

Palmer Home Inspections

Property Inspection Report



1234 Anywhere Street, Colorado Springs, CO 80916
Inspection prepared for: Mrs. Homebuyer
Real Estate Agent: No Agent - Personal Inspection-FSBO

Date of Inspection: 6/12/2017 Time: 10:00 AM
Age of Home: 1982 (35 Years) Size: 850 SF
Weather: Sunny 75 Degrees
Paid in full. Check. Thank You!

Inspector: Christopher Palmer
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Report Summary

Garage		
Page 10 Item: 10	Fire Door	<ul style="list-style-type: none"> • No self-closing hinges. The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. Recommend installing self-closing hinges.
Page 11 Item: 14	Garage Door's Reverse Status	<ul style="list-style-type: none"> • The door requires a great deal of resistance to trigger the auto-reverse mechanism. HIGHLY recommend having the garage door and opener serviced by a qualified professional.
Kitchen		
Page 15 Item: 8	Oven & Range	<ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. Recommend installing anti-tip brackets for safety.
Bedroom #1		
Page 19 Item: 2	Closets	<ul style="list-style-type: none"> • The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb. Recommend installing the globe or install a light fixture with a cover.
Bedroom #2		
Page 21 Item: 2	Closets	<ul style="list-style-type: none"> • The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb. Recommend installing the globe or install a light fixture with a cover.

Inspection Details

1. Attendance & House Direction

In Attendance: Client present. • Buyers agent present.

2. Home Type & Style

Home Type: Single Family Home. • Detached. • Ranch Style.

3. Occupancy

Occupancy: ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. • Occupied-Furnished: Heavy volume of personal and household items observed.

Grounds

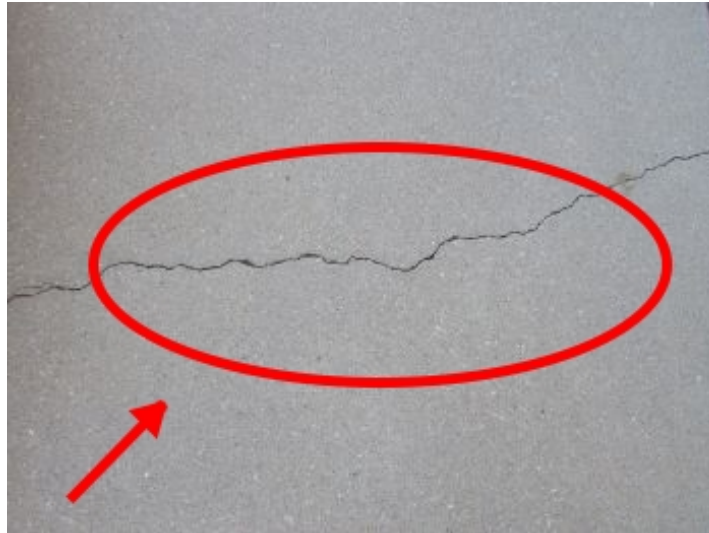
1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway and sidewalk noted.

Observations:

- Driveway and sidewalk in good shape for age and wear.
- Common cracks (1/4-inch or less) were visible in the driveway. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the walkway surface from freezing moisture.



Grounds Driveway and Walkway Condition

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- The exterior drainage is generally away from foundation.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Wood noted.

Observations:

- Gates were locked at the time of inspection, did not operate.

5. Fence Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Wood noted.

6. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Ground Fault Circuit Interrupter (GFCI) protected electrical outlets on the exterior appeared to be in serviceable condition at the time of the inspection. Resets in the garage.

8. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Observations: West side of structure.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

Observations:

- The plumbing system is in good condition. No leaks were observed in the supply and or drainage systems.

10. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- The water pressure that is supplied to the fixtures is considered average. A slight drop in the flow was experienced, when two fixtures were operated simultaneously.

11. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator located in the mechanical room closet.

