

Report: 1947-10

**Confidential Inspection Report  
123 Main St  
Hampton, VA**

**Floyd Gibbs- Owner/VA State Certified Inspector #3380 00473  
Certified Master Inspector  
Certified Inspector CRI #: 201111  
BBB A+ Rating  
(757) 594-1449**

**June 30, 2018**



**Prepared for: John Smith**

**Inspection performed by: Your Inspector**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**

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## **GENERAL INFORMATION**

### **Client & Site Information:**

**1.1 Inspection Date And Time:**

June 30, 2018 11:00 AM.

**1.2 Client:**

Mr. John Smith.

**1.3 Inspection Site:**

123 Main St  
Hampton, VA

**1.4 Inspector:**

Your Inspector  
License #1234567890.

**1.5 Total Area**

2205.

**1.6 Estimated Age:**

2005.

### **Climate Conditions:**

**1.7 Weather:**

Overcast.

**1.8 Soil Conditions:**

Damp.

**1.9 Outside Temperature**

(f):  
80-90.

### **Building Characteristics:**

**1.10 Building Style & Type:**

1 Family.

**1.11 Stories:**

2

**1.12 Space Below Grade:**

Crawl Space.

### **Utility Services:**

**1.13 Water Source:**

Public.

**1.14 Sewage Disposal:**

Public

**1.15 Utilities Status:**

**All utilities are on at the time of inspection.**

### **Other Information:**

**1.16 Area:**

County.

**1.17 House Occupied**

Yes, the home was occupied at the time of inspection.

**1.18 People Present:**

Buyer, Buyers Agent.

### **REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was

performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request. In the case of a pre-listing inspection-Quality Home Inspections speaks only to the conditions at the time of inspection, and is not responsible for any changes/alterations/repairs after inspection date. If repairs are completed, please have all sub-contractors to provide proof of work that was performed, this will need to be turned over to the buyer in the event of closing. Each subcontractor is responsible for the quality and warranty on the work that they performed at the property.

We detail items by color based on urgency, Green is used to represent items that are preventative maintenance. Yellow is used to represent general maintenance or service items, and Red represents items of deficiency. RED items need immediate attention to prevent damage or further damage depending on the situation. We recommend a licensed expert to further evaluate, make recommendations/needed repairs of RED items. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; privately provided water/sewage systems (including wells), cosmetics or building code conformity. Due to standards currently set forth, we are unable to do "invasive testing" which includes (but is not limited to) removal of covers from HVAC systems to view internal components and puncturing wood to test for moisture/insect damage. A moisture termite inspection is always recommended, as we are not experts and can only speak to the conditions viewed at time of inspection. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## **EXTERIOR & FOUNDATION**

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified Class A contractor or structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. As to the exterior walls/trim, some areas may not be visible due to gutters etc... if this is the case, we are not responsible for those areas which we cannot view (example-slab foundations). The chimney should be cleaned/evaluated by a licensed chimney expert before first use to insure proper operation.

### **Exterior Walls And Trim:**

#### **2.1 Walls:**

The outside/exterior walls of the home are composed of:

Vinyl Siding  
Metal Siding

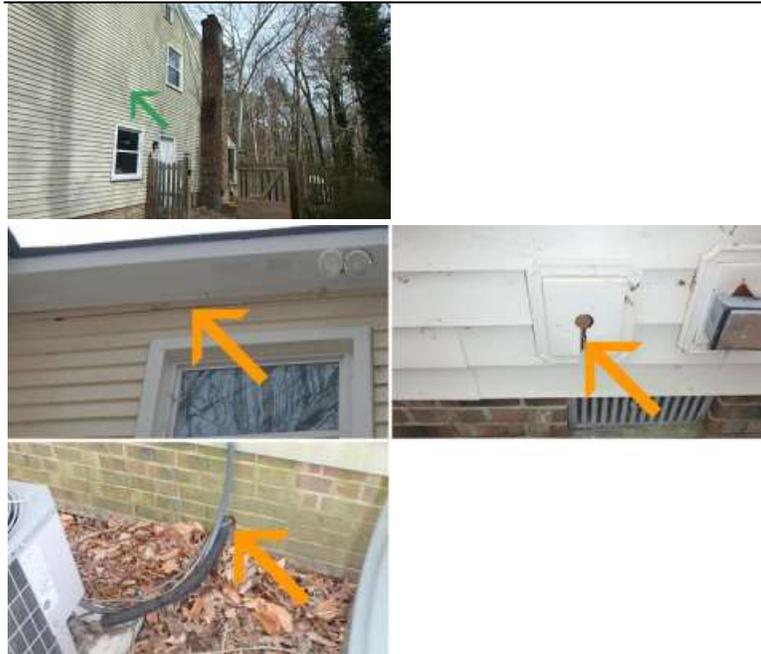
#### **2.2 Maintenance Condition:**

**We recommend power washing the exterior of the home to remove stains and help to preserve the life of the materials.**

**There is some loose siding noted at the rear of the home.**

**Have the siding secured properly to prevent moisture or insect intrusion.**

**Caulk around any holes, gaps, and penetration points to avoid moisture and insect intrusion.**



#### **2.3 Trim:**

The exterior trim of the home is composed of: Metal, Vinyl, and Wood

#### **2.4 Maintenance Condition:**

The trim around the house appears to be in appropriate condition.

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**Chimney:**

*2.5 Chimney Type:*

The chimney is composed of brick.

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*2.6 Chimney Maintenance:*

The chimney appears to be functional at time of inspection, however we always recommend regular cleaning and maintenance before first use to insure condition.

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**Foundation**

*2.7 Type*

The foundation of the home is a crawl space.

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*2.8 Maintenance Condition:*

Have the insulation re-secured in the crawl space where fallen to provide a proper thermal barrier. The crawl space door is deteriorated and rusty. It is important to have the access door made of stable exterior material and properly secure door to the foundation wall.

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## **ROOF SYSTEM**

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we take great care in evaluating the system thoroughly through every aspect available to us at time of inspection. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. Roof surfaces and materials over 10 years old are subject to issues that may arise; those include but are not limited to those associated with age. Maintenance and general repairs can be performed and may prolong the life of the existing materials, however larger repairs or replacement may be necessary at any time.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### **Attic & Insulation:**

#### **3.1 Structure:**

The attic/roof structure utilizes truss framing for the structure of this roof.  
The attic is full, this means that it spans the entire area of the house.



#### **3.2 Maintenance Condition:**

**The attic appears to be in functional condition at time of inspection.**

#### **3.3 Insulation Type:**

Insulation type is: blown in fiberglass fiberglass batts

#### **3.4 Condition:**

**The insulation appears to be adequate at time of inspection.**

### **Roof:**

#### **3.5 Style:**

The roof style is gable.



#### **3.6 Roof Covering:**

The roof is 20-25 year products.

**3.7 Roof Access:**

**The roof was accessed/viewed by physically walking on the roof.**

**3.8 Age:**

The roof is approximately 20-25 years old.

**3.9 Immediate Concerns Condition:**

**There are broken shingle tabs noted at the roof, some repairs have been made however some are still lifted/not properly secured.**

**Remove the moss/debris noted at the roof surface at time of inspection.**

**Have a licensed and insured roofing contractor evaluate and make any further recommendations or repairs as needed to the roofing system.**



**Gutters & Downspouts:**

**3.10 Type:**

Gutters are installed around the soffit of the house. Regular cleaning and securing is standard upkeep.

**3.11 Condition:**

**Clean the debris from gutter and secure as needed as part of standard maintenance. At this time gutters are partially clogged/clogged and could hold water and back up under the shingles.**

**There are portions of the gutter system that are loose at time of inspection in the front of the home and on the left front of the home.**

**Secure the gutters and/or downspouts to the house as needed to ensure proper function.**



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on

the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## **PLUMBING SYSTEM**

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Polybutylene (Quest) was used extensively in the manufacture of water supply piping in the 1980's. Quest 1 was the first generation of the product and experienced many issues while Quest 2 was the second generation product and issues found with the first generation are not currently found with that generation (Quest 2). Recommend education in regards to the product and all of the products used within the plumbing system. If any of the product is visible the inspector will indicate. In some cases it is unable to be viewed at time of inspection. Recommend education in regards to the product and consultation with a licensed plumber if desired/deemed necessary. In some areas lead piping was used as supply pipes, there is varied information provide, however; it is generally accepted that the lead contact of the pipe is not an issue at this time. If you find that you have lead supply pipes installed, we recommend you educate yourself on the issue and determine the best course of action for your family.

