

20/20 Property Inspections, LLC

Property Inspection Report



123 ABC Circle, Billings, MT 59102
Inspection prepared for: John & Sally Smith
Real Estate Agent: -

Date of Inspection: 8/1/2019 Time: 1:00 PM
Age of Home: 2008 Size: 3126 sf
Weather: 92° F Sunny
Order ID: 215

Inspector: Chris Zimmerman, CMI
MT HI0258
3015 Cove Creek Cir, Billings, MT 59106

Email: czim98@gmail.com
www.billingsinspectors.com



Introduction:

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

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

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

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Single Family • Ranch Style • Patio home

3. Age

Year Built: 2008

Square Footage: 3104

4. Lot Size

N/A- Common area of the HOA

5. Orientation

Front door faces: South

6. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • All public utilities

What we inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete driveway noted., Concrete sidewalk noted.

2. Patio and Porch Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: The patio/porch roof is the same as main structure. • Asphalt shingles noted.

Observations:

- The rear porch has settled and pulled away from the house structure. The gap that has opened up needs to be properly sealed/flushed to keep moisture and debris from getting between porch and house as this could result in damages to the house framing.
- The front porch has settled over 1" at the south. Cracking in the concrete noted between porch and stairs due to this movement. The inspector noted the lack of compacted soils under the SW corner of the porch. Soils need replaced and compacted to prevent any further movement. Consider consultation with a concrete repair contractor regarding slab jacking.



Separation between house wall and porch at the north side of the home.



Note the lack of supporting soils under this corner of the concrete front porch.



Cracking that has occurred due to settlement of the front porch.

3. Grading

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



4. Downspouts & Extensions

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The downspouts are hailstone damaged.



5. Gutter

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Vegetation Observations

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. GFCI

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **GFCI** receptacles are in good condition.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: north side

Observations:

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

10. Deck Systems

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

11. Stairs & Handrail

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Fence Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl

Observations:

- Common area of the HOA

13. Gate Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: North side of house. • South side of house.

15. Sprinklers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Home is equipped with an underground irrigation system. This system is managed by the HOA and is not included in this inspection

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete foundation

Observations:

- Some damage to the gas insert exterior flue caps. Recommend a fireplace contractor review and replace if necessary.
- View of the house sheeting observed at the SW corner of the home. This is interior grade material and cannot be exposed to exterior elements. We recommend trimming this area out properly.



4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Method: Inspected from roof level

Materials:

- Asphalt architectural shingles noted



2. Roof Cap

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Flashing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Boot Jacks

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The boot jacks appeared weathertight at the roof surface; no signs of water intrusion in the attic.

5. Chimney

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. Spark Arrestor

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. Vent Caps

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Sky Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Access location:

- Garage ceiling
- Appeared functional - with batt insulation over hatch door.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Engineered trusses noted
- OSB roof decking noted



3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vents noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Most attic electrical connections not accessible due to insulation.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- **PVC** plumbing vents

8. Insulation Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Loose fill insulation noted.

Depth: Insulation averages about 12-14 inches in depth

Observations:

- Displaced insulation noted at the SE and SW corners of the garage attic. This displacement is caused when high winds enter the soffit venting. The soffit dams are not airtight in these locations and the insulation is blown out of place. We recommend improving the soffit dams and replacing the insulation to improve energy expenses.



9. Chimney

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. Exhaust Vent

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Vents through roof

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab not fully visible due to floor coverings. Exposed areas of the slab appeared sound.

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.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				



4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:

- Support Material: Wood/Bearing Wall

6. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review only in small utility room due to 95% finished ceiling in lower level.
- ****DECKING****
- OSB (Oriented Strand Board) sheathing sub floor
- ****FRAMING****
- Prefabricated Wood I-Joists

7. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible, obscured by drywall.

8. Foundation Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- ****SUPPLY****
- 3/4 inch copper
- ****DRAIN, WASTE, VENT****
- Poly Vinyl Chloride "PVC" waste and vent pipes noted.
- ****OBSERVATIONS****
- Appears Functional at time of inspection.
- Water shut off location shown to client in the event of an emergency.

