

# Thorough Inspections, Inc.



## Sample Report

Inspection Prepared For: Client's Name

1234 1st St, City/State/Zip

Selling Agent:

Date Inspected: 1/1/2023 Time: 9:00 AM

Year Built: 2023 Square Feet: 1234

30 Eastside School Rd, Senoia, GA

Phone: 678.850.4409

Email: [Davie@ThoroughInspections.com](mailto:Davie@ThoroughInspections.com)

Inspector: Davie Coln



**Property  
Inspection  
Report**

# Table Of Contents

Report Summary	3-7
Inspection Details	8
Roof	8-9
Attic	10-13
Exterior/ Grounds	14-21
Electrical	22-25
Heat & AC	26-30
Water Heater	31-33
Interior Areas	34-42
Bathroom	43-48
Kitchen	49-56
Laundry	57
Foundation	58
Basement/ Crawlspace	58-64
Glossary	65

## **What We Inspect:**

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

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

A Home inspection will not reveal every concern that exists or ever could exist. Not all improvements, defects, flaws, cosmetic damages or hazards will be identified during the inspection, but only those material defects observed on the day of the inspection. Some flaws and defects may be reported while others are not. Inspectors are looking for more significant problems. Minor defects such as but not limited to missing screws, loose door knobs, carpet staining, scratches or poor paint jobs are considered normal cosmetic damages and are sometimes included in the report as common curtiuous. Any information or recommendations given during an inspection is considered volunteery and not legally binding.

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

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

# Report Summary

The summary below consists of potentially significant findings. **The Comments in RED can be a safety hazard, a deficiency requiring a major expense to correct or items that need extra attention.** **The Comments in BLUE do not pose a safety hazard but are highlighted for your attention.** This 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. Obtaining a copy of all receipts, warranties and permits for the work done is recommended.

## Roof

Page 9	Boots & Caps Condition	<b>• No vent boot installed. Recommend a qualified individual installing the proper boot to prevent water intrusion and wood damage.</b>
--------	------------------------	--

## Attic

Page 11	Electrical	<b>• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend a qualified individual evaluate and address as needed.</b>
---------	------------	---

**Exterior/ Grounds**

Page 18	GFCI	<ul style="list-style-type: none"> <li>• <b>No Ground Fault Circuit Interrupter (GFCI) noted.</b></li> <li><b>Electrical receptacles appeared to be in serviceable condition at the time of the inspection but had no GFCI protection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:</b></li> <li>• Exterior</li> <li>• Garage</li> <li>• Laundry Room</li> <li>• Kitchen</li> <li>• Bathrooms</li> <li>• Basement</li> <li>• Within 6 feet of all plumbing fixtures</li> </ul> <p><b>This can be achieved by:</b></p> <ol style="list-style-type: none"> <li><b>1. Replacing the current standard receptacle with GFCI receptacle.</b></li> <li><b>2. Replacing the receptacle on this circuit which is nearest the main electrical service panel with a GFCI receptacle.</b></li> <li><b>3. Replacing the breaker currently protecting the electrical circuit with a GFCI breaker.</b></li> </ol>
Page 20	Fence/ Gate Condition	<ul style="list-style-type: none"> <li>• <b>Retaining walls over 30" high require fall protection/fence to be installed.</b></li> </ul>

**Electrical**

Page 23	Electrical Panel	<ul style="list-style-type: none"> <li>• <b>Questionable wiring in panel box. Appears to be ungrounded cloth wiring present. Have a licensed electrician evaluate.</b></li> <li>• <b>Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock hazard. These screws should be replaced with approved, flat-tipped screws.</b></li> <li>• <b>Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.</b></li> <li>• <b>Bushings missing from around branch wire(s) entering panel box. These should be installed by a Licensed Electrician to reduce the risk of shock or arcs.</b></li> </ul>
---------	------------------	--

**Heat & AC**

Page 27	Heater Condition	<ul style="list-style-type: none"> <li>• <b>Blower fan makes irregular noises. This could be an indication of a worn or damaged unit. Recommend a qualified HVAC contractor evaluate and repair or replace as needed.</b></li> </ul>
Page 28	Filters	<ul style="list-style-type: none"> <li>• <b>No filter observed at the time of inspection. Recommend contacting owner for the location and size.</b></li> <li>• <b>Filter cover is missing. Recommend installing to prevent dirt, dust or vermin intrusion and to help prolong the life of the unit.</b></li> </ul>

**Water Heater**

Page 32	Water Heater Condition	<ul style="list-style-type: none"> <li>• <b>Water heater would not light/stay lit. This could be caused by a bad thermo coupling. Could not test fixtures for hot water at the time of inspection. Recommend repairs by a qualified contractor or individual.</b></li> </ul>
Page 33	Water Pressure	<ul style="list-style-type: none"> <li>• <b>Water pressure noted at approximately 98 PSI. This is too high (Recommended water pressure is 40-80 PSI.) Recommend adjusting for proper pressure.</b></li> </ul>

**Interior Areas**

Page 35	Electrical	<ul style="list-style-type: none"> <li>• <b>Wire ends are outside of a Junction Box, which is a potential shock hazard.</b></li> </ul>
Page 41	Fireplace	<ul style="list-style-type: none"> <li>• <b>Level II inspection—The National Fire Protection Association (<a href="http://www.nfpa.org">www.nfpa.org</a>) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at <a href="http://www.csia.org/pressroom/press-inspection-levels-explained.htm">www.csia.org/pressroom/press-inspection-levels-explained.htm</a>. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (<a href="http://www.csia.org">www.csia.org</a>).</b></li> </ul>

**Bathroom**

Page 43	Counters	<ul style="list-style-type: none"> <li>• <b>The counter top appears to be loose on the cabinet. Recommend a qualified contractor or individual properly re-fasten/secure the counter top.</b></li> </ul>
---------	----------	--

Page 44	Tub Condition	<ul style="list-style-type: none"> <li>• <b>No hot water supply present at the tub, could not test. Recommend a qualified contractor or individual evaluate and address as needed.</b></li> </ul>
Page 46	Shower Condition	<ul style="list-style-type: none"> <li>• <b>No plumbing nor shower head installed. Recommend a qualified contractor or individual to properly install a shower head.</b></li> </ul>
Page 47	Sinks	<ul style="list-style-type: none"> <li>• <b>Drain line leaks under sink. Recommend a qualified contractor to evaluate and address as needed.</b></li> </ul>

## Kitchen

Page 50	Electrical	<ul style="list-style-type: none"> <li>• <b>Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.</b></li> </ul>
Page 51	GFCI	<ul style="list-style-type: none"> <li>• <b>GFCI receptacle is damaged/not working. Did not respond/trip when tested. Recommend a licensed electrician repair/replace as needed.</b></li> </ul>
Page 52	Condition	<ul style="list-style-type: none"> <li>• <b>Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.</b></li> </ul>
Page 55	Sinks	<ul style="list-style-type: none"> <li>• <b>Drain line leaks under sink. Recommend a qualified contractor or individual evaluate and address as needed.</b></li> </ul>

## Basement/ Crawlspace

Page 58	Access	<ul style="list-style-type: none"> <li>• <b>Steps are not properly connected or attached to the landing. Steps physically shake when walking up or down. Recommend a qualified contractor or individual properly attach steps and add support posts for added stability for safety sake.</b></li> <li>• <b>Steps that are 36" and wider require an additional stringer for added support and stability for safety. Recommend a qualified contractor or individual evaluate and address as needed.</b></li> </ul>
---------	--------	--

Page 59	Walls	<b>• Mold-like bio growth observed. Professional testing &amp; evaluation advised. Recommend a qualified contractor evaluate and address as needed.</b>
Page 62	Plumbing Condition	<b>• Active leak observed. Recommend a qualified individual to evaluate and address as needed.</b>
Page 63	Subfloor	<b>• Bio Growth noted. Recommend consulting with a specialist to evaluate for treatment.</b>



# Inspection Details

## INTRODUCTION:

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

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

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

## Home Type

**Home Type:** Detached • Single Family Home

## Attendance

**In Attendance:** Client present

## Occupancy

**Occupancy:** Vacant • The utilities were on at the time of inspection.

## Weather

**Materials:** Clear 59°F

# Roof

## Roof Condition

**Materials:** Inspected from roof.

**Materials:** Asphalt architectural shingles • Rolled roofing noted.

**Observations:**

- Soft spot noted on roof/decking. Could not view from the attic or determine the cause. Recommend further review by a qualified roofing contractor, repair as needed.

