



## Patriot Home Inspections

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## Home Inspection Report

Prepared For:

Prospective Homebuyer

Property Address:

123 Any Street

Anywhere, AW 12345

Inspected on Wed, Feb 23 2022 at 6:07 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. The function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. Our fees are based on a single visit to the property. If additional visits are required for any reason, a re-inspection may be assessed.

## SCOPE OF INSPECTION

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by the NACHI Standards of Practice that are both observed and deemed material by the inspector.

The scope of work may be modified by the Client and Inspector prior to the inspection process. No destructive testing or dismantling of building components is performed.

The home inspection is based on the observations made on the day of the inspection, and is not a prediction of future conditions. The home inspection will not reveal every conceivable issue that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

A home inspection report shall identify, in written format, defects within specific systems and components defined by the NACHI Standards of Practice that are both observed and deemed material by the inspector. Inspection reports may include additional informational comments not listed in the summary.

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete inspection report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney. Deficiency items listed in this report need to be examined for repair or replacement by a licensed contractor. We are not responsible for the adequacy of any unlicensed or licensed contractor repair.

## Site

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1) Comment 3: Vegetation and vines should be trimmed away from the house to avoid damage to the building.

## Structure

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2) Comment 5: This home is in an area known for termite activity. Evidence of prior termite activity was observed. It is recommended that you maintain an active termite bond on the home for the duration of ownership. If no termite bond is in place, preventive treatment may be necessary.

3) Comment 6: There is water staining and dry rot to the front floor joists across the front bedrooms in the crawl space. Inspect and repair is recommended by a licensed contractor.

4) Comment 7: There is termite damage along the center beam from the hallway to the kitchen area. Inspect and repair is recommended by a licensed contractor.

5) Comment 8: There is termite damage along the front porch. Inspect and repair is recommended by a licensed contractor.

6) Comment 9: The floor joist under the toilet drain is cut in two without cross header reinforcement. Repair is recommended by a licensed contractor.

## Structure: Attic

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7) Comment 11: The attic access ladder is broken. Repair is recommended by a licensed contractor.

(Report Summary continued)

8) Comment 12: Open junction boxes were observed in the attic. All wire connections should be made inside an electrical junction box fitted with a cover plate. Repair is recommended by a licensed electrician.

9) Comment 13: The plumbing vent boot flashings have deteriorated. Water staining was observed to the roof decking in the attic. Repair is recommended by a licensed contractor.

#### Structure: Crawlspace

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10) Comment 15: There is loose/damaged insulation around the metal ductwork in the crawlspace was observed. Repair is recommended by a licensed contractor.

11) Comment 16: The clothes dryer vent pipe is improperly installed in the crawlspace. A flex pipe is currently installed from the dryer to the exterior. A rigid 4" metal vent pipe is needed to provide a direct path from the dryer to the exterior of the building. Repair is needed by a licensed contractor.

12) Comment 17: There is a drip leak at the master bathtub. Repair is recommended by a licensed plumber.

13) Comment 18: There is a loose piping joint under the master bathroom in the crawl space. Repair is recommended by a licensed plumber.

14) Comment 19: Prior floor structure repairs were observed underneath the hall bathroom.

15) Comment 20: Open junction boxes were observed in the crawl space near the kitchen area. Electrical connections should be located inside and electrical junction box fitted with a cover plate. Repair is recommended by a licensed electrician.

#### Roofing

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16) Comment 21: The roof coverings are nearing the end of their useful life. The roof age is estimated to be 16-20 years old. Asphalt shingles have an approximate lifespan of approximately 15-20 years, depending on care and weather conditions. You should anticipate replacement in the near future.

17) Comment 22: The flashing around the metal chimney flue is lifted. Repair is recommended by a licensed contractor.

(Report Summary continued)

### Exterior

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18) Comment 24: There is wood rot in the side window frame. Repair is recommended by a licensed contractor.

19) Comment 25: There is wood rot in the rear door trim. Repair is recommended by a licensed contractor.

20) Comment 26: The majority of the windows are single-pane glass. Installing energy-efficient replacement windows may be desired.

### Garage

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21) Comment 27: The right side garage door opener was unplugged. The door does not appear to be used. There is storage in front of the door.

22) Comment 28: The left garage door was disengaged. The garage door was locked with vice grips.

23) Comment 29: The entry door from the house to the garage is not fire rated. Entry doors to the garage require a 20 minute fire rating per standard building practices. Repair is needed by a licensed contractor.

24) Comment 30: Wiring on the interior of the garage is exposed. Wiring should be covered or protected by electrical conduit. Repair is recommended by a licensed electrician.

### Electrical

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25) Comment 34: There are no ground fault circuit interrupter (GFCI) protection at the kitchen outlets. Since GFCI provides protection from electrocution in areas where electricity can come in contact with water, it is recommended that GFCI outlets be installed in wet areas. Repair is recommended by a licensed electrician.

26) Comment 35: Missing electrical outlet cover faceplate should be replaced.

27) Comment 36: There are no ground fault circuit interrupter (GFCI) protection at the hall bathroom outlet. Since GFCI provides protection from electrocution in areas where electricity can come in contact with water, it is recommended that GFCI outlets be installed in wet areas. Repair is recommended by a licensed electrician.

(Report Summary continued)

28) Comment 37: There are no ground fault circuit interrupter (GFCI) protection at the master bathroom outlet. Since GFCI provides protection from electrocution in areas where electricity can come in contact with water, it is recommended that GFCI outlets be installed in wet areas. Repair is recommended by a licensed electrician.

29) Comment 38: There are no smoke detectors installed. Smoke detectors are also recommended inside and outside of sleeping areas. Repair is recommended by a licensed contractor.

30) Comment 39: The overhead recessed lights in the hall bathroom are inoperative. The bulbs may be blown. If the bulbs are not blown, the circuit will need to be examined by a licensed electrician for repair.

31) Comment 40: The light/ ceiling fan in the front bedroom is direct wired and not operated by the light switch. Repair is recommended by a licensed electrician.

32) Comment 41: The breakers in the service panel box are not labeled. Identification of the breakers is needed.

#### Plumbing: Water Heater

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33) Comment 47: The gas vent flue is entering the attic near an air duct. This is a safety concern.