Older shower pans/enclosures are known to have issues and should be carefully monitored/evaluated to prevent future issues.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. If the home is noted to be the year 1969 or before, and any older plumbing materials are still present- there may be/arise issues associated with older pipes/fixtures. These problems may or may not be visible at this time, careful monitoring and evaluation is recommended.

### **Main Line:**

#### **4.1 Shut Off:**

**Generally, the main shut off is located at the street. There may also be another located elsewhere on the property. The main Shutoff Valve is located in the garage.**



**Supply Lines:**

*4.2 Material:*

The supply lines are composed of copper.

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*4.3 Maintenance Condition:*

The supply lines appear to be serviceable at time of inspection. We recommend monitoring as part of regular maintenance.

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**Waste Lines:**

*4.4 Material:*

The waste lines are composed of PVC.

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*4.5 Maintenance Condition:*

The waste lines appear to be serviceable at time of inspection. We recommend monitoring as part of regular maintenance.

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**Hose Faucets**

*4.6 Maintenance Condition:*

The hose faucets at the front and rear of the home have leaking stems noted. Repair/replace as needed for proper function.

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**Water Heater:**

*4.7 Manufacturer:*

The water heater is manufactured by A.O. Smith.

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*4.8 Power Source:*

The hot water heater is powered by electricity.

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*4.9 Capacity:*

The capacity is 50 gallons.

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*4.10 Date Of Manufacture:*

The unit was manufactured in 2016.

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*4.11 Serial/Model Number(s)*

Serial #-123456M562

Model #-459743ARIF.

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*4.12 Location:*

The unit is located in the kitchen closet.

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*4.13 Maintenance Condition:*

The water temperature was tested, at the time of inspection it was found to be within the manufacturers recommendations.

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## **HEATING - AIR CONDITIONING**

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Temperatures of 65 degrees or lower are unsuitable for testing A/C units, recommend having fully tested/evaluated before first use (in the spring). The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. If the outside temperature is below 65 degrees, the A/C unit is unable to be tested at time of inspection and should be properly maintained/evaluated before first use. If your system is a heat pump type, then we are unable to determine if heat is due to electric coils or charge. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. Any time a unit is more than 13 years old (most manufacturers recommended system life) we recommend having it evaluated by a licensed HVAC contractor due to the fact that it is considered "end of life/advanced age" and may need repair/replacement in the near future.

### **Primary Air Conditioning:**

#### **5.1 Type And Location:**

The primary unit is a Central Air Conditioning Unit and is located at the left side of the home.



#### **5.2 Manufacturer:**

The manufacturer of the unit is Goodman.

#### **5.3 Date Of Manufacture And Size Of Unit:**

The unit was manufactured in 2013 and the capacity of the unit is 4 Ton.

#### **5.4 Serial/Model Number(s)**

Serial #-06234X54313

Model #- KS23456-NS.



#### **5.5 Temperature Differential**

Return Temperature-59°

Supply Temperature-77°  
Temperature Differential- 18°  
The temperature differential noted for the unit is okay at time of inspection.

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**5.6 Amp**

The maximum AMP allowed for the unit is 45MP.  
The AMP Installed at the panel upon inspection is, 45AMP.  
Always insure that the max AMP installed at the panel is in accordance with manufacturers recommendations.  
This is correct for the unit installed.

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**5.7 Maintenance Condition:**

**The system appears to be functional at time of inspection, however we always recommend having a licensed HVAC contractor to provide regularly scheduled maintenance of the entire HVAC system for peak efficiency.**

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**Ductwork:**

**5.8 Type:**

The ductwork type is flex round, insulated metal.