## Roof (continued)



Low/Settled Spot

### Flashing

**Observations:**

- Flashing appears functional and in satisfactory condition at the visible portions.

### Chimney

**Observations:**

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

### Spark Arrestor

**Observations:**

- Spark arrestor and rain cap are present and functional with no rust.

### Boots & Caps Condition

**Observations:**

- Deteriorated/Damaged vent boot observed. Recommend repair/replace by a qualified contractor.
- **No vent boot installed. Recommend a qualified individual installing the proper boot to prevent water intrusion and wood damage.**



No Boot Installed



Damaged Boot

## 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.

### Structure

#### Observations:

- Wood damage/deterioration observed. Suggest repairs/replacement as needed.



Damaged/Deteriorated Wood (Front Left)

## Attic (continued)

### Ventilation Condition

**Materials:** Under eave soffit inlet vents noted. • Gable louver vents noted.

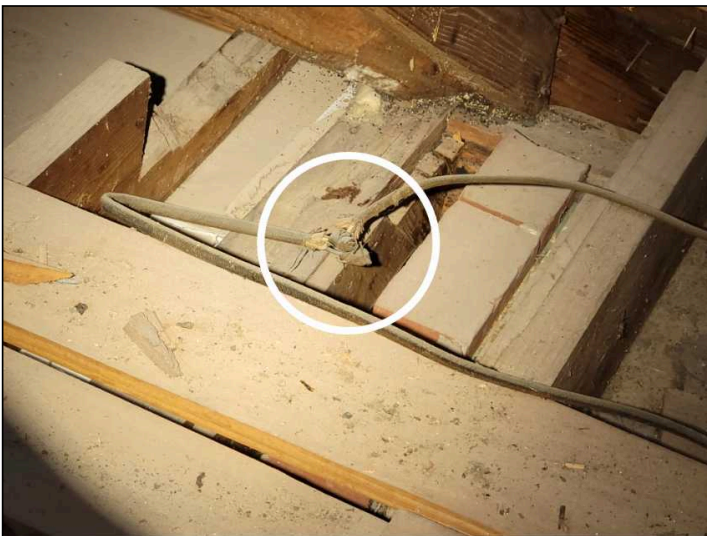
**Observations:**

- No deficiencies or concerns noted at the time of inspection.

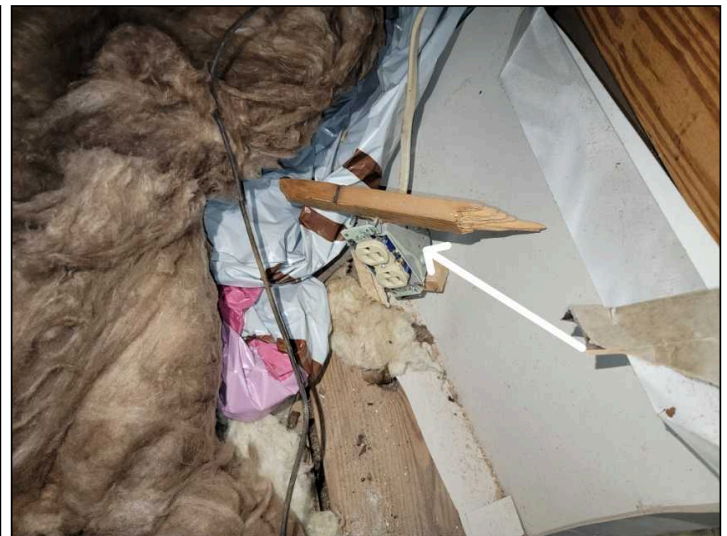
### Electrical

**Observations:**

- Loose or improperly installed receptacles were found, they should be installed correctly by a licensed electrician or a qualified contractor.
- **Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. Recommend a qualified individual evaluate and address as needed.**



Connections Made Outside of a Junction  
Box



Loose Receptacle

### Plumbing Condition

**Materials:** Metal

**Observations:**

- Vent terminates in the attic. Have vent pipe connected so it is routed to the exterior of the home.

## Attic (continued)



Vent Pipe Not Attached

### Insulation Condition

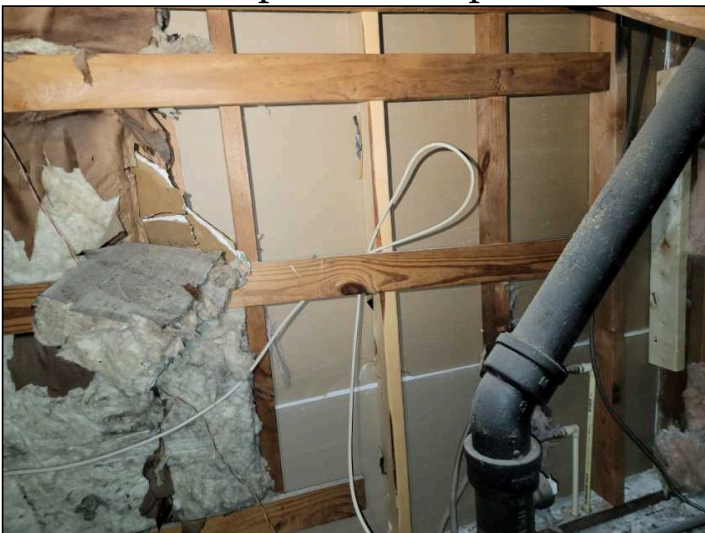
**Materials:** Batts insulation noted.

**Depth:** Insulation averages about 4-6 inches in depth where insulation was visible and installed, more is recommended.

**Observations:**

- Insulation is missing and sparse in some areas. Recommend adding or evenly spreading insulation for better energy efficiency.
- **IMPROVE:** The house has only a minimal amount of visible insulation. Expect high heating and cooling energy costs. Recommend having the home professionally insulated to reduce energy expenses.

- Vermin activity observed. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.



Sparse/Missing Insulation



Sparse/Missing Insulation

## Attic (continued)



No Insulation over Main Level Front Bedroom



Vermin Activity Observed (Moe)

### Chimney

#### Observations:

- Not accessible from the attic.

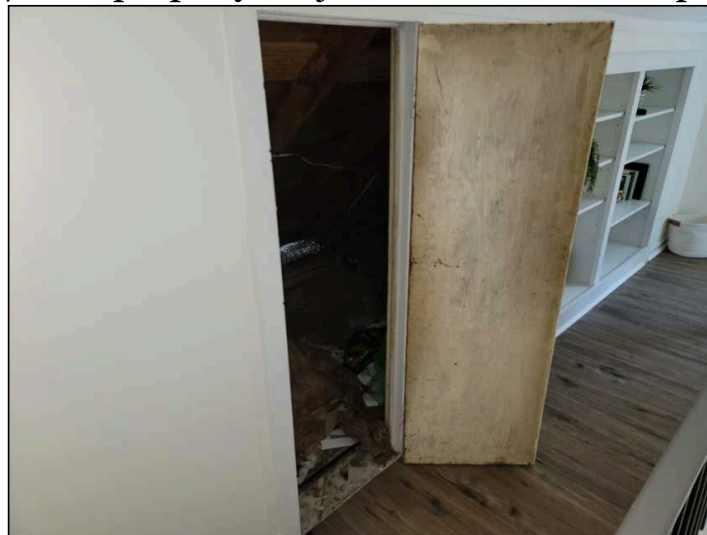
### Condition

**Materials:** Mini Access Walk-through Door

**Materials:** Hallway

#### Observations:

- No weather stripping around the jam of the access door. Recommend adding for better energy efficiency.
- Door does not close/latch properly. Adjustments needed for proper functionality.



Does Not Close Completely/ Properly & No Weatherstripping

# Exterior/ 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

**Materials:** Asphalt driveway noted.

**Observations:**

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

## Grading

**Observations:**

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

## Vegetation Observations

**Observations:**

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



Prune Vegetation

## Eaves/ Fascia

**Observations:**

- No deficiencies or concerns noted at the time of inspection.
- Freshly painted eaves observed. This could be concealing any defects or concerns that otherwise could have been noticed.

