

The sink in this room appears to have a slower than normal drain. This could very well be just a minor buildup in the P-trap. Recommend trying a drain cleaner first of course always follow the labeled directions. If that does not correct, recommend evaluation by a licensed, plumbing contractor or handyman.

Recommendation

Contact a handyman or DIY project

12: DINING ROOM

Information

Windows: Window Type

Single-hung, Double Pane, Non-Impact Rated, Fair Condition

Windows: Window Manufacturer

Acorn

Windows: Window Material

Aluminum

Floors: Floor Coverings

Tile, Good Condition

Walls: Wall Material

Painted Drywall Orange Peel Texture, Good Condition

Ceilings: Ceiling Material

Popcorn, Good condition

Lighting Fixtures, Switches &

Receptacles: Lighting

Ceiling Mounted Hanging Fixture, Dimmable fixture

Smoke Detectors: Smoke Detectors Present

Smoke detectors present just outside in the hall area. Although smoke detectors are installed, there is no way for the inspector to know when they were manufactured or installed. Recommend replacing all smoke detectors now and every 10 years for safety.

Observations

12.3.1 Windows

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.



Maintenance Item



13: LIVING ROOM

Information

Windows: Window Type

Single-hung, Double Pane, Non-Impact Rated, Fair Condition

Windows: Window Manufacturer

Acorn

Windows: Window Material

Aluminum

Floors: Floor Coverings

LVP (Luxury Vinyl Plank), Good Condition, Wood grain finish

Walls: Wall Material

Painted Drywall Orange Peel Texture

Ceilings: Ceiling Material

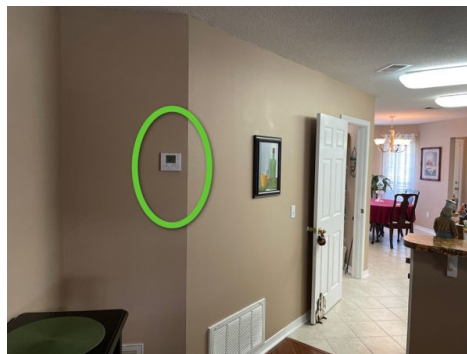
Popcorn, Good Condition

Lighting Fixtures, Switches & Receptacles: Lighting

Ceiling Fan Mounted Light Kit

Thermostat Controls: Thermostat Location

Located in living room near kitchen.

**Smoke Detectors: Smoke Detectors Present**

Smoke detectors present near this area. Although smoke detectors are installed, there is no way for the inspector to know when they were manufactured or installed. Recommend replacing all smoke detectors now and every 10 years for safety.

**Ceiling Fan: Ceiling fan installed**

There is a ceiling fan installed in the room. Fan was tested in all speeds and appears to operate as intended.

Observations

13.3.1 Windows

Repair Needed

DAMAGED

One or more windows appears to have general damage, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation

Contact a qualified window repair/installation contractor.

