

# *Safeguard Home Inspection LLC*

## Property Inspection Report



1700 41st Ave, Anytown, WI 12345  
Inspection prepared for: Joe Smith  
Real Estate Agent: Private sale inspection -

Date of Inspection: 8/23/2018 Time: 8:00  
Age of Home: 2007 Size: 2744

Inspector: Greg Schultz  
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# 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.

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

**Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

# Inspection Details

## Attendance

In Attendance:

- No other parties present at inspection.

## Home Type

Home Type: For the purpose of the home inspection, the front of the house faces: • South • Ranch/attached 3 stall

## Occupancy

Occupancy: Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • Occupied - Furnished

## Weather Conditions

Materials:

- TEMPERATURE-81
- Sunny
- No recent rain

# Exterior Components

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## Doors

Good Fair Poor N/A None

X				
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Observations:

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

## Window Condition

Good Fair Poor N/A None

X				
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Observations:

- Components appeared in satisfactory condition at time of inspection.
- Thermopane windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

**Siding Condition**

Good	Fair	Poor	N/A	None
X				

**Materials:**

- Vinyl siding noted.
- Brick veneer noted.

**Observations:**

- No major system safety or function concerns noted at time of inspection.
- Caulk and seal all gaps, cracks and openings.



Gap in mortar. SW corner.

**Eaves & Fascia**

Good	Fair	Poor	N/A	None
X				

**Observations:****• MATERIALS:**

- Aluminum.

**• CONDITION:**

- Fascia in place and functioning as intended. no issues.
- Soffits at the home appeared to be in serviceable condition at the time of the inspection.

## Grounds Electrical

Good	Fair	Poor	N/A	None
X				

### Observations:

- No major system safety or function concerns noted at time of inspection.
- **SERVICE ENTRANCE:**
- Electrical service entrance is underground.



Deck outlet cover is damaged.



Southwest

## GFCI

Good	Fair	Poor	N/A	None
X				

### Observations:

- **GFCI** receptacles are in good condition. Tested and functioning as intended.

## A/C condenser/compressor

Good	Fair	Poor	N/A	None
X				

### Observations:

- **LOCATION(S):**
- West side of house.
- **CONDITION:**
- Unit is level.
- Dirty. Recommend removing grass and vegetation from the unit to increase efficiency.
- Functioning at the time of inspection.
- The average service life for **A/C** unit is 10-15+ yrs. Although some last much longer with proper maintenance and yearly service. This report is not a guarantee of the life expectancy of this unit.





West.



Manufacture Date: April/2007



Exterior disconnect.

## Main gas shutoff

Good	Fair	Poor	N/A	None
X				

Observations:

- LOCATION:
- West side.
- Not tested for function.



Southwest

### Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location:

- LOCATION(S):
- East side of house.
- South side of house.

Observations:

- Functioning as intended.



Lawn irrigation control. SW



## Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

**Driveway and Walkway Condition**

Good	Fair	Poor	N/A	None
X				

**Materials:**

- Concrete driveway.
- Concrete walk.

**Observations:**

- Driveway in good shape for age and wear. No deficiencies noted.



Small settlement crack at single garage door entry.

**Grading**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- The exterior drainage is generally away from foundation.
- There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.





Small depression. NW. Back fill recommended.

### Deck/patio

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Attached wood Deck.
- Composite deck.
- Block patio.
- Ledger board attached to house with visible flashing.
- IMPROVE: Wood deck supports are in contact with the ground, which can cause premature wood deterioration. No wood deterioration was visible at ground level.



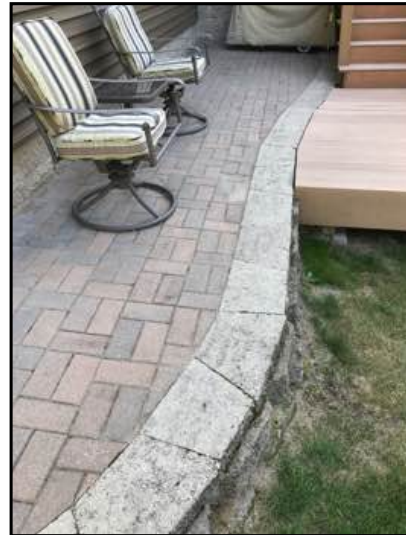
Lag bolted through vertical supports.



Ledger board anchored to house with deck screws. Lag screws are recommended.



Wood to ground contact. footings were not visible or accessible.



Composite decking installed over finished wood decking.