12. Exterior Faucet(s) Condition

Good	Fair	Poor	N/A	None
X				

Observation: Front and rear of the structure.

Observations:

- OK

At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior water faucets

13. Porch/Patio

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete porch appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Common cracks (1/4-inch or less) were visible on the porch. Cracks exceeding 1/4 inch should be filled with an appropriate material to avoid continued damage to the porch and patio surface from freezing moisture.

- Composite deck/patio appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.



Grounds Porch/Patio

14. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

Observations:
 • No patio enclosure noted.

15. Patio/Porch Roofing Condition

Good	Fair	Poor	N/A	None
				X

Materials: None noted.
 Observations:
 • None noted.

16. Sprinklers

Good	Fair	Poor	N/A	None
			X	

Observations:
 • NOTE: Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. **SPRINKLER SYSTEMS ARE BEYOND THE SCOPE OF A HOME INSPECTION**, due to most of its parts/piping not visible for inspection.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- All doors appeared in a functional and in satisfactory condition at the time of the inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SEE INDIVIDUAL WINDOW SECTION IN EACH ROOM****

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior walls of the home were covered with wood siding.

- Brick veneer noted.

Observations:

- The Inspector observed no deficiencies in the condition of wood siding covering the exterior walls of the home. Inspection of wood siding typically includes visual examination of installation practices and condition.

4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
				X

Observations:

- None noted. Wood siding.

7. Exterior Lights Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- All exterior lights were functional during the inspection.

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect the antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This not an exhaustive inspection of every installation detail of the roof system according to the manufacturers specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water test, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose the information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Observed: Walked the Roof. The Inspector inspected the roofing materials and components by walking the roof surface.

Materials: Composite Shingle.

Observations:

- Better than average quality materials employed as roof coverings.

2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:

- Roof flashing details appear to be in good order/condition. No major system safety or function concerns noted at time of inspection.

3. Chimney

Good	Fair	Poor	N/A	None
				X

Observations:

- No chimney noted.

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

Observations:

- No skylights noted.

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

Observations:

- None noted.

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

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

Garage

1. Garage Roof Condition

Good	Fair	Poor	N/A	None
X				

Observed: Roofing is the same as main structure.
Materials: Composite shingles noted.

Observations:

- ****SEE ROOF SECTION UNDER STRUCTURE FOR COMMENTS****

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory at the time of inspection.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible. Obscured by drywall.

4. Garage Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

Observations:

- Garage floor was not completely visible due to personal items stored blocking view. Visible sections of garage floors are good.



Garage Garage Floor Condition

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

- Engineered wood roof truss framing noted. Visible in the attic and garage ceiling.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- Ground Fault Circuit Interrupter (GFCI) protected electrical outlets in the garage appeared to be in serviceable condition at the time of the inspection.

8. 240 Volt

Good	Fair	Poor	N/A	None
				X

Observations:

- There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional at time of inspection.

10. Fire Door

Good	Fair	Poor	N/A	None
X		X		

Observations:

- Appeared satisfactory and functional at the time of inspection.
- **No self-closing hinges. The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards. Recommend installing self-closing hinges.**



Garage Fire Door

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 8' X 7' insulated steel garage door noted.

Observations:

- Minor dented panels noted. Appeared functional.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

13. Garage Door Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
		X		

Observations:

- **The door requires a great deal of resistance to trigger the auto-reverse mechanism. HIGHLY recommend having the garage door and opener serviced by a qualified professional.**

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Manufacturer: Gould.

Observations:

- Generally speaking, the electrical system appears to be in good order. All breakers are properly sized.



Electrical Electrical Panel

2. Main Amp Capacity

Good	Fair	Poor	N/A	None
X				

Observations:

- The electrical service disconnect was rated at 100 amps.

3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

Observations:

- There were no breakers in the off position.

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Observations:

- There were no fuses noted.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Lofts, Basements, 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. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

Observations:
 • No ceiling fans noted.

2. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • All closets are in serviceable condition.

3. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated normally when tested.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • All doors observed as functional and in good visual condition during the inspection.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

• Some outlets not accessible due to furniture and or stored personal items.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested.
 • MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper smoke alarm operation is required.

7. Carbon Monoxide Detector

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated when tested during the inspection.
 • MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper carbon monoxide detector operation is required.

8. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

10. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

11. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

12. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding screen door is noted functional.

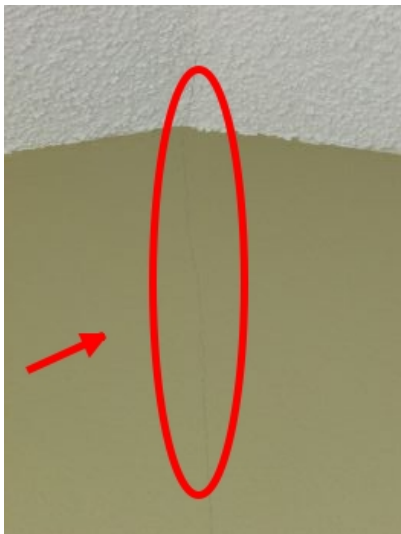
13. Wall Condition

Good	Fair	Poor	N/A	None
X	X			

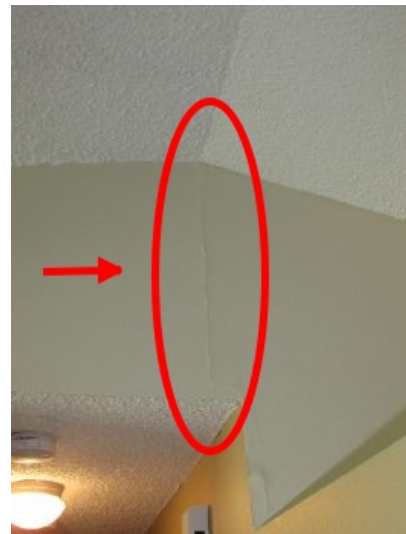
Materials: Drywall walls noted.

Observations:

- Slight cracking in the wall finish is noted. Possible settlement. MONITOR: If cracks appear to worsen recommend further evaluation by a general contractor.



Interior Areas Wall Condition



Interior Areas Wall Condition

14. Fireplace

Good	Fair	Poor	N/A	None
				X

Observations:

- No fireplace noted.

15. Floor Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- The floors are noted in good condition.

16. Floors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hardwood flooring noted.
- Ceramic tile flooring 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

Good	Fair	Poor	N/A	None
X				

Observations:

- The kitchen cabinetry is in good condition. No deficiencies noted. All the cabinets appear to be well maintained.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- The kitchen countertops appear to be in good condition and have been well maintained.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Dishwasher was operated through a cycle at the time of the inspection. The Inspector observed no deficiencies in the condition and operation of the dishwasher.

4. Doors

Good	Fair	Poor	N/A	None
				X

Observations:

- No doors noted in the kitchen area.

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated and appeared functional at time of the inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. Oven & Range

Good	Fair	Poor	N/A	None
X		X		

Observations:

- Electric oven noted.
- Oven operated when tested.
- **Anti-tip bracket is missing from range installation. Recommend installing anti-tip brackets for safety.**

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Trash Compactor

Good	Fair	Poor	N/A	None
				X

Observations:
 • None trash compactor noted.

11. Vent Condition

Good	Fair	Poor	N/A	None
X				

Observations: Recirculating noted.

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

13. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

14. Plumbing

Good	Fair	Poor	N/A	None
X				

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

16. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

17. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • Ground Fault Circuit Interrupter (GFCI) protected electrical outlets in the kitchen appeared to be in serviceable condition at the time of the inspection.

18. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry/Closet

1. Locations

Observations: Kitchen area.

2. Cabinets

Good	Fair	Poor	N/A	None
				X

Observations:
• No cabinets noted.

