

GROUND FLOOR

HOME INSPECTION, INC. 719-641-1555



Home Inspection Report

Inspection Address: 288 Sunny Way

Prepared for: Happy Homeowner

Inspector: Joe Gardino

Inspection Date: 2022/9/15

*We believe in raising the standards of the industry, to disrupt the status quo.
We do this by being a part of a bigger team that protects, educates and is driven to excellence;
so that we can offer high quality home inspections.*

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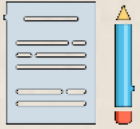


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Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have (719-641-1555).

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

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

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

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



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



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



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



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



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

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



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.

Items Not Operating

Garage/Carport

Page 24 Item: 2	Automatic Opener	<ul style="list-style-type: none"> The automatic garage door opener was not working properly. Recommend a professional contractor evaluate and repair or replace as needed.
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Other Concerns

Kitchen

Page 28 Item: 4	Plumbing	<ul style="list-style-type: none"> Drains in the kitchen are leaking, recommend a licensed plumber repair.
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Plumbing

Page 59 Item: 5	Visible Water Distribution Piping	<ul style="list-style-type: none"> Brass fittings were noticed on the PEX house plumbing that appears to be manufactured by Zurn or other manufacturers. These fittings have been known to fail and are part of a class-action lawsuit. The yellow brass fittings can be located at joints in the plastic pipe. Brass fittings are secured to the pipe by copper crimp rings or stainless steel clamps. The fittings were used for a variety of applications, including and without limitation, hot and cold water distribution in plumbing and radiant heating systems in homes, residences, buildings, or other structures. Most manufacturers stopped selling the brass fittings, in question, in 2010. We recommend, however, as part of making an investment decision in this house, that a licensed plumber familiar with the fittings referred to in the class action lawsuit evaluate and repair or replace the fittings as needed.
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Potential Safety Hazards - Electrical

Garage/Carport

Page 26 Item: 11	Electrical Receptacles	<ul style="list-style-type: none"> Not all of the electrical outlets are GFCI's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
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Office

Page 36 Item: 5	Electrical	<ul style="list-style-type: none"> There are loose receptacles present in the room, which is a potential safety concern. Recommend a licensed electrician repair.
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Potential Safety Hazards - Other**Grounds**

Page 9 Item: 4	Steps/Stoop	<ul style="list-style-type: none"> There are open risers on the exterior wood stairs, which is a potential safety concern. Recommend using additional caution in these areas. Install proper risers for added safety.
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Garage/Carport

Page 25 Item: 3	Safety Reverse	<ul style="list-style-type: none"> The safety devices on the large garage door cannot be tested due to the door not operating properly. Recommend a licensed contractor repair and re-test safety features on garage door.
Page 27 Item: 12	Fire Separation Walls & Ceiling	<ul style="list-style-type: none"> The firewall between the garage and living area is not present in spots - Potential Safety Hazard. Recommend a licensed contractor install a firewall.

Attic/Structure/Framing/Insulation

Page 54 Item: 10	Other	<ul style="list-style-type: none"> Pests are not part of the home inspection. However, there is evidence of rodents in the attic, which is a safety concern. Recommend a professional exterminator be consulted.
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Deferred Cost Items**Exterior A/C - Heat Pump 1**

Page 23 Item: 1	Exterior A/C - Heat Pump 1	<ul style="list-style-type: none"> The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.
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Water Heater

Page 60 Item: 1	Brand Name	<ul style="list-style-type: none"> The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.
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Overview

1. Overview

Scope of Inspection: All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

Main Entrance Faces: For the purpose of this inspection, this house faces south.

State of Occupancy: Unoccupied

Weather Conditions: Partly Cloudy

Recent Rain/Snow: No

Ground Cover: Dry

Temperature at the inspection start: 74 degrees

Approximate Age: 6-10+



House Photos

1. House Photo's



The front of the house



The side of the house



The side of the house



The back of the house



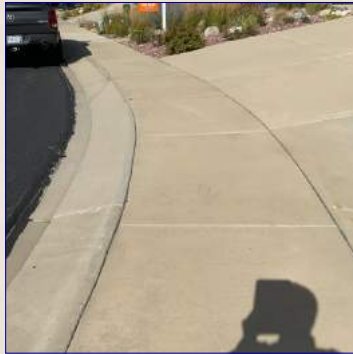
The back of the house



Grounds

1. Service Walks

- Marginal**
- Materials
 - Concrete
 - Gravel



The Service Walk View



The Service Walk View



There is spalling on the service walks. Spalling is a common surface imperfection. In most cases, the defect does not affect the slab's service life if untreated. Recommend a professional contractor repair to help prevent additional damage as needed.

Grounds (continued)



The walkway had some typical cracking/chipping but is usable. Recommend a professional contractor seal the cracks to help prevent additional damage.



The Service Walk View



There is spalling on the service walks. Spalling is a common surface imperfection. In most cases, the defect does not affect the slab's service life if untreated. Recommend a professional contractor repair to help prevent additional damage as needed.

