



2nd floor. Rear sliding door handle



6.4.1 Floors

CREAKY / LOOSE FLOORING

VARIOUS AREAS ON 2ND FLOOR AND 3RD FLOOR. CREAKY FLOORING

The floor in one or more areas of the home were creaky at the time of inspection. This could indicate improper installation, minor shifting of building materials or in some cases can be common with materials. We recommend further evaluation of these areas and repair if needed by a qualified professional.

6.4.2 Floors

INSTALLMENT

One or more areas of the flooring appeared to not be installed in the most effective manner. This can sometimes cause a trip hazard, or not perform as intended aesthetically. Recommend qualified flooring contractor evaluate and repair / replace as needed.



2nd floor hall closet. Transition strip missing

6.5.1 Windows

**SEAL**

MULTIPLE LOCATIONS

The seal appears to be broken in one or more windows. This may impact the energy efficiency of the window itself and may be a cosmetic bother in certain areas. Thermal seals are sometimes difficult to identify. A qualified window contractor should evaluate all windows for broken seals and replace or repair if desired.



Front window



Front window



Front window



Rear windows



Rear sliding door and transom



Primary bath tub window

6.5.2 Windows

**CAULK NEEDED**

Caulking is missing or cracked around interior of windows in several locations throughout home. This can not perform as intended aesthetically, or possibly allow a decrease of energy efficiency. Recommend qualified contractor evaluate all windows and repair as needed.



3rd floor front bedroom windows

6.5.3 Windows

NO SAFETY LOCKS

MULTIPLE LOCATIONS

One or more windows were easily accessible by occupants and high enough off the ground to be a safety concern if a fall occurred. Recommend evaluation by a contractor to ensure proper installation where needed.

Recommendation

Contact a qualified professional.



Summary



Multiple windows throughout home missing safety locks

6.6.1 Stairways

LOOSE COMPONENT



Common Defects

There was a loose component of the stairwell. This can worsen over time and could cause a fall hazard. Recommend loose component is tightened or replaced by a qualified professional.



1st floor staircase. Loose at base attachment

6.7.1 Countertops & Cabinets

SEALANT

The countertop or wall was missing sufficient caulk/sealant/grout. This can lead to water damage in some scenarios. We recommend a qualified professional evaluate and repair as needed.



Common Defects



Kitchen



Kitchen



Kitchen

6.7.2 Countertops & Cabinets

MISSING COMPONENT

The cabinet appeared to have a missing component. This could hinder proper operation or not perform as intended aesthetically.

Recommend qualified cabinet contractor install, repair as needed



Common Defects



Kitchen island drawer

6.7.3 Countertops & Cabinets

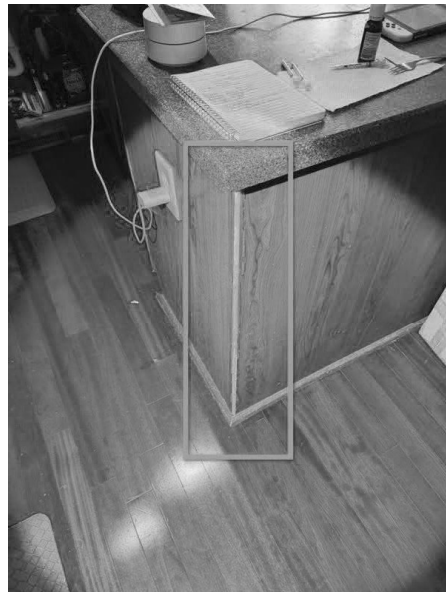
DAMAGED

GENERAL WEAR AND TEAR TO KITCHEN CABINETS

A component of the cabinet or countertop was damaged. This can prevent proper operation in some scenarios, and also present an aesthetic concern. We recommend a qualified cabinet contractor further evaluate and repair as needed.

[Summary](#)

Kitchen sink cabinet front panel and base



Kitchen island corner trim

7: APPLIANCES

Information

Dishwasher: Operated through full cycle

yes



Garbage Disposal: Operated

Yes



Range/Oven/Cooktop: Operated

yes

Built-in Microwave: Operated

yes



Vent Fan: Operated

yes

Refrigerator: Operated

Homeowner stated fridge isn't staying

no

Comments

7.1.1 Dishwasher



Common Defects

LOOSELY INSTALLED

The dishwasher did not appear to be secured properly below the countertop. This can worsen over time, and possibly damage surrounding components. Recommend plumber further evaluate and repair as needed.