34) Comment 48: There is no discharge pipe connected to the temperature & pressure relief valve on the water heater. This is a safety concern. Repair is needed by a licensed plumber.

#### Interior

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35) Comment 53: Loose door hinges on the laundry room door. Repair is recommended by a licensed contractor.

36) Comment 54: The master bathroom closet door does not close. The door hinges have been painted. Repair is recommended by a licensed contractor.

37) Comment 55: The master bathroom door does not close. Repair is recommended by a licensed contractor.



(Report Summary continued)

38) Comment 56: Cracking observed over the master bathroom doorway. Inspect and repair is recommended by a licensed contractor.

39) Comment 57: Settlement cracking observed over the second bedroom door. Inspect and repair is recommended by a licensed contractor.

Bathrooms: Bathroom #1

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40) Comment 62: One of the shower doors is off the track. Repair is recommended by a licensed contractor.

Bathrooms: Bathroom #2

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41) Comment 66: The toilet is loose at floor. The toilet seal needs to be replaced and firmly secured to the floor. Caulking the base is recommended. Repair is recommended by a licensed plumber.

42) Comment 67: At the time of the inspection, no operable source of ventilation was present in the bathroom. Repair is recommended by a licensed contractor.

43) Comment 68: The toilet tank water shutoff valve is seized. Repair is recommended by a licensed plumber.

## General

Property Type:	Single Family
Approximate Age:	51 years
Age Based On:	Listing
Bedrooms:	3
Bathrooms:	2
Occupied:	No
Weather:	Partly Cloudy
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service, Natural Gas Service
People Present:	Not Present



### Comment 1:

This home was inspected by a Certified Master Inspector and is eligible for the InterNACHI Buy Back Guarantee Program. This guarantee will be honored for 90 days after closing. In the event that our InterNACHI® certified inspector misses anything covered by the Standards of Practice, InterNACHI® will buy the home back from you for whatever price you paid for the home. For additional terms and conditions visit <https://www.nachi.org/buy.htm>

# Site

Grading & Drainage:	Generally Level Condition: Satisfactory
Vegetation:	Generally Maintained, Growing Against Structure Condition: Repair or Replace
Driveway:	Concrete Condition: Satisfactory



### Comment 2:

No significant deficiencies were observed in the driveway surface at the time of inspection. Inspection of the driveway typically includes review of the surface condition for any functional defects or safety hazards and any conditions that may adversely affect the home structure where applicable.



### Comment 3:

Vegetation and vines should be trimmed away from the house to avoid damage to the building.



Figure 3-1



Figure 3-2

# Structure

Foundation Types:	Crawl Space
Foundation Material:	Concrete Block
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Repair or Replace
Subflooring:	Plywood
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory



**Comment 4:**

The exterior wall structure was not visible to inspect. The general home inspection does not include evaluation of structural components hidden behind finishing materials, and is visible and non-invasive only.



**Comment 5:**

This home is in an area known for termite activity. Evidence of prior termite activity was observed. It is recommended that you maintain an active termite bond on the home for the duration of ownership. If no termite bond is in place, preventive treatment may be necessary.



Figure 5-1



Figure 5-2

(Structure continued)



Figure 5-3



Figure 5-4



**Comment 6:**

There is water staining and dry rot to the front floor joists across the front bedrooms in the crawl space. Inspect and repair is recommended by a licensed contractor.



Figure 6-1



Figure 6-2

(Structure continued)



Figure 6-3



Figure 6-4



Figure 6-5



Figure 6-6



**Comment 7:**

There is termite damage along the center beam from the hallway to the kitchen area. Inspect and repair is recommended by a licensed contractor.

(Structure continued)



Figure 7-1



Figure 7-2



Figure 7-3

(Structure continued)



**Comment 8:**

There is termite damage along the front porch. Inspect and repair is recommended by a licensed contractor.



Figure 8-1



**Comment 9:**

The floor joist under the toilet drain is cut in two without cross header reinforcement. Repair is recommended by a licensed contractor.



Figure 9-1

Limitations: A representative sample of the visual structural components were inspected. Full inspection of all structural components (posts/grinders, foundation walls, sub flooring and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home



(Structure continued)

inspection.

## Attic

Inspection Method:	Walked Accessible Areas Condition: Satisfactory
Attic Access:	Access Ladder Condition: Repair or Replace
Roof Framing Type:	Joist and Rafters Condition: Satisfactory
Roof Deck Material:	Plywood Condition: Repair or Replace
Vent Risers:	ABS Condition: Repair or Replace
Insulation Type:	Fiberglass Condition: Satisfactory



### Comment 10:

At the time of the inspection, no significant deficiencies were observed in the condition of the visible roof structure. Inspection of the roof structure typically includes examination of the condition and proper installation of the roof trusses, rafters, joists, joists supporting structures and members, connections and fasteners and the roof sheathing. Portions of the attic are inaccessible due to storage and no floored walking area.

(Attic continued)



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4

(Attic continued)



**Comment 11:**

The attic access ladder is broken. Repair is recommended by a licensed contractor.



Figure 11-1



Figure 11-2



**Comment 12:**

Open junction boxes were observed in the attic. All wire connections should be made inside an electrical junction box fitted with a cover plate. Repair is recommended by a licensed electrician.



Figure 12-1

(Attic continued)



**Comment 13:**

The plumbing vent boot flashings have deteriorated. Water staining was observed to the roof decking in the attic Repair is recommended by a licensed contractor.



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

(Attic continued)



Figure 13-5

## Crawlspace

Inspection Method:	Inside Accessible Areas
Vapor Barrier:	Installed
	Condition: Satisfactory
Underfloor Insulation:	Not Present
Ventilation Present:	Yes
	Condition: Satisfactory
Moisture Condition:	Dry
	Condition: Satisfactory



Comment 14:

At the time of inspection, the ground in the crawl space was dry.



Comment 15:

There is loose/damaged insulation around the metal ductwork in the crawlspace was observed. Repair is recommended by a licensed contractor.

(Crawlspace continued)



Figure 15-1



Figure 15-2



Figure 15-3



Figure 15-4



Figure 15-5



Figure 15-6

(Crawlspace continued)



Figure 15-7



Figure 15-8



Figure 15-9



**Comment 16:**

The clothes dryer vent pipe is improperly installed in the crawlspace. A flex pipe is currently installed from the dryer to the exterior. A rigid 4" metal vent pipe is needed to provide a direct path from the dryer to the exterior of the building. Repair is needed by a licensed contractor.

