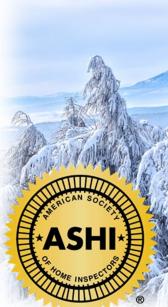


Professional Home Inspections

PROPERTY INSPECTION REPORT







CERTIFIED INSPECTOR

12345 My Street, My Town, OR 99999

Inspection prepared for: Thomas Homebuyer & Tina Homebuyer

Date of Inspection: 1/13/2022 Time: 1:00 pm

Age of Home: Built in 2006 Size: 3522 sf

Weather: Sunny, cool Sample Report

T2 Home Services

15 SE 11th St Unit 15 Pendleton, OR 97801 (541) 969-7640 www.t2homeservices.com

Inspected By;

Mark Townsend - Owner
OR CCB# 218324 - WA LIC# 20118634
(541) 969-7640
mark@t2homeservices.com

Adding Peace of Mind to your home purchasing decision

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It is important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

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 property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



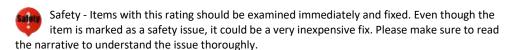
Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future





Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

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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.

Grounds			
Page 7 Item: 2	Driveway/Parking	 There are uneven slabs at the driveway, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed. 	
Page 8 Item: 4	Steps/Stoop	• There are open risers on the exterior wood stairs, which is a potential safety concern. Recommend using additional caution in these areas. Install proper risers for added safety.	
Page 9 Item: 5	Patio	The patio block is uneven and presents a tripping hazard. Recommend a licensed contractor repair.	
Page 9 Item: 6	Deck/Balcony	 The deck structure does not appear to be properly supported and/or anchored. Potential for failure that can cause damage to structure and/or injury to occupants. Recommend having deck structure evaluated and repaired by a licensed contractor. 	
Roof			
Page 12 Item: 7	Condition of Roof Covering	 Missing tabs or shingles on the roof, recommend a licensed roofer repair or replace. 	
Exterior			
Page 13 Item: 1	Gutters	One or more gutter sections were loose. Some of the nails/brackets are pulling out. Recommend a professional contractor repair.	
Page 14 Item: 3	Siding	• The siding needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.	
Page 14 Item: 4	Trim	There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.	
Page 16 Item: 11	Exterior Receptacles & Lighting	• One or more exterior GFC electrical receptacles were not operational, did not trip when tested. Potential safety hazard. Recommend a licensed electrician evaluate and repair.	
Exterior A/C - Heat Pump 1			
Page 18 Item: 1	Exterior A/C - Heat Pump 1	The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.	
Garage/Carport			
Page 20 Item: 7	Overhead Door(s)	 The North garage door was damaged and was not operable. Repair the damaged door as needed. 	
Page 21 Item: 8	Electrical Receptacles	• There are no GFC's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFC receptacles.	
Kitchen			
Page 25 Item: 8	Appliances	• There is no Anti-Tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.	
Bathroom 1			
Page 27 Item: 5	Toilet	Toilet tank leaking in Bathroom 1. Recommend repair by a licensed blumber.	
Attic/Structure/F	raming/Insulation		
Page 42 Item: 3	Insulation	The attic insulation is not sufficient for current building standards. Recommend a licensed professional add additional insulation.	

Overview

1. Scope of Inspection

- All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.
- SAMPLE REPORT ONLY This report contains information that cannot be relied upon for home purchase or selling decisions. Property address listed does not reflect actual property location and is used to show report layout only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces east.

3. State of Occupancy

· Vacant, but contains occupant belongings

4. Weather Conditions

Sunny

5. Recent Rain/Snow

• No

6. Ground Cover

• Dry

7. Approximate Age

Listing indicates original section of home was built in 2006

House Photos

1. House Photo's



The front of the house / Garage



The right/North side of the house



The back of the house

House Photos (continued)



The back of the house



North end of main house



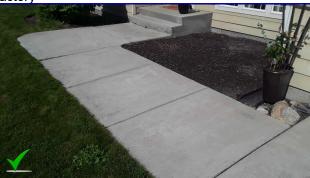
The left/South side of the house

Grounds

1. Service Walks

Materials

- Concrete Condition
- Satisfactory



Front entry walkway in overall satisfactory condition.