2. Driveway/Parking



Materials:
• Concrete



The Driveway View



The driveway has areas of spalling. Spalling is a common surface imperfection. In most cases, the defect does not affect the slab's service life if untreated. Recommend a professional contractor repair to help prevent additional damage.



The driveway has areas of spalling. Spalling is a common surface imperfection. In most cases, the defect does not affect the slab's service life if untreated. Recommend a professional contractor repair to help prevent additional damage.



The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.

Grounds (continued)

3. Porch



Materials:
• Porch Material: Concrete

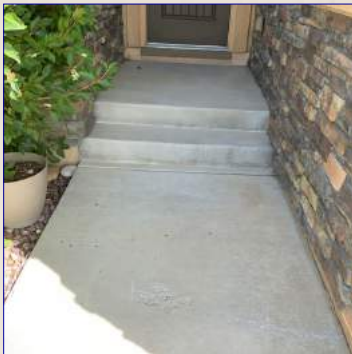
4. Steps/Stoop



Materials:
• Concrete

Observations:

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



The Steps/Stoop View



There is a crack at the steps. Recommend a professional contractor seal the crack to help prevent additional damage to the concrete.



The Steps/Stoop View



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

5. Patio



Materials:
• Concrete

Grounds (continued)



The Patio View



The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.



The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.



There is a gap between the patio and the house. Recommend sealing the gap between the patio and the house to help prevent water penetration.

6. Deck/Balcony



7. Deck/Porch/Patio Covers



The Deck/Porch/Patio Cover View

Grounds (continued)

8. Fence/Wall

Materials:

- Wood



The Fence View



The fence has some damage. Recommend monitoring and consulting with a professional contractor for regular maintenance repairs as needed.

9. Landscape Affecting Foundation

- Negative grade: Satisfactory



Window well covers are missing in one or more locations. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard. Recommend adding window well covers.



Window well covers are missing in one or more locations. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard. Recommend adding window well covers.



The window well had some rusting. Recommend monitoring and contacting a licensed contractor as needed.

Grounds (continued)



There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it doesn't come into contact with the home.

Window well covers are missing in one or more locations. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard. Recommend adding window well covers.

10. Retaining Wall



Materials:
• Brick



The Retaining Wall View



The Retaining Wall View

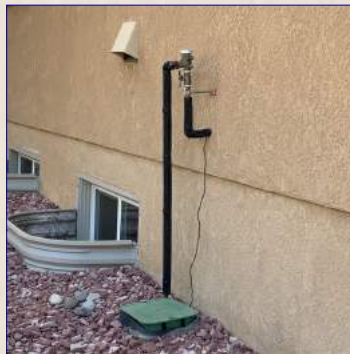
11. Hose Bibs



Hose Bibs:
• Yes, operable



Hose bib operational.



The lawn sprinkler system is not within the scope of the home inspection. Recommend an irrigation/landscape company evaluation before use.



Hose bib operational.



The water pressure at the hose bib.



Roof

1. Roof View



The Roof View



The Roof View



The Roof View



The Roof View



The Roof View



The Roof View

Roof (continued)



The Roof View



The Roof View

2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Roof

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Hip
- Pitch: Medium

Layers/Age/Location:

- Layers 1+
- Age: 5-10+
- Location: House
- Location: Garage

4. Ventilation System

Type:

- Soffit
- Roof



The Soffit Vent

5. Flashing

Materials:

- Galv/Alum

Observations:

- Kick Out flashing is missing at one or more locations, which may allow moisture damage on the home's exterior, walkways, and driveways. Recommend a licensed contractor install flashing to help properly move water to the gutter system. Repair damaged areas as needed.



Roof (continued)



There were gaps at the flashing. Recommend a licensed roofer evaluate repair as needed.



There were gaps at the flashing. Recommend a licensed roofer evaluate repair as needed.



There are exposed nail heads securing the flashing to the roof. Exposed nail heads can allow water to penetrate the roof. Recommend a licensed roofer to seal the nail heads.



There are exposed nail heads securing the flashing to the roof. Exposed nail heads can allow water to penetrate the roof. Recommend a licensed roofer to seal the nail heads.



There were areas of missing flashing. Recommend a licensed roofer install flashing.



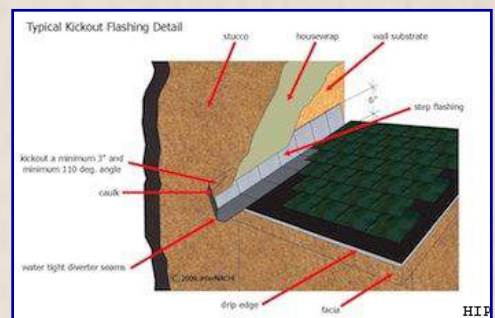
There are exposed nail heads securing the flashing to the roof. Exposed nail heads can allow water to penetrate the roof. Recommend a licensed roofer to seal the nail heads.