(Crawlspace continued)



Figure 16-1



Comment 17:

There is a drip leak at the master bathtub. Repair is recommended by a licensed plumber.



Figure 17-1



(Crawlspace continued)



**Comment 18:**

There is a loose piping joint under the master bathroom in the crawl space. Repair is recommended by a licensed plumber.



Figure 18-1



**Comment 19:**

Prior floor structure repairs were observed underneath the hall bathroom.

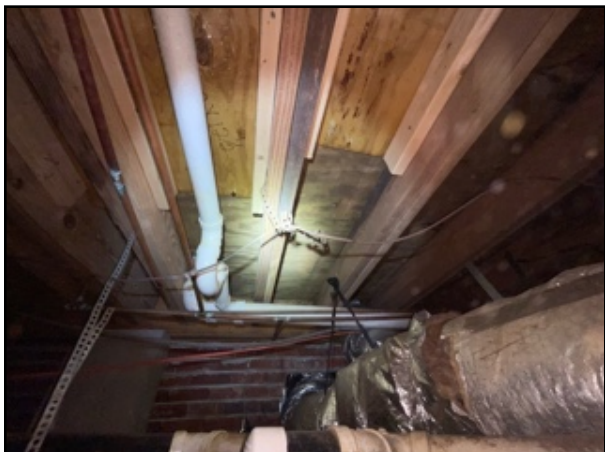


Figure 19-1



Figure 19-2

(Crawlspace continued)

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**Comment 20:**

Open junction boxes were observed in the crawl space near the kitchen area. Electrical connections should be located inside and electrical junction box fitted with a cover plate. Repair is recommended by a licensed electrician.



Figure 20-1



Figure 20-2

# Roofing

Inspection Method:	Walked Roof
Roof Design:	Gable
Roof Covering:	Asphalt 3 Tab Shingle Condition: Fair
Flashings:	Metal Condition: Repair or Replace
Approximate Roof Age:	16-20 Years
Ventilation Present:	Gable Ends Condition: Satisfactory
Vent Stacks:	ABS Condition: Repair or Replace
Chimney :	Metal Condition: Repair or Replace
Soffit and Fascia:	Wood Condition: Satisfactory
Gutters & Downspouts:	Metal, Guards Condition: Satisfactory



## Comment 21:

The roof coverings are nearing the end of their useful life. The roof age is estimated to be 16-20 years old. Asphalt shingles have an approximate lifespan of approximately 15-20 years, depending on care and weather conditions. You should anticipate replacement in the near future.

(Roofing continued)



Figure 21-1



Figure 21-2



Figure 21-3



Figure 21-4



Figure 21-5

(Roofing continued)



**Comment 22:**

The flashing around the metal chimney flue is lifted. Repair is recommended by a licensed contractor.



Figure 22-1



Figure 22-2

Limitations: The roof is visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, is slippery or is composed of materials which can be damaged if walked on, the roof is not mounted. Therefore, client is advised that this is a limited review and a qualified roofer should be contacted if a more detailed report is desired.

# Exterior

Steps & Stoops:	Brick Condition: Satisfactory
Exterior Coverings:	Brick Veneer Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Repair or Replace
Window Types:	Single/Double Hung Condition: Fair
Window Frame Material:	Wood Condition: Repair or Replace
Exterior Door Types:	Hinged Condition: Repair or Replace
Exterior Door Materials:	Wood Condition: Repair or Replace
Railings :	Wood Condition: Satisfactory



## Comment 23:

At the time of the inspection, no significant deficiencies were observed in the condition of the exterior wall materials and components. Inspection of the exterior walls typically includes examination for functional defects in the siding materials. Cosmetic defects are not noted except where a functional defect is present.



Figure 23-1



Figure 23-2

(Exterior continued)



Figure 23-3



Figure 23-4



Figure 23-5



Figure 23-6



Figure 23-7



Figure 23-8

(Exterior continued)



Figure 23-9



Figure 23-10



Figure 23-11



Figure 23-12



Comment 24:

There is wood rot in the side window frame. Repair is recommended by a licensed contractor.



(Exterior continued)



Figure 24-1



Figure 24-2




Figure 24-3



Figure 24-4

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 **Comment 25:**  
There is wood rot in the rear door trim. Repair is recommended by a licensed contractor.

(Exterior continued)



Figure 25-1




Figure 25-2



Figure 25-3

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 **Comment 26:**  
The majority of the windows are single-pane glass. Installing energy-efficient replacement windows may be desired.

Limitations: A representative sample of exterior components were inspected rather than every occurrence of components. When present, seasonal accessories, recreational facilities, outbuildings and fences are not inspected unless specifically agreed upon and documented in this report. A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions or environmental

(Exterior continued)

hazards.

# Garage

Garage Type:

Attached

Condition: Satisfactory

Garage Size:

2 Car



Comment 27:

The right side garage door opener was unplugged. The door does not appear to be used. There is storage in front of the door.



Figure 27-1



Figure 27-2

(Garage continued)



**Comment 28:**

The left garage door was disengaged. The garage door was locked with vice grips.



Figure 28-1



Figure 28-2



**Comment 29:**

The entry door from the house to the garage is not fire rated. Entry doors to the garage require a 20 minute fire rating per standard building practices. Repair is needed by a licensed contractor.

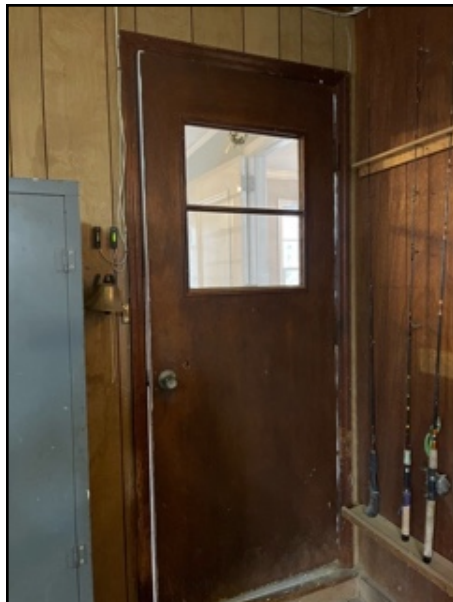


Figure 29-1

(Garage continued)



**Comment 30:**

Wiring on the interior of the garage is exposed. Wiring should be covered or protected by electrical conduit. Repair is recommended by a licensed electrician.