2. Driveway/Parking

Materials:

- Concrete
- Condition:
- Trip hazard
- Observations:
- There are uneven slabs at the driveway, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.



There are uneven slabs at the driveway, There are uneven slabs at the driveway, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as these areas. needed.

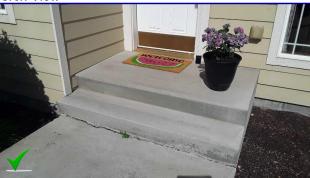
which could be a tripping hazard. needed.

The driveway has areas of spalling. Spalling is a common surface untreated. Recommend a professional contractor repair to help prevent additional damage.

3. Porch

Materials:

- Concrete
- Condition:
- Satisfactory
- Observations:
- The Porch View



The Porch View

4. Steps/Stoop

Materials:

- Wood
- Condition:
- · Safety hazard

Observations:

• There are open risers on the exterior wood stairs, which is a potential safety concern. Recommend using additional caution in these areas. Install proper risers for added safety.



There are open risers on the exterior wood stairs, which is a potential safety concern. Recommend using additional caution in these areas. Install proper risers for added safety.



The wood in the stairs needs painting or treating. Recommend painting or treating wood to help protect it from damage.

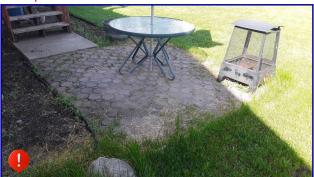


Front walkway has settled and separated from front steps.
Recommend having crack sealed to help reduce further damage.

5. Patio

Materials:

- Pavers
- Condition:
- Trip hazard
- Observations:
- The patio block is uneven and presents a tripping hazard. Recommend a licensed contractor repair.



The patio block is uneven and presents a tripping hazard. Recommend a licensed contractor repair.

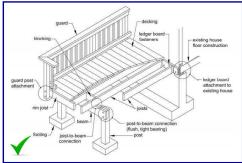
6. Deck/Balcony

Materials:

- Wood
- Treated

Observations:

• The deck structure does not appear to be properly supported and/or anchored. Potential for failure that can cause damage to structure and/or injury to occupants. Recommend having deck structure evaluated and repaired by a licensed contractor.



Proper deck structure



The deck ledger has no ledger flashing installed. There may be hidden damage when a deck is improperly flashed. Ledger flashing will help water to properly flow without damaging the ledger board or siding. Recommend further evaluation by a licensed contractor. Repair or replace according to deck and construction standards of best practice.



Deck ledger appears to be securely anchored to structure



Joist to beam anchors not installed on rear deck. Recommend proper anchors be installed by a qualified professional.



The wood in the deck needs painting or treating. Recommend painting or treating wood on the deck to help protect it from damage.



Previous deck surface coating is deteriorating and will need to be removed in order to apply new protective product. Recommend utilizing a wood penetrating stain or paint intended for exterior decking.

7. Deck/Porch/Patio Covers



Rear deck cover is in overall satisfactory condition



Rear deck cover appears to be in satisfactory condition



Porch roof view from above

8. Fence/Wall

Materials:

· Chain link

Observations:

• The fence is excluded from the home inspection. All comments are made for courtesy purposes only.



The fence is excluded from the home inspection. All comments are made for courtesy purposes only.



The fence is excluded from the home inspection. All comments are made for courtesy purposes only.



No operable gate on South side

9. Hose Bibs

Hose Bibs:

- · Yes, operable
- Observations:
- · Hose bib operational.



Rear hose bib and dryer vent and exterior receptacle on NW exterior

Rear hose bib functional

Hoses were attached to the exterior hose bibs. In the wintertime, this will increase the chances of frozen pipes. Recommend removing the hoses during freezing weather.

Roof

1. Roof View





2. Roof General: Visibility

Visibility:

Inspected From:

Roof

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

Layers/Age/Location:
• Layers 1+
• Age: 10-15+

4. Ventilation System

- Type:
 Soffit
- Roof

5. Flashing

Materials:

• Galv/Alum

6. Valleys

Materials:

Asphalt



7. Condition of Roof Covering

• Missing tabs or shingles on the roof, recommend a licensed roofer repair or replace.