There are exposed nail heads securing the flashing to the roof. Exposed nail heads can allow water to penetrate the roof. Recommend a licensed roofer to seal the nail heads.



Kick Out flashing is missing at one or more locations, which may allow moisture damage on the home's exterior, walkways, and driveways. Recommend a licensed contractor install flashing to help properly move water to the gutter system. Repair damaged areas as needed.



Example of Kick-Out Flashing

Roof (continued)

6. Valleys



Materials:
• Asphalt



The Valley

The Valley

The roof **valleys** inspection is limited to the visual portion of the valleys. There is always the potential for hidden damage in non visible areas. Recommend monitoring and consulting a licensed roofer as needed.



The Valley

Roof (continued)

7. Condition of Roof Covering



There are exposed nail heads on the roof. Exposed nail heads may allow water to seep through and damage the sheathing over time. Recommend a licensed roofer caulk the exposed nail heads.



There are exposed nail heads on the roof. Exposed nail heads may allow water to seep through and damage the sheathing over time. Recommend a licensed roofer caulk the exposed nail heads.



There are exposed nail heads on the roof. Exposed nail heads may allow water to seep through and damage the sheathing over time. Recommend a licensed roofer caulk the exposed nail heads.

8. Skylights



9. Vents



The Plumbing Vent(s)



One or more plumbing vent flashing was sunken, which can allow water/ice build-up and cause premature failure and leaking of the plumbing vent. Recommend a professional roofing contractor repair or replace the roof pipe flashing.



The Bathroom Vent(s)



The Bathroom Vent(s)



The HVAC Vent(s)



The HVAC Vent(s)



The Plumbing Vent(s)



One or more plumbing vent flashing was sunken, which can allow water/ice build-up and cause premature failure and leaking of the plumbing vent. Recommend a professional roofing contractor repair or replace the roof pipe flashing.



Exterior

1. Chimney Chase



General:

- Location: Middle of the Roof
- Viewed From: Roof
- Rain Cap/Spark Arrestor: Yes
- Chase: Metal

Observations:


- Evidence of: No apparent defects
- Flue: Not visible
- Evidence of: Not evaluated

Exterior (continued)



The Chimney Chase

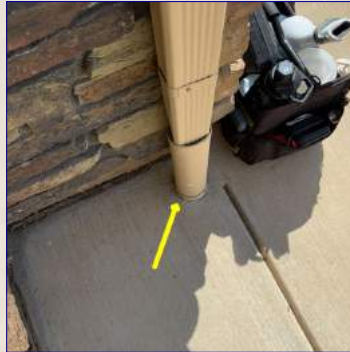
2. Gutters

 Satisfactory

Materials:
 • Galvanized/Aluminum



The gutter termination point was not visible. There is always the potential for hidden damage in non visible areas. Recommend monitoring and contacting a licensed contractor as needed.



The gutter termination point was not visible. There is always the potential for hidden damage in non visible areas. Recommend monitoring and contacting a licensed contractor as needed.



The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.



Gutters terminate on roof surfaces, which is a common practice but will concentrate a large amount of water on one location of asphalt shingles. This will allow more wear in one location. Recommend redirecting the water discharge to other gutters or to the ground.

Exterior (continued)

3. Siding



The stucco had moisture staining. Recommend a licensed contractor evaluate and repair as needed.



The stucco siding had typical cracking present in one or more areas. Monitor and repair as needed.



The stucco siding had moisture staining. Recommend a licensed contractor evaluate and repair as needed.



The stucco siding had typical cracking present in one or more areas. Monitor and repair as needed.

4. Trim



- Materials:
- Fiberboard

5. Soffit



- Materials:
- Fiberboard

6. Fascia



- Materials:
- Fiberboard

Exterior (continued)



The fascia needs routine painting maintenance. Recommend a professional painter repair/paint the fascia.



The fascia needs routine painting maintenance. Recommend a professional painter repair/paint the fascia.



The fascia needs routine painting maintenance. Recommend a professional painter repair/paint the fascia.



The fascia needs routine painting maintenance. Recommend a professional painter repair/paint the fascia.

7. Flashing



Materials:
• Aluminum/Steel

8. Caulking



9. Windows/Screens



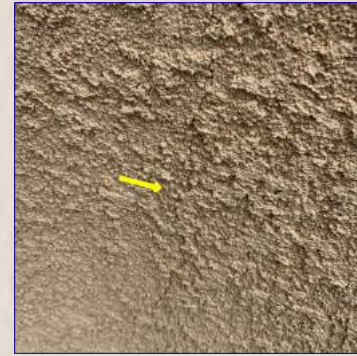
Materials:
• Vinyl

10. Slab-On-Grade Foundation



Materials/Condition:
• Poured concrete

Exterior (continued)



One or more areas of the foundation wall(s) have limited or no visibility due to foundation paint. No evaluation can be made. Recommend monitoring and consulting a licensed contractor as needed.

There are expected vertical cracks in the foundation. All cracks have a potential for leaking and for future potential movement, which can not be predicted. Recommend sealing and monitoring. Consult a licensed foundation expert if any cracks start leaking or become active.

