

Report Legend

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R - Item needs Repair/Further Evaluation
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NP - Not Present
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Exterior

S **R** **I** **NP** **NI**

**Deck Rails****Type : Wood**

Needs Repair: Deck Rails - Loose Rails -

The deck rails are loose and need to be properly secured on the right side of the deck. Rails provide a sense of security/protection from falling when present. Loose rails, currently present, may give out if enough pressure is applied to them. Have a professional contractor evaluate the deck stairs and make any necessary repairs so that proper support is provided if leaned on.

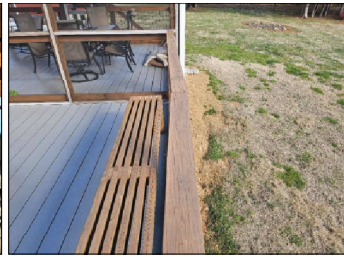
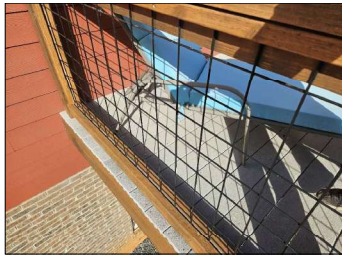


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The deck rails and deck rim joist flex when pressure is applied to the railings.

**Exterior Balcony**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

**Exterior Balcony Rails**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

**Stoop**

Not Present: This system or component was not present or is not part of the construction type or architectural design.

**Stoop Rails**

Not Present: This system or component was not present or is not part of the construction type or architectural design. Note: Stoop rails are not required when the stoop elevation is less than 30" above dirt grade surface around the perimeter of the porch.

**Porch****Type : Wood**

Satisfactory: Front entrance porch was inspected and was in typical condition for the age of the home. No loose brick and/or stone or deteriorated mortar joints were observed that needed repair.

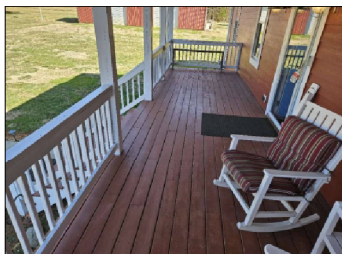


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Porch Rails**Type : Wood**

Satisfactory: No adverse conditions were observed with the front porch rails.



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Soffit/Eaves**Type : Vinyl**

Satisfactory: The exterior eave material and installation was inspected and was in good condition. No adverse conditions were observed that would be associated with either poor installation and or moisture intrusion. Installation and materials are typical/consistent for the construction type and period.

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Fascia**Type : Alum. clad**

Satisfactory: The exterior fascia material and installation was inspected and was in good condition. No adverse conditions were observed that would be associated with either poor installation and or moisture intrusion. Installation and materials are typical/consistent for the construction type and period.
 >>> Limited Evaluation: Much of the fascia is blocked by gutters, and could not be fully inspected.

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Driveway**Type : Concrete**

Satisfactory: No adverse conditions were found on the driveway. Driveway in typical condition for the design and age of the home. Typical cracking should be expected and is associated with aging, weight overloading, subsurface soils settlement and/or expected behavior of the material itself.

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Patios/Slabs

Not Present: There is no patio or slab associated with this home as part of its construction type or architectural design.

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Walks**Type : Concrete**

Needs Repair: Walkway - Displaced Walkway - Uneven walkway with a displaced cement section could be a tripping hazard at the front exterior of the home. Displacement of the cement is about 1/2" and could be considered a safety hazard. Have a professional contractor make the necessary repairs due to concerns for personal safety and liability.



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Retaining Walls

Not Present: There are no retaining walls associated with this home as part of it's construction type or architectural design.

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Vegetation

Type : Grass

Satisfactory: Visual inspection of the property did not find any concerns with respect to the installation of the landscaping. >>> Note: Landscaping requires normal maintenance and proper seasonal care especially areas with new seed/sod has been added. Unattended landscaping can create moisture problems that damage the home's materials and structure.