# Exterior/ Grounds (continued)

## Gutters

### Observations:

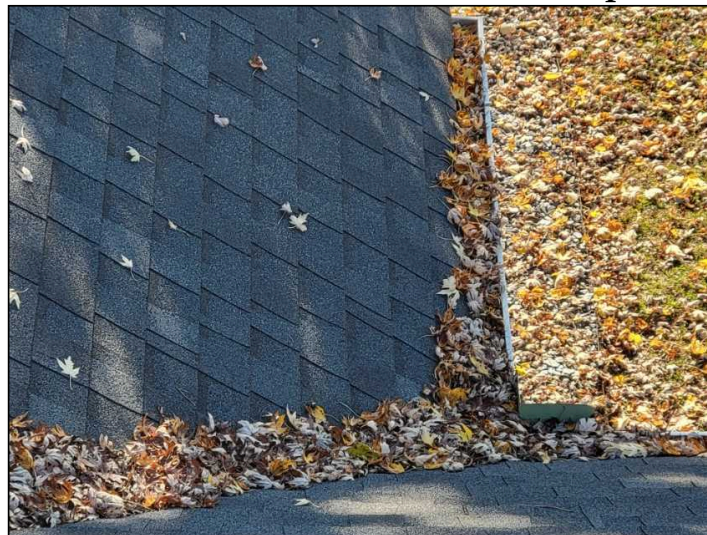
- Extensions/Splash blocks missing or insufficient. Install to divert water away from the foundation.
- Open drain pipe observed. This is causing erosion. Recommend extending pipe to the ground and draining into a splash block to prevent erosion and help divert water away from the home.
- Clean gutters: Significant amounts of debris evident. Full gutters do not allow the water to drain properly and can lead to damaged, deteriorated or rotten wood to the eave or roof. Recommend cleaning all gutters to allow for proper drainage.



Missing Splash Blocks



Open Drain Pipes



Full of Debris



## Exterior/ Grounds (continued)

### Vent/ Drain Condition

**Materials:** Right Side

**Observations:**

- Open vent pipe observed. Recommend installing proper rain cap by a qualified individual to help prevent water or vermin intruding into the home.



Open Vent/No Rain Cap

### Condition

**Materials:** Brick siding, wood frame construction, concrete/ block foundation

**Observations:**

- No major deficiencies or concerns noted at time of inspection.

### Porch

**Observations:**

- Settlement cracking noted. This cracking is common and usually no cause for concern. Recommend monitoring for widening or spreading. Contact a qualified contractor should condition worsen or if water intrusion occur.

## Exterior/ Grounds (continued)



Settlement Crack Noted

### Main Gas Location

**Materials:** Main gas shut off located at outside meter.

**Observations:**

- Meter is located on the right exterior side of the home. All gas appliances have cut-off valves in line at each unit. No gas odors detected.



Main Gas Shutoff Valve

### Electrical

**Observations:**

- Loose or improperly installed receptacles were found, they should be installed correctly by a licensed electrician or a qualified contractor.
- Open ground receptacle noted. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.

## Exterior/ Grounds (continued)



Loose Receptacle



Open Ground (Screened-In Porch)

### GFCI

#### Observations:

• No Ground Fault Circuit Interrupter (**GFCI**) noted. Electrical receptacles appeared to be in serviceable condition at the time of the inspection but had no **GFCI** protection. Although **GFCI** protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include **GFCI** protection at the following locations:

- Exterior
- Garage
- Laundry Room
- Kitchen
- Bathrooms
- Basement
- Within 6 feet of all plumbing fixtures

This can be achieved by:

1. Replacing the current standard receptacle with **GFCI** receptacle.
2. Replacing the receptacle on this circuit which is nearest the main electrical service panel with a **GFCI** receptacle.
3. Replacing the breaker currently protecting the electrical circuit with a **GFCI** breaker.

## Exterior/ Grounds (continued)



No **GFCI** Protection

### Plumbing Condition

**Materials:** Copper piping noted.

**Observations:**

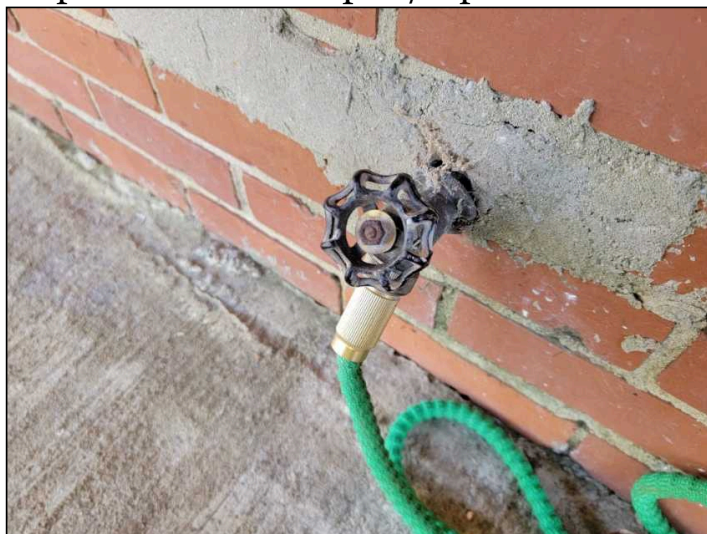
- Sewer/Septic – Due to the age of this home, a sewer/septic line inspection is recommended. This separate inspection will show the condition of the buried line from the home to the city main or septic tank. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera sewer rodding machine can inspect.

### Exterior Faucet Condition

**Location:** Hose bibb is located on the rear side of the home.

**Observations:**

- Loose at structure, repairs needed to prevent possible damage to supply line. Recommend a qualified professional to repair/replace as needed.



Rear (Loose)

## Exterior/ Grounds (continued)

### Deck Condition

**Observations:**

- No deficiencies or concerns noted at time of inspection.

### Steps/ Handrails

**Observations:**

- No deficiencies or concerns noted at time of inspection.

### Fence/ Gate Condition

**Materials:** Stone Retaining Wall • Wood Fence

**Observations:**

- Gate appears damaged, worn and or sags and not easy to close/latch. Recommend a qualified individual to make repairs for ease of operation.
- **Retaining walls over 30" high require fall protection/fence to be installed.**



No Fall Protection



Gate Sags

### Windows Condition

**Observations:**

- Damaged, loose or missing hardware observed. Recommend repair/ replacing these components for proper functionality.

## Exterior/ Grounds (continued)



Damaged/Loose Hardware (Right Side)

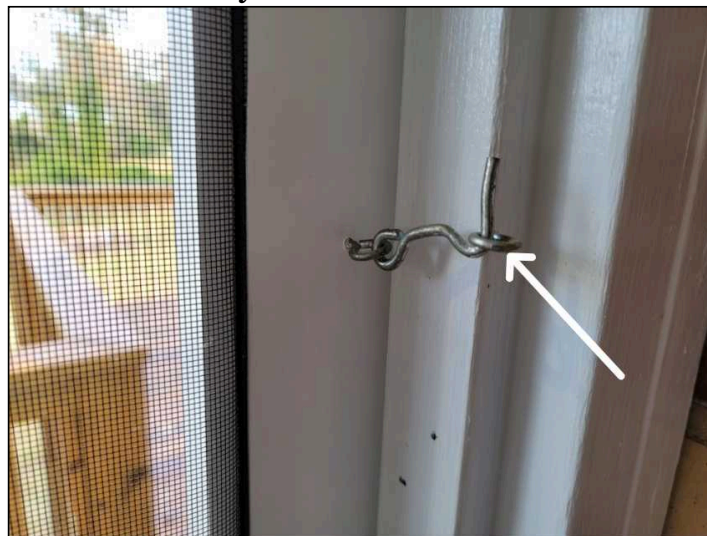


Damaged Frame (Rear)

### Storm/ Screen Doors

#### **Observations:**

- Damaged, loose or missing hardware observed. Recommend repair/ replacing these components for proper functionality.