3. Counters

Good	Fair	Poor	N/A	None
				X

Observations:
• No countertops noted.

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the dryer vent.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:
• No GFCI protection present. Recommend installing GFCI protected receptacles for safety by a licensed electrician.

7. Wash Basin

Good	Fair	Poor	N/A	None
				X

Observations:
• No wash basin noted.

8. Window Condition

Good	Fair	Poor	N/A	None
				X

Observations:
• No windows noted.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

13. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

Bedroom #1

1. Locations

Locations: West.

2. Closets

Good	Fair	Poor	N/A	None
X		X		

Observations:

- The closet is in serviceable condition.
- The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb. Recommend installing the globe or install a light fixture with a cover.



Bedroom #1 Closets

3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

- Some outlets not accessible due to furniture and or stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- There was no smoke detector present in the bedroom. Recommend installing a smoke detector for safety.

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

10. Ceiling Fan

Good	Fair	Poor	N/A	None
X				X

Observations:

- The ceiling fan was noted functional during the inspection.

Bedroom #2

1. Locations

Locations: South.

2. Closets

Good	Fair	Poor	N/A	None
X		X		

Observations:

- The closet is in serviceable condition.
- The closet light is missing fixture globe. This can be a potential fire hazard if clothing comes in contact with an exposed light bulb. Recommend installing the globe or install a light fixture with a cover.



Bedroom #2 Closets

3. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

- Some outlets not accessible due to furniture and or stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- There was no smoke detector present in the bedroom. Recommend installing a smoke detector for safety.

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

10. Ceiling Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The ceiling fan was noted functional during the inspection.

Bathroom #1

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

Observations: Main floor bathroom.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The bathroom cabinetry is in good condition. All the cabinets appear to be well maintained.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Solid surface countertops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Observed as functional and in good visual condition.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • Ground Fault Circuit Interrupter (GFCI) protected electrical outlets in the bathroom appeared to be in serviceable condition at the time of the inspection. Resets in the garage.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:
 • None noted.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

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

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional during the inspection.

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Small chip in the surface noted.



Bathroom #1 Bath Tubs

16. Enclosure

Good	Fair	Poor	N/A	None
				X

17. Sinks

Good	Fair	Poor	N/A	None
X				

18. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
• Toilet is noted functional.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted.

20. Skylight

Good	Fair	Poor	N/A	None
				X

Observations:
• No skylight noted.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is noted functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is noted functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:
 • Combustion exhaust OK. At the time of the inspection, the Inspector observed no deficiencies in the condition of the exhaust flue for this gas-fired water heater.

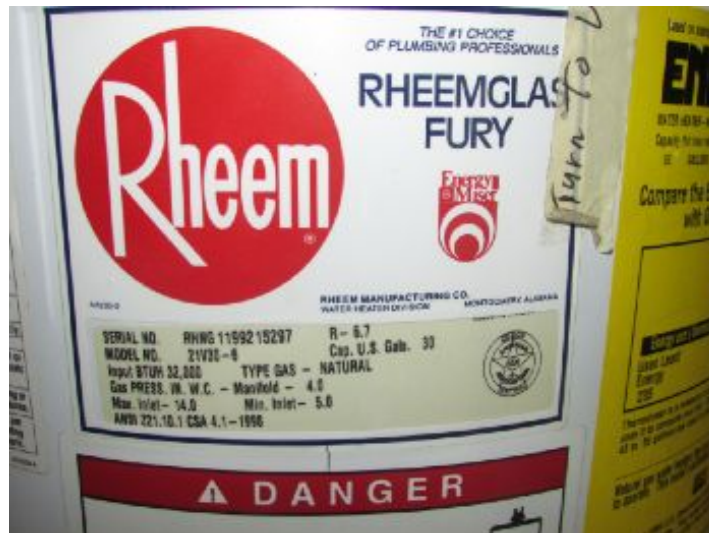
4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas. • Manufacturer: Rheem. • Manufacturer Date: Unknown. • Model # 21V30-6. • Serial # RHNG1199215297.
 Location: The water heater is located in the mechanical room closet.
 Observations:
 • At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



Water Heater Water Heater Condition

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:
 • At the time of the inspection, the Inspector observed no deficiencies in the condition of the temperature/pressure relief (TPR) valve (not tested) and the TPR discharge pipe.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 30 gallons noted.