Left side bracket

7.5.1 Vent Fan



Common Defects

LIGHTING

The lighting for the vent area is not operating. Recommend qualified contractor further evaluate and repair as necessary.



8: PLUMBING

Information

Main Water Shut Off Location

Located in garage utility closet

Water Supply Material

Pex, Copper

Distribution Material

Pex, Copper

Drain Systems: Material

PVC

Hot Water System:Capacity

0 Tankless

Hot Water System:Power Source

Gas

Hot Water System:Location

Garage, Utility Room

Hot Water System:Manufacturer

Navien



Located in garage utility room



Data plate



Water heater supply temp

Limitations

Fixtures & Distribution

NOT OPERATED / INSTALLED

PRIMARY BATH LEFT SINK

The fixture was not operated during the time of inspection. We recommend a licensed plumber or builder representative of new construction gain access or power to this area to ensuring proper operation prior to closing.



Comments

8.1.1 Fixtures & Distribution



Common Defects

LOOSE FIXTURE

One or more fixtures or components were loose. This can hinder operation, and cause damage to surrounding components in some scenarios. We recommend repair / replacement by a licensed plumbing contractor.



Garage area hose bib

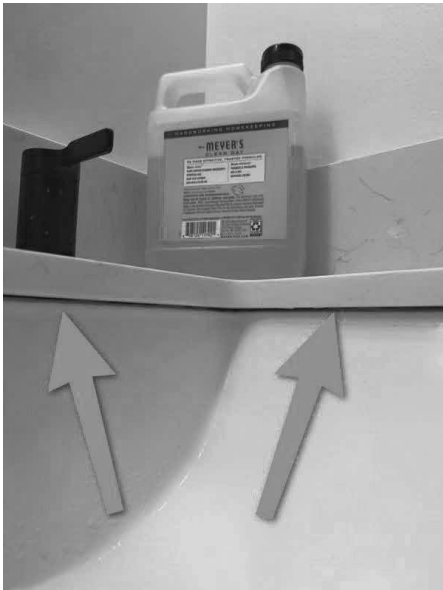
8.1.2 Fixtures & Distribution



Common Defects

SEALANT AT TRANSITION

There was cracking / missing grout or caulk at a transition. This can allow water intrusion and cause damage to surrounding components. We recommend a qualified plumber evaluate and repair / replace as needed.



Primary bath sinks. At countertop transition

8.1.3 Fixtures & Distribution

 Summary

FIXTURE LEAK

There appeared to be a leak at a plumbing fixture during the time of inspection. This can potentially cause unseen damage to the surrounding area and indicate underlying issues with the fixture itself. Recommend a plumber replace/repair as needed.



Prv leaking in garage utility close

8.2.1 Drain Systems

 Summary

FLEXIBLE DRAIN

There was flexible drainage material used during the time of the inspection. This can contribute to no or slow drainage to fixtures, as well as escaped gases if, "P" traps are not properly installed. We recommend a licensed plumber further evaluate and make adjustments as needed.



3rd floor hall bath sink drain

8.2.2 Drain Systems

NO HIGH LOOP

No high loop was installed on the dishwasher drain line. Some models do not require this kind of installation. If this is a requirement and not installed, backflow of water is possible at the drain. Recommend a licensed plumbing professional ensure proper requirements of installation method.

Summary



Dishwasher drain

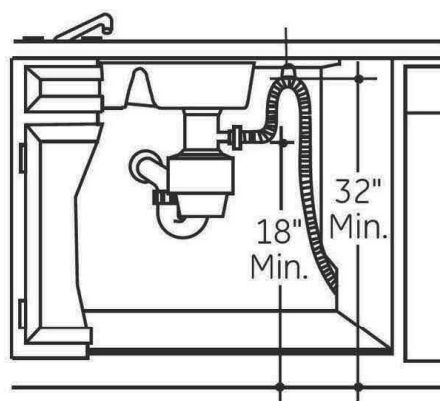


Diagram of High Loop

8.3.1 Hot Water System

VENTING

Summary

The vent is not properly installed in some way. This can prevent proper operation and also pose a safety concern in some scenarios. We recommend a licensed plumber further evaluate and repair or replace as needed.