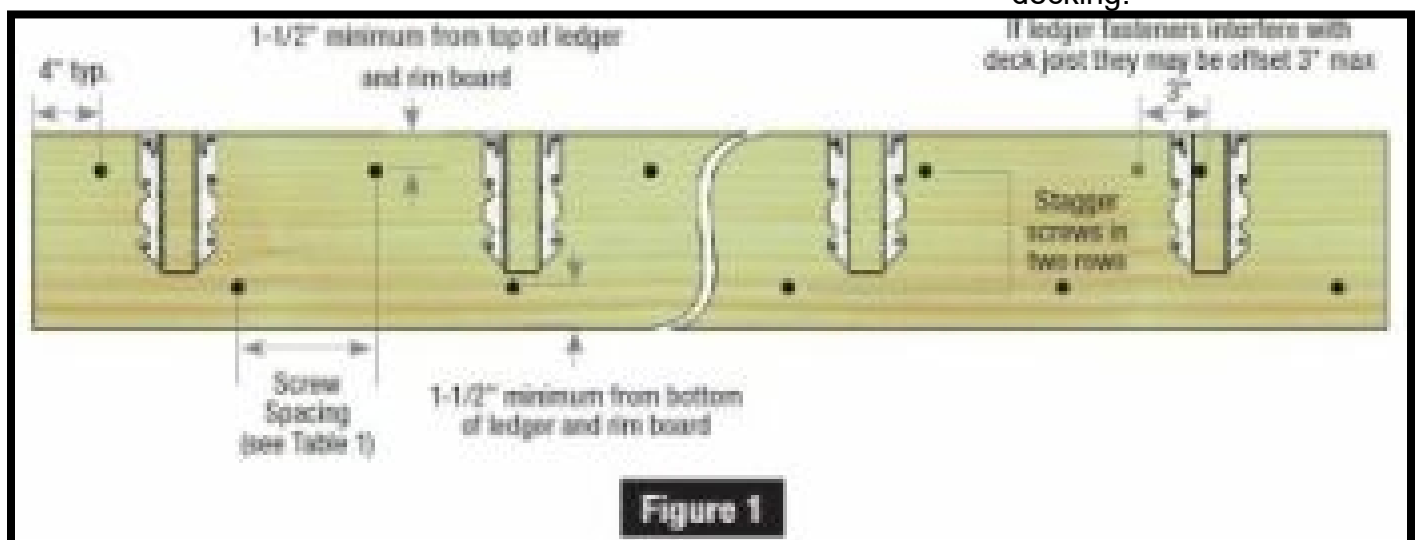


Figure 1

**vegetation**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Plants and shrubs are properly trimmed, and are not in contact with siding. Maintain a 6-12" distance from siding.

## 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.

**Heater Condition**

Good	Fair	Poor	N/A	None
X				

**Materials:**

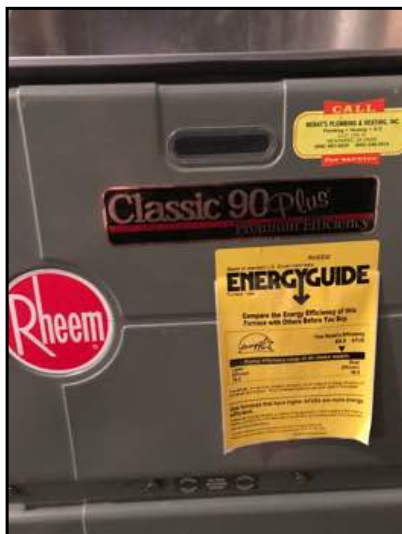
- The furnace is located in the basement

**Materials:**

- High efficiency gas furnace noted.
- Gas fired forced hot air.

**Observations:**

- Due to the higher efficiency of this unit, this review is limited. Most areas are sealed and inaccessible. We suggest review by a licensed heating contractor if a more detailed review is desired.
- Condensate pump is installed and directed to a drain behind the furnace. Be sure to keep condensate line clean and free of any obstructions.





### Venting

Good	Fair	Poor	N/A	None
X				

#### Observations:

- **\*\*VENTING MATERIALS\*\***
- Plastic - **PVC** vent noted.
- The visible portions of the vent pipes appeared functional.

### Gas Valves

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Gas shut off valves were present and functional.



Gas shut off valve.

### Central Air

Good	Fair	Poor	N/A	None
X				

#### Observations:

- The A/C was tested and functioning normally at the time of inspection.

### Thermostats

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Digital - programmable type.



## comments

Good	Fair	Poor	N/A	None
X				

### Observations:

• **MAINTENANCE:** Recommend setting up a yearly HVAC maintenance plan to extend the life of your furnace and A/C.

Electronics: Your HVAC pro performs diagnostics of thermostat function, onboard electronics and wiring, ensuring secure and clean contacts.

Ignition: Electronic or hot-surface ignition is tested, and flame characteristics and fuel input are checked.

Heating: The heat exchanger is inspected for cracks and corrosion. Even tiny cracks can leak dangerous carbon monoxide, or CO, into the home. A CO test should be performed, and CO detectors are tested.

Heat distribution: The airflow speed and temperature are measured. The blower assembly is adjusted, balanced and/or oiled as necessary.