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**5.9 Condition:**

**The ductwork appears to be serviceable at time of inspection, however; we recommend regular maintenance/cleaning the duct work/having sanitized throughout the house.**

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**Thermostats/Controls**

**5.10 Condition**

**The thermostat appears serviceable. Programmable settings are not tested.**

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**Primary Heating Furnace/Air Handler:**

**5.11 Type & Location:**

The primary heating unit is a Gas Fired Unit and is located in the attic.

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**5.12 Manufacturer:**

The manufacturer of the primary unit is Goodman.

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**5.13 Year Of Manufacture And Size Of The Unit:**

The unit was manufactured in 2013 and the capacity of the unit is 4 Ton.

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**5.14 Serial/Model Number(s)**

Serial #-KSD653135  
Model #-63545FD3565

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## **ELECTRICAL SYSTEM**

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. If we are unable to determine the AMP size installed at the panel for the HVAC system at time of inspection, a licensed contractor should evaluate and insure that it is the correct size for the unit per manufacturers recommendations. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

### **Electric**

#### **6.1 Service**

The service is 110/220 V breaker panel with under ground entry.



#### **6.2 Panel Location**

The main service entering the house is a 200 AMP breaker panel and is located in the garage.



#### **6.3 Cautionary Issues For Panel:**

The panel box appears serviceable and was standard for the year it was installed with no issues noted.

#### **6.4 Immediate Concerns Switches/Outlets;**

**The outlet in the upstairs back left bedroom has the hot and neutral reversed, repair/correction is needed.**

**Secure the outlet behind the washing machine as needed.**

**Have a licensed and insured electrical contractor further evaluate and make any recommendations and repairs as needed to the electrical system.**



6.5 Lighting

**There are some missing or blown bulbs throughout the home. Replace the bulbs and retest to ensure of operation.**

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## INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to- lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. Smoke Alarms; If not already installed, should be placed in each bedroom and in both upper and lower hallways for maximum safety, test units regularly as per standard-install new batteries and replace older/broken units as needed. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

### **Doors:**

#### *7.1 Front Door:*

**The front door appears to be serviceable and fully operational at time of inspection.**

#### *7.2 Other Exterior Doors:*

**The exterior door(s) appear to be serviceable at time of inspection.**

#### *7.3 Interior Doors:*

**The strike plate need to be adjusted to allow for proper operation.**

**Damage is noted to some of the doors have repaired or replace as needed.**

**Add door stops to doors where missing around the house to avoid damage to the walls and doors.**

**There are some interior doors that need to be adjusted so to latch properly.**



### **Windows:**

#### *7.4 General Type*

The windows are composed of wood, Insulated glass.

#### *7.5 Maintenance Condition:*

**A representative sampling of the windows was taken at the time of inspection. The windows as a whole are generally operational.**

#### *7.6 Immediate Concern Condition:*

**Interior Walls:**

*7.7 General Material:*

The interior walls are composed of drywall.

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*7.8 Cosmetic Conditions*

**Typical or minor cracks are noted to the walls in the home. These cracks are cosmetic in nature, have repaired as needed. Nail pops are noted in the home, they are imperfections that show up in drywall interior walls, and can reoccur if they are not repaired properly.**

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**Ceilings:**

*7.9 General Type:*

The interior ceilings are composed of drywall.

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*7.10 Cosmetic Conditions*

**Nail pops are noted in the home, they are imperfections that show up in ceilings and can reoccur if they are not repaired properly.**

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**Floors:**

*7.11 Materials:*

Carpet is installed in some rooms/areas in the home.  
Vinyl flooring is installed in some rooms/areas in the home.  
Tile flooring is installed in some rooms/areas in the home.

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*7.12 Cosmetic Condition*

**There are squeaks noted in the sub-flooring. Squeaks are caused when the subfloor begins to separate from the floor joists. The nails squeak as they slide in and out of the joists. At time of inspection, the vinyl tiles have not been completely installed. Complete and inspect for proper insulation.**

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*7.13 Maintenance Condition:*

**Damage and deterioration is noted to the tile. Have repaired or replaced as needed to ensure functionality.**

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**Stairs & Handrails:**

*7.14 Condition:*

**The interior stairs and handrails appear to be to standard and functional at time of inspection.**

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**Fireplace:**

*7.15 Type:*

The fireplace is noted to be a wood burning unit.