Figure 30-1



Figure 30-2



Figure 30-3



Figure 30-4

(Garage continued)



Figure 30-5



Figure 30-6

# Electrical

Type of Service:	Overhead
Service Panel Ground:	Ground Rod
Service Amperage:	200 amps
Main Disconnect Location:	Meter Box
Service Panel Location:	Interior
Service Panel Manufacturer:	General Electric
	Condition: Satisfactory
Service Line Material:	Stranded Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Overcurrent Protection:	Breakers
	Condition: Repair or Replace
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Outlets:	Grounded
	Condition: Satisfactory
Smoke Detectors:	Not Present
Carbon Monoxide Detectors:	Not Present



## Comment 31:

At the time of inspection, the main electrical service was found to be sufficient for a home of the size and type. All breakers are appropriately sized and responded properly when tested.



(Electrical continued)



Figure 31-1

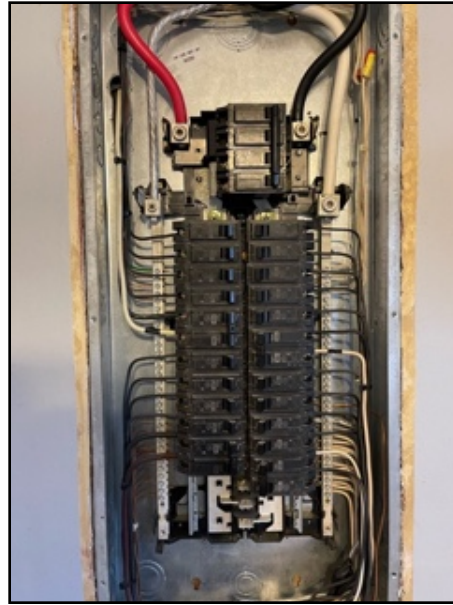


Figure 31-2

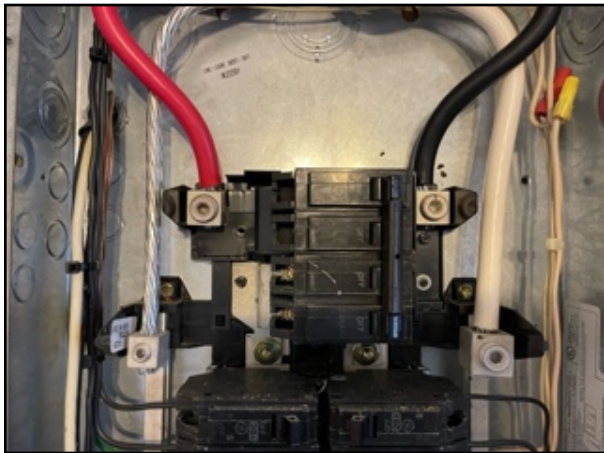


Figure 31-3



Figure 31-4

(Electrical continued)

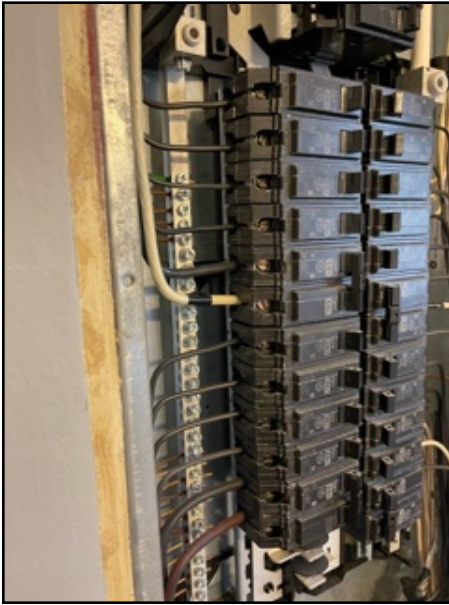


Figure 31-5



Figure 31-6



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Comment 32:

At the time of the inspection no significant deficiencies were observed in the condition of the visible branch wiring. Notable exceptions will be listed in this report. Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, outlets, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated. Cover plates are not removed, limiting the inspection to wire visible in unfinished areas and within the electrical panel and by proper response to testing of switches and the representative number of electrical outlets.



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Comment 33:

At the time of inspection, accessible outlets were properly grounded. Notable exceptions will be documented in this report. A representative number of the outlets tested were photographed when tested.

(Electrical continued)



Figure 33-1



Figure 33-2



Figure 33-3



Figure 33-4

(Electrical continued)



Figure 33-5



Figure 33-6



Figure 33-7



Figure 33-8

(Electrical continued)



Figure 33-9



Comment 34:

There are no ground fault circuit interrupter (GFCI) protection at the kitchen outlets. Since GFCI provides protection from electrocution in areas where electricity can come in contact with water, it is recommended that GFCI outlets be installed in wet areas. Repair is recommended by a licensed electrician.



Figure 34-1

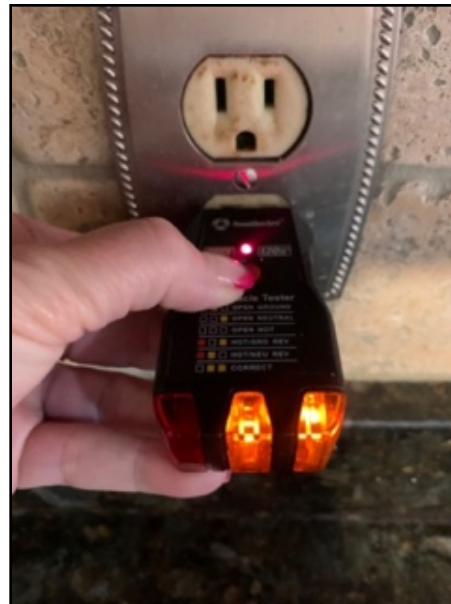


Figure 34-2

(Electrical continued)

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Comment 35:

Missing electrical outlet cover faceplate should be replaced.