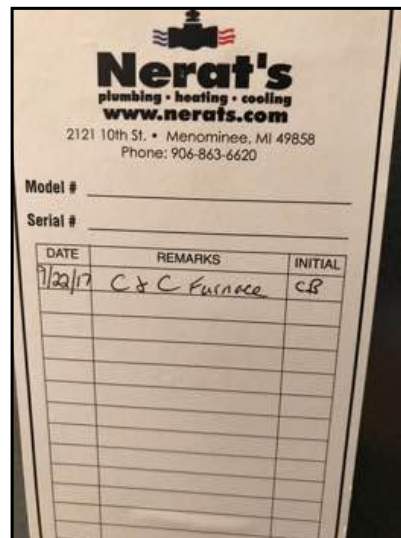
Venting: The chimney, flue or sidewall venting is inspected. Sidewall venting requires adequate slope for condensate drainage to the trap. The intake and exhaust pipes outside the home should be free of obstructions, such as bird and insect nests.

• Recommend checking filter every 30 days during the heating/cooling season and replacing as necessary.

• Filter is located on the side of furnace.

• **FILTER SIZE:** 16x25x1

• Yearly service record is up to date. Located on the furnace.



Last service: 2017

## Water Heater

### Venting

Good	Fair	Poor	N/A	None
X				

### Observations:

• Power vent. Functioning as intended.

• Venting material was in good visual condition, properly installed and functioning as intended.

• There is a small water stain on the concrete at the west wall where the vent goes to the exterior. Possible past condensation leak. Was dry at the time of inspection.



## Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type:

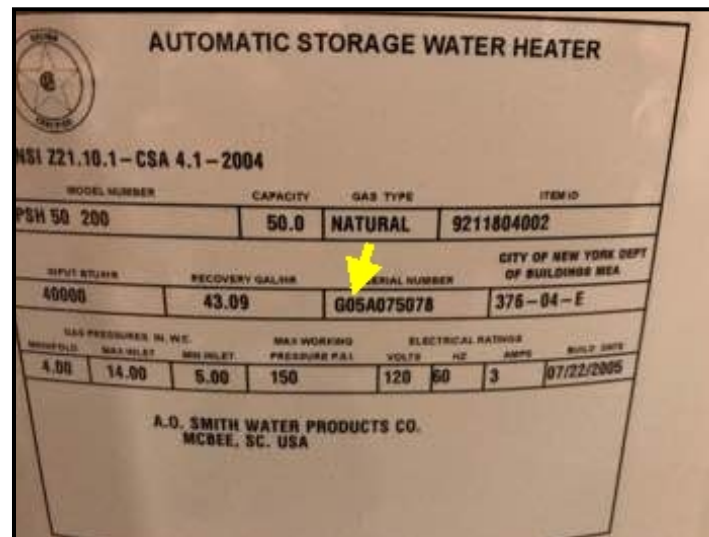
- BRAND:
- AO Smith
- GALLONS:
- 50
- Gas

Location:

- The heater is located in the basement.

Observations:

- No major system safety or function concerns noted at time of inspection.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The IPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



Manufacture Year: 2005

## Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas valve is located at the water heater. Not tested for function.



## Plumbing

Good	Fair	Poor	N/A	None
X				

### Materials:

- Copper.
- Shutoffs located at the unit. Not tested for function.

### Observations:

- No deficiencies observed at the visible portions of the supply piping.

## Comments

### Materials:

- Average service life of a water heater is 6-15 yrs. Although some have been known to last alot longer, this report is no guarantee of the life expectancy of this unit.

## Common 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.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. 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.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be

investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection 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, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

### Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

### Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- All interior doors are noted as being: oak 2 panel.
- Functional and in good visual condition



### Electrical

Good	Fair	Poor	N/A	None
X				

Observations: All Accessible plugs and switches were functional at time of inspection. • Ceiling fan/s were functioning as intended.

### Window Condition

Good	Fair	Poor	N/A	None
X				

Materials:

- Wood framed single hung windows noted.
- Insulated glass noted.

Observations:

- Windows were checked and operated normally.

### comments

Good	Fair	Poor	N/A	None
X				

#### Observations:

- As of FEB 1, 2011, WI requires smoke alarms and CO detectors be installed in all residential dwellings. For more information, please follow the link below.