11. Service Entrance



Location:

- Underground



The electrical service entrance.

12. Exterior Receptacles



Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: Yes
- GFCI, operable: Yes

13. Building Exterior Wall Construction

Materials:

- Not Visible

14. Exterior Doors

- Door one condition: Satisfactory
- Door one weatherstripping: Satisfactory
- Door two condition: Satisfactory
- Door two weatherstripping: Satisfactory



Door One



Door Two



Exterior A/C - Heat Pump 1

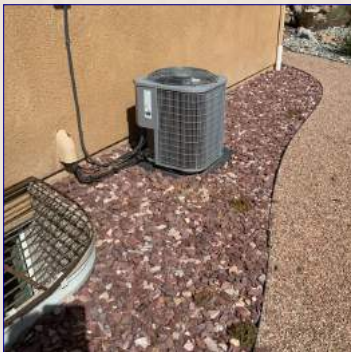
1. Exterior A/C - Heat Pump 1



- Location: East
- Brand: Carrier
- Approximate Age: 5-10+ years
- Model # CA13NA030-A
- Serial # 4413X76873
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Maximum fuse/breaker rating (amps): 25
- Maximum fuse/breaker installed (amps): 25
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No

Observations:

- The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.



The air conditioner compressor/condenser area.



The air conditioner compressor/condenser data plate.



The air conditioner compressor/condenser electrical shut off switch.



There is damaged and/or missing insulation on the air conditioner refrigerant line. Recommend replacing insulation.



The air conditioner condensing unit is not level. Recommend a professional contractor to re-level the unit.



Garage/Carport

1. Type

Type:

- Attached
- 3-Car



The Garage



The Garage

2. Automatic Opener

Operation:

- Operable

Observations:

- The automatic garage door opener was not working properly. Recommend a professional contractor evaluate and repair or replace as needed.



Garage/Carport (continued)



Automatic opener operating.



The automatic garage door opener was not working properly. Recommend a professional contractor evaluate and repair or replace as needed.

3. Safety Reverse



Operation:

- Operable
- Photo eyes and pressure reverse tested

Observations:

- The safety devices on the large garage door cannot be tested due to the door not operating properly. Recommend a licensed contractor repair and re-test safety features on garage door.



The safety devices on the large garage door cannot be tested due to the door not operating properly. Recommend a licensed contractor repair and re-test safety features on garage door.

4. Roofing

Materials:

- Same as house

5. Gutters

Gutters:

- Same as house

6. Trim

Materials:

- Same as house

7. Floor

Materials:

- Concrete



Garage/Carport (continued)

8. Sill Plates

Type:

- Not visible

9. Overhead Door(s)

Materials:

- Metal



Garage overhead door view.

10. Exterior Service Door



Garage exterior service door view.

11. Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: Yes
- Recommend GFCI receptacles
- GFCI Outlets: Recommend additional

Condition:

- Reverse polarity: No
- Open ground: No

Observations:

- Not all of the electrical outlets are GFCI's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.



Not all of the electrical outlets are GFCI's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

12. Fire Separation Walls & Ceiling



Fire Wall:

- Fire separation wall & ceiling: Present
- Fire separation wall & ceiling: Recommend repair
- Fire door: Satisfactory

Condition:

- Moisture stains present: No
- Typical cracks: No

Observations:

- The firewall between the garage and living area is not present in spots - Potential Safety Hazard. Recommend a licensed contractor install a firewall.



The firewall between the garage and living area is not present in spots - Potential Safety Hazard. Recommend a licensed contractor install a firewall.



Kitchen

1. Kitchen Photos



The Kitchen View



The Kitchen View

2. Countertops



3. Cabinets



4. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: Yes
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:

- Drains in the kitchen are leaking, recommend a licensed plumber repair.



Kitchen faucet/sprayer operating



Kitchen faucet/sprayer operating



Kitchen plumbing view

Kitchen (continued)



Drains in the kitchen are leaking, recommend a licensed plumber repair.



Drains in the kitchen are leaking, recommend a licensed plumber repair.

5. Walls & Ceiling



6. Windows



7. Heating/Cooling Source

- Heating source: Yes

8. Floor



9. Appliances

- Appliances:
- Disposal, operable: Yes
 - Oven, operable: Yes
 - Range, operable: Yes
 - Dishwasher, operable: Yes
 - Trash Compactor, operable: N/A
 - Exhaust fan, operable: Yes
 - Refrigerator, operable: Yes
 - Microwave, operable: Yes
 - Dishwasher airgap: No
 - Dishwasher drain line looped: Yes
 - GFCI Installed: Yes
 - GFCI Operable: Yes
 - Open ground/Reverse polarity: No
 - Oven Anti-tip Bracket Installed: N/A



Dishwasher operational.



Oven operating.



Broiler operating.



Range operating.



Exhaust fan operational.



Refrigerator operating.



Freezer operating.



Microwave operating.