Roof (continued)



Roof appears to be wearing normally.



Minor wind damage on roof. Recommend having a licensed roofer repair shingles as needed.

8. Skylights



Skylights are dulled due to age, but appear to be properly flashed and sealed.



Skylights are properly installed

9. Vents



Plumbing vents are in satisfactory condition



Roof vents are in satisfactory condition

Exterior

1. Gutters

Materials:

- Galvanized/Aluminum Condition:
- Attachment: Loose Observations:
- One or more gutter sections were loose. Some of the nails/brackets are pulling out. Recommend a professional contractor repair.



Metal gutters contain debris from roof. Recommend cleaning



Gutters are pulling away from house on North exterior. Damage to fascia and wall structure can occur. Recommend repair by a qualified professional.

2. Building Exterior Wall Construction

Materials:

- Not Visible
- Framed

3. Siding

Materials:

- Fiber-cement
- Wood

Observations:

• The siding needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.



The wood siding on North exterior needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.

4. Trim

Materials:

- Fiberboard
- Condition:
- Recommend repair/painting

Observations:

• There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.



There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.

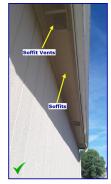


There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.

5. Soffit

Materials:

Fiberboard



Soffits appear to be in overall satisfactory conditions



Gable soffits (Rakes) appear to be in overall satisfactory condition



Large bee/wasp nest forming in South gable. Recommend removal by a qualified professional

6. Fascia

Materials:

Wood

7. Flashing

Materials:

Aluminum/Steel

8. Exterior Doors

- Main entrance door condition: Satisfactory
- · Patio door condition: Satisfactory



The Main Entrance Door



The Patio Door

9. Windows/Screens

Materials:

Vinyl



Recommend keeping window wells fre of vegetation and debris to ensure proper egress pathway. Additionally, keep and material below bottom of window trim.

Recommend keeping window wells free All windows are vinyl type and in overall All windows are vinyl type and in overall of vegetation and debris to ensure satisfactory condition

10. Exterior Foundation

Materials/Condition:

· Poured concrete



Exterior views of foundation appear to be in satisfactory condition

11. Exterior Receptacles & Lighting

Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- GFC present: YesGFC, operable: Yes
- GFC, operable: No

Observations:

• One or more exterior GFC electrical receptacles were not operational, did not trip when tested. Potential safety hazard. Recommend a licensed electrician evaluate and repair.



One or more exterior GFC electrical receptacles were not operational, did not trip when tested. Potential safety hazard. Recommend a licensed electrician evaluate and repair.



One or more exterior lighting fixtures are loose. Potential for electrical short to occur. Recommend repair or replacement by a licensed electrician.



Rear deck electrical receptacle functional



One or more exterior lighting fixtures are loose. Potential for electrical short to occur. Recommend repair or replacement by a licensed electrician.



Front porch receptacle satisfactory

12. Service Entry

Location:

• Underground



The electrical service drop is underground and enters on South exterior

Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1

- Location: North
- Brand: Trane
- Approximate Age: 16 Years Old
- Energy source: ElectricUnit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes
- Insulation: Yes Observations:
- The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.



Exterior service disconnect for AC Condenser unit



Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards, this Freon is being phased out effective January 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system," the R-22 refrigerant may need to be removed. R-22 may be added to the system if available, or a retrofit option may be available. We recommend saving for repairs and replacement. Consult a licensed HVAC contractor as needed.



The air conditioner compressor/condenser data plate.



Interior coils appear in satisfactory condition

Garage/Carport

1. Type

Type:

- Attached
- 3-Car

Garage/Carport (continued)

2. Automatic Opener

Operation:

- Öperable
- Inoperable



North opener was disconnected due to damaged door and could not be tested



South Opener was functional

3. Safety Reverse

Operation:

Öperable



Safety reverse system functional on South garage door

4. Siding



The siding needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.

5. Floor

Materials:

- Concrete
- Observations:
- The garage floor was covered with stored items. The floor could not be inspected. Monitor and repair as needed.