\*Live Link\*

<https://dsps.wi.gov/Documents/Programs/UDC/SmokeAlarmsCarbonMonoxideAlarms.pdf>

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.
- **\*\*CARBON MONOXIDE DETECTORS\*\***
- Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor.
- All accessible walls and ceilings observed to be in good visual condition at the time of inspection.
- WALLS:
- Drywall/plaster/paint
- CEILING:
- Drywall/plaster/paint

## Roof

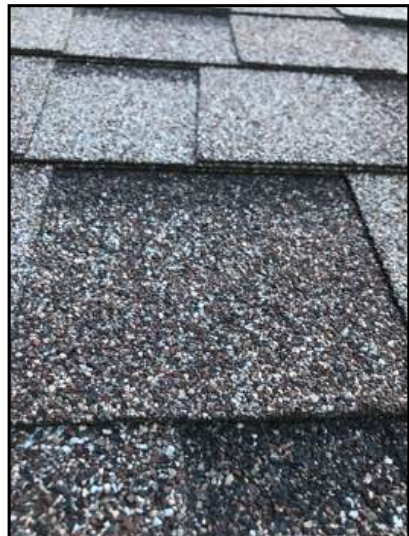
As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

### Type

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Single layer of shingles observed from the gable end.
- INSPECTED FROM:
- Surface of the roof.
- From a ladder, at the eaves.
- Laminated shingles. (Composition asphalt shingles are each composed of multiple layers bonded together). Laminated shingles are also called "architectural" or "dimensional" shingles.



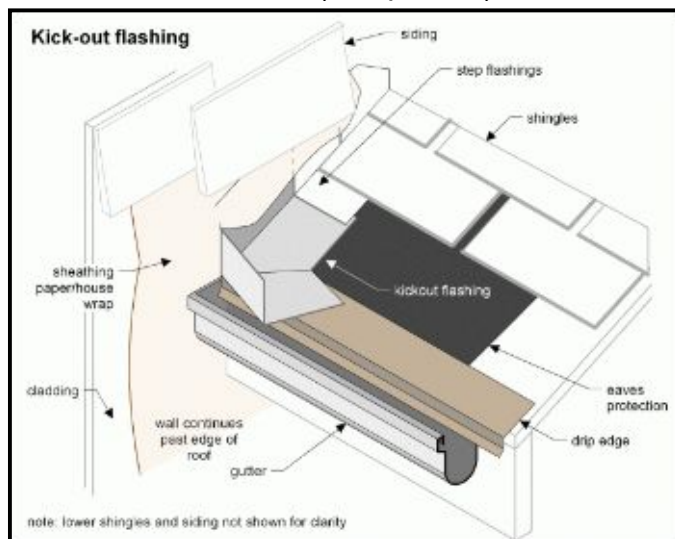


## Flashing

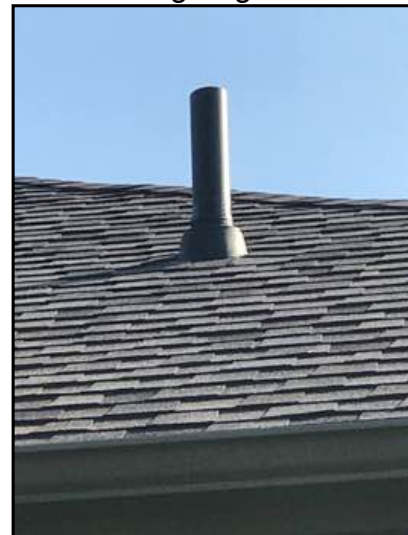
Good	Fair	Poor	N/A	None
X				

### Observations:

- All accessible plumbing vent flashings were in good condition at the time of inspection.
- Rubber type boots are installed at plumbing vents. These typically do not last as long as the roof covering materials (shingles). Consider checking the condition as part of an annual maintenance check, and replace as necessary.
- **VALLEYS:**
- Visible portions of **valley flashings** observed to be functional at time of inspection.
- **IMPROVE:** Consider installing a kick out flashing at roof/wall connections. Over time, a small amount of water will miss the gutter at these areas and run down the brick/siding. There is 1 loose brick face above the small garage door, which is likely from water wicking in to the brick and freezing. (see picture)



Brick spalling due to missing kick out flashing above garage door.



## Chimney

Good	Fair	Poor	N/A	None
			X	

## Sky Lights

Good	Fair	Poor	N/A	None
X				

### Observations:

- skylights are in good visual condition with proper flashing installed.



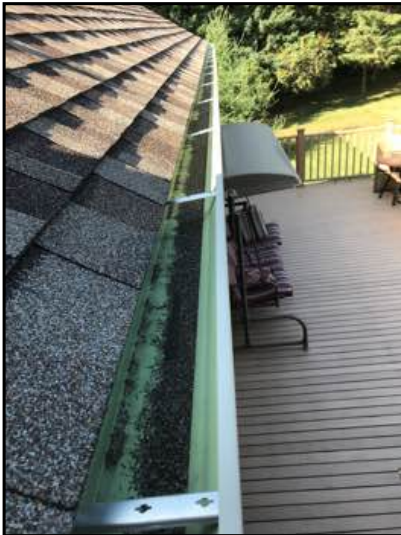
West. Master bath.

## Gutter

Good	Fair	Poor	N/A	None
X				

### Observations:

- No major system safety or function concerns noted at time of inspection.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- Make sure all downspouts are connected and routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement.



Downspout extensions recommended. North.