The switch did not appear to operate a fixture. Recommend contacting current owners as to purpose of switch. Contact a licensed electrician as needed.



Laundry Room

1. Doors/Walls/Ceiling



The Laundry Room

2. Window

Installed:

- No

3. Laundry Sink

- Laundry sink: N/A

4. Heat Source Present

Heat Source Present:

- Yes

5. Dryer/Room Vented



Dryer Vented:

- Dryer Vented: Wall
- Room Vented: Yes

6. Electrical



Electrical:

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

7. Appliances

- Appliances: Washing machine
- Appliances: Dryer



The washer and dryer are excluded from the inspection as they can not be properly tested. Any comments are made for courtesy purposes only.



Laundry, washer hook-up view



The dryer hook-up view.

8. Gas Shut-off Valve

- Gas Shut-off:
- N/A



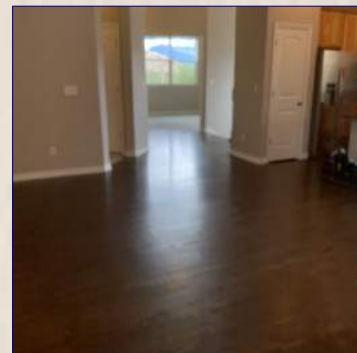
Living Room

1. Location

- First floor



The Living Room View



The Living Room View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



Ceiling fan operating

5. Electrical



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

6. Heating Source

- Heating source present: Yes

7. Doors



8. Windows



Family Room

1. Location

- Basement

Family Room (continued)



The Family Room View



The Family Room View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



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

6. Heating Source

- Heating source present: Yes



The heating vent has become damaged/detached from the wall. Recommend a professional contractor repair as needed.

7. Doors



8. Windows



The screen was damaged. Recommend repairing as needed.



Office

1. Location

- First floor



The Office View



The Office View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



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

Observations:

- There are loose receptacles present in the room, which is a potential safety concern. Recommend a licensed electrician repair.



There are loose receptacles present in the room, which is a potential safety concern. Recommend a licensed electrician repair.



Dining Room

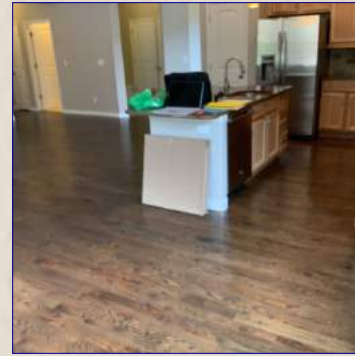
1. Location

- First floor

Dining Room (continued)



The Dining Room View



The Dining Room View

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



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

6. Heating Source

- Heating source present: Yes

7. Doors



8. Windows





Bathroom 1

1. Location

Location:

- First floor half bath



Bathroom 1 View

2. Toilet/Sinks

- Toilet bowl loose: No
- Toilet bowl operable: Yes
- Sink(s) faucet leaks: No
- Sink(s) pipes leak: No



Toilet operating



The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.



Sink faucet operating

Bathroom 1 (continued)



The bathroom plumbing view.

3. Bathtubs/Showers

- Bathtubs: N/A
- Showers: N/A

4. Whirlpool

- Whirlpool: No

5. Drainage/Water Flow



6. Walls/Ceiling/Floor

- Moisture Stains Present: No

7. Doors



8. Window



9. Receptacles



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

10. Heat Source Present

Heat Source:

- Yes
- Return Air Duct Present: Yes

11. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes



The exhaust fan operating.



Bathroom 2

1. Location

Location:

- First floor bath



Bathroom 2 View



Bathroom 2 View

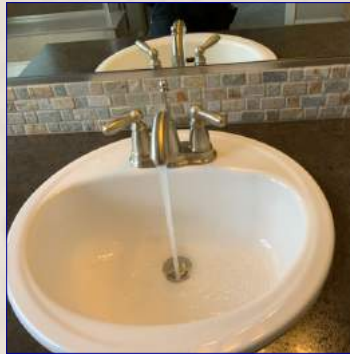
2. Toilet/Sinks

- Toilet bowl loose: No
- Toilet bowl operable: Yes
- Sink(s) faucet leaks: No
- Sink(s) pipes leak: No

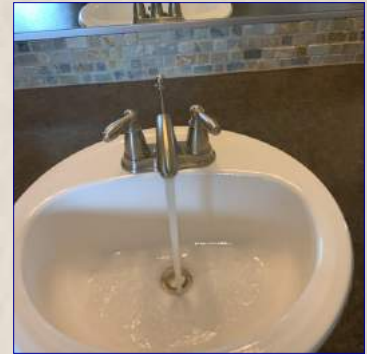
Bathroom 2 (continued)



Toilet operating



Sink faucet operating



Sink faucet operating



The bathroom plumbing view.



The bathroom plumbing view.