Figure 35-1

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Comment 36:

There are no ground fault circuit interrupter (GFCI) protection at the hall bathroom outlet. Since GFCI provides protection from electrocution in areas where electricity can come in contact with water, it is recommended that GFCI outlets be installed in wet areas. Repair is recommended by a licensed electrician.

(Electrical continued)

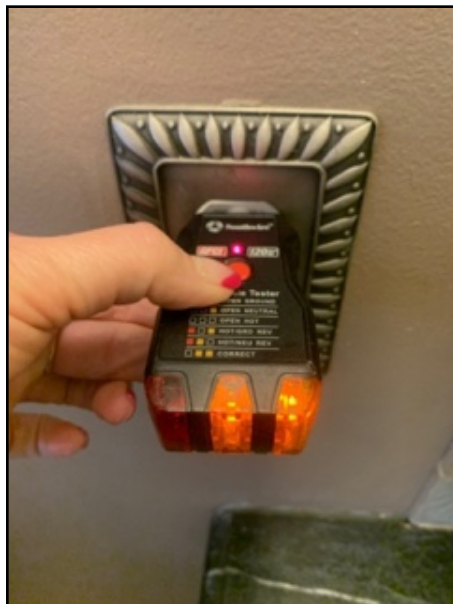


Figure 36-1



Comment 37:

There are no ground fault circuit interrupter (GFCI) protection at the master bathroom outlet. Since GFCI provides protection from electrocution in areas where electricity can come in contact with water, it is recommended that GFCI outlets be installed in wet areas. Repair is recommended by a licensed electrician.

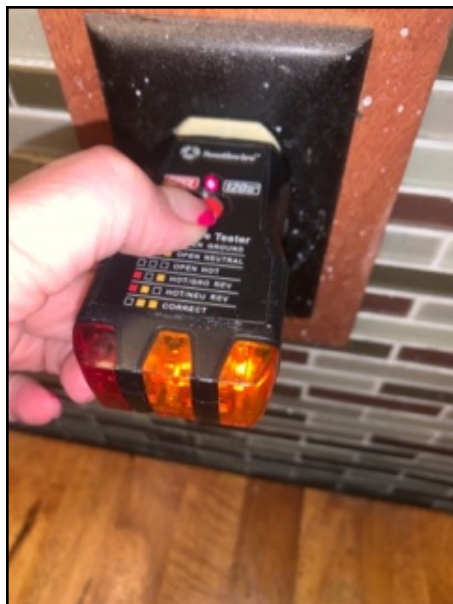


Figure 37-1

(Electrical continued)

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**Comment 38:**

There are no smoke detectors installed. Smoke detectors are also recommended inside and outside of sleeping areas. Repair is recommended by a licensed contractor.

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**Comment 39:**

The overhead recessed lights in the hall bathroom are inoperative. The bulbs may be blown. If the bulbs are not blown, the circuit will need to be examined by a licensed electrician for repair.



Figure 39-1



Figure 39-2

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**Comment 40:**

The light/ ceiling fan in the front bedroom is direct wired and not operated by the light switch. Repair is recommended by a licensed electrician.



(Electrical continued)



Figure 40-1



Figure 40-2



Figure 40-3

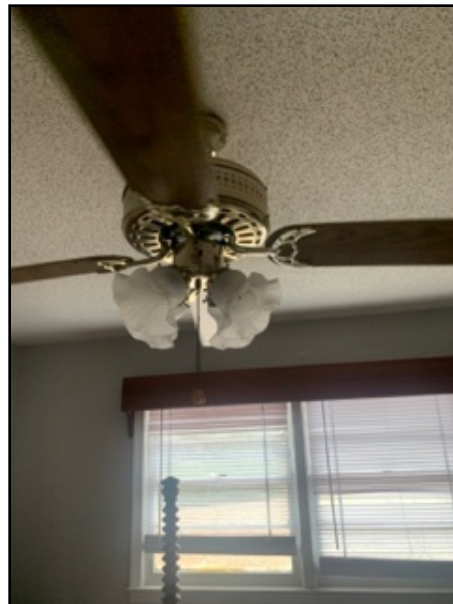


Figure 40-4

(Electrical continued)

**Comment 41:**

The breakers in the service panel box are not labeled. Identification of the breakers is needed.



Figure 41-1

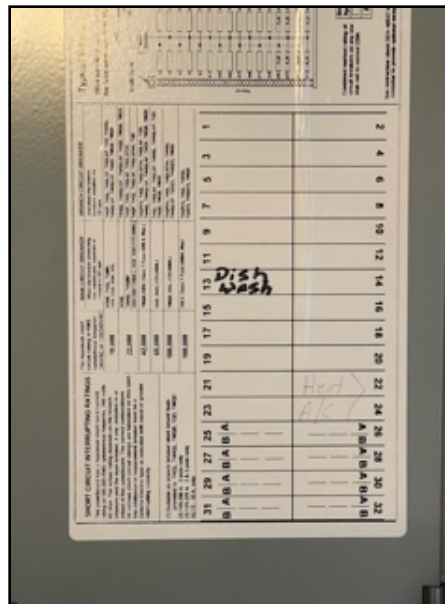



Figure 41-2

Limitations: Load calculation are not performed to determine service capacity adequacy. The inspection does not involve any electrical stress test on the system to determine if a breaker trips properly. Labeling of electric circuit locations on electrical panels are not checked for accuracy. Electrical components concealed behind finish surfaces are not visible to be inspected. The determination of the type of branch circuit wiring used in this home was made by inspection of the electrical panels and visible wiring only. Inspection of the wiring in or at the receptacles, switches, fixtures, junction boxes, walls, ceilings, floors, etc., is beyond the scope of a home inspection and were not inspected. The inspection does not include remote control devices, alarm systems and components, low-voltage lighting systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.


# Plumbing

Water Service:	Public Water
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Public Sewer
Waste Pipe Material:	PVC, ABS Plastic
	Condition: Repair or Replace


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 Comment 42:  
At the time of the inspection, no deficiencies were observed in the condition of the visible portion of main water supply line or shut off valve. The valve was not operated due to the potential for leakage but was visibly inspected.


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 Comment 43:  
The water supply exhibited functional flow at the time of the inspection. This was determined by running the water at the bathroom sink and tub or shower while the toilet was flushed. Only a slight drop in water pressure was observed when multiple fixtures were operated.