### Comments

#### Materials:

- Over time, weather and sun exposure begin to break down the components that make up roof shingles. Other factors, such as poor attic ventilation and organic debris (leaves, sticks, and moss) can also shorten the life of your roof covering. Granule loss should be expected over time, which causes the shingles to dry out and become brittle. Maintaining your roof covering can extend the life of the roof.
- Roof observed to be in good condition consistent with age. See conditions noted above.
- For more information on the age/condition of the roof covering materials, I recommend referring to the seller's condition report. If the shingles have been recently installed, inquire about any remaining transferrable warranty.
- The owner mentioned the shingles were installed 2 yrs. ago due to some hail damage on the original roof.

## Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### Cabinets

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Inside of cabinets not accessible due to personal items.
- Appeared functional and in satisfactory condition, at time of inspection.

### Counters

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Granite tops noted.
- Countertops were in good visual condition.

## Dishwasher

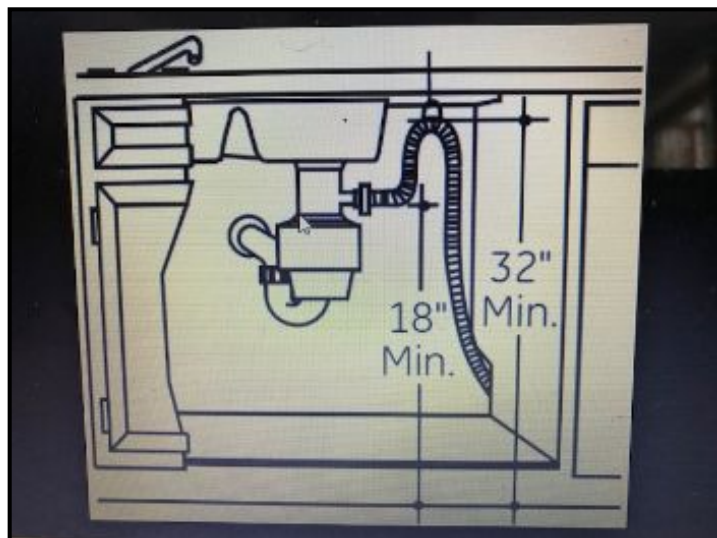
Good	Fair	Poor	N/A	None
X				

## Observations:

- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.
- IMPROVE: Dishwasher drain line is lacking a high loop/**air gap** for drainage. <https://removeandreplace.com/2016/04/07/dishwasher-high-drain-loop-and-air-gap-anti-siphon/>



No high loop on dishwasher drain.



## Garbage Disposal

Good	Fair	Poor	N/A	None
X				

## Observations:

- Operated normally.



## Microwave

Good	Fair	Poor	N/A	None
X				

## 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. If concerned, client should seek further review by qualified technician prior to closing.



**Cook top condition**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Electric cook top noted.
- This unit was tested and appeared serviceable at time of inspection. Inspection does not include calibration as this is not a technically exhaustive inspection. No warranties or guarantees of this or any other appliance can be offered.
- Oven(s) operated when tested.

**Sinks**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Kitchen has a Dupont Corian molded sink.
- **\*\*DRAINS\*\***
- Proper P-trap in place and functioning as intended.
- **\*\*SUPPLY\*\***
- Operated normally, at time of inspection with adequate water pressure.
- Water shutoffs are installed under the sink. Not tested for function.
- **MAINTENANCE:** Aerator is partially blocked, which reduces the flow of water. Consider removing aerator cap and soaking in vinegar to remove hard water deposits.

**Vent Condition**

Good	Fair	Poor	N/A	None
X				

**Materials:**

- Recirculating

**Observations:**

- functioning as intended. Recommend clean or replace filter often.

**electrical****Materials:**

- GFCI present. Tested and functioning as intended.

# Laundry



## Dryer Vent

Good	Fair	Poor	N/A	None
X				

### Observations:

- **DRYER VENT:** Basic rules of thumb for dryer vent installation: The vent should be no more than 25 feet. For every 90 degree turn subtract 5 feet and for every 45 degree bend subtract 2.5 feet. Use only smooth-wall metal vent in 4 inch pipe diameter only. Do not use plastic pipe and plastic flex pipe. If a flexible connector is needed at the dryer use a short amount of corrugated metal pipe. Flex and corrugated pipes should never be used in concealed spaces such as through walls or in crawl spaces. Insulate dryer duct in exterior spaces to prevent condensation that could facilitate lint build-up inside the pipe.
- **MAINTENANCE:** I recommend cleaning lint and debris from the dryer vent twice a year. Replace damaged dryer vents to reduce the risk of fire.
- Could not fully inspect the dryer vent. Accessible areas were observed to be in good visual condition.



## Gas Valves

Good	Fair	Poor	N/A	None
X				

### Observations:

- Gas shut off valves were present and functional.



Gas shut off.

## Plumbing

Good	Fair	Poor	N/A	None
X				

### Observations:

- Most not accessible. Shut offs observed. Not tested for function.
- Flex drain observed, these are subject to frequent clogging.



