

# *Buyers Eyes Home Inspections LLC*

## Property Inspection Report



5 Cash Smith Road, Woodsboro, Md. 20854  
Inspection prepared for: Bob Smith & Sue Smith  
Date of Inspection: 11/29/2018 Time: 10:00 -2:00  
Age of Home: 1978 / 40 years old. Size: 5617 sq. Ft.  
Weather: Clear, windy. 35 degrees

In ground pool not included in the inspection. you will need at least a 42" high fence with self latching , locking gate around the pool area. Chimneys need brick top cap and joint repairs. The interior flu of both chimneys needs to be checked and certified by a licensed chimney professional. Septic exterior underground tanks and lines inspected by others. Suggest a tank above ground riser with lid, and suggest installing a high sewer level tank alarm in the basement area with float in septic tank and a moisture alarm at Grinder pump in basement area. Radon venting system in place on front right corner. Two layers of shingles installed but in good condition. Appears to be roughly 10 years old. Two layers shortens the life expectancy by to 1/2 normal life. City water. Exterior brick is in good condition. Minor repairs noted. Doors are original in fair condition. Windows have been replaced and in good condition. Appliances are in working condition but dated. Floorings are in fair condition. 2013 water heater in good condition. Heat pump air handlers are 2000 models in fair condition. AC condensers are 2013 units in fair condition.

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# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 8 Item: 1	Bar	<ul style="list-style-type: none"> <li>• There is a non <b>GFCI</b> protected outlet next to the bar sink. Recommend installation of a GFCI protected outlet.</li> <li>• The cabinet doors have loose hardware.</li> </ul>
Page 10 Item: 7	Electrical	<ul style="list-style-type: none"> <li>• Some receptacles were painted over.</li> </ul>
Page 10 Item: 8	Smoke Detectors	<ul style="list-style-type: none"> <li>• Old detectors. Smoke detectors last 6-10 years. Recommend replacing all existing units with 10 battery backup units.</li> </ul>
Page 11 Item: 12	Patio Doors	<ul style="list-style-type: none"> <li>• The patio doors did not seal well</li> </ul>
Bedrooms		
Page 14 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• Some receptacles were painted over.</li> <li>• Loose outlets noted.</li> </ul>
Page 15 Item: 7	Fireplace	<ul style="list-style-type: none"> <li>• The fireplace front/screen assembly is not affixed to the opening of the chimney. have a fireplace professional evaluate and repair any issues as necessary.</li> <li>• Have chimneys swept by professional.</li> </ul>
Page 16 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> <li>• There were no smoke detectors present in the bedroom(s). Need one in each bedroom. Need one carbon monoxide detector at top level and one in basement level.</li> </ul>
Bathroom		
Page 17 Item: 2	Cabinets	<ul style="list-style-type: none"> <li>• Some cabinet doors need magnets or hardware to stay shut. Repair as needed.</li> </ul>
Page 18 Item: 8	Exhaust Fan	<ul style="list-style-type: none"> <li>• Exhaust fan in laundry bathroom needs replaced.</li> <li>• Some Bathroom fans terminate in attic space and do not vent to the exterior walls.</li> </ul>
Page 18 Item: 11	Mirrors	<ul style="list-style-type: none"> <li>• Some mirrors chipped and discolored around perimeter</li> <li>• The master mirror is loose on wall. We strongly recommend refastening.</li> </ul>
Page 19 Item: 13	Showers	<ul style="list-style-type: none"> <li>• Shower head leaks.</li> <li>• No water present at the master tub area. One set of shower doors need changed to allow proper access to shower.</li> </ul>
Page 20 Item: 16	Enclosure	<ul style="list-style-type: none"> <li>• Unable to determine if glass is tempered safety glass.</li> </ul>
Page 20 Item: 17	Sinks	<ul style="list-style-type: none"> <li>• Some Stopper are missing/inoperable.</li> </ul>
Page 20 Item: 18	Toilets	<ul style="list-style-type: none"> <li>• Toilets loose and may need re-anchoring.tanks loose.</li> </ul>
Kitchen		
Page 22 Item: 1	Cabinets	<ul style="list-style-type: none"> <li>• Some cabinet doors need magnets or hardware to stay shut. Repair as needed.</li> </ul>
Page 22 Item: 3	Dishwasher	<ul style="list-style-type: none"> <li>• The dishwasher appears to be a worn unit, and may have reached the end of its useful life.</li> </ul>