13.5.1 Walls

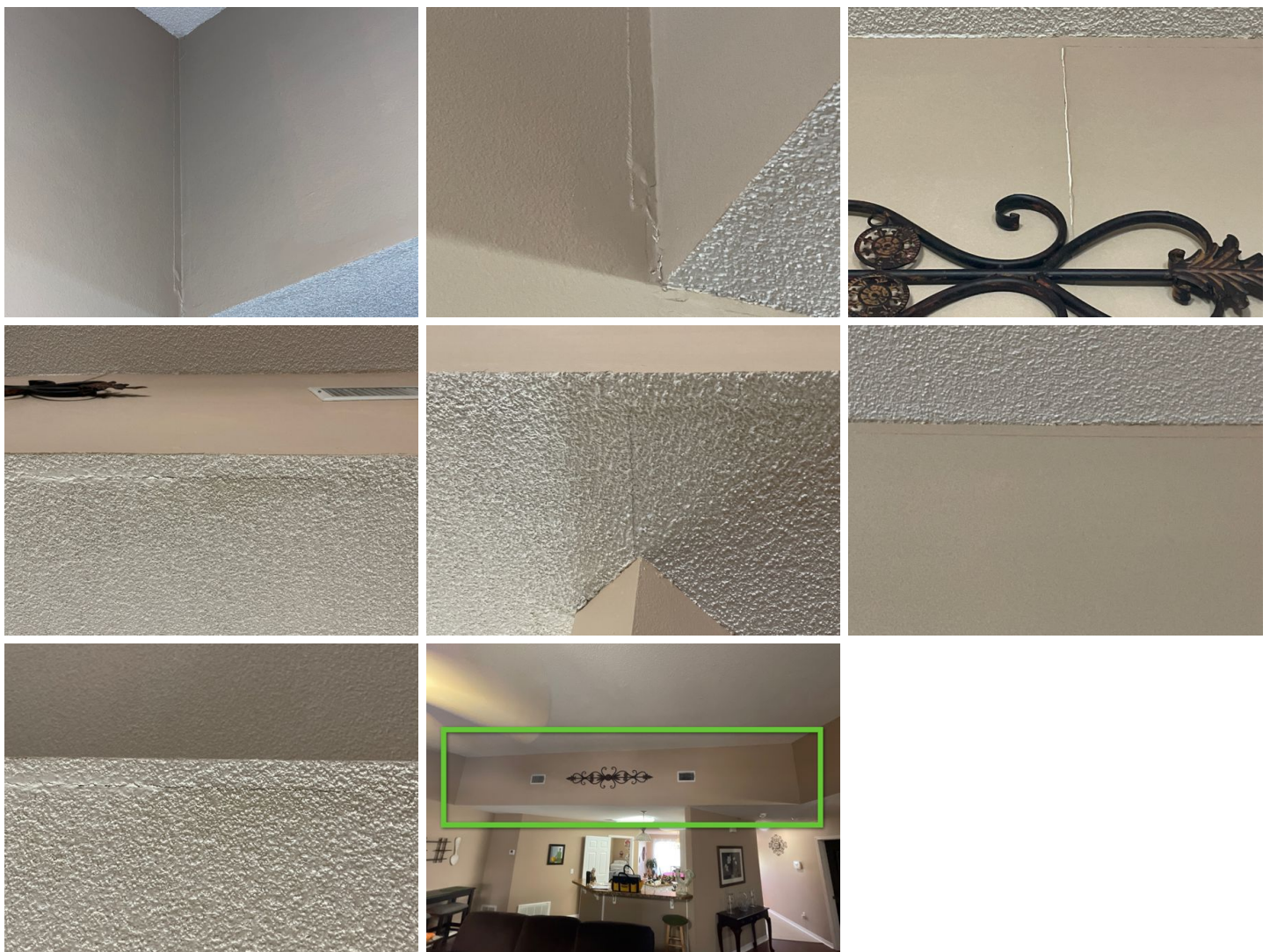
Repair Needed

SUSPENDED WALL - (POSSIBLE SETTLING)

There is a thin suspended wall between the living area and kitchen. There are some minor cracking and drywall damage that appears to be from possible settling in this wall. This may be older damage that needs cosmetic repairs, but could go a little deeper. Recommend evaluation by a drywall contractor.

Recommendation

Contact a qualified professional.



14: LAUNDRY ROOM

Information

Filters

None

Dryer Vent

Metal, Metal (Flex)



Drain, Waste, & Vent Systems:

Drain Size

1 1/2"

Hot Water Systems, Controls, Flues & Vents: Capacity

50 gallons

Water Source

Public

Flooring Insulation

None, Concrete Slab

Drain, Waste, & Vent Systems:

Material

PVC

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Dryer Power Source

220 Electric

Main Water Shut-off Device:

Location

Municipal water meter

Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls, Flues & Vents: Manufacture date

This unit was manufactured in June 2016.

Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

The water currently test at 128.8°F.