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Trees/Limbs

Satisfactory/General Information: Trees/Limbs - Large trees/shrubs should be maintained away from the house and roof system to avoid potential damage from contact. Water shedding off the trees can divert water toward the house. The canopy under large trees/shrubs will hold higher moisture levels in them that will over time cause wood to deteriorate. Maintain large vegetation away from the house.

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Grade/Drainage

Satisfactory: Good Grading Conditions - Grading around the perimeter of the house was inspected and appears to be properly directing water away from the foundation. No adverse conditions associated with high moisture levels were observed.

Additional Exterior Items (If needed)

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Roof

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Roof Access/Vantages/Age**Roof Inspected From:** : Attic**Roof Areas Not Inspected:** : Unsafe Attic Areas -
Areas without a solid platform or adequate clearance**Approximate Roof Age:** : 5 - 10 years old

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Roof Covering & Roof Style Coverings : Fiberglass / Asphalt Composition**Style :** Gable, Intersecting Gable

Information/Observation: Roof Covering – Remodeling/Retrofit Roof Installation –

There is an area of the roof covering that appears to have been installed more recently than the original installation. Newer roofing shingles are tied into the existing back patio area. Evidence of extension on the deck also confirms that the rear enclosed patio of the home is a newer addition. No adverse signs were noted.



There are newer roofing shingles installed over the rear deck area.

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Gutters**Type :** Aluminum

Satisfactory: Where installed, gutters appear to not be leaking at the seams and are properly directing water off the roof covering and away from the foundation.

>>> Note: Clogged gutter systems can cause water to backflow behind the gutter and can be causing moisture damage to the fascia and soffits. Clean all gutters regularly so that water is properly diverted off the roof covering.

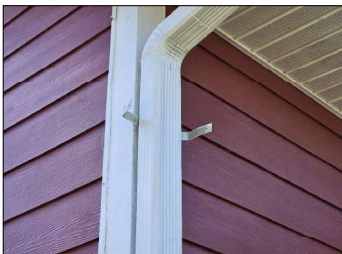
>>> Note: Gutters may be provided with a leaf prevention covering. Inspection of the gutters is limited by this enhancement if provided. Evaluation of the gutter system to fully direct water off the roof system and away from the foundation can not be provided unless the inspection takes place during a period of heavy rainfall.

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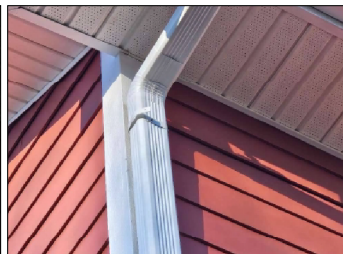
Downspouts**Type :** Aluminum

Needs Repair: Gutter System - Downspouts Not Secure -

Some of the gutter downspouts around the home are not secured to the home properly. (See Photo) Loose downspouts may allow water to discharge directly at the foundation. Have a professional contractor secure all downspouts so that water is properly directed away from the foundation.



front



rear

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Splash Blocks Discharge**Type :** Plastic Pipe

Needs Repair: Downspout Not Connected At Plastic Pipe Extensions - Some of the gutter downspouts are not properly connected to the buried plastic pipe transition couplings around the home. (See Photo) Water is not being fully captured by the drain system at these locations. Have a professional landscape contractor make a proper connection at all of the downspouts so that all water shedding off the roof system is properly being directed away from the foundation.



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Flashing & Roof Penetrations

Satisfactory: Plumbing waste pipe flashings are currently in good condition where installed on the roof covering. Typically used, rubber boot flashings, around plumbing vents that penetrate the roof covering last (depending on exposure to UV light) about 8 to 10 years before cracking. Consider replacing pipe flashings during that time period.

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Skylights

Satisfactory: Skylight openings were inspected and were observed not having any evidence of moisture penetration in the skylight or surrounding areas.

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Water Penetration

Satisfactory: No evidence of active roof leakage was observed at the visible/accessible areas in the house at the time of the inspection.

Additional Roof Items (if Needed)

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Roof

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Plumbing

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Water Supply Details

Plumbing Supply & Waste Service

Type : Well, Septic

Water Supply

Type : Plastic

Information: Whole House Sediment Filter System - The main water supply line for this house is equipped with a whole house water filter that helps filter out high levels of sediment/contaminants from the water being delivered from the water supply. When low water pressure/volume levels are present in the house, the filter cartridge in this filter needs to be replaced.