Garage/Carport (continued)



The garage floor was covered with stored items. The floor could not be inspected. Monitor and repair as needed.

6. Sill Plates

Type:
• Elevated



Elevated sill plates in good condition

7. Overhead Door(s)

Materials:

Metal

Observations:

The North garage door was damaged and was not operable. Repair the damaged door as



The garage door was damaged but was The garage door was damaged and not South overhead door was in functional not operable. Repair the damaged door operable. Repair the damaged door as as needed.



condition

Garage/Carport (continued)



South overhead door and opener was functional

8. Electrical Receptacles

- Electrical receptacles: Yes
- GFC present: No
- Recommend GFCI receptacles

Condition:

- Reverse polarity: No
- Open ground: No

Observations:

• There are no GFC's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFC receptacles.



120V - 30 Amp RV Receptacle installed in garage area is functional

9. Fire Separation Walls & Ceiling

Fire Wall:

- Fire separation wall & ceiling: Present
- Fire door: Satisfactory
- · Fire door self closure: Satisfactory

Condition:

- · Moisture stains present: No
- Typical cracks: No

Living Room

1. Location

Location:

· First floor

Living Room (continued)



The Living Room View



The Living Room View

2. Floor

Materials:

Carpet

Materials:

Satisfactory

Observations:

• Floor covering visibility is restricted by furnishings and/or stored items and cannot be fully evaluated. There is a potential for damages to be concealed in non-visible areas and recommend a final walk-through after contents have been removed.

3. Electrical

· Switches: Yes

Switches, operable: YesReceptacles: Yes

Receptacles, operable: YesOpen ground: No

Reverse polarity: No

4. Heating Source

Heating source present: Yes

5. Windows

Condition:

Satisfactory

Family Room

1. Location

Location:

Basement



Basement, NW corner - Personal items limit visibility

Family Room (continued)

2. Floor

Materials:

- Carpet
- Materials:
- Satisfactory
- Observations:
- Floor covering visibility is restricted by furnishings and/or stored items and cannot be fully evaluated. There is a potential for damages to be concealed in non-visible areas and recommend a final walk-through after contents have been removed.

3. Electrical

Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: YesOpen ground: No
- Reverse polarity: No

4. Heating Source

· Heating source present: Yes

5. Doors

Condition:

None

Dining Room

1. Location

Location:

First floor

2. Electrical

Condition:

- · Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

3. Heating Source

· Heating source present: Yes

4. Windows

Condition:

None

Kitchen

1. Walls & Ceiling

Condition:

Satisfactory

Kitchen (continued)

2. Floor

Materials:
• Vinyl
Materials:
• Satisfactory

3. Windows

Condition:
• Satisfactory

4. Cabinets

Condition:

· Normal cabinet wear and tear



Kitchen cabinets have normal wear

5. Countertops



Laminate countertops have normal wear

6. Plumbing

• Faucet leaks: No

Pipes leak/corroded: NoSink/Faucet: Satisfactory

Kitchen (continued)



Kitchen plumbing is in satisfactory condition

7. Heating/Cooling Source

· Heating source: Yes

8. Appliances

Appliances:

- Disposal, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: No
- Dishwasher drain line looped: Yes
- GFC Installed: Yes
 GFC Operable: Yes
- Open ground/Reverse polarity: No

Observations:

 There is no Anti-Tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.



There is no Anti-Tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.

Laundry Room

1. Floor

Materials:

- Vinyl
- Materials:
- Satisfactory

Laundry Room (continued)

2. Window

Installed:

Yes

3. Laundry Sink

· Laundry sink: N/A

4. Heat Source Present

Heat Source Present:

• Yes

5. Room Vented

Room Vented:

Yes

6. Dryer Vented

Dryer Vented:

Wall

7. Electrical

Electrical:

• GFC present: No

Open ground/reverse polarity: No

8. Appliances

Appliances:

- Washing machine
- Dryer



Laundry room components were in overall satisfactory condition

9. Washer Hook-up Lines

Washer Hook-up Lines:

Satisfactory

10. Gas Shut-off Valve

Gas Shut-off:

• N/A

Bathroom 1

1. Location

Location:

· First floor bath

Bathroom 1 (continued)



Main floor hallway bathroom

2. Sinks

Faucet leaks: NoPipes leak: No



Bathroom 1 sink, faucet and plumbing was in satisfactory condition

3. Bathtubs

- Faucet leak: NoPipes leak: No
- 4. Showers

Showers:

Faucet leaks: NoPipes leak: No

5. Toilet

- · Bowl loose: No
- Operable: Yes
- Toilet leaks

Observations:

• Toilet tank leaking in Bathroom 1. Recommend repair by a licensed plumber.