3. Bathtubs/Showers

- Bathtub faucet leak: No
- Bathtub pipes leak: Not visible
- Shower faucet leak: No
- Shower pipes leak: Not visible
- Shower/Bathtub Area: Ceramic/Plastic



Shower operating



Bathtub operating

4. Whirlpool

- Whirlpool: No

5. Drainage/Water Flow



6. Walls/Ceiling/Floor

- Moisture Stains Present: No

7. Doors



8. Window



9. Receptacles



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

10. Heat Source Present

Heat Source:

- Yes
- Return Air Duct Present: Yes

11. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes



The exhaust fan operating.



Bathroom 3

1. Location

Location:

- Basement bath



Bathroom 3 View

2. Toilet/Sinks

- Toilet bowl loose: No
- Toilet bowl operable: Yes
- Sink(s) faucet leaks: No
- Sink(s) pipes leak: No



Toilet operating



The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.



Sink faucet operating

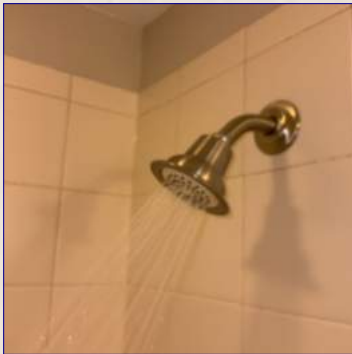


The bathroom plumbing view.

Bathroom 3 (continued)

3. Bathtubs/showers

- Bathtub faucet leak: No
- Bathtub pipes leak: Not visible
- Shower faucet leak: No
- Shower pipes leak: Not visible
- Shower/Bathtub Area: Ceramic/Plastic



Shower operating



Bathtub operating



There are chips in the bathtub. Recommend sealing the chips to help prevent additional damage.

4. Whirlpool

- Whirlpool: No

5. Drainage/Water Flow



6. Doors



7. Window



8. Receptacles



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

9. Heat Source Present

- Heat Source:
- Yes
 - Return Air Duct Present: Yes

10. Exhaust Fan

- Exhaust Fan:
- Yes
 - Operable: Yes



The exhaust fan operating.



Bedroom 1

1. Location

- Location:
- First floor



Bedroom 1 View



Bedroom 1 View

2. Walls/Ceiling/Floor



Bedroom 1 (continued)

3. Ceiling Fan



Ceiling fan operating

4. Electrical



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

5. Heating Source Present

- Heating Source:
- Yes
 - Return Air Duct Present: Yes

6. Bedroom Egress



- Egress:
- Egress restricted: No

7. Door



The door does not latch. Recommend repairing as needed.

8. Window(s)



Bedroom 2

1. Location

- Location:
- Basement



Bedroom 3 View



Bedroom 3 View

2. Walls/Ceiling/Floor



3. Ceiling Fan



4. Electrical



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

5. Heating Source Present

- Heating Source:
- Yes
 - Return Air Duct Present: Yes

6. Bedroom Egress



- Egress:
- Egress restricted: No

7. Door



8. Window(s)



Bedroom 3

1. Location

- Location:
- Basement

Bedroom 3 (continued)



Bedroom 3 View



Bedroom 3 View

2. Walls/Ceiling/Floor



3. Ceiling Fan



4. Electrical



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

5. Heating Source Present

- Heating Source:
- Yes
 - Return Air Duct Present: Yes

6. Bedroom Egress



- Egress:
- Egress restricted: No

7. Door



The door does not latch. Recommend repairing as needed.

8. Window(s)



Fireplace

1. Fireplace

- Location: Living room
- Type: Gas
- Material: Metal (prefabricated)
- The hearth extension adequate: Yes
- Mantle: Secure
- Mantle: Loose



The Fireplace View

2. Condition



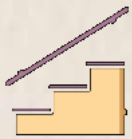
Fireplace operating.



The fireplace gas shut off valve.



The fireplace compartment was dirty. Recommend cleaning compartment.



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

- Stairs condition: Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory



The Interior Stairway View



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Access Inspected From:

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



The Attic Access View



The Attic View



The Attic View



The Attic View



The Attic View



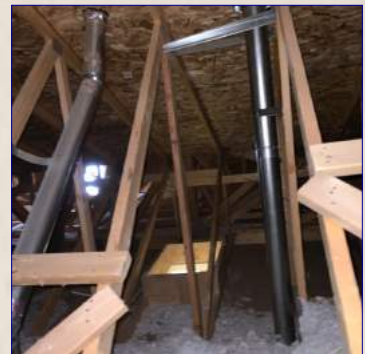
The Attic View



The Attic View



The Attic View



The Attic View

Attic/Structure/Framing/Insulation (continued)



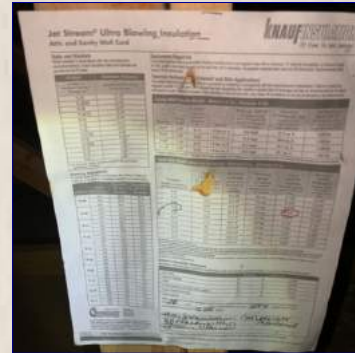
The Attic View

2. Insulation

- Insulation: Fiberglass
- Insulation: Loose
- Insulation: Approximate depth: 12 inches
- Insulation Installed In: Between ceiling joists