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 Comment 44:  
No deficiencies were observed in the condition of the visible water supply pipes at the time of the inspection. Notable exceptions will be listed in this report.

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 Comment 45:  
ABS waste piping is known to be a defective product. No deficiencies were observed at the time of the inspection. These are generally replaced on an as needed basis.

Limitations: water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report. The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.) below the structure, or beneath the ground surface are not inspected. Overflow back up is not tested due to the possibility of damage from water leakage. This is necessary due to the fact that aged gaskets may fail or leak.

(Plumbing continued)

## Water Heater

Manufacturer:	Whirlpool
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	2013
Temp & Pressure Relief Valve:	Present Without Blow Off Leg
Fuel Disconnect:	Condition: Safety Concern
Seismic Straps Installed:	Within Sight of Equipment
Expansion Tank Present:	Not Present



### Comment 46:

The water heater was manufactured in 2013. The typical lifespan of a water heater is 10 to 15 years. The unit responded properly when tested. The system may require a higher level of maintenance or replacement in the near future. No one can predict when replacement will become necessary.



Figure 46-1

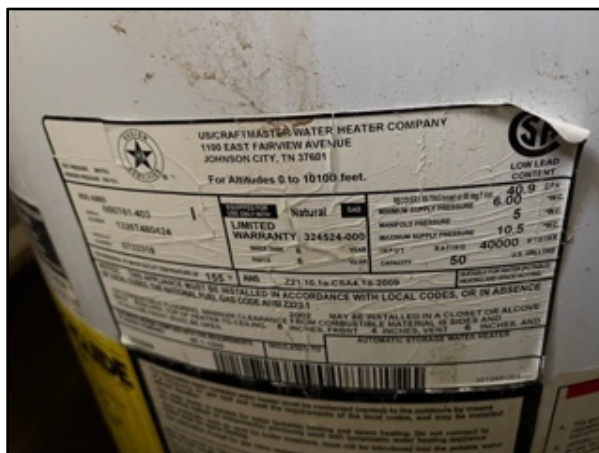


Figure 46-2

(Water Heater continued)

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Comment 47:

The gas vent flue is entering the attic near an air duct. This is a safety concern.



Figure 47-1

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Comment 48:

There is no discharge pipe connected to the temperature & pressure relief valve on the water heater. This is a safety concern. Repair is needed by a licensed plumber.

# HVAC

HVAC System Type:

Package Unit



## Comment 49:

The gas pack heating and cooling system was manufactured in 2016. The system responded properly when tested in heating mode. The typical lifespan of a heating and cooling system is 15-20 years.



Figure 49-1



Figure 49-2

Limitations: Adequacy, efficiency, or the balance distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. HVAC systems are operated by system controls only available at the thermostat.

## Heating

Location:

Exterior

Type of Equipment:

Forced Air

Condition: Satisfactory

Manufacturer:

Goodman

Approximate Age:

2016

Heating Fuel:

Natural Gas

Condition: Satisfactory

(Heating continued)

Filter Type:	Disposable Condition: Satisfactory
Type of Distribution:	Metal Ducting Condition: Repair or Replace

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

Energy Source:	Electric
Type of Equipment:	Evaporative Condition: Satisfactory
Condensor Size:	42,000 BTU (3.5 Tons)
Condensate Drainage:	To Exterior Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Interior

Walls:	Painted Drywall/Plaster, Textured Drywall/Plaster, Wood Trim
Floors:	Condition: Repair or Replace Carpet, Tile, Vinyl
Interior Doors:	Condition: Average Hinged Condition: Repair or Replace



## Comment 50:

At the time of the inspection, no significant deficiencies were observed in the condition of the interior walls and ceilings. Inspection of the walls and ceilings typically includes examination for functional defects in the wall and ceiling coverings, window and door casings, baseboards and other installed moldings. Cosmetic defects are not noted except where a functional defect is present.



Figure 50-1



Figure 50-2



(Interior continued)



Figure 50-3



Figure 50-4



Figure 50-5

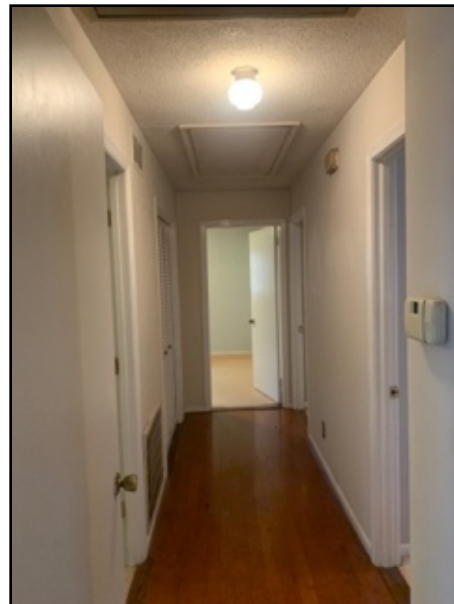


Figure 50-6

(Interior continued)



Figure 50-7



Figure 50-8



Figure 50-9



Figure 50-10

(Interior continued)



Figure 50-11



Figure 50-12

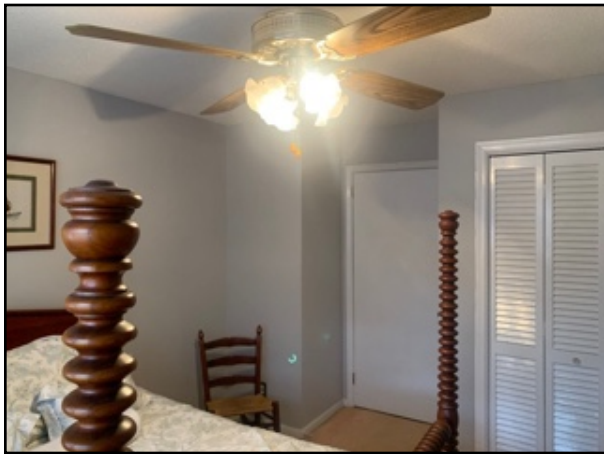


Figure 50-13



**Comment 51:**

At the time of the inspection, no significant deficiencies were observed in the condition of the floor coverings in the home. Cosmetic defects or not noted except where a functional concern is present.