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Well Pump

Manufacturer : Not visible

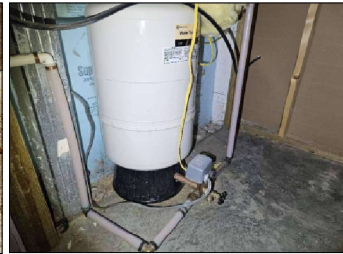
Age : unknown

Not Inspected: Well Pump -

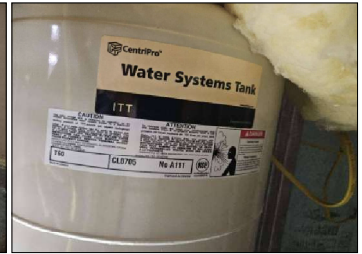
The plastic rock over the well head is bolted down to the concrete slab at the left elevation. The nuts were rusted and could not be removed to inspect the well head components. The water supply system was operating properly at the time of the inspection, but if any concerns are present, recommend having a qualified plumber evaluate the well and associated components to ensure proper operation.



left elevation



garage



Water Shut Off Location

Shut Off Valve Location : Garage

Satisfactory: Main Water Shutoff - The main water shutoff is located and checked for proper operation by turning the valve to a fully closed position and then reopened in order to ensure that it is operating properly. No adverse conditions were observed at the time of the inspection.

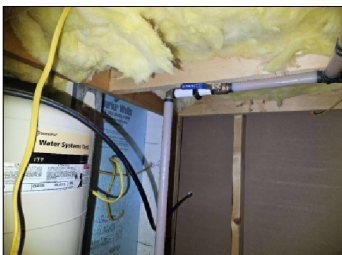


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Water Pressure**Approximate P.S.I.G :**

Not Inspected: Washing Machine Hooked Up - Water pressure was not tested due to washer lines connected to appliances. This is the only location that a pressure gauge can be connected for an accurate in house water pressure reading. Water pressure appeared to be sufficient with functional flow at time of the inspection.

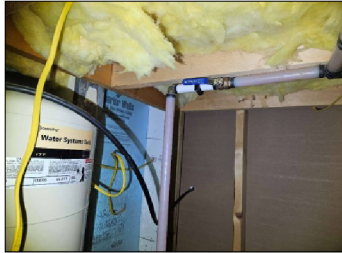


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Water Distribution Details

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Water Pipes

Limited Evaluation: Slab Foundation - Majority of pipes are concealed in walls and floors and could not be inspected. Where visible, water supply lines were viewed/inspected and appeared to be functioning as intended.

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Functional Flow

Satisfactory: Functional water flow was observed at all fixtures where testing was possible and practical.
 >>> Limited Evaluation: Washing machine water flow was not tested.

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Water Pipe Support

Limited Evaluation: Slab Foundation - Majority of pipes are concealed in walls and floors and could not be inspected. Where visible, pipes were functioning as intended.

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Water Pipe Insulation

Satisfactory: Water Pipe Insulation - The plumbing lines that serve the water heater are properly insulated. Due to the water heater being located in an unconditioned area, insulation is provided in order to protect the pipes from exposure to possible freezing during extreme cold weather conditions.

Waste & Vent Pipe Details

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Waste & Vent Pipes

Limited Evaluation: Slab Foundation - Majority of pipes concealed in walls and floors and could not be observed. Appeared serviceable were visible.

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Functional Drainage

Satisfactory: The drainage system was tested by running water through all fixtures and drains except the washing machine drain. Functional drainage appeared normal.

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Waste & Vent Pipe Support

Limited Evaluation: Slab Foundation - Majority of waste pipes are concealed in walls and floors and could not be inspected. Where visible, the waste drain system appeared to be functioning as intended.

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Sewer Scope Inspection

Waste Pipe Access Point : Cleanout in Yard, Cleanout in Basement

Not Inspected: An inspection of the interior of the main waste line for this home, using a sewer scope camera, was not ordered/completed with this home inspection. Suggest that a sewer scope inspection be completed at this home if any concerns are present about the condition of the main waste line or potential blockages therein.