9. Water Pressure

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 70 psi



10. Pressure Regulator

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Pressure regulator noted.



11. Ducting

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: North side of the house.

Location: Distribution Panel Location:

Basement

Observations:

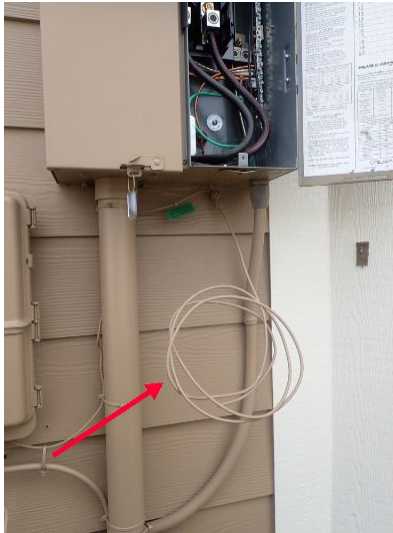
- No major system safety or function concerns noted at time of inspection at main panel box.

2. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.



3. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 150 amp



4. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

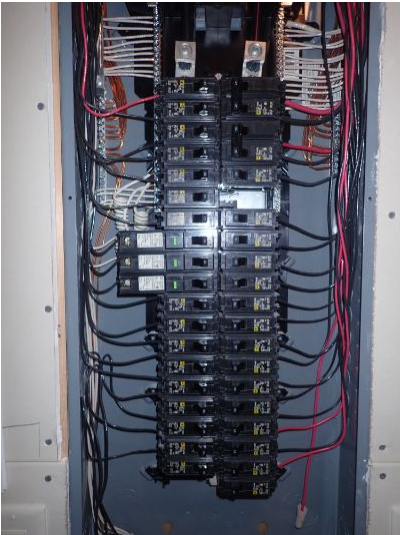
5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.



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				

Location(s): Basement mechanical room

Materials: Gas forced hot air/ dual stage high efficiency

Observations:

- Goodman High Efficiency Unit

Model # GMH950905DXAB

Serial # 0709062643

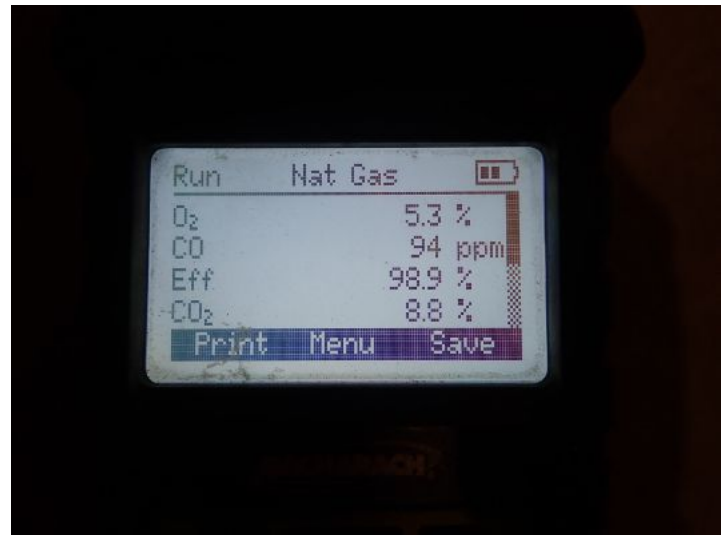
Date of manufacture: 2007

Observed operating efficiency: 98.9%

CO in flue: 94 ppm

O2 in flue: 5.3%

No CO detected in household air supply



2. Enclosure

Good	Fair	Poor	N/A	None
X				

3. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic - PVC vent noted.

4. Gas Valves & Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and functional.



Furnace gas cut off valve

5. AC Compress Condition

Good	Fair	Poor	N/A	None
	X			

Compressor Type: electric

Location: The condenser is located on the exterior north.

Observations:

- Damaged fins observed at the **A/C** compressor. We recommend an HVAC contractor strighten the cooling fins to allow the unit to dissipate heat efficiently.
- Exterior unit not level. This can affect system performance and/or cause premature wear to the fan. Have the unit leveled for improved operation and lifespan.