**Comment 52:**

At the time of the inspection, no significant deficiencies were observed in the condition or operation of the interior doors and windows. Cosmetic defects are not noted except where a functional concern is present.

(Interior continued)



**Comment 53:**

Loose door hinges on the laundry room door. Repair is recommended by a licensed contractor.



Figure 53-1



Figure 53-2



Figure 53-3



Figure 53-4

(Interior continued)



**Comment 54:**

The master bathroom closet door does not close. The door hinges have been painted. Repair is recommended by a licensed contractor.



Figure 54-1



Figure 54-2



Figure 54-3

(Interior continued)



**Comment 55:**

The master bathroom door does not close. Repair is recommended by a licensed contractor.



Figure 55-1

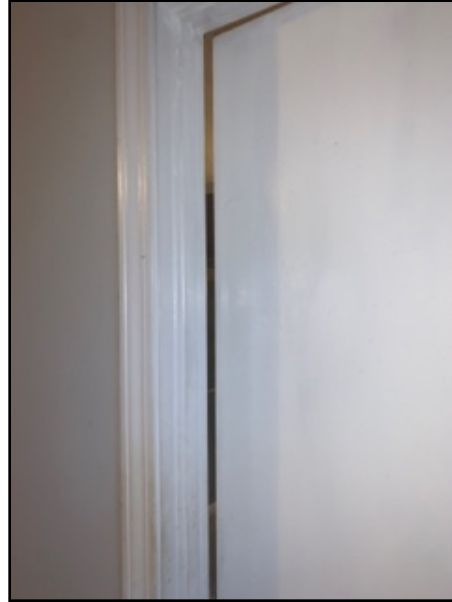


Figure 55-2

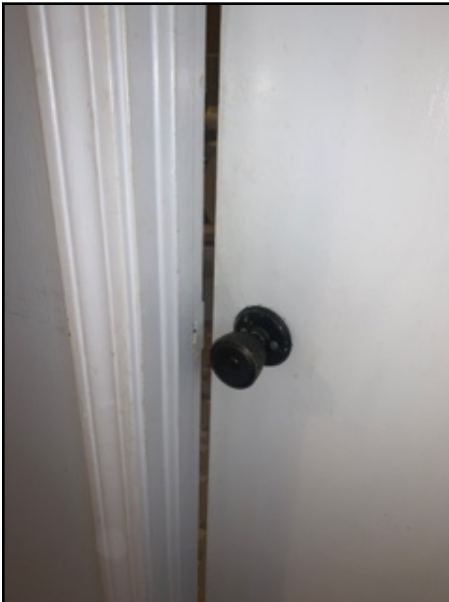


Figure 55-3

(Interior continued)

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 **Comment 56:**  
Cracking observed over the master bathroom doorway. Inspect and repair is recommended by a licensed contractor.



Figure 56-1

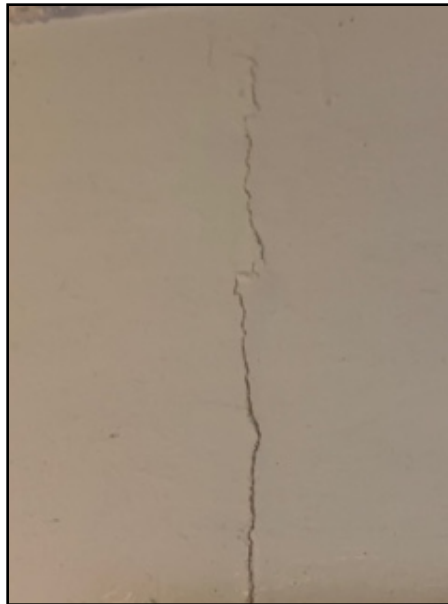


Figure 56-2

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 **Comment 57:**  
Settlement cracking observed over the second bedroom door. Inspect and repair is recommended by a licensed contractor.



Figure 57-1

# Bathrooms

## Bathroom #1

Location:	Hallway
Sink(s):	Single Sink
	Condition: Satisfactory
Shower:	Stall
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Not Present



### Comment 58:

At the time of the inspection, no significant deficiencies were observed in the condition of the vanity and sink components. Inspection of the vanity and sink includes testing of the functional flow, functional drainage and operation of faucet.

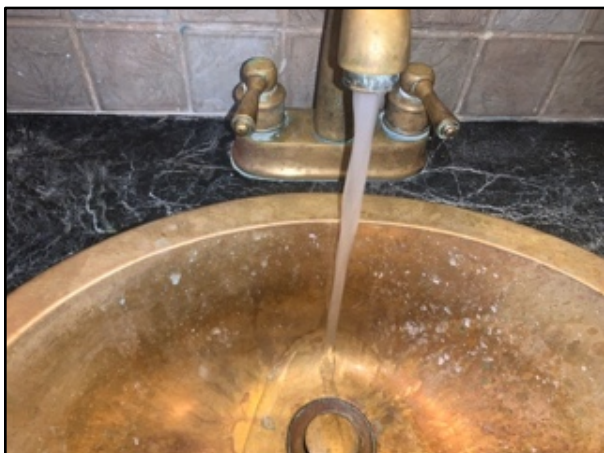


Figure 58-1

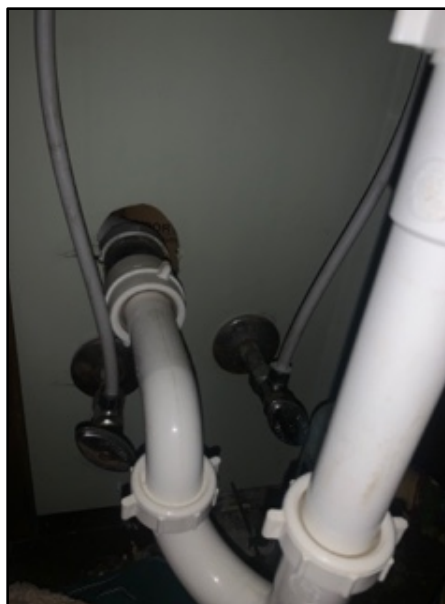


Figure 58-2



(Bathroom #1 continued)



Figure 58-3



Comment 59:

All shower components appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes evaluation of functional flow, functional drainage, operation of the faucet, diverter valves, and moisture intrusion around walls and base.