Latch/Lock Installed Upside Down

### Doors

#### **Observations:**

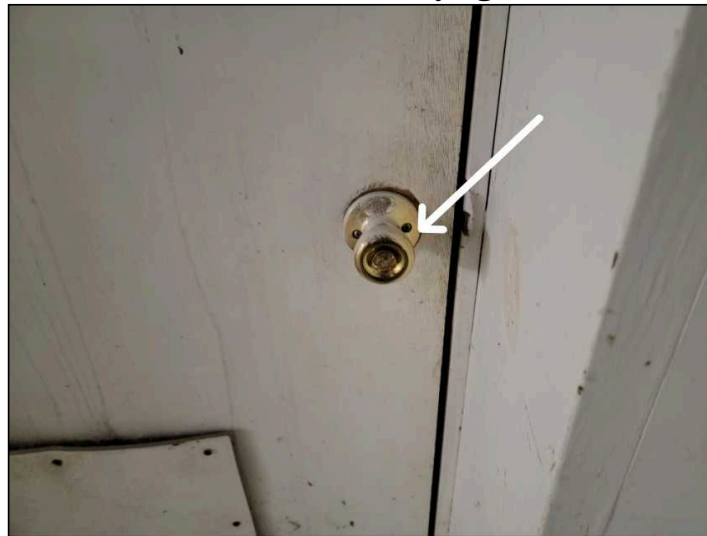
- Wood damage or deterioration observed. Suggest repairs/replacement as needed.
- Daylight visible through the crack/gap under the door. Recommend a qualified individual to evaluate and address as needed to help prevent rodent/insect intrusion and better energy efficiency.
- Door handle does not lock properly, adjustments are needed. Recommend a qualified individual evaluate and address as needed.



Damaged Wood



Daylight Visible Under Door (Basement)



Door Handle Does Not Lock (Basement)

## 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. 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 (continued)

## Amp Rating and Location

### Observations:

- 200 amps (Main Service Disconnect is located on the left side of the home at the service meter.)



Main Service Breaker

## Electrical Panel

**Location:** Panel box located in basement.

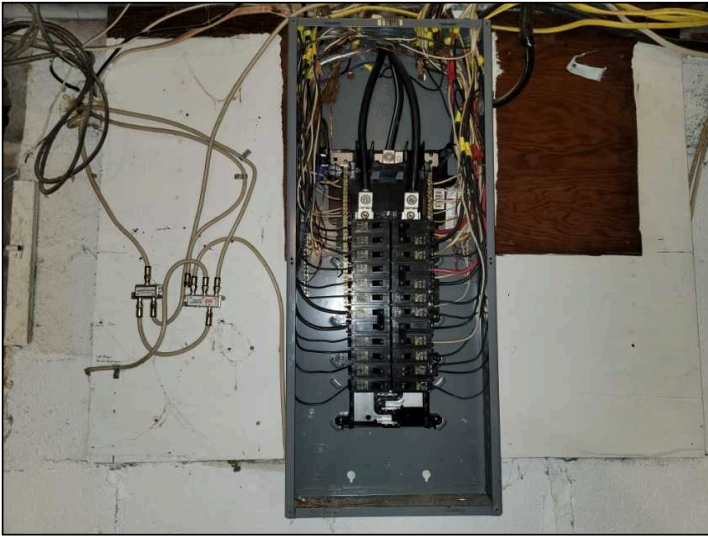
**Location:** First sub panel is located in the stairway. • Second sub panel is located in the basement

### Observations:

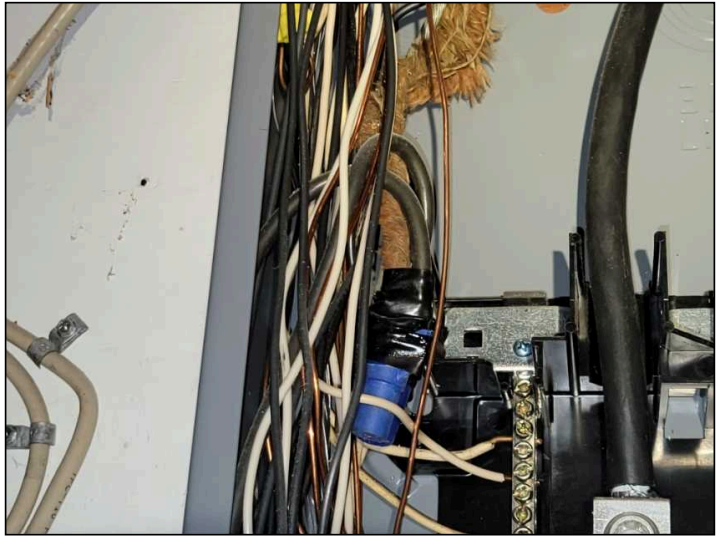
- **Questionable wiring in panel box. Appears to be ungrounded cloth wiring present. Have a licensed electrician evaluate.**
- **Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock hazard. These screws should be replaced with approved, flat-tipped screws.**
- **Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.**
- **Bushings missing from around branch wire(s) entering panel box. These should be installed by a Licensed Electrician to reduce the risk of shock or arcs.**



# Electrical (continued)



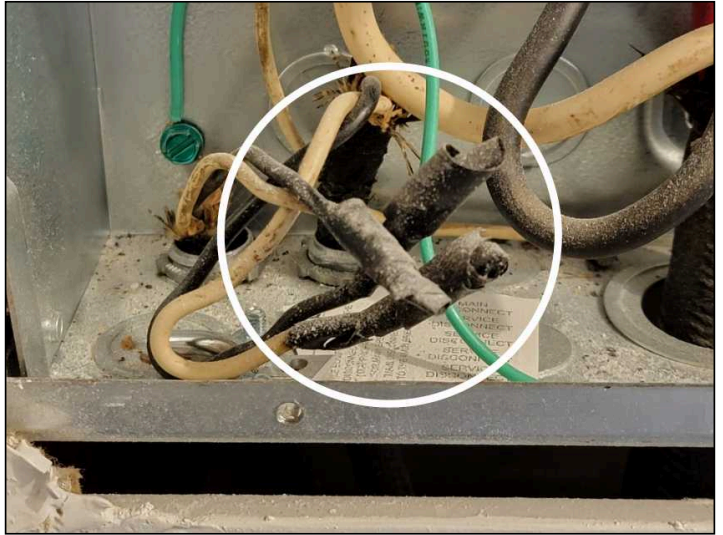
View of Main Panel



Questionable Wiring (Main Panel)

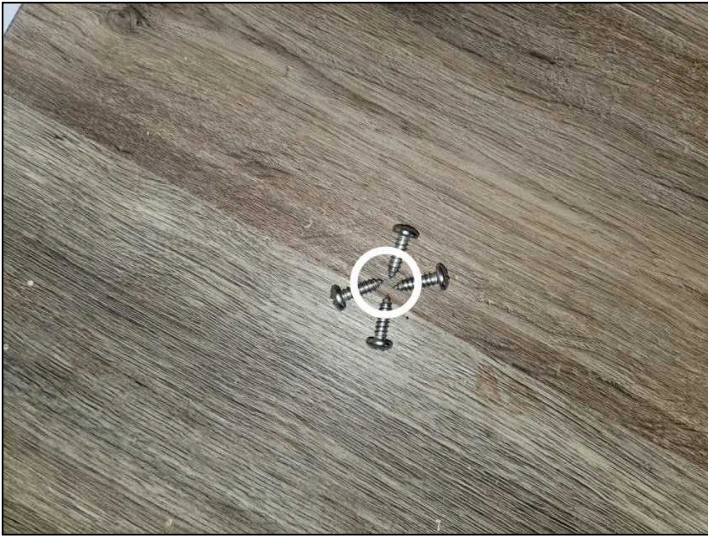


View of 1st Sub Panel



Questionable Wiring (1st Sub Panel)

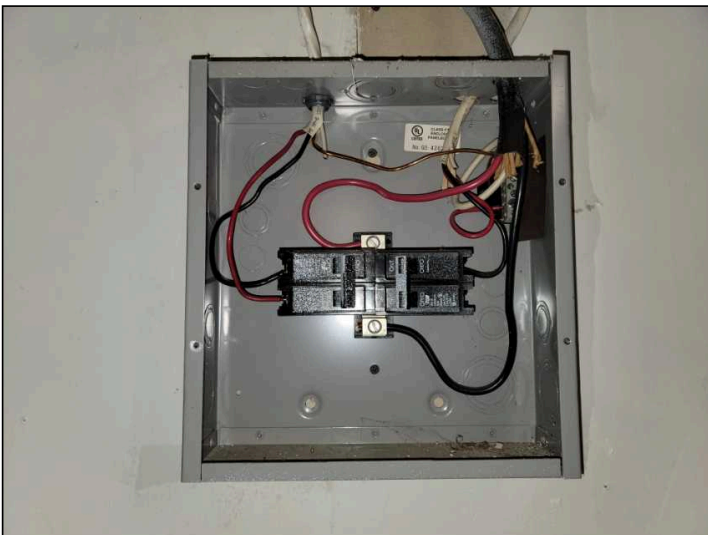
# Electrical (continued)