Page 24 Item: 23	GFCI	<ul style="list-style-type: none"> <li>• No GFCI protection present, install GFCI protected receptacles for safety.</li> </ul>
Laundry		
Page 26 Item: 4	Dryer Vent	<ul style="list-style-type: none"> <li>• The dryer vent needs cleaned</li> </ul>
Page 27 Item: 9	Wash Basin	<ul style="list-style-type: none"> <li>• Sink is loose, suggest securing as necessary.</li> <li>• Stopper is missing/inoperable.</li> <li>• Sink is poorly anchored.</li> </ul>
Page 27 Item: 11	Plumbing	<ul style="list-style-type: none"> <li>• Recommend replacement of washer hoses as necessary.</li> </ul>
Heat/AC		
Page 28 Item: 1	Heater Condition	<ul style="list-style-type: none"> <li>• Could not test AC condensers settings due to exterior temperature.</li> <li>• Recommend heating-A/C contractor clean and service units.</li> </ul>
Page 29 Item: 6	Refrigerant Lines	<ul style="list-style-type: none"> <li>• Missing insulation at A/C unit.</li> </ul>
Page 29 Item: 7	AC Compress Condition	<ul style="list-style-type: none"> <li>• Air Conditioning mounting pads are not level; this may shorten the compressor life. Suggest leveling pads and units.</li> <li>• The exterior condensor is dirty and needs to be cleaned.</li> <li>• The insulation is missing or damaged at exterior refrigerant line.</li> <li>• Could not operate the A/C compressor units on the AC setting due to the exterior temperatures being 35 degrees. Any temperature below 50 degrees will harm the compressors on the AC setting.</li> </ul>
Garage		
Page 33 Item: 2	Walls	<ul style="list-style-type: none"> <li>• Garage wall drywall needs to be properly fire sealed at beam support to house wall</li> <li>• Personal items prevent complete inspection.</li> </ul>
Page 34 Item: 9	Exterior Door	<ul style="list-style-type: none"> <li>• Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.</li> <li>• Garage-house door may not be properly fire-rated.</li> </ul>
Page 34 Item: 10	Fire Door	<ul style="list-style-type: none"> <li>• No auto closure present</li> </ul>
Page 34 Item: 11	Garage Door Condition	<ul style="list-style-type: none"> <li>• Door weatherstripping is missing or damaged. Recommend repair or replacement.</li> </ul>
Page 34 Item: 12	Garage Door Parts	<ul style="list-style-type: none"> <li>• Install safety cables through all four door springs for safety.</li> </ul>
Page 34 Item: 13	Garage Opener Status	<ul style="list-style-type: none"> <li>• There appears to be an older model garage door opener without safety features.</li> <li>• Neither garage door opener has safety beam sensors near the floor and needs upgraded.</li> </ul>
Page 35 Item: 14	Garage Door's Reverse Status	<ul style="list-style-type: none"> <li>• Garage vehicle door auto-reverse is inoperable.</li> <li>• No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.</li> </ul>
Electrical		
Page 36 Item: 1	Electrical Panel	<ul style="list-style-type: none"> <li>• Double tapped breaker(s) inside panel box (more than one electrical conductor attached).</li> <li>• Grounding / Bonding ground rod questionable at panel box.</li> <li>• Have electrician ensure that ground is continuous, see photo.</li> <li>• We recommend contacting a licensed electrician to evaluate and repair the issues.</li> </ul>
Roof		

Page 38 Item: 1	Roof Condition	<ul style="list-style-type: none"> <li>• No major system safety or function concerns noted at time of inspection.</li> <li>• Some shingles damaged. See photos.</li> <li>• Some Sagging / buckling on roof decking noted.</li> <li>• Noted on exterior that several areas of roof sheeting sagging between trusses.</li> </ul>
Page 38 Item: 2	Flashing	<ul style="list-style-type: none"> <li>• Recommend review by a licensed roofer for sealant at top edge terminations as necessary. See photos.</li> </ul>
Page 39 Item: 3	Chimney	<ul style="list-style-type: none"> <li>• No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.</li> <li>• Chimney brick and Mortar shows sign of deterioration. Recommend having repaired as necessary.</li> <li>• No "Cricket" (a small ridged roof section just above the chimney to shed water off to the sides) is installed above the (wider than 2') chimney. Keep clean of any accumulated debris which may cause leaks.</li> <li>• Loose bricks observed.</li> <li>• The Interior of each chimney flue needs to be inspected and reviewed by a qualified chimney professional to certify safe to use.</li> <li>• Cracked flue tile observed at top of left chimney</li> </ul>
Page 40 Item: 5	Spark Arrestor	<ul style="list-style-type: none"> <li>• Spark arrestor screens need Repaired.</li> <li>• Wire mesh only is installed as a spark arrestor, this is considered to be inadequate and a proper spark arrestor should be installed.</li> </ul>
Page 40 Item: 7	Gutter	<ul style="list-style-type: none"> <li>• Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.</li> <li>• Clean gutters: Significant amounts of debris evident.</li> </ul>
Attic		
Page 42 Item: 1	Access	<ul style="list-style-type: none"> <li>• Attic hatch needs to be insulated on top side.</li> </ul>
Page 42 Item: 2	Structure	<ul style="list-style-type: none"> <li>• Evidence of past or present leaks, dry at time of the inspection. One area noted with minor leak. See photo.</li> <li>• Evidence of minor roof sheeting sagging between trusses.</li> <li>• Stored personal items prevent complete attic inspection.</li> </ul>
Page 43 Item: 3	Ventilation	<ul style="list-style-type: none"> <li>• Attic fan is inoperable, recommend review for repair.</li> <li>• Soffit vents are blocked with insulation. Attic needs additional venting.</li> </ul>
Page 44 Item: 5	Duct Work	<ul style="list-style-type: none"> <li>• Recommend taping seams.</li> </ul>
Page 44 Item: 6	Electrical	<ul style="list-style-type: none"> <li>• Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.</li> <li>• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.</li> <li>• All wiring should be properly secured to the framing.</li> <li>• use of extension cord observed. Extension cords should not be permanently installed or be routed through attic space.</li> <li>• Missing cover plates observed, suggest installing for safety.</li> </ul>
Page 45 Item: 8	Insulation Condition	<ul style="list-style-type: none"> <li>• No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.</li> <li>• Insulation appears inadequate in some areas above recessed lighting and bathroom fans.</li> <li>• Irregular insulation.</li> <li>• Personal storage items observed in the attic. Attics are not generally designed for storage. Recommend removal.</li> </ul>