Water present on bottom of toilet tank indicating a leaking supply line or seal. Recommend repair by a licensed plumber as soon as possible.

Bathroom 1 (continued)

6. Shower/Bathtub Area

Shower/Bathtub Area:

- Ceramic/Plastic
- · Caulk/Grout needed: Yes



Missing or deteriorated caulking at base of tub. Recommend applying proper caulking to prevent damage to flooring.

7. Drainage

Satisfactory



Bath/shower drainage was normal

8. Water Flow

Satisfactory

9. Moisture Stains Present

Moisture Stains:

• No

10. Doors

Satisfactory

11. Floor

Materials:

- Vinyl
- Materials:
- Satisfactory

12. Receptacles

- Present: Yes
- · Operable: Yes
- GFC present: Yes
 GFC operable: Yes
- Open ground/reverse polarity: No

Bathroom 1 (continued)

13. Heat Source Present

Heat Source:

• Yes

14. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes

Bathroom 2

1. Location

Location:

Master bath



Master Bathroom

2. Sinks

- Faucet leaks: Yes
- Pipes leak: No



Sink faucet and plumbing in satisfactory condition

3. Bathtubs

- Faucet leak: No
- Pipes leak: No

4. Showers

Showers:

- · Faucet leaks: No
- Pipes leak: No

Bathroom 2 (continued)

5. Toilet

Bowl loose: NoOperable: Yes

6. Shower/Bathtub Area

Shower/Bathtub Area:

- Ceramic/Plastic
- Caulk/Grout needed: No



7. Drainage

Satisfactory



Under sink plumbing in adequate condition

8. Water Flow

Satisfactory

9. Moisture Stains Present

Moisture Stains:

• No

10. Doors

Satisfactory

11. Window

Window:

None

12. Floor

Materials:

Vinyl

Materials:

Satisfactory

Bathroom 2 (continued)

13. Receptacles

- · Present: Yes
- Operable: Yes
- GFC present: Yes GFC operable: Yes
- Open ground/reverse polarity: No

14. Heat Source Present

Heat Source:

Yes

15. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes

Bathroom 3

1. Location

Location:

· Basement bath



Basement Bathroom

2. Sinks

- Faucet leaks: No
- · Pipes leak: No



Under sink plumbing in satisfactory condition

Bathroom 3 (continued)

3. Bathtubs

• Faucet leak: No

• Pipes leak: No

4. Showers

Showers:

Faucet leaks: NoPipes leak: No

5. Toilet

Bowl loose: NoOperable: Yes

6. Shower/Bathtub Area

Shower/Bathtub Area:

- Ceramic/Plastic
- · Caulk/Grout needed: No



Tub/Shower area satisfactory

7. Drainage

Satisfactory

8. Water Flow

Satisfactory

9. Moisture Stains Present

Moisture Stains:

• No

10. Doors

Satisfactory

11. Window

Window:

None

12. Floor

Materials:

Vinyl

Materials:

Satisfactory

Bathroom 3 (continued)

13. Receptacles

- · Present: Yes
- Operable: Yes
- GFCI present: Yes
 GFCI operable: Yes
- Open ground/reverse polarity: No

14. Heat Source Present

Heat Source:

Yes

15. Exhaust Fan

Exhaust Fan:

- Yes
- · Operable: Yes



Basement bathroom exhaust vent

Bedroom 1

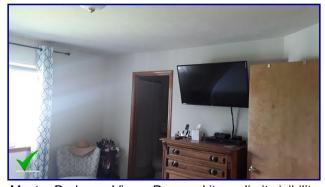
1. Location

Location:

Master Bedroom



Master Bedroom View - Personal items limit visibility



Master Bedroom View - Personal items limit visibility

2. Walls & Ceiling

Walls & Ceiling:

Satisfactory

Bedroom 1 (continued)

3. Floor

Materials:

Carpet

Materials:

Satisfactory Observations:

• Floor covering visibility is restricted by furnishings and/or stored items and cannot be fully evaluated. There is a potential for damages to be concealed in non-visible areas and recommend a final walk-through after contents have been removed.