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



15: UTILITY ROOM

Information

Cooling Equipment: Energy Source/Type

Electric, Heat Pump

Cooling Equipment: Location

Exterior, right

Heating Equipment: Energy Source

Electric

Heating Equipment: Heat Type

Heat Pump

Distribution System: Ductwork

Insulated, In Attic

Distribution System: Configuration

Central, Split

HVAC Filter Size: Filter size

One 12" x 24"

One 12" x 12"

Cooling Equipment: Brand

Goodman



Cooling Equipment: Cooling Temperature Deferential

Within Normal Range for System Type

Supply Air Temp 57.2°F

Return Air Temp 74.7°F

Differential 17.5°F

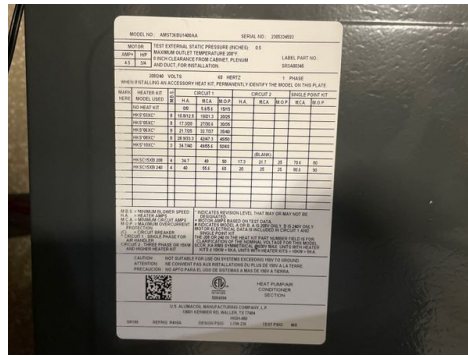


Return Air Temperature



Supply Air Temperature

Heating Equipment: Brand Goodman



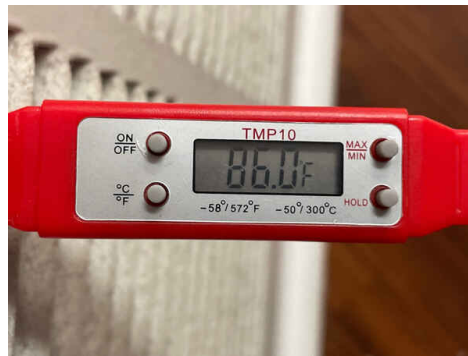
Heating Equipment: Heating Temperature Differential

Within Normal Range for System Type

Supply Air Temp 130.1°F
 Return Air Temp 86.0°F
 Differential 44.1°F.