Page 46 Item: 10	Exhaust Vent	<ul style="list-style-type: none"> <li>• Bathroom fans Do not extend to exterior air. This needs corrected.</li> </ul>
Exterior Areas		
Page 47 Item: 1	Doors	<ul style="list-style-type: none"> <li>• Removed keyed dead bolt on front door. Safety issue. Should be thumb turn type</li> </ul>
Page 48 Item: 2	Window Condition	<ul style="list-style-type: none"> <li>• Some window are lower than 18" from interior floor level and not safety glass rated.</li> </ul>
Page 49 Item: 3	Siding Condition	<ul style="list-style-type: none"> <li>• Trim areas need minor prep, priming and painting</li> <li>• Caulk and seal all gaps, cracks and openings.</li> <li>• Dryer vent needs cleaned.</li> </ul>
Page 51 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.</li> </ul>
Page 52 Item: 5	Exterior Paint	<ul style="list-style-type: none"> <li>• Suggest caulking around doors and windows as necessary.</li> </ul>
Foundation		
Page 54 Item: 9	Sub Flooring	<ul style="list-style-type: none"> <li>• Hardwood flooring squeaking on main level. Support sub flooring as needed to help prevent squeaks.</li> </ul>
Page 54 Item: 10	Foundation Electrical	<ul style="list-style-type: none"> <li>• All wiring should be properly secured to the framing.</li> <li>• Cut wiring should be removed for safety.</li> </ul>
Page 54 Item: 11	Foundation Plumbing	<ul style="list-style-type: none"> <li>• Attic condensate drain lines appears to be improperly pitched 1/4" per foot towards drain, recommend repairs by plumber.</li> </ul>
Grounds		
Page 55 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> <li>• Driveway in good shape. Recommend sealing to extend life. Seal crack across drive half way down front area.</li> </ul>
Page 55 Item: 2	Grading	<ul style="list-style-type: none"> <li>• The exterior drainage is generally away from foundation except at the back right corner. Splash block needs raised at down spout to get water away from foundation.</li> </ul>
Page 55 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> <li>• Properly secure posts on front grounds lights. Provide GFCI protection on grounds lighting and front grounds receptacle at statue.</li> </ul>
Page 56 Item: 8	GFCI	<ul style="list-style-type: none"> <li>• Several of the exterior GFCI outlets did not shut of when tested, have a qualified electrician replace as needed. Pool area also.</li> </ul>
Page 57 Item: 10	Plumbing	<ul style="list-style-type: none"> <li>• Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.</li> </ul>
Page 57 Item: 13	Exterior Faucet Condition	<ul style="list-style-type: none"> <li>• Recommend upgrading to a frost proof type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.</li> </ul>
Page 57 Item: 15	Patio Enclosure	<ul style="list-style-type: none"> <li>• Damaged screens around perimeter. Rotted wood at door and trim on left side of back patio enclosure. See photo.</li> </ul>
Page 58 Item: 17	Fence Condition	<ul style="list-style-type: none"> <li>• Retaining wall does not have any relief drains to stop hydraulic water pressure from pushing retaining walls. Suggest 4" sleeves though lower sections ever 10ft apart.</li> </ul>
Pool		
Page 59 Item: 2	Deck Condition	<ul style="list-style-type: none"> <li>• Broken / missing stones and concrete. Repair raised and sunken areas to prevent trip hazards. Aluminum Trim at far end needs repaired</li> </ul>
Page 59 Item: 3	Gate & Fence Condition	<ul style="list-style-type: none"> <li>• Recommend 42" fence or better with self closing locking gate</li> </ul>

Page 59 Item: 11	Structure Condition	<ul style="list-style-type: none"><li>• Top edge surface bricks cracking in several locations.</li><li>• 2 loose and cracked skimmer buckets need repaired or replaced. Need new safety winter cover. Could not locate bottom drain.</li></ul>
Page 60 Item: 17	GFCI	<ul style="list-style-type: none"><li>• GFCI did not respond to test, suggest replacing for safety.</li></ul>
Basement/Crawlspace		
Page 63 Item: 13	Sump Pump	<ul style="list-style-type: none"><li>• Two sump pumps installed. Could not access pumps to activate. Sealed lids.</li></ul>
Page 64 Item: 18	Basement/Crawlspace Ductwork	<ul style="list-style-type: none"><li>• Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.</li></ul>



# Inspection Details

## INTRODUCTION:

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

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

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

### 1. Attendance

In Attendance: Client present • Buyer Agent present • Selling Agent present • Sellers son present

### 2. Home Type

Home Type: Colonial Style

### 3. Occupancy

Occupancy: Occupied - Furnished



# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

## 1. Bar

Observations:

- The bar area appears functional at the time of inspection.
- Worn fixtures noted at the bar area.
- There is a non GFCI protected outlet next to the bar sink. Recommend installation of a GFCI protected outlet.
- The cabinet doors have loose hardware.



Provide GDCI protection on all outlets at bar area within arms reach of sink base.  
Eliminate the use of extension cords in this area.

## 2. Cabinets

## 3. Ceiling Fans

## 4. Closets

Observations:

- The closet is in serviceable condition.



Install globe on basement storage room closet bulb

5. Door Bell

Observations:

- Operated normally when tested.

6. Doors



Remove keyed dead bolt on front door and replace with thumb turn. Safety issue.



Provide tight seal around all back main level single doors to exterior.



Secure hardware on large back kitchen to back enclosed patio area door.

#### 7. Electrical

Observations:

- Some receptacles were painted over.



Replace two defective outlets in front right den area. Front and side wall.

#### 8. Smoke Detectors

Observations:

- Old detectors. Smoke detectors last 6-10 years. Recommend replacing all existing units with 10 battery backup units.

#### 9. Stairs & Handrail



Secure hand rail at outside edge railing on main steps.



Provide no more than 4" openings in railings on spiral stairs. Child fall safety issue.

#### 10. Window-Wall AC or Heat

#### 11. Ceiling Condition

Materials: There are drywall ceilings noted.

#### 12. Patio Doors

Observations:

- The hinged patio door was functional during the inspection.
- **The patio doors did not seal well**

#### 13. Screen Doors

#### 14. Wall Condition

Materials: Drywall walls noted.