Equipment & Fuel Storage

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Waste Pump(sometimes called a Lift Station)

Not Present: Waste pump/lift station is not a component used inside the interior of this home.

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Interior Fuel Storage / Fuel Supply & Vent Piping

Limited Evaluation: Observed a propane storage tank in the yard. No adverse conditions were observed with the visible components of the tank, or gas line plumbing. Buried or concealed portions of plumbing could not be evaluated.



left elevation



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Plumbing Fixtures

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Outside Faucets

Type : Freezeproof

Satisfactory: Exterior Faucets - The exterior hose faucets were tested at time of inspection. No adverse conditions were observed and the faucets operated as intended.

>>> If non-freeze proof faucets are present on the home freeze protection measures should be considered throughout the winter season.

>>> If shutoff valves are present, these valves allow for a higher level of weatherization during periods of extreme cold.

>>> Note: Do not leave hoses with spray handles installed in place with water spigots left on during the winter. Water in the hoses can freeze causing damage to the spigots and/or water lines inside the wall cavities that will not be apparent until water in the lines thaws.

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Kitchen Sink**A. Needs Repair: Kitchen Sink - Waste Plumbing Leak -**

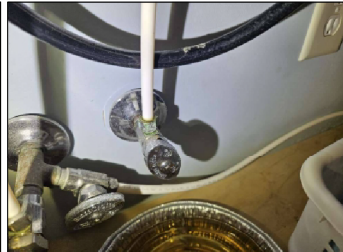
Observed a leak from inside the base cabinet under the kitchen sink at the sink waste line. The exact source of the leak was not determined during the inspection, but dripping was occurring at this location. Recommend that a professional plumbing contractor evaluate the area and make the necessary repairs to prevent further leaking.

B. Needs Repair: Water Supply Plumbing - Deteriorated Fittings -

Observed deteriorated water supply plumbing valves under the kitchen sink. Fitting deterioration can result in leaking. Recommend that a professional plumbing contractor evaluate the entire water supply system and make any necessary repairs to ensure long term serviceability and prevent possible leaking.



There is a leak in the drain plumbing at the kitchen sink.



There is corrosion on the supply valve under the kitchen sink.

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Laundry Connections

Type : Elect. Dryer, Mop Sink, Washer

Satisfactory/Limited Evaluation: Water supply valves (water supply line connections if present) and plumbing drain opening observed only, not tested. No evidence of any prior problems was present at the time of the inspection.

>>> Inspection Limitation: Washing machine emergency drain pans and/or floor drains, if provided, are visually inspected only. Testing the drain pan/drain lines ability to drain water to the exterior of the house is not part of a general home inspection. Note: A drain system serving a washing machine is not intended to protect against leaks from water line connection failures - only small leaking conditions that might occur in the washing machine basin.

>>> Not Inspected: A washing machine and dryer were not inspected as part of the standard home inspection. If desired, have the homeowner verify proper operation, or have a professional contractor provide further evaluation.

Additional Plumbing Items (If needed)

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Water Heater

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Water Heater Details

Manufacturer : Noritz
Model Number : N-075-1M-0D
Location : Exterior Wall

Gallons : Tankless
Serial Number : 200708007859

Estimated Age : 18
Fuel Type : Natural Gas

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Appliance and Installation

Information/Recommendation: Water Heater – Water Heater Advanced Age –

The water heater in the home is original to the home's construction and is 18 years old. It is reaching the end of its lifespan. Recommend budgeting for replacement soon. Have a qualified plumber evaluate the water heater and perform the necessary repairs/replacement.

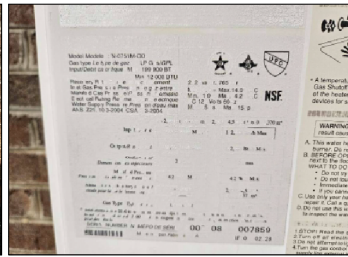


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The water heater is 18 years old.