6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.

7. Condensation Management

Good	Fair	Poor	N/A	None
X				

Observations:

- Condensate drains to a basement floor drain

8. Air Supply

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Filters

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Located adjacent to the heater in a slot cut into the ductwork.

Observations:

- 20x25x4 filter size noted

**11. Thermostats**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

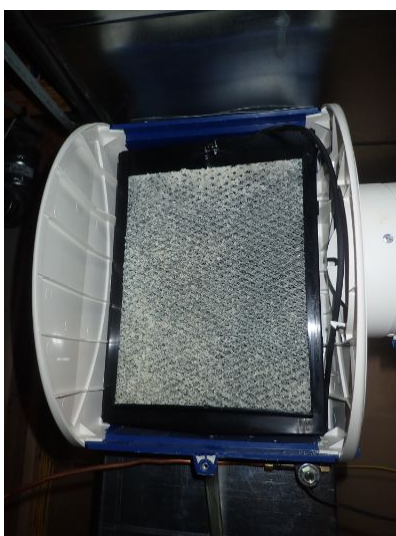
- Digital, programmable type. Thermostats are not checked for calibration or timed functions.

12. Humidifier

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Humidifier pad heavily built up with mineral deposits. Pad needs replaced.



Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Heater Type: Natural gas

Location: Basement. • Mechanical Room

Observations:

- Typical service life for a water heater is 10-15 years. Date of manufacture of this tank is 2007.
- Water temperature at the half bathroom was observed to be 108° F. We never recommend setting temperature greater than 120° F for scald concerns as well as to extend the life of the water heater.



2. Size

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 48 gallons

3. Heater Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. Combustion

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The combustion chamber appears to be in functional condition.

5. Venting

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Water heater flue contacts the roof deck. Minimum furnace/water heater double wall vent pipe clearance from combustible material is 1". Recommend an HVAC contractor review and correct to provide ample clearance.



Type B flue piping requires 1" clearance from all combustible materials to reduce the risk of fire.

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: copper

8. Plumbing

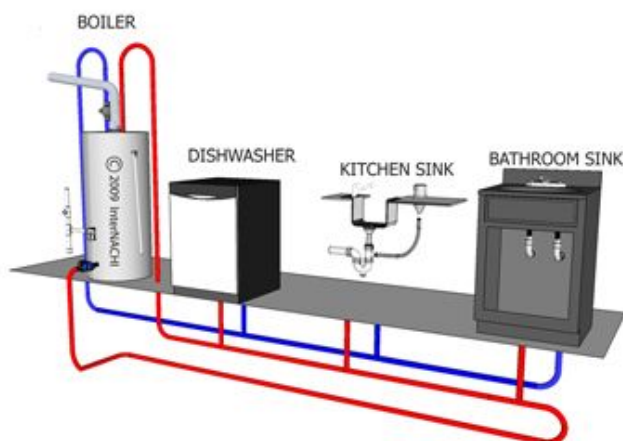
Good	Fair	Poor	N/A	None
X				

Materials: 3/4" copper • 1/2" & 3/4" PEX (polyethylene cross)

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- This hot water system includes a recirculation pump. The system was tested and functional at the time of inspection. Hot water recirculation systems provide several benefits including nearly instant hot water at the fixtures when valves are opened as well as water conservation and waste water reduction.

DEDICATED LOOP HOT WATER RECIRCULATION SYSTEM





9. Gas Valve & Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- Valve in place; no leaks detected at the water heater gas valve or supply lines.



Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.
Materials: Asphalt architectural shingles noted.



2. Garage Siding

Good	Fair	Poor	N/A	None
	X			

Materials: Composition wood or composition cement siding ("Hardi-Board" etc.), wood frame construction, concrete foundation • Brick/cultured stone veneer noted.

Observations:

• The brick veneer at both the east and west sides of the overhead door is not secured/adhered to the garage wall. Cracking of the mortar joints also observed. We recommend a mason or qualified contractor repair as necessary.



3. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:

• Engineered wood roof truss framing noted.



4. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Fixed, roof-field exhaust vents noted.



5. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

6. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.

7. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible, obscured by drywall.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

9. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. GFCI

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI in place and operational

11. 240 Volt

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. Exterior Door

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. House Door/Fire Door

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

15. Garage Door Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies observed.

16. Garage Door Parts

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The drive belt sags. Recommend tightening the belt to remove the slack and prevent wear.
- The garage door appeared functional during the inspection.



17. Garage Opener Status

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Belt drive opener noted.

18. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Eye beam system present and operating.

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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies observed on all kitchen cabinets.

2. Counters

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Granite or quartz tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The dishwasher completed a cycle during the course of the inspection; no deficiencies observed.

4. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Garbage Disposal

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

7. Cook top condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gas cook top noted.
- All gas burners operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

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

9. Vent Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Exterior Vented Downdraft

10. Sinks

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Drinking Fountain

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

13. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

14. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

15. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- The disposal is not properly attached to the sink basin. Evidence of leaks noted. There also appears to be leaks that have occurred at the right sink basin at the gasket. We recommend a licensed plumber review these connections and make any necessary repairs.



16. Electrical

Good	Fair	Poor	N/A	None
X				

17. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

18. Floor Condition

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

21. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Some water damage at the window trim over the kitchen sink. Possibly due to a past leak at the faucet.

22. Patio Doors

Good	Fair	Poor	N/A	None
X				

23. Screen Doors

Good	Fair	Poor	N/A	None
X				

Bathroom

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

1. Locations

Locations: Master Bathroom • Basement Bathroom • Half bathroom

2. Cabinets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies observed on all bathroom cabinets.

3. Counters

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Plastic laminate tops noted.

4. Mirrors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Ceiling Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are drywall ceilings noted.

6. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. GFCI

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI in place and operational
- Reset for the GFCI is in the 1/2 bathroom.

9. Exhaust Fan

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The bath fans were operated and no issues were found.

10. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic tile is noted.

11. Heating

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Showers

Good	Fair	Poor	N/A	None
X				

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Ceramic tile noted in the master
- Fiberglass surround noted in the basement

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

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:

- Toilets observed as functional and in good visual condition.

19. Window Condition

Good	Fair	Poor	N/A	None
X				

Laundry

1. Cabinets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Counters

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Wash Basin

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Dryer Vent

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- We always recommend thoroughly cleaning the dryer vent ducting prior to installing and operating a dryer.

5. Plumbing

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. GFCI

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- GFCI in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

9. Gas Valves

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

10. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

11. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Ceramic tile is noted.

13. Wall Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are drywall ceilings noted.

Interior Areas

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

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

1. Bar

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The bar area appears functional at the time of inspection.
- GFCI in place and operational
- Instant hot water system operational

2. Cabinets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Ceiling Fans

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Door Bell

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Smoke Detectors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.

9. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

10. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

11. Window Condition

Good	Fair	Poor	N/A	None
X				

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
			X	

15. Screen Doors

Good	Fair	Poor	N/A	None
			X	

16. Fireplace

Good	Fair	Poor	N/A	None
X				

Location(s): Living Room • Basement

Type(s): Natural gas inserts noted

Observations:

• Natural gas inserts were tested using normal controls at the switch, remote, or manually. Units tested operational, no deficiencies observed. Fans operated properly and no carbon monoxide was detected in the household air supply during operation.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

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.

Water Heater		
Page 18 Item: 5	Venting	• Water heater flue contacts the roof deck. Minimum furnace/water heater double wall vent pipe clearance from combustible material is 1". Recommend an HVAC contractor review and correct to provide ample clearance.
Garage		
Page 21 Item: 2	Garage Siding	• The brick veneer at both the east and west sides of the overhead door is not secured/adhered to the garage wall. Cracking of the mortar joints also observed. We recommend a mason or qualified contractor repair as necessary.
Kitchen		
Page 26 Item: 15	Plumbing	• The disposal is not properly attached to the sink basin. Evidence of leaks noted. There also appears to be leaks that have occurred at the right sink basin at the gasket. We recommend a licensed plumber review these connections and make any necessary repairs.