Figure 59-1



Figure 59-2

(Bathroom #1 continued)

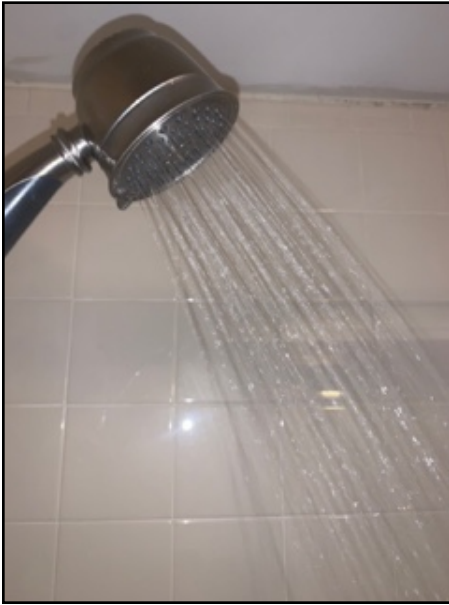


Figure 59-3



Figure 59-4



Comment 60:

No deficiencies were observed to the toilet fixture. All toilet components operated in a manner consistent with their intended use.



Figure 60-1



Figure 60-2

(Bathroom #1 continued)



Figure 60-3



Figure 60-4



Comment 61:

At the time of the inspection, an operable source of ventilation was present in the bathroom.



Figure 61-1

(Bathroom #1 continued)



Comment 62:

One of the shower doors is off the track. Repair is recommended by a licensed contractor.



Figure 62-1



Figure 62-2

## Bathroom #2

Location:	Master Bathroom
Sink(s):	Single Sink
	Condition: Satisfactory
Bath Tub:	Free Standing
	Condition: Above Average
Shower:	In Tub
	Condition: Above Average
Toilet:	Standard Tank
	Condition: Repair or Replace
Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Above Average
Ventilation Type:	Not Present

(Bathroom #2 continued)

GFCI Protection:

Not Present



**Comment 63:**

At the time of the inspection, no significant deficiencies were observed in the condition of the vanity and sink components. Inspection of the vanity and sink includes testing of the functional flow, functional drainage and operation of faucet.



Figure 63-1



Figure 63-2



Figure 63-3

(Bathroom #2 continued)



**Comment 64:**

At the time of the inspection, no deficiencies were observed in the condition of the bathtub components. Inspection of the bathtub includes testing of the functional flow, functional drainage and operation of faucet and diverter valve.



Figure 64-1



Figure 64-2



Figure 64-3

(Bathroom #2 continued)



Comment 65:

All shower components appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes evaluation of functional flow, functional drainage, operation of the faucet, diverter valves, and moisture intrusion around walls and base.



Figure 65-1



Figure 65-2

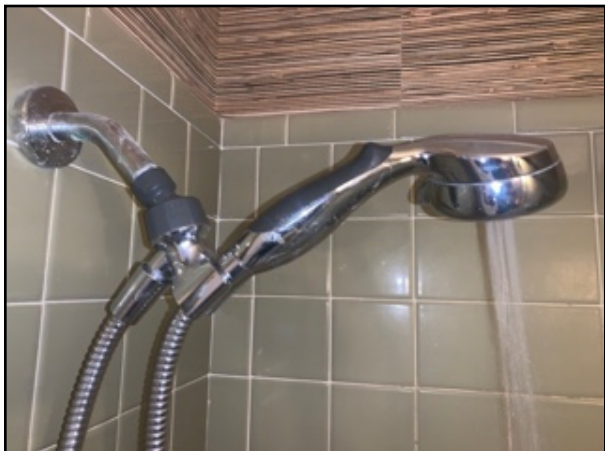


Figure 65-3

(Bathroom #2 continued)



**Comment 66:**

The toilet is loose at floor. The toilet seal needs to be replaced and firmly secured to the floor. Caulking the base is recommended. Repair is recommended by a licensed plumber.



Figure 66-1



Figure 66-2



Figure 66-3



Figure 66-4



(Bathroom #2 continued)

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Comment 67:

At the time of the inspection, no operable source of ventilation was present in the bathroom. Repair is recommended by a licensed contractor.

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Comment 68:

The toilet tank water shutoff valve is seized. Repair is recommended by a licensed plumber.



Figure 68-1

# Kitchen

Cabinets: Wood  
Condition: Above Average

Countertops: Granite  
Condition: Satisfactory

Sink: Double  
Condition: Satisfactory

---



## Comment 69:

At the time of the inspection, the kitchen cabinets and countertops are in generally good condition. No major defects were observed to the cabinetry, countertops, sinks, faucets, or flooring. Cosmetic defects are not noted except where a functional defect is present.



Figure 69-1



Figure 69-2

(Kitchen continued)



Figure 69-3



Figure 69-4



Figure 69-5



Figure 69-6

(Kitchen continued)



Figure 69-7



Figure 69-8

## Appliances

Cooking Fuel:	Propane Condition: Satisfactory
Range:	Frigidaire Condition: Satisfactory
Range Hood:	General Electric, Microwave Ventilation Condition: Satisfactory
Refrigerator:	Frigidaire Condition: Average
Dishwasher:	Frigidaire Condition: Satisfactory
Microwave:	General Electric Condition: Satisfactory

(Appliances continued)



**Comment 70:**

At the time of inspection, the appliances responded properly when tested. The appliances should have several years of useful life remaining.



Figure 70-1



Figure 70-2



Figure 70-3



Figure 70-4

(Appliances continued)



Figure 70-5



Figure 70-6



Figure 70-7



Figure 70-8

Limitations: This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection. This is a visual inspection limited in scope by (but not restricted to) the following conditions: Thermostats, timers and other specialized features and controls are not inspected. The temperature calibration, functionality of timers, effectiveness, efficiency, and

(Appliances continued)

overall performance of appliances is not part of this inspection. Appliances that are not permanently installed are not inspected. We do not guarantee the performance of any appliance regardless of age.

# Laundry

Dryer Venting: To Exterior  
Condition: Repair or Replace

Laundry Hook Ups: Yes  
Condition: Satisfactory

---



## Comment 71:

At the time of the inspection, no significant deficiencies were observed in the laundry room. The clothes washer connections and drain piping were visually inspected only.



Figure 71-1



Figure 71-2



Figure 71-3