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*7.16 Condition:*

The fireplace appears to be in workable condition, however cleaning and inspection is recommended before use.

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**Smoke / Fire Detector:**

*7.17 General:*

**There are some units that are missing and need to be replaced, Smoke detectors should be installed in each bedroom and in both upper and lower hallways for maximum safety. Testing for proper operation and installation of fresh batteries yearly is recommended.**

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## **GARAGE - CARPORT**

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

### **Garage Type:**

#### **8.1 Type:**

The garage is attached to the home.



#### **8.2 Roof:**

The roof is composed of materials that are the same as the main structure (house).

**Upon visual inspection the roof appears to be in good condition.**

#### **8.3 Firewall:**

**The firewall appears to be maintained and in functional condition**

#### **8.4 Garage To House Door**

**The garage to house door appears to be operational at time of inspection.**

#### **8.5 Main Garage Door(s):**

**The main garage door is bent at the bottom, this is causing the door to bow out. Repair/replace as needed.**



### **Other Outbuildings:**

#### **8.6 Shed**

A wood shed is located on the property.



#### **8.7 Condition:**

**The shed appears to be in serviceable condition at the time of inspection.**

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## KITCHEN - APPLIANCES

### **Kitchen Sink:**

#### *9.1 Condition:*

**The sprayer was inoperable at time of inspection, repair as needed.**



#### *9.2 Kitchen Sink:*

The kitchen sink is composed of porcelain.



### **Range/ Oven:**

#### *9.3 Manufactured By:*

The unit was manufactured by Jenn-Air.



#### *9.4 Operated By:*

The unit is gas fired.

#### *9.5 Condition:*

**The stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children.**



### **Ventilation:**

#### *9.6 Ventilation Type*

The ventilation type is external.

The manufacturer is Allure.



*9.7 Condition:*

**The ventilation appears to be adequate/operational at the time of inspection.**

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**Refrigerator:**

*9.8 Refrigerator:*

The refrigerator is manufactured by Kitchen Aid.

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*9.9 Condition:*

**At the time of inspection, the unit was cooling adequately.**

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**Dishwasher:**

*9.10 Dishwasher:*

The Manufacturer of the unit is Kitchen Aid.

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*9.11 Condition:*

**The dishwasher appears to be operational at time of inspection.**

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**Garbage Disposal:**

*9.12 Manufacturer:*

The manufacturer of the garbage disposal is Badger.

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*9.13 Condition:*

**The garbage disposal appears to be serviceable at time of inspection.**

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**Microwave:**

*9.14 The Condition Of The Microwave Is*

There is no microwave installed at time of inspection.

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## Kitchen Interior:

### 9.15 Materials:

The kitchen cabinets are wood and the counters are laminate.

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### 9.16 Condition:

The cabinets and countertops appear to be installed and operational at time of inspection.

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## Laundry:

### 9.17 Location:

The laundry facility is located in the utility.

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### 9.18 Condition:

**It is important to clean and maintain the dryer venting to prevent a fire hazard.**

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## Washer And Dryer:

### 9.19 Washer:

The washing machine was manufactured by, LG.

**The washer was tested and appeared to function properly at time of inspection.**

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### 9.20 Dryer:

The dryer was manufactured by LG.

**The dryer was tested and appeared to function properly at time of inspection.**

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If a washer is not installed at time of inspection, we are unable to test the plumbing system for proper function. Recommend having thoroughly tested when unit is installed.

Dryer venting should be cleaned/maintained regularly as part of routine maintenance associated with home ownership. If clothes are present inside the washer/dryer at time of inspection, we are unable to test those units. Therefore, we are unable to speak to the condition of said units.

## **BATHROOMS**

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. \*\*If a shower enclosure is present, and was installed before 1968, this should be evaluated further and certified. These enclosures are known to leak over time, and although this is not always visible at inspection it can be an ongoing issue and cause damage if not corrected.