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared functional.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper.
 Observations:
 • Pipe fittings OK. At the time of the inspection, the Inspector observed no deficiencies in the condition of water pipe fittings connected to this water heater.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper noted.

11. Strapping

Good	Fair	Poor	N/A	None
				X

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

Good	Fair	Poor	N/A	None
X				

Observations: The furnace is located in the mechanical room closet.
 Materials/Observations: Gas fired forced hot air noted. • Manufacturer: Bryant. • Manufacturer Date: 11/2006. • Model # 310AAV036070. • Serial # 4605A22245.

Observations:
 • At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace. Furnace was last serviced in 1/2017.



Heat/AC Heater Condition

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
 • At the time of the inspection, the Inspector observed no deficiencies in the condition of the combustion exhaust flue of this furnace.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas shut off valves were present and functional.

6. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

7. Filters

Good	Fair	Poor	N/A	None
X				

Observations: Located inside heater cabinet.

8. Thermostats

Good	Fair	Poor	N/A	None
X				

Location:

- Functional at the time of inspection.
- Location: Hallway.

9. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning (cooling) system.

10. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type & Manufacturer: Electric noted. • Manufacturer: Rheem. • Manufacturer Date: 4/2011. • Model # 13AJN24A01. • Serial # 8390W151101749.

Location: The A/C compressor is located on the exterior grounds.

Observations:

- The system and it's components are considered to be in good condition.
- The system responded properly to the operating controls.



Heat/AC AC Compress Condition

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
				X

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Most of the poured concrete foundation walls were hidden behind thermal insulation. Their inspection was limited to representative areas only

4. Cripple Walls

Good	Fair	Poor	N/A	None
X				

5. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Screened openings noted.

6. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

7. Access Panel

Good	Fair	Poor	N/A	None
X				

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:

- Steel I-Beams and steel post/columns noted.
- Concrete piers.

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Plywood sheathing sub floor noted.

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• 3/4 inch copper noted.

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

Observations:
• No sump pump noted.

14. Ducting

Good	Fair	Poor	N/A	None
X				

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Type: Crawlspace noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

2. Insulation

Good	Fair	Poor	N/A	None
X				

3. Windows

Good	Fair	Poor	N/A	None
				X

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

5. Basement Electric

Good	Fair	Poor	N/A	None
			X	

6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Access

Good	Fair	Poor	N/A	None
X				

Observations: Interior hatch noted in bedroom #1 closet floor.

8. Stairs

Good	Fair	Poor	N/A	None
				X

9. Railings

Good	Fair	Poor	N/A	None
			X	

10. Slab Floor

Good	Fair	Poor	N/A	None
				X

11. Finished Floor

Good	Fair	Poor	N/A	None
				X

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

Observations:
 • No sump pump noted.

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appears functional.

15. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:
 • Plywood sheathing sub floor noted.

16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies were observed at the visible portions of the structural components of the home.

17. Piers

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies were observed at the visible portions of the structural components of the home.

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Scuttle hole located in the closet ceiling of bedroom #1.

2. Structure

Good	Fair	Poor	N/A	None
X				

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Gable louver vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
			X	

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

Observations:

- Was not accessible or visible due to the insulation.

6. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:

- Was not accessible or visible due to the insulation.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations:

- Was not accessible or visible due to the insulation.

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted.

Depth: Insulation averages about 8-10 inches in depth noted.

9. Chimney

Good	Fair	Poor	N/A	None
				X

Observations:

- No chimney noted.

10. Exhaust Vent

Good	Fair	Poor	N/A	None
				X