Have two return ducts cleaned in main level back right living room and properly protect exposed wiring at ceiling level.

#### 15. Fireplace

Materials: Living Room • Family Room • Bedroom • Basement



Repair mortar brick joint at fireplace both side in master bedroom. Properly insulate above recessed light above fireplace in attic area.



Interior flues of all chimneys need cleaned.

#### 16. Window Condition

Materials: Vinyl framed double hung window noted.



Several front and back main level windows are lower than 18" safety limit and need to be safety glass rated.



Basement rooms cannot be used as bedrooms unless they have the required size egress windows and exterior clearance. Fire safety.

17. Floors



Repair tiles from main hall to kitchen left of door.

# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Locations

Locations: Basement.

## 2. Cabinets

## 3. Ceiling Fans

## 4. Closets

Observations:

- The closet is in serviceable condition.

## 5. Doors

## 6. Electrical

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- **Some receptacles were painted over.**
- **Loose outlets noted.**



Repair outlet front top right room in front of door between closets. Several outlets have been painted over and are hard to plug in. Also loose in the wall.

Repair several bedroom outlets throughout that area loose in the wall.



Secure recessed lighting in Master bedroom at makeup desk area.

### 7. Fireplace

Materials: Living Room • Family Room • Bedroom • Basement.

Observations:

- **\*\*Wood Fireplaces\*\***
- Damper was opened and closed
- Could not fully inspect due to accumulation of ash
- **The fireplace front/screen assembly is not affixed to the opening of the chimney. have a fireplace professional evaluate and repair any issues as necessary.**
- **Have chimneys swept by professional.**

### 8. Floor Condition

Flooring Types: Carpet is noted. • Hardwood flooring is noted.



Repair hard wood flooring at top back right bedroom under windows.

### 9. Smoke Detectors

Observations:

- **There were no smoke detectors present in the bedroom(s). Need one in each bedroom. Need one carbon monoxide detector at top level and one in basement level.**



10. Wall Condition

Materials: Drywall walls noted.

11. Window-Wall AC or Heat

12. Window Condition

Materials: Vinyl framed double hung window noted.

13. Ceiling Condition

Materials: There are drywall ceilings noted.



Properly insulate above recessed lighting in top right front office room.

14. Patio Doors

15. Screen Doors

# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## 1. Locations

## 2. Cabinets

Observations:

- Some cabinet doors need magnets or hardware to stay shut. Repair as needed.

## 3. Ceiling Condition

Materials: There are drywall ceilings noted.

## 4. Counters

Observations:

- Solid Surface tops noted.



Repair several tile grout areas and caulk sinks to counter. Repair tile grout on floor tiles.

## 5. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

## 6. Electrical

## 7. GFCI

Observations:

- GFCI in place and operational

## 8. Exhaust Fan

### Observations:

- Exhaust fan in laundry bathroom needs replaced.
- Some Bathroom fans terminate in attic space and do not vent to the exterior walls.

## 9. Floor Condition

Materials: Carpet is noted. • Sheet vinyl flooring is noted.

## 10. Heating

### Observations:

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



Repair vent in main level front half bathroom. Secure toilet to floor and tank to toilet.  
Repair sink stop. Have electrician provide one GFCI protected outlet at sink area.

## 11. Mirrors

### Observations:

- Some mirrors chipped and discolored around perimeter
- The master mirror is loose on wall. We strongly recommend refastening.



Properly secure mirror in top back hall bathroom

## 12. Plumbing

## 13. Showers

Observations:

- functional
- Shower head leaks.
- No water present at the master tub area. One set of shower doors need changed to allow proper access to shower.



Change doors to provide proper access to shower area top right back bathroom repair heat lamp cover and recessed light trim. .

## 14. Shower Walls

Observations:

- Ceramic tile noted.

## 15. Bath Tubs

Observations:

- Tub



No water at the master tub. Hot or cold.

## 16. Enclosure

### Observations:

- The shower enclosure was functional at the time of the inspection.
- **Unable to determine if glass is tempered safety glass.**

## 17. Sinks

### Observations:

- **Some Stopper are missing/inoperable.**



Repair drain stop top back hall bathroom. Back sink. Secure tank to toilet same bathroom. Repair ceiling at heat lamps. Caulk at tub to tile walls. Repair cabinet doors to close properly.



Repair drain stop on master left sink and repair wall at outlet right side. Inside of cabinet is wet at right side but sink not leaking.

## 18. Toilets

### Observations:

- **Toilets loose and may need re-anchoring.tanks loose.**



Replace toilet interior parts in main level laundry bathroom. Replace old ceiling exhaust fan. Have electrician install one GFCI outlet at sink area.



Secure basement tank to toilet. Repair shower drain and leaking shower head. Replace old sink GFCI outlet.



Provide transition strip at basement bathroom door to carpet.

#### 19. Window Condition

Materials: Vinyl framed double hung window noted.

# Kitchen

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

## 1. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- **Some cabinet doors need magnets or hardware to stay shut. Repair as needed.**



Repair hardware on several kitchen cabinets.



Replace damaged base trim at wine fridge left of kitchen cook top area.

## 2. Counters

Observations:

- Granite tops noted.

## 3. Dishwasher

Observations:

- Operated.
- **The dishwasher appears to be a worn unit, and may have reached the end of its useful life.**



Secure dishwasher to cabinet or counter. Repair right door seal.

**4. Doors****5. Garbage Disposal**

## Observations:

- Operated - appeared functional at time of inspection.

**6. Microwave****7. Cook top condition**

## Observations:

- Electric cook top noted.
- All heating elements operated when tested.

**8. Oven & Range**

## Observations:

- Oven(s): Electric
- Oven(s) operated when tested.