## Electrical/GFCI

### Materials:

- GFCI present and tested. Functioning as intended.

# Garage

## Roof

Good	Fair	Poor	N/A	None
X				

### Observations:

- MATERIALS:
- Attached garage. Shingles are the same as the house.
- (See comments in roof section)

**Floor Condition**

Good	Fair	Poor	N/A	None
X				

**Materials:**

- "Finished" concrete floor.

**Observations:**

- Accessible areas of the floor were observed to be in good visual condition at the time of inspection.
- No floor drains installed.

**Electrical**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- GFCI present. Functioning as intended.
- The majority of grounded receptacles , were tested and found to be wired correctly.



GFCI

### Garage Door Condition

Good	Fair	Poor	N/A	None
X				

#### Materials:

- 16 ft. roll up door and 8 ft. roll up door noted.

#### Observations:

- Garage doors are in good visual condition, and functioning as intended.



### Garage Opener Status

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Functioning as intended, using normal controls, at time of inspection.
- Chain drive opener noted on double door. No opener on single door.

### Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Eye beam system present and operating.
- Auto reverse functioning as intended.

### garage service doors

Good	Fair	Poor	N/A	None
X				

#### Materials:

- Steel type entry door noted.

#### Observations:

- Service doors are in good visual condition. No deficiencies observed.

### Attic

Good	Fair	Poor	N/A	None
X				

#### Observations:

- INSPECTED FROM:
- Due to limited access, the attic was inspected from the scuttle hole.
- Lighting is present and functional.
- The attic is insulated.
- All accessible framing materials were in good visual condition at the time of inspection. No apparent leaking or damaged framing observed.
- ELECTRICAL:
- All accessible electrical components/wiring/outlets/fixtures were in good visual condition and functioning as intended.



### Comments.

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Interior area of the garage contained a large amount of stored personal items. Some areas were not accessible.
- FIREWALL:
  - Firewall is present.
  - IMPROVE: The attic access cover is not made of a fire resistant material. This is a common issue found in a lot of homes. A simple inexpensive fix for this would be to attach a piece of fire rated 5/8" drywall over the wooden hatch to slow the spread of fire into the attic.

## Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should



be a priority, and should be made by a qualified, licensed electrician.

### Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location:

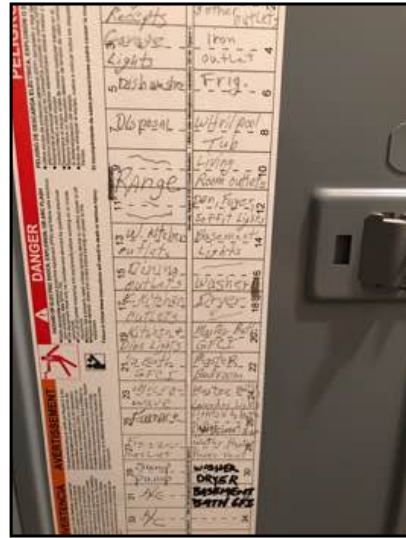
- Main Disconnect in panel box.
- Panel box located in basement.

Location:

- No Sub Panels located.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box. Proper grounding and bonding confirmed.





### Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:  
• 200 amp

### Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:  
• 0

### Breakers

Good	Fair	Poor	N/A	None
X				

Materials:  
• Copper non-metallic sheathed cable noted.

Observations:  
• Square D panel and breakers  
• GFCI breaker noted.

### Fuses

Good	Fair	Poor	N/A	None
			X	

## Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

**Access**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **INSPECTION RESTRICTION:** Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.

- Scuttle Hole located in:

- Bedroom Closet.

- **IMPROVE:** The attic access panel was not insulated. Recommend installing insulation on the top side of panel to eliminate energy loss through hatch. Studies have shown that this condition creates a huge vacuum where heat quickly escapes into the attic.

**Structure**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- All accessible framing components were observed to be in good visual condition at the time of inspection.

- Manufactured trusses.



## Ventilation

Good	Fair	Poor	N/A	None
X				

### Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.



Soffit vent baffles.

## Vent Screens

Good	Fair	Poor	N/A	None
			X	

### Observations:

- None present.

## Electrical

Good	Fair	Poor	N/A	None
			X	

### Observations:

- Any electrical components in attic were not accessible to inspection, therefore not within scope of this report.

## Insulation Condition

Good	Fair	Poor	N/A	None
X				

### Materials:

- Fiberglass batts with kraft paper facing noted.

### Depth:

- Insulation averages about 12-14 inches in depth
- Fiberglass Batt(roll)R-value: 1 in. = 3.1 - 3.4

### Observations:

- Insulation appears adequate.





### Chimney

Good	Fair	Poor	N/A	None
			X	

### Exhaust Vent

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Bathroom exhaust is properly routed to an exterior location.