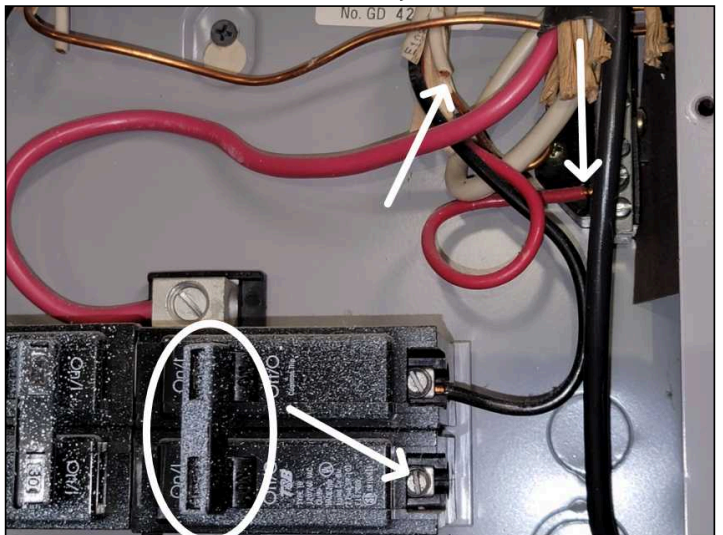
Sharp Pointed Screws (1st Sub Panel)



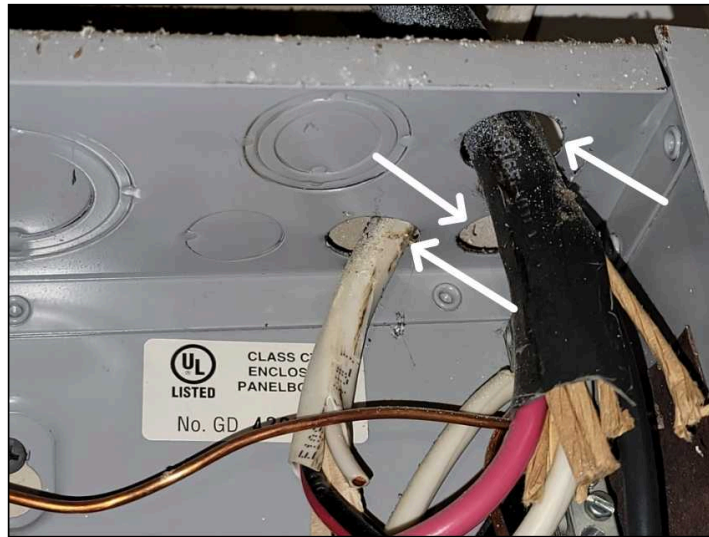
Panel Cover Screw Missing (2nd Sub Panel)



View of 2nd Sub Panel



Questionable Wiring (2nd Sub Panel)



Missing Knock-Out Caps & Bushings (2nd Sub Panel)

## Power Line Condition

### **Observations:**

- There is an overhead service drop noted.
- No major system safety or function concerns noted at the time of the inspection.

## Breakers

**Materials:** Copper non-metallic sheathed cable noted.

### **Observations:**

- All of the circuit breakers appeared serviceable.

## Heat & AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

# Heat & AC (continued)

## Heater Condition

**Materials:** The Furnace is located in the basement.

**Materials:** Gas fired forced hot air.

**Observations:**

- Heat was tested and all supply vents achieved an acceptable 100+°F. Heat was functional at the time of inspection.
- Lennox
- The furnace was manufactured by Lennox in 2020, and is a 88,000 BTU unit.
- **Blower fan makes irregular noises. This could be an indication of a worn or damaged unit. Recommend a qualified HVAC contractor evaluate and repair or replace as needed.**



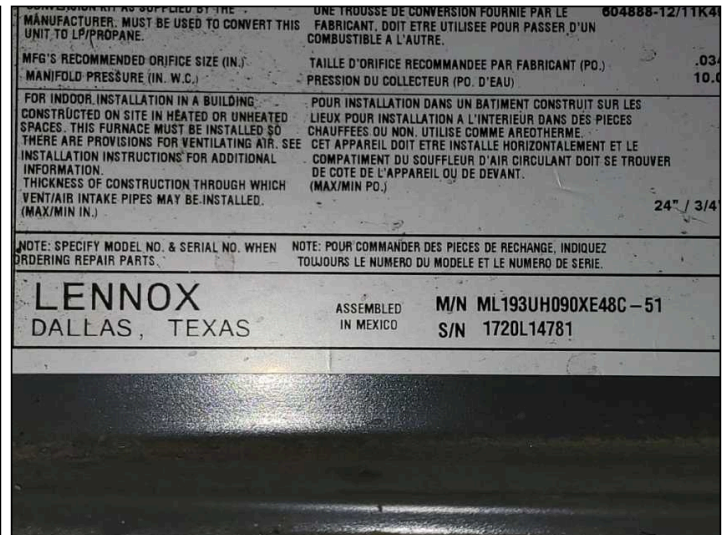
Heat Tested (131°F)



View of Furnace



Fan Makes Irregular Noises



Heater Data Plate

# Heat & AC (continued)

## Heater Base

### Observations:

- The heater base appears to be functional.

## Enclosure

### Observations:

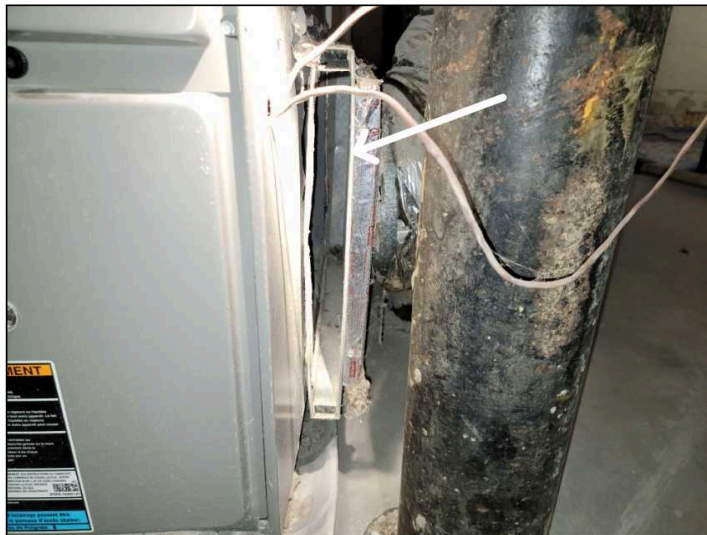
- No deficiencies or concerns noted at the time of inspection.

## Filters

**Location:** Located at the heater cabinet.

### Observations:

- **No filter observed at the time of inspection. Recommend contacting owner for the location and size.**
- **Filter cover is missing. Recommend installing to prevent dirt, dust or vermin intrusion and to help prolong the life of the unit.**



No Filter Installed & Missing Cover

## Venting

### Observations:

- The visible portions of the vent pipes appeared functional.

## Gas Valves

### Observations:

- Gas shut off valves were present and functional.

## Refrigerant Lines

### Observations:

- Missing, damaged or deteriorated insulation noted at **A/C** unit. Recommend replacing.

## Heat & AC (continued)



Missing/Damaged Insulation

### A/C Compressor Condition

**Materials:** The compressor is located on the right side of the home.

**Observations:**

- Armstrong Air
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15°-20°F. This system responded and achieved an acceptable differential temperature of 15°F.
- The **A/C** compressor was manufactured by Armstrong Air in 1999, and is a 3½ ton unit.