4. Ceiling Fan

Ceiling Fan:

• N/A

5. Electrical

Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

Heating Source:

Yes

7. Bedroom Egress

Egress:

Egress restricted: No

8. Door

Doors:

Satisfactory

9. Window(s)

Windows:

Satisfactory

Bedroom 2

1. Location

Location:

- · First floor
- Southeast



Main floor, SE Bedroom view - Personal items limit visibility

Bedroom 2 (continued)

2. Walls & Ceiling

Walls & Ceiling:

Satisfactory

3. Floor

Materials:

Carpet

Materials:

Satisfactory

Observations:

• Floor covering visibility is restricted by furnishings and/or stored items and cannot be fully evaluated. There is a potential for damages to be concealed in non-visible areas and recommend a final walk-through after contents have been removed.

4. Ceiling Fan

Ceiling Fan:

None

5. Electrical

Electrical:

Switches operable: Yes

• Receptacles operable: Yes

• Open ground/Reverse polarity: No

6. Heating Source Present

Heating Source:

Yes

7. Bedroom Egress

Egress:

Egress restricted: No

8. Door

Doors:

Satisfactory

9. Window(s)

Windows:

Satisfactory

Bedroom 3

1. Location

Location:

- First floor
- East

Bedroom 3 (continued)



First floor, East bedroom - Personal items limit visibility

2. Walls & Ceiling

Walls & Ceiling:

Satisfactory

3. Floor

Materials:

Carpet

Materials:

Satisfactory

Observations:

• Floor covering visibility is restricted by furnishings and/or stored items and cannot be fully evaluated. There is a potential for damages to be concealed in non-visible areas and recommend a final walk-through after contents have been removed.

4. Ceiling Fan

Ceiling Fan:

None

5. Electrical

Electrical:

• Switches operable: Yes

Receptacles operable: Yes

Open ground/Reverse polarity: No

6. Heating Source Present

Heating Source:

• Yes

7. Bedroom Egress

Egress:

Egress restricted: No

8. Door

Doors:

Satisfactory

9. Window(s)

Windows:

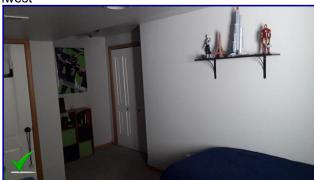
Satisfactory

Bedroom 4

1. Location

Location:

- Basement
- Southwest



SW corner of basement

2. Walls & Ceiling

Walls & Ceiling:

Satisfactory

3. Floor

Materials:

Carpet

Materials:

Satisfactory

Observations:

• Floor covering visibility is restricted by furnishings and/or stored items and cannot be fully evaluated. There is a potential for damages to be concealed in non-visible areas and recommend a final walk-through after contents have been removed.

4. Ceiling Fan

Ceiling Fan:

None

5. Electrical

Electrical:

Switches operable: YesReceptacles operable: Yes

• Open ground/Reverse polarity: No

6. Heating Source Present

Heating Source:

Yes

7. Bedroom Egress

Egress:

Egress restricted: No

Bedroom 4 (continued)



Proper egress installed for SW Basement bedroom

8. Door

Doors:

Satisfactory

9. Window(s)

Windows:

Satisfactory

Bedroom 5

1. Location

Location:

- Basement
- Southeast



SE corner of basement

2. Walls & Ceiling

Walls & Ceiling:

Satisfactory

3. Floor

Materials:

Carpet

Materials:

Satisfactory

Observations:

• Floor covering visibility is restricted by furnishings and/or stored items and cannot be fully evaluated. There is a potential for damages to be concealed in non-visible areas and recommend a final walk-through after contents have been removed.