**9. Sinks****10. Drinking Fountain****11. Spray Wand**

## Observations:

- The spray wand was operated and was functional.

**12. Hot Water Dispenser****13. Soap Dispenser**

## Observations:

- The soap dispenser was functional.

**14. Trash Compactor****15. Vent Condition**

Materials: Exterior Vented

**16. Window Condition**

Materials: Vinyl framed double hung window noted.



17. Floor Condition

Materials: Carpet is noted.

18. Plumbing

19. Ceiling Condition

Materials: There are drywall ceilings noted.

20. Patio Doors

21. Screen Doors

22. Electrical



Repair light above kitchen area.

23. GFCI

Observations:

- No GFCI protection present, install GFCI protected receptacles for safety.



Provide proper GFCI protected outlets around kitchen area as required. All outlets.

#### 24. Wall Condition

Materials: Drywall walls noted.

# Laundry

## 1. Locations

Locations: Main level inside from garage.

## 2. Cabinets

## 3. Counters

## 4. Dryer Vent

Observations:

- The dryer vent needs cleaned



Remove all excess wiring and secure remaining wiring to floor joist or back board.

## 5. Electrical

## 6. GFCI

Observations:

- The laundry receptacle should be GFCI protected type.



Provide GFCI protection at laundry sink. Replace old washer hoses. Secure sink to floor or wall. Seal opening in outside wall under sink.

#### 7. Exhaust Fan

#### 8. Gas Valves

#### 9. Wash Basin

##### Observations:

- Sink is loose, suggest securing as necessary.
- Stopper is missing/inoperable.
- Sink is poorly anchored.

#### 10. Floor Condition

Materials: Ceramic tile is noted.

#### 11. Plumbing

##### Observations:

- Recommend replacement of washer hoses as necessary.

#### 12. Wall Condition

Materials: Drywall walls noted.

#### 13. Ceiling Condition

Materials: There are drywall ceilings noted.

#### 14. Doors

#### 15. Window Condition

# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## 1. Heater Condition

Materials: One heat pump is located in the basement. One in the attic space.

Materials: The home has a split system. • Heat pump noted.

Observations:

- Could not test AC condensers settings due to exterior temperature.
- Recommend heating-A/C contractor clean and service units.

## 2. Heater Base

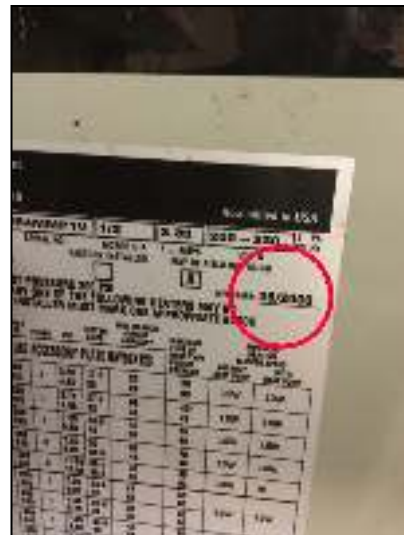
Observations:

- The heater base appears to be functional.

## 3. Enclosure



Attic air handler for heat pump is 2000 model in fair condition. Have unit cleaned and serviced. Have bottom side of A coils cleaned by HVAC contractor. .



Basement air handler is also 2000 unit in fair condition. Have unit cleaned and serviced. Have bottom side of A coils cleaned. Have humidifier cleaned and serviced.

## 4. Venting

## 5. Gas Valves

## 6. Refrigerant Lines

Observations:

- Missing insulation at A/C unit.



Replace all damaged insulation on refrigerant lines at condenser units.

## 7. AC Compress Condition

Compressor Type: Electric

Location: The compressors are located on the exterior grounds right side

Observations:

- Air Conditioning mounting pads are not level; this may shorten the compressor life. Suggest leveling pads and units.
- The exterior condenser is dirty and needs to be cleaned.
- The insulation is missing or damaged at exterior refrigerant line.
- Could not operate the A/C compressor units on the AC setting due to the exterior temperatures being 35 degrees. Any temperature below 50 degrees will harm the compressors on the AC setting.



Heat pump units are both 2013 models in good condition. Have both units cleaned and serviced. Provide level pad for both units.



Raise grade and splash block and back left corner to get water away from foundation.

8. Air Supply

Observations:

- The return air supply system appears to be functional.

9. Registers

10. Filters

Location: Located inside heater cabinet.

11. Thermostats

Observations:

- Digital - programmable type.

12. Furnace

13. Heat Pump

# Water Heater

## 1. Base

Observations:

- The water heater base is functional.

## 2. Heater Enclosure

Observations:

- The water heater enclosure is functional.



Water heater is 2010 unit in good condition. 80 gallons. Replace damaged wiring at connector at top of heater. Properly secure wiring to floor joist to water heater.

## 3. Combustion

## 4. Venting

## 5. Water Heater Condition

Heater Type: Electric

Location: The water heater is located in the basement

## 6. TPRV

Observations:

- Appears to be in satisfactory condition -- no concerns.

## 7. Number Of Gallons

Observations:

- 80 gallons

## 8. Gas Valve



9. Plumbing

Materials: Copper

10. Overflow Condition

Materials: Copper

11. Strapping

# Garage

## 1. Roof Condition

Materials: Roofing is the same as main structure.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

## 2. Walls

Observations:

- Appeared satisfactory, at time of inspection.
- Garage wall drywall needs to be properly fire sealed at beam support to house wall
- Personal items prevent complete inspection.



Properly secure plumbing and fire seal wall to house inside garage at hose bib.

## 3. Anchor Bolts

## 4. Floor Condition

Materials: Painted concrete floors noted.

Observations:

- Common cracks noted.

## 5. Rafters & Ceiling

Observations:

- Engineered wood roof truss framing noted.