Insulation depth



Insulation certificate

3. Ventilation

- Ventilation:
- Ventilation appears adequate

4. Fans exhaust to

- Fans Exhaust To:
- Fans exhaust to the attic: No
 - Fans exhaust outside: Yes

5. HVAC Duct/Chimney Chase

- HVAC Vent: Proper clearance to combustible: Yes



Attic/Structure/Framing/Insulation (continued)



Hvac plumbing view



Hvac vent

6. Roof Structure

- Roof Structure: Trusses
- Roof Structure: Wood
- Roof Structure: Knee wall
- Structural Problems Observed: No

7. Flooring/Ceiling Joists/Sheathing

- Flooring: None
- Sheathing: OSB
- Ceiling Joists: Wood

8. Evidence of condensation/moisture/leaking

- Condensation/Moisture/Leaking:
- Evidence of condensation: No
 - Evidence of moisture: No
 - Evidence of leaking: No

9. Electrical

- Electrical:
- No apparent defects

10. Other

Attic:

- Pests are not part of the home inspection. However, there is evidence of rodents in the attic, which is a safety concern. Recommend a professional exterminator be consulted.



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Basement

1. Foundation

- Materials:
- Poured concrete
- Condition:
- Not Evaluated
 - Covered walls: North, South, East, West
 - Indication of moisture: No



The Basement View



The Basement View



Foundation walls were covered with paneling/drywall/insulation/storage and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.



Foundation walls were covered with paneling/drywall/insulation/storage and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.



The insulation was displaced. Recommend repair as needed.

2. Basement Floor



Basement (continued)

3. Window(s)



4. Drainage

Sump pump, Floor drains:

- Floor drains: Yes
- Floor drains: Drains not tested



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

5. Girders/Beams



Materials:

- Steel



The beam

6. Columns



Materials:

- Steel



The column

7. Joists



- Materials:
- Wood
 - Engineered I-Type
 - 2x12



The joists

8. Subfloor



9. Electrical



Plumbing

1. Main Gas Shut-off Location

- Location:
- On the side exterior wall

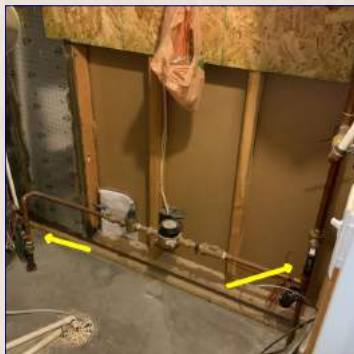
Plumbing (continued)



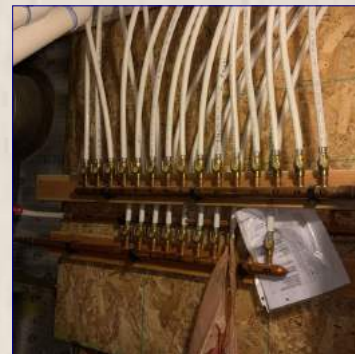
The main gas shutoff valve.

2. Main Water Shut-off Location

- In the utility room



The main water shutoff valves.



The main water diaphragm shutoff system.

3. Water Entry Piping

- Type:
- Polyethylene



The water entry piping.

4. Lead Other Than Solder Joints

- Lead other than solder joints:
- Unknown

Plumbing (continued)

5. Visible Water Distribution Piping

Materials:

- Copper
- PEX Plastic

Observations:

- Brass fittings were noticed on the PEX house plumbing that appears to be manufactured by Zurn or other manufacturers. These fittings have been known to fail and are part of a class-action lawsuit. The yellow brass fittings can be located at joints in the plastic pipe. Brass fittings are secured to the pipe by copper crimp rings or stainless steel clamps. The fittings were used for a variety of applications, including and without limitation, hot and cold water distribution in plumbing and radiant heating systems in homes, residences, buildings, or other structures. Most manufacturers stopped selling the brass fittings, in question, in 2010. We recommend, however, as part of making an investment decision in this house, that a licensed plumber familiar with the fittings referred to in the class action lawsuit evaluate and repair or replace the fittings as needed.



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6. Flow



7. Pipes Supply/Drain

Supply/Drain:

- Cross connection: No

8. Drain/Waste/Vent Pipe

Materials:

- **PVC**

Observations:

- Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.



The visible drain/waste piping.

9. Traps - Proper P-Type/Drainage

Condition:

- Yes
- Drainage: Satisfactory

10. Fuel Line

Materials:

- Fuel line: Black iron
- Fuel line: Stainless steel



Water Heater

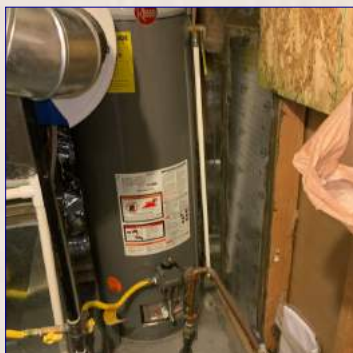
1. Brand Name

Brand Name::

- Brand:
- Approximate Age: 5-10+ years
- Model # PROG50 - 38N RH58
- Serial # RHLNM431308250

Observations:

- The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.