Bedroom 5 (continued)

4. Ceiling Fan

Ceiling Fan:

None

5. Electrical

Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present

Heating Source:

• Yes

7. Bedroom Egress

• Egress restricted: No



Proper egress installed for SE basement bedroom

8. Door

Doors:

Satisfactory

9. Window(s)

Windows:

Satisfactory

Fireplace

1. Location

Location:

• Living room

Fireplace (continued)



Gas Fireplace in Living room was in functional condition

2. Type

Type: • Gas



Gas connections and controls are in satisfactory condition

3. Material

Material:

• Metal (prefabricated)

4. Miscellaneous

Miscellaneous:

• There was a blower built in which is operable

5. Mantel

Materials:

• Secure

6. Fireplace

Fireplace:

• Fireplace was operational and in overall satisfactory condition



Burner and pilot functional

Stairs - Interior

1. Stairs - Interior

Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Satisfactory



Stairwell to basement satisfactory

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Materials:

- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors are present
- · Carbon monoxide detectors are operable
- Observations:
- Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date, usually 10 years. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries or detector when they begin to chirp signaling they're running low.

Smoke/Carbon Monoxide Detectors (continued)



"Temporary" type Carbon Monoxide detector installed in 1st floor hallway. Although this satisfies the legality of having a functional detector, it is recommended to have mounted units installed.



Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date, usually 10 years. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries or detector when they begin to chirp - signaling they're running low.

Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: In the attic
- Location: Bedroom



Attic access hatch located in bedroom 3

2. Flooring

Flooring:

None

3. Insulation

Insulation:

- Cellulose
- Approximate depth: 4 inches Observations:
- The attic insulation is not sufficient for current building standards. Recommend a licensed professional add additional insulation.

Attic/Structure/Framing/Insulation (continued)



Average of 4" loose fill cellulose insulation installed over bedroom areas. Recommend additional

4. Insulation Installed In

Insulation Installed In:

• Between ceiling joists

5. Vapor Barriers

Vapor Barrier:

Not visible

6. Ventilation

Ventilation:

· Ventilation appears adequate

7. Fans exhaust to

Fans Exhaust To:

• Fans exhaust to the attic: No

Fans exhaust outside: Yes

8. HVAC Duct

HVAC Duct:

N/A

9. Chimney Chase

Chimney Chase:

• N/A

10. Structural problems observed

Structural Problems:

• No

11. Roof Structure

Roof Structure:

- Trusses
- Wood



Wood truss roof structure in satisfactory condition - No structural issues observed

Attic/Structure/Framing/Insulation (continued)

12. Ceiling joists

Ceiling Joists:

Wood

13. Sheathing

Sheathing:

OSB



Roof sheathing in satisfactory condition

14. Evidence of condensation/moisture/leaking

Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- · Evidence of leaking: No

15. Firewall between units

Firewall Between Units:

Yes

16. Electrical

Electrical:

No apparent defects

Basement

1. Foundation

Materials:

Poured concrete

Condition:

Satisfactory

2. Basement Floor

Materials:

Concrete

Condition:

Not visible

Observations:

• Basement floor was covered in one or more areas and was not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.

Basement (continued)



Carpet installed on basement floor restricts visibility of slab in living areas.

3. Window(s)

Condition:

Satisfactory

4. Drainage

Sump pump, Floor drains:

- Sump Pump: NoFloor drains: Yes

Observations:

• The floor drain, as seen in the basement, was not tested. Recommend pouring water into the drain periodically to help prevent sewer gases from backing up into the home.

5. Girders/Beams

Materials:

Not visible

6. Columns

Materials:

Not visible

7. Joists

Materials:

Not visible

8. Subfloor

Materials:

Not visible

9. Electrical

 At least one cover plate is missing at a receptacle in the basement, which is a safety concern. Recommend installing cover plates.