## 6. Electrical

## 7. GFCI

Observations:

- No GFCI in place in garage area.

## 8. 240 Volt

### 9. Exterior Door

Observations:

- Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.
- Garage-house door may not be properly fire-rated.

### 10. Fire Door

Observations:

- No auto closure present

### 11. Garage Door Condition

Materials: Two - single 7', wooden panel, sectional roll-up doors.

Observations:

- weathered
- Door weatherstripping is missing or damaged. Recommend repair or replacement.



Install two self closing spring hinges on door from garage to house for fire safety. Door should self close and latch. Seal wall at refrigerant line penetrations in garage. Repair fire wall at bathroom side around pipe for fire wall seal. Install safety beam sensors on garage doors to exterior as required.

### 12. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.
- Install safety cables through all four door springs for safety.

### 13. Garage Opener Status

Observations:

- Old Chain drive openers noted.
- There appears to be an older model garage door opener without safety features.
- Neither garage door opener has safety beam sensors near the floor and needs upgraded.

**14. Garage Door's Reverse Status****Observations:**

- Garage vehicle door auto-reverse is inoperable.
- No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.

**15. Ventilation****16. Vent Screens****17. Cabinets****18. Counters****19. Wash Basin****20. Ceiling**

# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Electrical Panel

Location: 2 Panel boxes located in basement.

Location: Located in the attic area.

Observations:

- Double tapped breaker(s) inside panel box (more than one electrical conductor attached).
- Grounding / Bonding ground rod questionable at panel box.
- Have electrician ensure that ground is continuous, see photo.
- We recommend contacting a licensed electrician to evaluate and repair the issues.



Have electrician provide proper GFCI protection on all power to pool area, including pump. Provide proper ground bonding from driven ground rod. Eliminate double tapping on non approved breaker top left breaker left panel.



Eliminate double tapping on non approved breaker right panel and seal all openings.

## 2. Main Amp Breaker

Observations:

- 2/ 200 amp

## 3. Breakers in off position

Observations:

- 2

#### 4. Cable Feeds

Observations:

- There is an underground service lateral noted.

#### 5. Breakers

Materials: Copper non-metallic sheathed cable noted.

#### 6. Fuses

# Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

## 1. Roof Condition

Materials: Inspected from climbing onto roof areas with ladder. • Also Observed from the ground with field glasses.

Materials: 2 layers of architectural Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some shingles damaged. See photos.
- Some Sagging / buckling on roof decking noted.
- Noted on exterior that several areas of roof sheeting sagging between trusses.



Replace damaged cap shingles right end of house on top peak end



Extend front left plumbing vent on roof to 10" minimum.

## 2. Flashing

Observations:

- Recommend review by a licensed roofer for sealant at top edge terminations as necessary. See photos.



Seal metal terminations at top edges of dormers on front garage area.



Properly seal all top metal flashing on roof terminations.

### 3. Chimney

#### Observations:

- No chimney cap visible from inspection level. Recommend installation to prevent premature weathering, water intrusion, and nesting of wildlife.
- Chimney brick and Mortar shows sign of deterioration. Recommend having repaired as necessary.
- No "Cricket" (a small ridged roof section just above the chimney to shed water off to the sides) is installed above the (wider than 2') chimney. Keep clean of any accumulated debris which may cause leaks.
- Loose bricks observed.
- The Interior of each chimney flue needs to be inspected and reviewed by a qualified chimney professional to certify safe to use.
- Cracked flue tile observed at top of left chimney



Repair all deteriorated mortar joints on both chimneys at top 4ft of bricks



Replace damaged flue and top cap screening on left chimney. Also repair mortar joints around top 4ft section. Repair both chimney top cap concrete.





Bricks are actually falling out at the left side of middle chimney top section.

#### 4. Sky Lights

Observations:

- No signs of present or past leaking around the skylight were discovered at time of inspection.

#### 5. Spark Arrestor

Observations:

- Spark arrestor screens need Repaired.
- Wire mesh only is installed as a spark arrestor, this is considered to be inadequate and a proper spark arrestor should be installed.

#### 6. Vent Caps

Observations:

- There appears to be one vent cap installed on a B vent pipe center of back roof.

#### 7. Gutter

Observations:

- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
- Clean gutters: Significant amounts of debris evident.



Clean all gutters. Full of debris.

8. Down Spouts



Could not locate any of the drain outlets in yard area.

# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access

Observations:

- Pull Down Ladder located in bedroom area.
- Attic hatch needs to be insulated on top side.

## 2. Structure

Observations:

- Evidence of past or present leaks, dry at time of the inspection. One area noted with minor leak. See photo.
- Evidence of minor roof sheeting sagging between trusses.
- Stored personal items prevent complete attic inspection.



Repair minor roof leak at right of attic air handler, right top peak area.



Properly secure all hip roof rafter ends right end of attic at rafter ends. Several terminations. .



Secure top ends of all these terminations as noted previous.

### 3. Ventilation

#### Observations:

- Ridge exhaust venting noted.
- Thermostatically controlled Power Ventilator on roof field noted.
- Attic fan is inoperable, recommend review for repair.
- Soffit vents are blocked with insulation. Attic needs additional venting.



Have electrician properly wire attic fan.  
Could not get to operate.



Properly insulate above all bathroom fans and high hat lighting cans in attic space. Bathroom fan cannot vent into attic space. This must vent to exterior wall or through roof with vent cover.

### 4. Vent Screens

## 5. Duct Work

### Observations:

- Functional.
- Old duct work present.
- **Recommend taping seams.**

## 6. Electrical

### Observations:

- Most areas not accessible due to insulation.
- **Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.**
- **Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.**
- **All wiring should be properly secured to the framing.**
- **use of extension cord observed. Extension cords should not be permanently installed or be routed through attic space.**
- **Missing cover plates observed, suggest installing for safety.**



Close all open junction boxes in attic space.