## Basement/Crawlspace

### Foundation material

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Finished walls, floor and ceilings limit the foundation review in these areas. Every effort will be made to locate any potential problem areas, such as: Moisture intrusion, bowed/cracked walls and floors.
- Percentage of finished area: 75%
- Block walls and poured floor.
- CONDITION:
- All accessible areas of the foundation walls and floor were observed to be in good condition, consistent with age.
- Observed to be dry at time of inspection.

## Insulation

Good	Fair	Poor	N/A	None
X	X			X

### Observations:

- Full view of foundation insulation was not available due to lack of access.
- Rolled fiberglass.
- **IMPROVE:** The time-honored practice of insulating rim joists with fiberglass batts is no longer recommended. Because fiberglass batts are air permeable, they do nothing to prevent warm, humid interior air from contacting the rim joists. During the winter, when the rim joists are cold, condensation can cause mold and then rot.  
<http://www.finehomebuilding.com/2013/09/12/insulating-rim-joists>
- **IMPROVE:** Perimeter insulation was observed to be missing or out of place at one or more joist bay locations. Recommend repair/replacement to promote enhanced resistance to heat loss which will increase the efficiency of the home and lower heating costs.
- **IMPROVE:** Recommend removing paper backing on insulation at perimeter wall to prevent moisture accumulation. Moisture wicking into paper could lead to possible indoor mold issues.



Missing insulation above electrical panel.

## Plumbing Materials

Good	Fair	Poor	N/A	None
X				

### Materials:

- Accessible portions of the supply and drainage were observed to be in good visual condition at the time of inspection.

### Observations:

- **WATER SOURCE:** Municipal supply
- **SEWER:** Municipal sewer
- **MAIN SUPPLY:**
- 1" copper.
- **DISTRIBUTION MATERIAL:**
- Copper
- **DWV** (drain/waste/vent) MATERIALS:
- **ABS**



Main water supply shut off.



2nd line feeds irrigation system.



Water shut off for irrigation system.

### sump pump

Materials:

- LOCATION:

- SE

- Functioninal at time of inspection.

- IMPROVE: Consider installing a second pump with a battery back-up. In the event of a power failure a battery powered pump would continue to pump out any water to the exterior.

## finished areas

Good	Fair	Poor	N/A	None
X				

## Observations:

- CEILING:
  - Plaster ceilings.
  - Suspended tile ceilings noted.
- WALLS:
  - Plaster walls.
- ELECTRICAL PLUGS/SWITCHES:
  - All accessible outlets and switches functioning as intended at time of inspection.
- SINK/S:
  - Sink was not functional. Water turned off. Refer to the seller's condition report if more info is desired. I recommend testing at final walk through.
- WINDOWS:
  - Wood frame sliders.



Basement sink supply lines were shut off. No water at sink. Not tested.



1 sliding window was unfinished

## Comments

Good	Fair	Poor	N/A	None
X				

## Observations:

- FLOOR JOISTS:
  - HY Joists: These composite joists are lighter and use far less timber than a solid joist for an equivalent span. They comprise of a solid timber 'flanges' bonded to a 'web' of plywood. They provide room for services like heating and cooling ducts as long as the services run parallel with the joists.

## master bath

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..



**Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

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

**GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI tested and functioned properly.

**Exhaust Fan**

Good	Fair	Poor	N/A	None
X				

Observations:

- Functioning as intended at the time of inspection.

**Showers**

Good	Fair	Poor	N/A	None
X				

Observations:

- **\*\*SHOWER BASE\*\***
- Tiled shower base observed, we are unable to determine if a proper shower pan has been installed. No leaks observed at time of inspection.
- Observed to be in good visual condition, and functioning as intended.
- **\*\*SHOWER FAUCET\*\***
- Functional.
- **\*\*JET TUB\*\***
- Operated normally- Small amount of water leaks from shower head diverter when pressed. Likely from a worn or loose gasket. Repair is recommended.



Tiled shower stall.



Shower head control has a small leak when depressed for shower head.



Jets were all working properly.

### Sinks

Good	Fair	Poor	N/A	None
X				

#### Observations:

- **CONDITION:**

- Sink observed to be functional and in good visual condition at the time of inspection.

- **\*\*DRAINS\*\***

- Functioning as intended, at the time of inspection.

- **\*\*SUPPLY\*\***

- Operated normally, at time of inspection.
- Shutoffs are present under the sink. Not tested for function.



### Toilets

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Observed as functional and in good visual condition.

- Operated when tested. No deficiencies noted. Shut off valve observed, not tested for function.

## comments

## Materials:

- MAINTENANCE: To prevent water from seeping into gaps, cracks, and openings, be sure to maintain caulked areas around showers and sinks.
- Window(s) were functioning as intended.

## Fireplace

## Fireplace

Good	Fair	Poor	N/A	None
			X	

## Materials:

- LOCATION/S:
  - Basement.
- TYPE:
  - Sealed gas fired.