Missing cover plate on light switch to storage room. Potential safety hazard

Plumbing / Fuel

1. Main Shut-off Location

Location:

· In the basement



Main water shut-off valve located in basement by water heater

2. Water Entry Piping

Type:
• PEX Plastic

3. Lead Other Than Solder Joints

Condition:

• No

4. Visible Water Distribution Piping

Materials:

- CopperPEX Plastic

5. Flow

Materials:

Satisfactory (Between 40 & 80 psi)

6. Pipes Supply/Drain

Supply/Drain:

Cross connection: No

Observations:

• Exterior connection to irrigation system enables the potential for freezing. Recommend consulting a licensed plumber of irrigation specialist to discuss options for improvement.



Improper connection for irrigation system on South exterior

Plumbing / Fuel (continued)

7. Drain/Waste/Vent Pipe

Materials

• **ABS**



Sewer line access behind panel in West Family room wall

8. Traps - Proper P-Type/Drainage

Conndition:

Yes

Drainage: Satisfactory

9. Fuel Type

Materials:

• Fuel Type: Natural Gas (Metered Supply)

10. Fuel Line

Materials:

Interior fuel storage system: N/A

• Fuel line: Black iron

• Fuel line: CSST

11. Main Fuel Shut-off Location



Natural Gas meter on SE exterior

Water Heater

1. Brand Name

Brand Name::

· Brand: US Craftmaster

Water Heater (continued)



US Craftmaster Gas Water Heater

2. Approximate Age

Materials:

• Unit Manufactured: April 2013



Water heater was manufactured April, 2013. Average life expectancy is 15 years

3. Capacity

Capacity
• 50 gallons

4. Fuel

Fuel:

Gas

5. Combustion Air Venting Present

Combustion Venting:

• Yes

6. Seismic Restraints Needed

Seismic Restraints Needed:

• No

7. Relief Valve

Relief Vave:

- Relief valve installed
- Extension proper: Yes

8. Vent Pipe

Vent Pipe:

Satisfactory

Heating System

1. Brand

Brand:

• Brand: Trane

2. Energy Source/Warm Air System

- Gas
- Direct drive
- Central system



Trane gas furnace installed in basement storage room

3. Heat Exchanger

Heat Exchanger:
• Not visible



Heat exchanger was not visible due to its design

4. Carbon Monoxide

Carbon Monoxide:

None detected

5. Combustion Air Venting Present

Combustion Air Venting:

Yes

6. Safety Controls

Safety Controls:

- Disconnect: Yes
- · Gas shut off valve: Yes

Heating System (continued)



Service disconnect switch located off of bedroom 5

7. Distribution

Distribution:

- Metal duct
- Fan Forced

8. Flue Piping

Flue Piping:

Properly installed

9. Filter

Filter:

Standard

10. When Turned On By Thermostat

When Turned On:

- Fired
- Proper operation: Yes

11. Other

Other:

- Heat pump: Supplemental electric
- Sub-slab ducts: N/A



See RecallChek report - Sent separately for model and recall information

12. Operation

Observations:

• The average life expectancy for a gas-fired forced air system is 15-25 years. Recommend budgeting for replacement.

Electric - Main Panel

1. Main Panel General

Photo:

Satisfactory Condition

2. Location

Location:

Basement



Main electrical panel is located at base of stairway on South interior wall.

3. Adequate Clearance To Panel

• Adequate Clearance to Panel: Yes

4. Amperage/Voltage

Amperage/Voltage: • 200a / 240v

5. Breakers/Fuses

• Breakers/Fuses: Breakers



Breaker distribution and internal wiring appear to be in overall satisfactory condition.

6. Appears Grounded

· Appears Grounded: Yes

7. GFCI/AFCI Breaker

GFCI breaker installed: No

• AFC breaker installed: No

Electric - Main Panel (continued)

8. Main Wire

Main Wire:

Aluminum

9. Branch Wire

Type:

- Copper
- Romex

Cooling System - Interior

1. Cooling System: General

General:

Central System

2. Age

Observations:

• The average life expectancy for an air conditioning system is 8-15years. Recommend budgeting for repairs and/or replacement.

3. Evaporator Coil

Evaporator Coil:

Satisfactory

4. Condensate Line

Materials:

• To pump

5. Secondary Condensate Line

Secondary Condensate Line:

- Present: No
- Needed: No

6. Differential

Differential:

Not Tested

7. Condition

Observations:

• The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the AC performance prior to using.



Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.