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Operation

Water Temperature During Inspection : 123

Satisfactory/Information: The water heater was visually inspected and observed as operating properly at the time of the inspection. An adequate supply of hot water being provided by the appliance was verified during the course of the inspection by running 20 or more gallons of hot water alone while testing all of the different plumbing fixtures provided with a hot water supply during the course of the inspection.



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Safety Equipment

Type : PRV - Pressure Relief Valve

Satisfactory/Information: Water Heater Safety Equipment - The water heater safety equipment was observed to be properly installed. Where testing is possible, all equipment operated as intended. Conditions were considered normal.

>>> A TET is the plumbing device associated with public water supply systems using traditional water heaters. This device compensates for increased water/gas pressures that can result due to the large volume of heated water being stored inside the water heater. A TET is typically not required with the installation of a tankless water heater or when water service is from a private well.

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Exhaust

Satisfactory: Exhaust venting system is typical for the type of installation. No adverse conditions were present at the time of the inspection.

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Water Heater

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Additional Water Heater Items (If needed)

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Bathroom - First Floor Hall

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Sink(s)

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.

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Toilet

Satisfactory: The bathroom toilet was tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucet prior to evaluating the toilet.

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Shower and Bathtub

Satisfactory: The shower and bathtub were tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucets. Showers are run for a minimum of 10 minutes in order to ensure that leaking in the line going to the shower head is not occurring.

>>> Bathtub Inspection Limitation: Bathtub overflows are not evaluated for potential leaking conditions. The overflow connection to the bathtub is concealed from viewing and the identification of a leaking condition requires that a sizable amount of water to leak out that can potentially cause water damage in the house before it can be visually identified. Caution should be exercised to prevent bathtubs from ever being overfilled

Additional Bathroom Items (If needed)

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R - Item needs Repair/Further Evaluation
I - Information or Suggestion
NP - Not Present
NI - Not Inspected

Bathroom - First Floor

S	R	I	NP	NI
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Sink(s)

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.

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Toilet

Satisfactory: The bathroom toilet was tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucet prior to evaluating the toilet.

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Shower and Bathtub

Satisfactory: The shower and bathtub were tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucets. Showers are run for a minimum of 10 minutes in order to ensure that leaking in the line going to the shower head is not occurring.

>>> Bathtub Inspection Limitation: Bathtub overflows are not evaluated for potential leaking conditions. The overflow connection to the bathtub is concealed from viewing and the identification of a leaking condition requires that a sizable amount of water to leak out that can potentially cause water damage in the house before it can be visually identified. Caution should be exercised to prevent bathtubs from ever being overfilled

Additional Bathroom Items (If needed)

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Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

□	□	□	■	□
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Not Present: No additional statements, comments, or concerns were observed during the inspection that resulted in use of this reporting area. This area was intentionally left blank.

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Report Legend

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NP - Not Present
NI - Not Inspected

Bathroom - Basement Hall

S	R	I	NP	NI
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**Sink(s)**

Satisfactory: The bathroom sinks, including the fixtures, water supply lines, waste drain lines and supporting cabinets/pedestals, were tested at the time of the inspection. No adverse conditions were observed. No active leaking was evident at the time of the inspection.

>>> Limitations - Personal property stored under a sink may prevent observation of previous staining in the base cabinet. Inspection procedure does include looking at the waste plumbing while/after draining water from the sink. Any active leaking at time of inspection would be noted.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water. Vanity sink drain stops are closed and sink basins are filled to above the level of the overflow (if provided) in order to test for any possible leaking.

**Toilet**

Satisfactory: The bathroom toilet was tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucet and vanity sink faucet prior to evaluating the toilet.

**Shower and Bathtub**

Satisfactory: The shower was tested at the time of the inspection. No adverse conditions were observed. No signs of leaking were evident.

>>> Note: Testing Procedure - Testing sequence in the bathrooms includes checking proper orientation of the hot water at the tub/shower plumbing faucets. Showers are run for a minimum of 10 minutes in order to ensure that leaking in the line going to the shower head is not occurring.