## 7. Attic Plumbing

### Observations:

- **PVC** plumbing vents
- Copper plumbing noted
- PVC plumbing vent pipe appeared functional, at time of inspection.



Repair drain pipe from heat pump in attic to flow properly. Clean pan area.



Remove abandoned refrigerant lines behind attic unit through floor to basement from attic.

#### 8. Insulation Condition

Materials: Fiberglass batts with kraft paper facing noted.

Depth: Insulation averages about 8-10 inches in depth

Observations:

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.
- Insulation appears inadequate in some areas above recessed lighting and bathroom fans.
- Irregular insulation.
- Personal storage items observed in the attic. Attics are not generally designed for storage. Recommend removal.



Bathroom fan terminates into the attic space. This needs extended out to wall with vent cover or through roof to prevent moisture in the attic space. Properly insulate above all fans and recessed lighting throughout the attic area. Several locations.

#### 9. Chimney

## 10. Exhaust Vent

### Observations:

- Bathroom fans Do not extend to exterior air. This needs corrected.

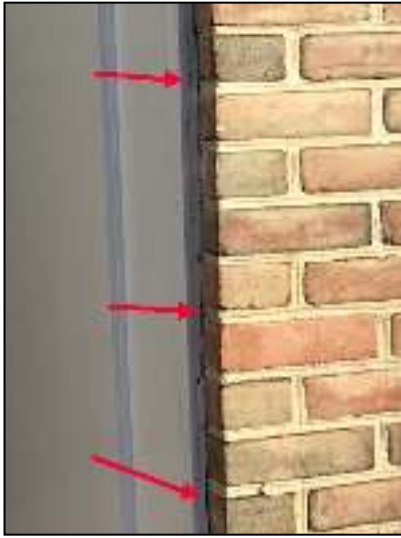
# Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## 1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- **Removed keyed dead bolt on front door. Safety issue. Should be thumb turn type**



Caulk all wood to brick transitions.



Repair stone steps at back left garage door.



Replace rotted trim at back right single door



Seal sides of back center door step stone areas several locations.





Replace back enclosed porch door and trim area that is rotted.

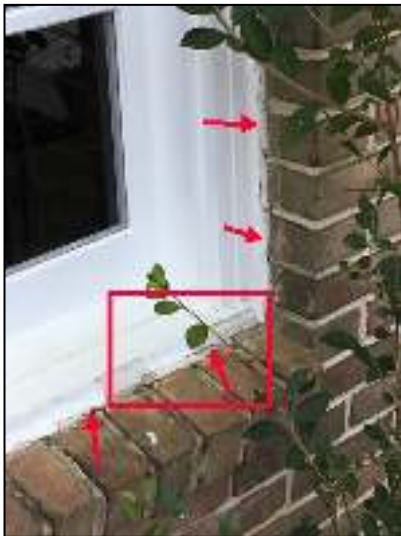


Replace rotted wood trim around left end lower level door and repair or replace damaged door. Caulk brick to trim areas.

## 2. Window Condition

### Observations:

- Components appeared in satisfactory condition at time of inspection.
- **Some window are lower than 18" from interior floor level and not safety glass rated.**



Re caulk at all doors and windows to brick transitions. Replace rotted window trim



Replace all damaged screens around back porch enclosure.

## 3. Siding Condition

Materials: Brick siding, wood frame construction, concrete / block foundation • Brick veneer noted. • Painted wood trims.

### Observations:

- No major system safety or function concerns noted at time of inspection.
- No Evidence of insect activity and/or insects around exterior of foundation or interior basement and attic areas.
- **Trim areas need minor prep, priming and painting**
- **Caulk and seal all gaps, cracks and openings.**
- **Dryer vent needs cleaned.**



Repair brick joints at back top left single window area. And at top right corner of same window.



Repair brick joints above back door and window corners.



Seal openings at wires above back porch enclosure house end.



Seal openings at back right of porch enclosure at house to porch area and around piping.



Repair crack at top edge area of brick to lower level. Left end.



Replace damaged vent cover at left end wall



Repair brick joint left end above right side of second level window.



Seal gap at left end chimney to house area and at soffit this area. Repair brick joints at left chimney base cap area left end. seal opening at soffit ara.



Repair brick joints at left end lower level front left corner.



Repair brick joints at right side of front porch at eave and seal opening.



Seal opening at brick to lower eave area front left of garage to house corner.



Repair large open brick joint on front of garage wall under front left window and above right front garage window. Right corner of window.

#### 4. Eaves & Facia

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.



Replace rotted wood at right side back corner.

5. Exterior Paint

Observations:

- Suggest caulking around doors and windows as necessary.

6. Stucco

7. Plumbing

8. Brick

9. Stone

# Foundation

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

## 1. Slab Foundation

Observations:

- Concrete slab not visible due to floor coverings.
- Common cracks noted.

## 2. Foundation Perimeter

Observations:

- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

## 3. Foundation Walls

Observations:

- Normal settlement.

## 4. Cripple Walls

## 5. Ventilation

## 6. Vent Screens

## 7. Access Panel

## 8. Post and Girders

Observations:

- Support Material: Steel
- Steel I-Beams and Posts
- Posts and beams are partially finished, unable to fully inspect.
- Beams are partially finished, unable to fully inspect.
- No deficiencies were observed at the visible portions of the structural components of the home.