The Water Heater Area



The Water Heater Data Tag



The Water Heater water shut off valve.



The Water Heater gas shut off valve.

2. Capacity/Fuel

- Capacity: 50 gallons
- Fuel: Natural Gas

3. Venting/Safety Devices

- Combustion Venting: Yes
- Seismic Restraints Needed: No
- Relief Valve Installed: Yes
- Relief Valve Extension Proper: Yes
- Relief Valve Extension Material Proper: Yes
- Vent Pipe: Satisfactory
- Vent Pipe: Pitch Proper

4. Water Heater Condition



The water heater operating.



Heating System

1. General

- Brand: Carrier
- Approximate Age: 5-10+ years
- Model #
- Serial #
- Energy source: Natural Gas
- Warm air system: Direct Drive
- Warm air system: Central System



The furnace area



The furnace view, cover off



The furnace, data tag

2. Combustion System

- Heat Exchanger: Not visible
- Carbon Monoxide: None Detected

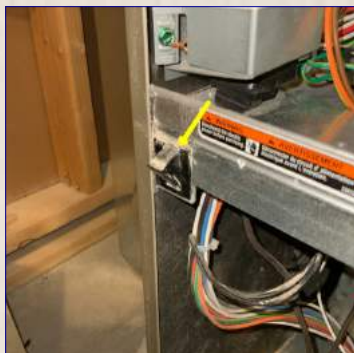


No carbon monoxide was detected. Recommend regular monitoring with proper carbon monoxide detectors. Consult a licensed HVAC technician as needed.

3. Safety Controls

- Safety Controls:
- Disconnect: Yes
 - Normal operating and safety controls observed
 - Gas shut off valve: Yes

Heating System (continued)



The electrical shutoff switch.



The electrical shutoff switch.



The gas shutoff valve.

4. Distribution/Flue Piping

- Distribution: Metal duct
- Distribution: Cold air returns



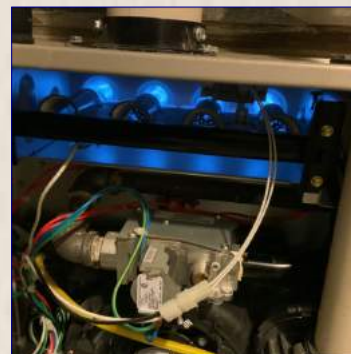
Humidifiers are not part of the home inspection. Recommend normal maintenance per the manufacturers specifications. Consult a licensed HVAC contractor as needed.

5. Filter/Operation/Other

- Filter: Standard
- When Turned On: Fired
- When Turned On - Proper Operation: Yes



Furnace filter size



The furnace operating.

6. Heating System Condition



The furnace showed signs of rust and corrosion. Recommend a professional HVAC technician evaluate and repair as needed.

The furnace showed signs of rust and corrosion. Recommend a professional HVAC technician evaluate and repair as needed.

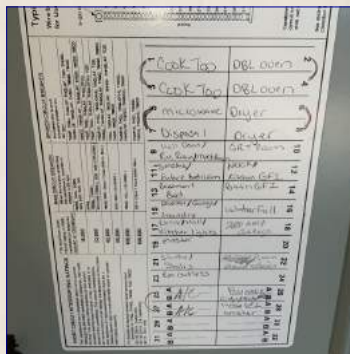


Electric - Main Panel

1. Main Panel General



The main electrical service panel.



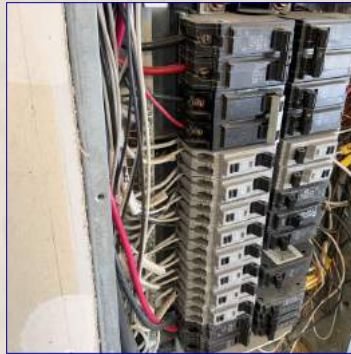
The main electrical service panel legend.



The main electrical service panel-cover removed.



The main electrical service panel-cover removed.



The main electrical service panel-cover removed.



The main electrical service panel shut off breaker.

2. Main Wire



Main Wire:
 • Aluminum

3. Branch Wire



Type:
 • Copper
 • Aluminum (multi-strand)



Cooling System - Interior

1. Cooling System: General

- Type: Central System
- Location: Utility Room
- Energy source: Electric
- Age: 5-10+ years



The evaporator coil cabinet.



The air conditioner coils data plate.

Cooling System - Interior (continued)

2. Evaporator Coil/Condensate Line

- Evaporator Coil: Not visible
- Condensate Line: To Floor Drain
- Secondary Condensate Line Present: No
- Secondary Condensate Line Needed: Yes



There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.

3. Condition

- Condition:
- Differential: 26 degrees





Glossary

Term	Definition
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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.