>>> Bathtub Inspection Limitation: Bathtub overflows are not evaluated for potential leaking conditions. The overflow connection to the bathtub is concealed from viewing and the identification of a leaking condition requires that a sizable amount of water to leak out that can potentially cause water damage in the house before it can be visually identified. Caution should be exercised to prevent bathtubs from ever being overfilled

Additional Bathroom Items (If needed)

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Electrical

S	R	I	NP	NI
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Service Entrance**Type :** Underground

Not Inspected: The electrical service entrance wire is underground and not visible for inspection.

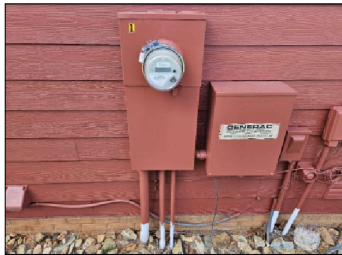


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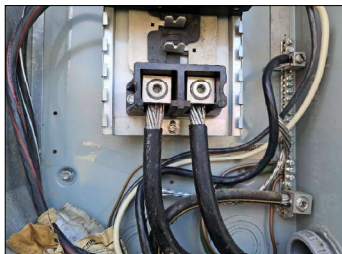
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Service Wires Size & Type**Type :** 4/0 Aluminum = 200 Amps & 240 Volts

Needs Repair: Electrical Service Entrance Wire – Unprotected Main Service Lugs/Insulation Stripped Too Far – The main service lugs are not protected with a rubber or plastic barrier inside the main electric panel on the left elevation. Also, the insulation on the electrical service entrance wires is stripped back too far. Unprotected, excessive exposed cable without its protective sheath could cause a short circuit or electrical shock. Have a qualified electrician evaluate the service entry cables and make the necessary repairs.



main panel

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Grounding Equipment**Type :** To Ground Stake

Satisfactory: The ground stake is buried and ground connection could not be observed. Ground wire was lightly pulled to ensure connection.

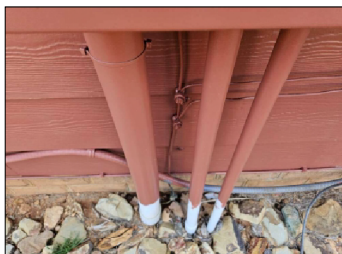


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Electrical

S **R** **I** **NP** **NI**

**Main Panel****Located at :** Outside/Exterior Wall

Satisfactory: Electrical conditions inside the main electrical panel were observed to be properly installed and typical for the period of construction. All circuits were observed having been labeled.

>>> Note: Verification that the circuits are labeled properly was not completed and is not included as part of a general home inspection.



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**Sub Panels****Located at :** Basement

Satisfactory: Electrical conditions inside the sub electrical panel were observed to be properly installed and typical for the period of construction. All circuits were observed having been labeled.

>>> Note: Verification that the circuits are labeled properly was not completed and is not included as part of a general home inspection.

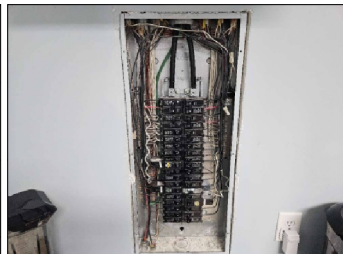


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**Over Current/Fault Protection****Type :** ARC Breaker, Circuit Breakers

Satisfactory: Circuit breakers were visually inspected only and observed to have the proper gauge wire with respect to the circuit size connected to them. No adverse conditions associated with improper wiring practices were observed.

**Ground Fault Protection****Currently present at :** Baths, Exterior, Kitchen

Satisfactory: Ground Fault Protection: Ground fault circuits are installed per the electrical standards at the time of the construction. Where present and accessible these circuits were tested by simulating a fault. Circuits all tested properly.

**120 Volt Circuits****Material :** Copper

Satisfactory/Limited Evaluation: Concealed wiring could not be inspected. Where visible inside the electrical distribution systems, the wiring and circuits appeared serviceable at the time of the inspection.

**240 Volt Circuits****Material :** Aluminum, Copper

Satisfactory/Limited Evaluation: Concealed wiring could not be inspected. Where visible inside the electrical distribution systems, the wiring and circuits appeared serviceable at the time of the inspection.