## 9. Sub Flooring

### Observations:

- Plywood sheathing sub floor.
- Not fully visible for inspection due to lack of access to all areas.
- **Hardwood flooring squeaking on main level. Support sub flooring as needed to help prevent squeaks.**

## 10. Foundation Electrical

### Observations:

- **All wiring should be properly secured to the framing.**
- **Cut wiring should be removed for safety.**

## 11. Foundation Plumbing

### Observations:

- 3/4 inch copper
- 1+ inch PVC
- Poly Vinyl Chloride "PVC" waste and vent pipes noted.
- See photo for main water shut off valve location.<FYI> Future reference in the event of an emergency.
- **Attic condensate drain lines appears to be improperly pitched 1/4" per foot towards drain, recommend repairs by plumber.**

## 12. Sump Pump

### Observations:

- Evidence of one sump pump and one grinder sewer pump basin installed in basement. Pumps were not readily visible, but did operate during inspection.
- Appears to be a combination use sump pit.

# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Step stone sidewalk noted.

Observations:

- Driveway in good shape. Recommend sealing to extend life. Seal crack across drive half way down front area.

## 2. Grading

Observations:

- The exterior drainage is generally away from foundation except at the back right corner. Splash block needs raised at down spout to get water away from foundation.

## 3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.

## 4. Gate Condition

## 5. Patio and Porch Deck

Observations:

- Appeared functional at time of inspection.
- Appears in satisfactory and functional condition with normal wear for its age.

## 6. Stairs & Handrail



Replace brick brick at front left entrance area.

## 7. Grounds Electrical

Observations:

- Properly secure posts on front grounds lights. Provide GFCI protection on grounds lighting and front grounds receptacle at statue.





Have electrician provide driven ground rod at main service connections and verify proper ground bonding to main water pipe and both main panels.

## 8. GFCI

Observations:

- Several of the exterior GFCI outlets did not shut of when tested, have a qualified electrician replace as needed. Pool area also.



Replace bad GFCI outlet left end Lower level.



Replace front left of front porch area GFCI outlet and one at back patio area that do not reset.

## 9. Main Gas Valve Condition

## 10. Plumbing

Materials: Copper piping noted. • PVC piping noted.

Observations:

- Potable water supplied by city. Suggest water testing within inspection contingency period.
- Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.

### 11. Water Pressure

Observations:

- 50 psi

### 12. Pressure Regulator

Observations:

- Pressure regulator noted at main incoming line in basement area.

### 13. Exterior Faucet Condition

Location: Front, rear and in garage area.

Observations:

- **Recommend upgrading to a frost proof type hose bibb to prevent possible damage due to cracking of water line in below freezing temperatures.**

### 14. Balcony

### 15. Patio Enclosure

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- **Damaged screens around perimeter. Rotted wood at door and trim on left side of back patio enclosure. See photo.**



Replace broken stone on back right corner at patio.

### 16. Patio and Porch Condition

Materials: 2 layers Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.



Repair cracked stone at front entrance.  
Left side.



Repair brick joint at left of front entrance.

#### 17. Fence Condition

Materials: Wood

Observations:

- Retaining wall does not have any relief drains to stop hydraulic water pressure from pushing retaining walls. Suggest 4" sleeves though lower sections ever 10ft apart.

#### 18. Sprinklers

# Pool

## 1. Air Booster Pump

## 2. Deck Condition

Observations:

- Broken / missing stones and concrete. Repair raised and sunken areas to prevent trip hazards. Aluminum Trim at far end needs repaired

## 3. Gate & Fence Condition

Observations:

- Recommend 42" fence or better with self closing locking gate

## 4. Filter

## 5. Skimmer and Basket

## 6. Pool Heater Condition

## 7. Lights

## 8. Pressure Gauge

## 9. Pumps

Observations:

- did not operate. Winterized.
- worn pump

## 10. Jets

## 11. Structure Condition

Type: below ground

Materials: gunite / concrete

Observations:

- Limited Inspection Only. Pool is winterized.
- Top edge surface bricks cracking in several locations.
- 2 loose and cracked skimmer buckets need repaired or replaced. Need new safety winter cover. Could not locate bottom drain.

## 12. Tile

13. Timer

14. Water Condition

15. Water Fill Unit

16. Electrical

17. GFCI

Observations:

- GFCI did not respond to test, suggest replacing for safety.

# Basement/Crawlspace

## 1. Walls

Materials: Partly finished, full basement noted.

Observations:

- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- Visible portions of foundation wall were dry at the time of the inspection.
- Limited view due to storage and finishing systems. See Limitations.

## 2. Insulation

Observations:

- Full view of foundation insulation was not available due to lack of access.

## 3. Windows

Materials: Vinyl framed sliding window noted.

## 4. Plumbing Materials

Materials: Appears Functional.



Repair leaking valve at main water line.  
Seal wall penetration.



Replace leaking plumbing cap above main  
electric panels.

## 5. Basement Electric



Install outlet for humidifier to eliminate extension cord.



Install proper electrical connector on furnace in basement. Left side.



Eliminate orange extension cord on outlet at sump pump by water heater.



Replace damaged fixture and install globe on bulb behind basement furnace area.



Remove all abandoned electric wiring behind furnace area and at left of main panels

## 6. GFCI



Provide GFCI protection to circuit feeding outside ground lighting.

## 7. Access

Materials: Exterior doors noted ,left side

Observations:

- Exterior entrance is in serviceable condition.

## 8. Stairs

## 9. Railings

## 10. Slab Floor

Observations:

- Common cracks noted.

## 11. Finished Floor

## 12. Drainage

## 13. Sump Pump

Observations:

- **Two sump pumps installed. Could not access pumps to activate. Sealed lids.**

## 14. Framing

Observations:

- Appears Functional.



**15. Subfloor****Observations:**

- Not fully visible for inspection due to lack of access.
- Limited inspection due to finished ceiling.

**16. Columns****17. Piers****18. Basement/Crawlspace Ductwork****Observations:**

- **Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.**

**19. Ceiling**