## Observations:

- Gas fireplace was not functional during the inspection. Possibly due to gas being shut off or pilot not being lit. Refer to condition report for more information.



Gas fireplace was unplugged and gas turned off. Not tested.

## Master Bedroom

## Electrical

Good	Fair	Poor	N/A	None
X				

## Observations:

- All accessible switches and outlets functioning as intended.

## Smoke Detectors

Good	Fair	Poor	N/A	None
X				

## Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

### Comments

Good	Fair	Poor	N/A	None
X				

#### Observations:

- LOCATION:
- SW
- All accessible areas of walls and ceilings were observed to be in good visual condition at the time of inspection.
- All accessible windows were functioning as intended.
- Ceiling fan functioning as intended.



Door binding in frame at top corner.

Bedroom 1

### Electrical

Good	Fair	Poor	N/A	None
X				

#### Observations:

- All accessible switches and outlets functioning as intended.

### Smoke Detectors

Good	Fair	Poor	N/A	None
X				

#### Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

### Comments

Good	Fair	Poor	N/A	None
X				

#### Observations:

- LOCATION:
- Lower West.
- All accessible areas of walls and ceilings were observed to be in good visual condition at the time of inspection.
- All accessible windows were functioning as intended.
- IMPROVE: Door binding in frame. Will need adjustment to close properly.





Door did not close completely. Needs adjustment.

## Bedroom 2

### Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- All accessible switches and outlets functioning as intended.

### Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufactures and fire safety guidelines.

### Comments

Good	Fair	Poor	N/A	None
X				

Observations:

- LOCATION:
- Lower NE.
- All accessible areas of walls and ceilings were observed to be in good visual condition at the time of inspection.
- All accessible windows were functioning as intended.

## Half Bath

### Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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

### GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI tested and functioned properly.

### Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- Functioning as intended at the time of inspection.

## Showers

Good	Fair	Poor	N/A	None
			X	

## Sinks

Good	Fair	Poor	N/A	None
X				

## Observations:

• **CONDITION:**

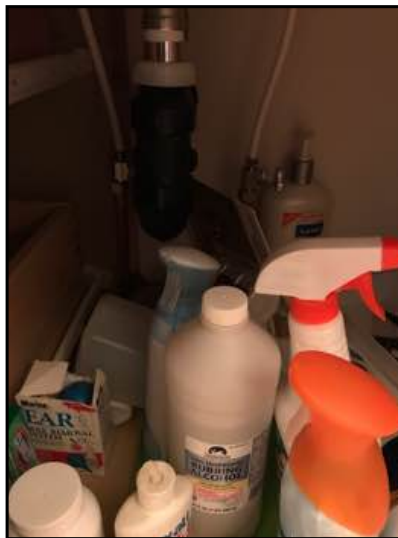
- Sink observed to be functional and in good visual condition at the time of inspection.

• **\*\*DRAINS\*\***

- Functioning as intended, at the time of inspection.

• **\*\*SUPPLY\*\***

- Operated normally, at time of inspection.
- Shutoffs are present under the sink. Not tested for function.



## Toilets

Good	Fair	Poor	N/A	None
X				

## Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted. Shut off valve observed, not tested for function.

## comments

## Materials:

- **MAINTENANCE:** To prevent water from seeping into gaps, cracks, and openings, be sure to maintain caulked areas around showers and sinks.
- Window(s) were functioning as intended.

## Basement Bath

## Electrical

Good	Fair	Poor	N/A	None
X				

## Observations:

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

**GFCI**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- GFCI tested and functioned properly.

**Exhaust Fan**

Good	Fair	Poor	N/A	None
			X	

**Observations:**

- **IMPROVE:** No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

**Showers**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **\*\*SHOWER BASE\*\***
- Plastic type shower pan.
- Observed to be in good visual condition, and functioning as intended.
- **\*\*SHOWER FAUCET\*\***
- Functional.
- **\*\*SHOWER DOORS\*\***
- Tempered safety glass.

**Sinks**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- **CONDITION:**
- Sink observed to be functional and in good visual condition at the time of inspection.
- **\*\*DRAINS\*\***
- Functioning as intended, at the time of inspection.

**Toilets**

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Operated when tested. No deficiencies noted. Shut off valve observed, not tested for function.

**comments****Materials:**

- **MAINTENANCE:** To prevent water from seeping into gaps, cracks, and openings, be sure to maintain caulked areas around showers and sinks.

## Den

## Electrical

Good	Fair	Poor	N/A	None
X				

## Observations:

- All accessible switches and outlets functioning as intended.

## Smoke Detectors

Good	Fair	Poor	N/A	None
			X	

## Observations:

- None present.

## Comments

Good	Fair	Poor	N/A	None
X				

## Observations:

## • LOCATION:

- South

- All accessible areas of walls and ceilings were observed to be in good visual condition at the time of inspection.

- All accessible windows were functioning as intended.

- Ceiling fan functioning as intended.

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.