Return/Air in temperature (63°F)

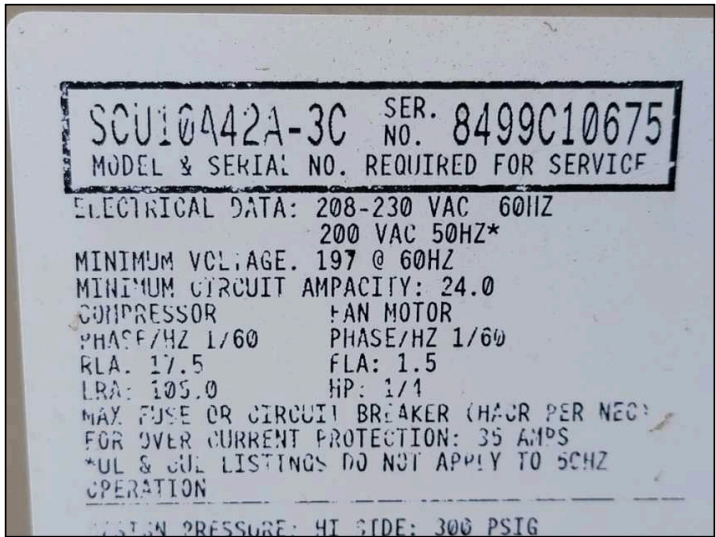


Supply/Air out temperature (48°F)

## Heat & AC (continued)



View of Compressor



A/C Compressor Data Plate

### Thermostats

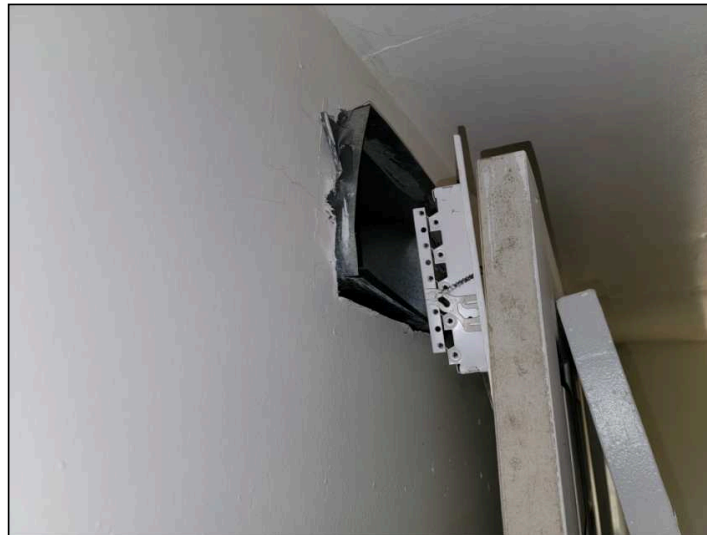
#### Observations:

- Thermostat was tested and functional at the time of inspection.

### Air Supply

#### Observations:

- Damaged/loose supply vents noted. Recommend repair or replace by a qualified individual.



Loose Supply Vent

### Registers

#### Observations:

- The return system is functional.

## Duct Work

### **Observations:**

- Damaged ductwork noted. Recommend a qualified HVAC contractor to evaluate and address as needed to prevent rodent intrusion and better energy efficiency.



Duct Appears Damaged/Loose

## Water Heater

### Base

#### **Observations:**

- The water heater base appeared functional.

### Combustion

#### **Observations:**

- Sealed - Unable to check

### Venting

#### **Observations:**

- No deficiencies or concerns noted at the time of inspection.



# Water Heater (continued)

## Water Heater Condition

**Heater Type:** Gas • **Water Source:** Public

**Location:** The heater is located in the Basement.

**Observations:**

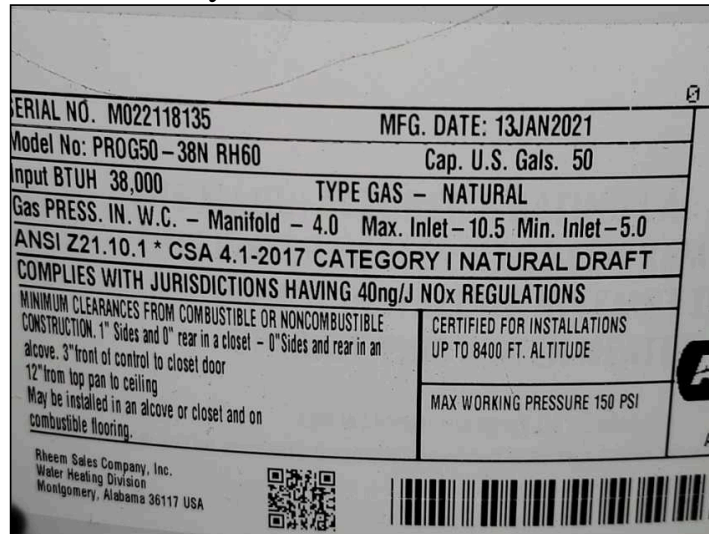
- Rheem
- The water heater was manufactured by Rheem in 2021, and has a capacity of 50 gallons.
- **Water heater would not light/stay lit. This could be caused by a bad thermo coupling. Could not test fixtures for hot water at the time of inspection. Recommend repairs by a qualified contractor or individual.**



No Pilot Light (Would Not Stay Lit)



View of Water Heater



Water Heater Data Plate

# Water Heater (continued)

## TPRV

### Observations:

- Temperature pressure relief valve (TPRV) present, tested and functional at the time of inspection.

## Gas Valve

### Observations:

- Gas valve is present, tested and functional.

## Plumbing

**Materials:** Copper • Pex

### Observations:

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

## Overflow Condition

**Materials:** Pex

### Observations:

- Appears to be in satisfactory condition -- no concerns.

## Water Pressure

### Observations:

- **Water pressure noted at approximately 98 PSI. This is too high (Recommended water pressure is 40-80 PSI.) Recommend adjusting for proper pressure.**



Water Pressure Tested at Approximately (98 PSI)

## Pressure Regulator/ Shutoff Valve

### Observations:

- Main Water Shutoff Valve is located in the basement.



Main Water Shutoff Valve

## Interior Areas

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

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

### Ceiling Condition

**Materials:** There are drywall ceilings noted.

**Observations:**

- No deficiencies or concerns noted at the time of inspection.
- Freshly painted ceilings observed. This could be concealing any defects or concerns that otherwise could have been noticed.

### Ceiling Fans

**Observations:**

- Operated normally when tested, at time of inspection.

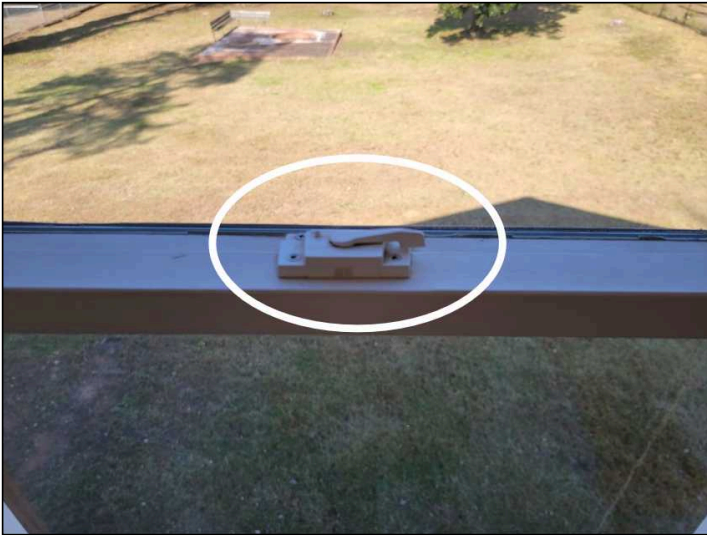
### Window Condition

**Materials:** Stationary(fixed) window noted. • Vinyl framed double hung windows noted. • Wood framed double hung windows noted.

**Observations:**

- One or more windows did not lock/latch properly, recommend repairs for enhanced security/safety to occupants.
- Some windows did not open when tested. Recommend all windows reviewed for proper operation during walkthrough inspection prior to closing.