Supply Air Temperature



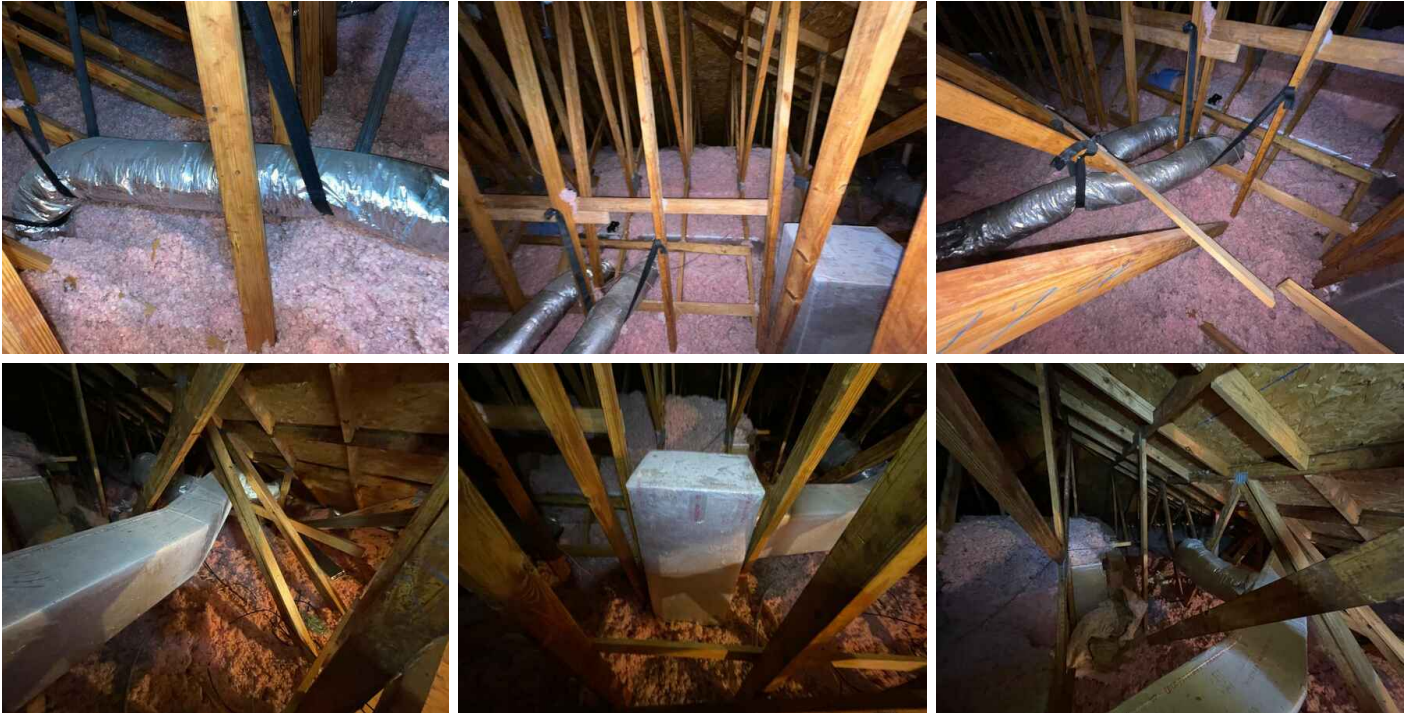
Return Air Temperature

16: MISC. INTERIOR

Information

Distribution Systems: HVAC Ducts

Some of the HVAC ducts were observed during our visual attic inspection. Ducts that were observed, appear to be in good condition for age



Smoke Detectors: Smoke Detector Recommendation

Smoke detectors present throughout this house. Although smoke detectors are installed, there is no way for the inspector to know when they were manufactured or installed. Recommend replacing all smoke detectors now and every 10 years for safety.



17: ATTIC

Information

Attic Insulation: R-value

Est. 30-39

Attic Insulation: Insulation Type

Fiberglass, Blown

Ventilation: Attic Exhaust Fan - Installed

There is an thermostatically controlled attic fan installed.

Ventilation: Ventilation Type

Gable Vents, Thermostatically Controlled Fan, Attic Fan

Observations

17.3.1 Ventilation

ATTIC FAN NOT RUNNING Repair Needed

Fan was not tested, this was a visual inspection only. Fan did not appear to be running even though it was very hot in the attic. Recommend evaluation by a Licensed Electrical Contractor or Handyman.

Recommendation

Contact a qualified professional.



18: GARAGE

Information

Garage Door: Material

Steel, Non-insulated

Garage Door: Type

Up-and-Over, Sectional, Pressure Rated

Observations

18.1.1 Ceiling

DAMAGED

 Repair Needed

Garage ceiling was damaged. Recommend qualified contractor evaluate and repair to prevent moisture intrusion.

Recommendation

Contact a qualified professional.



18.3.1 Walls & Firewalls

MILDEW PRESENT

 Maintenance Item

There is a small amount of mildew on the wall below the HVAC closet. Recommend cleaning and observing for moisture buildup.

Recommendation

Contact a qualified professional.



18.7.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING

 Immediate Action Needed

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.



18.8.1 Electrical - open junction box

OPEN JUNCTION BOX

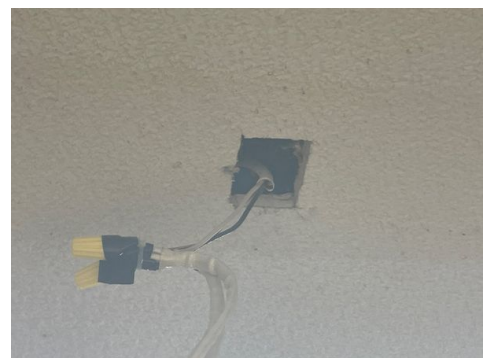
 Maintenance Item

There is one or more electrical junction boxes that are open and need to be covered. Recommend evaluation by a licensed electrical contractor or

Handyman.

Recommendation

Contact a handyman or DIY project



STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Misc. Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Attic

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.