### **Bathroom #1:**

#### *10.1 Bathroom Location:*

Bathroom #1 is located upstairs, in the hall.



#### *10.2 Condition Of Sink:*

**The sink appears to be serviceable in bathroom #1 at the time of inspection.**

#### *10.3 Condition Of Toilet:*

**The toilet appears to be in operating condition in bathroom #1 at the time of inspection.**

#### *10.4 Tub/Shower Plumbing Fixtures:*

**The shower head in bathroom #1 is leaking, repair or replace as needed for proper operation.**



#### *10.5 Tub/Shower And Walls:*

**The tub and shower walls in bathroom #1 appear to be serviceable at the time of inspection.**

#### *10.6 Bath Ventilation:*

**The ventilation in bathroom #1 appears serviceable at time of inspection.**

### **Bathroom #2:**

#### *10.7 Bathroom Location:*

Bathroom #2 is located upstairs in the Master bedroom.



#### *10.8 Condition Of Sink:*

**Replace the broken drain as needed at the sink in bathroom #2.**



**10.9 Condition Of Toilet:**

**The toilet in bathroom #2 needs to have the wax ring replaced and toilet secured. This will ensure that there are no leaks, which can cause moisture damage that is hard to detect.**



**10.10 Tub/Shower Plumbing Fixtures:**

**Secure the tub stopper as needed at bathroom #2.**



**10.11 Tub/Shower And Walls:**

**The tub and shower walls in bathroom #2 appear to be serviceable at the time of inspection.**

**10.12 Bath Ventilation:**

The ventilation for bathroom #2 is a window only,

**Bathroom #3:**

**10.13 Bathroom Location:**

Bathroom #3 is located downstairs in the hall and is a half bath.



**10.14 Condition Of Sink:**

**The sink appears to be serviceable in bathroom #3 at the time of inspection.**

**10.15 Condition Of Toilet:**

**The toilet appears to be in operating condition in bathroom #3 at the time of inspection.**

**10.16 Bath Ventilation:**

**The ventilation in bathroom #3 appears serviceable at time of inspection.**

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

### Paving Conditions:

#### 11.1 Driveway:

The driveway is composed of concrete.



#### 11.2 Condition

The cracks noted are typical in the surface of the driveway . This is standard in most driveways and is not considered an issue.

The driveway is noted to be raised or settled and as such can pose a tripping hazard, this is due to tree roots. It is recommended to repair or replace the hazard area for safety.



#### 11.3 Walks:

The sidewalk is composed of concrete.



#### 11.4 Condition

The walkway appears to be in suitable condition at the time of inspection.

### Landscaping:

#### 11.5 Condition:

It is recommended to trim away bushes, plants and/or ivy away from structure to help prevent damage to the building materials.



**Grading:**

*11.6 Site:*

The grading is noted to be sloped at the front of the home and gentle at the rear of the home.

*11.7 Condition:*

**The grade at foundation appears to be maintained and functional.**

**Patio, Porch And Decks:**

*11.8 Patio:*

The patio is composed of brick pavers

*11.9 Condition:*

**The patio appears to be in workable condition at the time of inspection.**

*11.10 Decks:*

The deck is composed of Wood

*11.11 Condition:*

**The deck appears to be in workable condition at the time of inspection.**

*11.12 Patio/Porch:*

The patio/porch structure is open.

*11.13 Condition:*

**The patio/porch appears to be in serviceable condition.**

**Exterior Steps And Stoops:**

*11.14 Condition:*

**Scrape and paint the railings as needed at the exterior steps/stoops.**

**Point up the steps where needed to prevent moisture intrusion and further damage.**

**Secure the handrail properly as needed for safety.**



**Fences & Gates:**

*11.15 Type:*

The fences/gates are composed of wood.

*11.16 Condition:*



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**Exterior Components:**

**11.17 Sprinkler System**

The unit is manufactured by Toro

The unit is located in the garage

**The sprinkler system appears to be functional at time of inspection. If there are any questions, need of service or repairs please contact a licensed expert familiar in this field.**

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