## Interior Areas (continued)



Does Not Lock (Master Bathroom)



Does Not Open (Master Bathroom)

### Wall Condition

**Materials:** Drywall walls noted.

**Observations:**

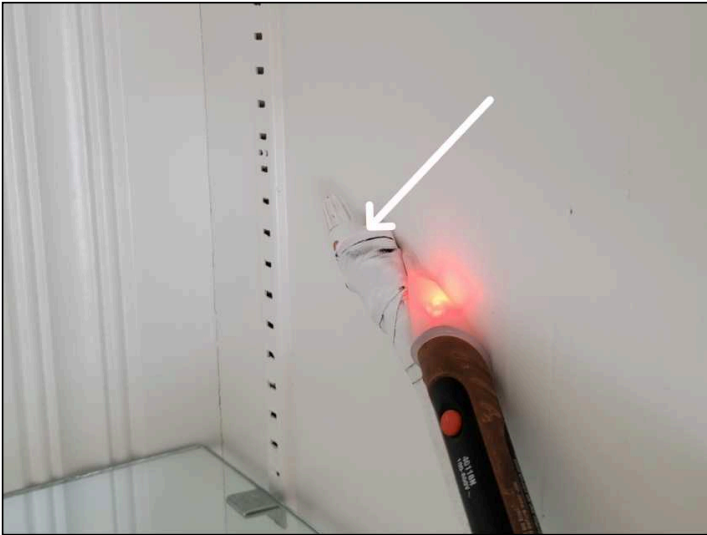
- No deficiencies or concerns observed at the visible portions.
- Freshly painted walls observed. This could be concealing any defects or concerns that otherwise could have been noticed.

### Electrical

**Observations:**

- Switches installed upside down. Recommend correcting for proper known functionality.
- Three way switch is not wired correctly. Does not function properly. Recommend repairs by a qualified individual.
- Loose fixture or covering observed. Recommend properly attaching or securing to prevent falling, damage or injury.
- Loose or improperly installed receptacles were found, they should be installed correctly by a licensed electrician or a qualified contractor.
- Light fixture installed upside down. Recommend correcting for proper ease of functionality.
- Open ground receptacle noted. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.
- **Wire ends are outside of a Junction Box, which is a potential shock hazard.**

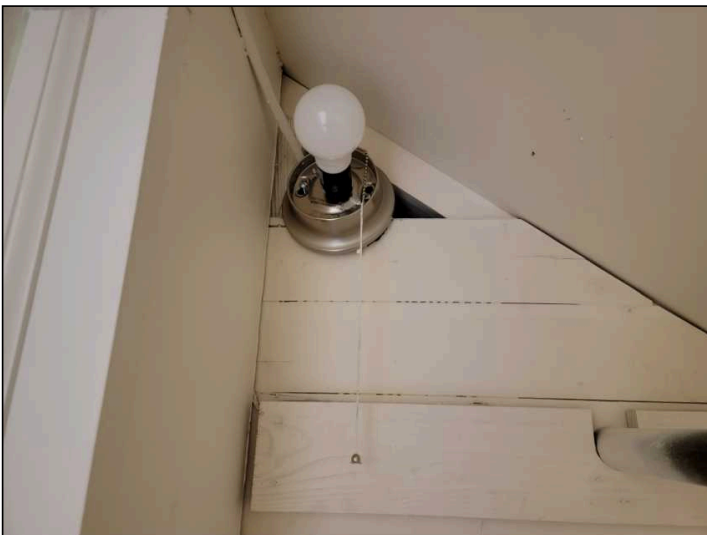
# Interior Areas (continued)



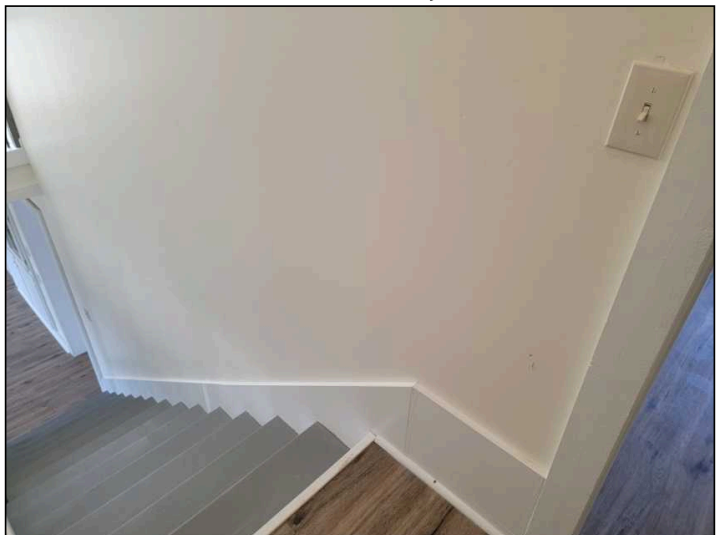
Exposed Wire Ends (Keeping Room Shelf)



Switch Installed Upside Down (Left Bedroom)



Light Installed Upside Down (Upstairs Hall Closet)

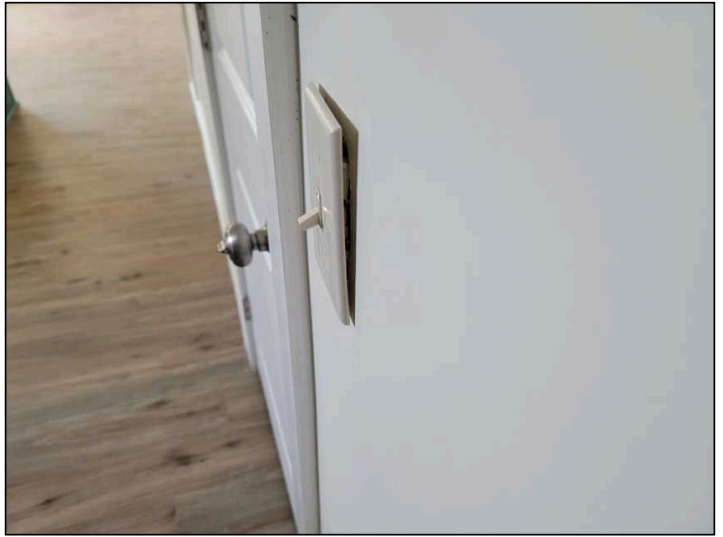


3 Way Switch Not Wired Properly (Stairway)

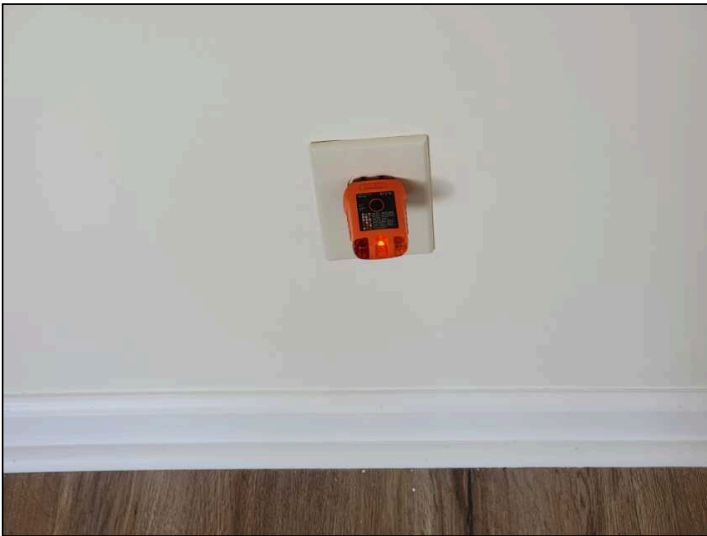
# Interior Areas (continued)



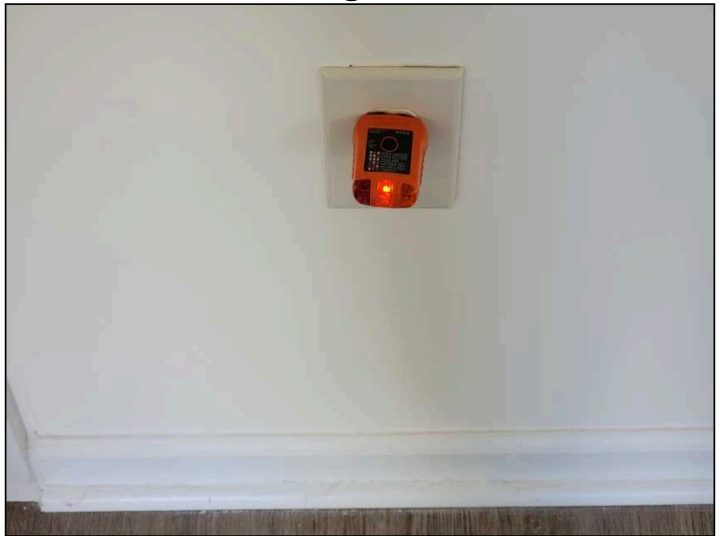
Loose Fixture (Left Bedroom Closet)