Questionable install of vent/exhaust. Typically a pvc to metal adapter is needed.

8.3.2 Hot Water System

SWITCH/DISCONNECT

 Summary

The switch/disconnect on the hot water heater has been installed in a manner that may not be to today's standards. Recommend a qualified professional for further evaluation and/or repair.



water heater is powered via extension cord



Typically recommended to have a dedicated circuit for water heater plug

9: ATTIC

Information

Roof Structure: Inspection Method Entered Attic Access, Partially Accessible	Roof Structure: Ventilation Type Ridge Vents, Soffit Vents	Roof Structure: Sheathing Material Oriented Strand Board, Fire Rated Material at Attached Unit
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Roof Structure: Framing Material

Wood Truss System



Roof Structure: Insulation

Blown



Limitations

Roof Structure

ALL AREAS NOT VISIBLE

The entire attic was not completely visible. This is common during most inspections and includes areas that insulation is covering, or lack of access to avoid damaging components of the roof structure.

Comments

9.1.1 Roof Structure

ACCESS INSULATION

There was no insulation on the attic access or the door did not appear rated for unconditioned space usage. This allows for energy loss through the ceiling or door area. Recommend qualified insulation contractor evaluate and repair as needed.



Common Defects



Missing insulation at drop down staircase

9.1.2 Roof Structure

Summary

MOISTURE STAIN

There was moisture staining on an area of roofing material. This can indicate a current or past leak and can damage roofing or surrounding components. Recommend monitoring the area, or contacting a roofing contractor to ensure proper repairs are made.



Rear roof, at plumbing vent penetration. Tested dry at time of inspection

9.1.3 Roof Structure

Common Defects

INSULATION LOW

The insulation in the attic was low or missing in areas. This decreases the energy efficiency of the home. Recommend insulation is added to the recommended levels by a qualified contractor.



Low spot in middle attic area

10: FOUNDATION

Information

Foundation / Crawlspace:Method & Type of Foundation

Visual, Slab

Foundation / Crawlspace: Foundation Support / Pier Material

Concrete

Foundation / Crawlspace: Sheathing Material Below Flooring

Concrete

Foundation / Crawlspace:Under Floor Insulation

Concrete

Limitations

Foundation / Crawlspace

ALL AREAS NOT VISIBLE

INSIDE TOWNHOME UNIT. LIMITED VIEW ON SIDES.

Areas of the crawlspace, slab or basement were not completely visible. This is common during most inspections and includes areas that insulation may be obstructing.

Comments

10.1.1 Foundation / Crawlspace

TYPICAL CRACKING



Common Defects

There are one or more typical cracks in the foundation. Normally, these are only aesthetic, and do not indicate a structural concern. Recommend sealing and monitoring for further movement or contacting a qualified contractor or structural engineer for a second opinion.



Rear patio area, vertical crack at slab

11: VENTILATION

Information

Ventilation: Dryer Power Source

Electric

Ventilation: Dryer Vent Material

Metal



Comments

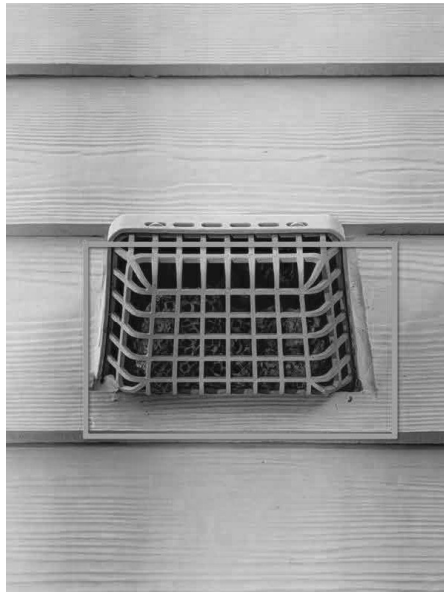
11.1.1 Ventilation

VENT OBSTRUCTED/DAMAGED

An exterior vent was obstructed, damaged, or missing in some way. This may prevent moist or exhaust air from exiting the structure as intended, leading to countless issues in surrounding components, or potentially becoming a safety concern. This may also allow moisture intrusion around the vent area at the exterior if not mounted correctly. Recommend qualified contractor evaluate and repair / replace as needed.



Rear soffit area



Rear exterior vent. Pest nest blocking flap