Loose Switch Box (Basement Stairway Light)



Loose Receptacle & Open Ground (Family Room, Front Wall)



Loose Receptacle & Open Ground (Upstairs Left Bedroom) ALL Receptacles

## Interior Areas (continued)



Open Ground (Family Room)



Open Ground (Main Level Front Bedroom)  
ALL Receptacles



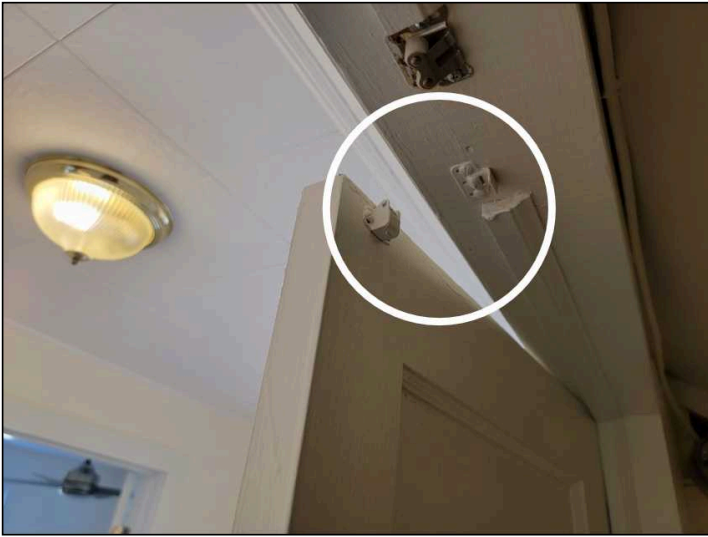
Open Ground (Master) ALL Receptacles

### Doors

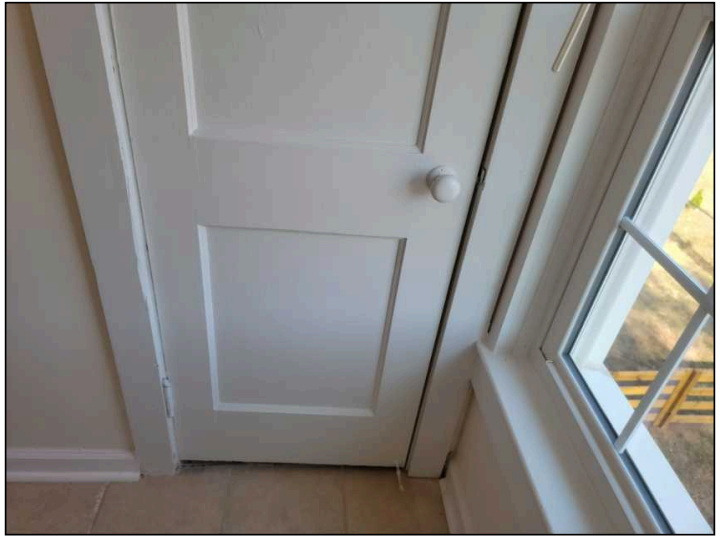
#### **Observations:**

- Damaged, loose or missing hardware observed. Recommend repairing or replacing these components for proper functionality.
- Door does not close/latch properly. Adjustments needed for proper functionality.
- Door is a bit tight in jam, possibly from the new coat of paint or misalignment.

# Interior Areas (continued)



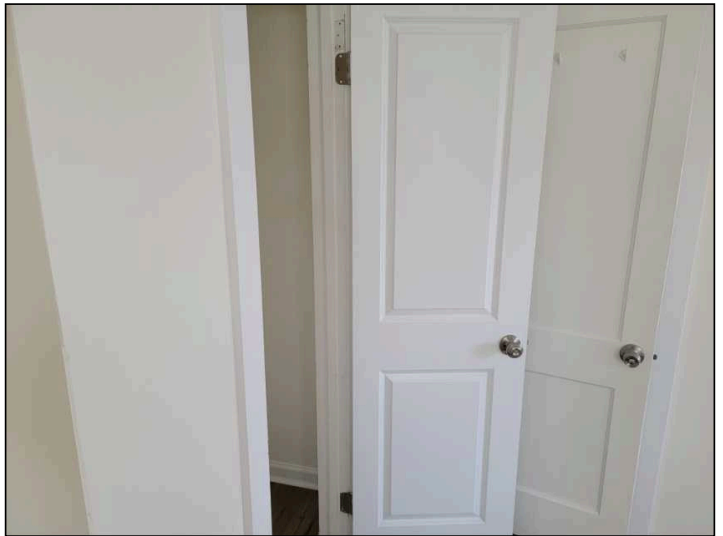
Missing/Damaged Hardware (Upstairs Hall Closet)



Does Not Close/Latch (Guest Bathroom Closet)



Tight in Jam (Master Bedroom Hallway)



Missing Screws/Hardware (Main Level Front Bedroom Closet)



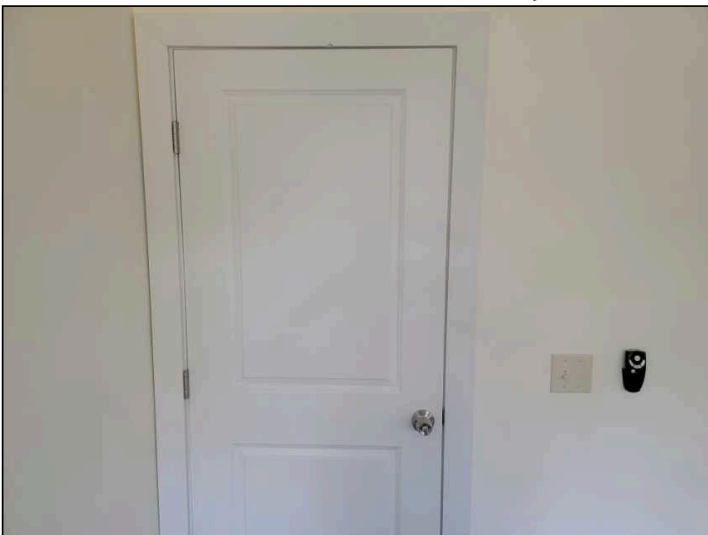
## Interior Areas (continued)



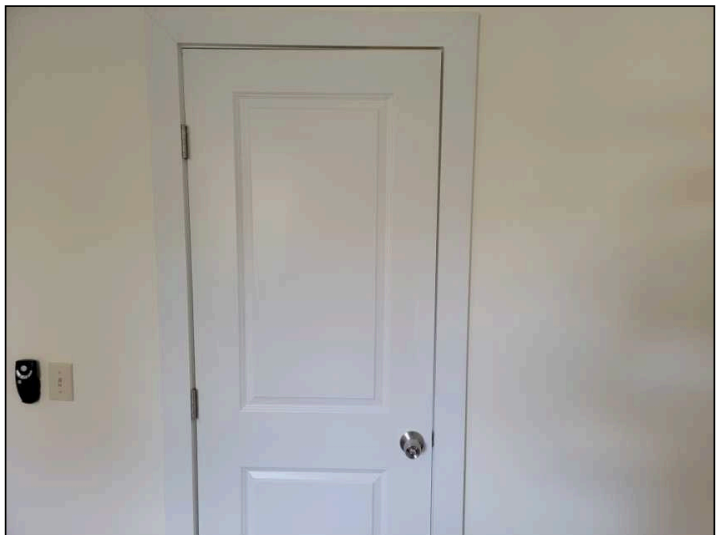
Missing Screws/Hardware (Main Level Front Bedroom Closet)



Door Rubs & Loose Hinge (Master Closet)



Does Not Close/Latch (Upstairs Left Bedroom)



Does Not Close/Latch (Upstairs Right Bedroom)

## Interior Areas (continued)



Does Not Close/Latch (Upstairs Right Bedroom Closet)

### Closets

**Observations:**

- The closets are in serviceable condition.

### Fireplace

**Materials:** Keeping Room

**Materials:** Masonry fireplace noted.

**Observations:**

- **Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at [www.csia.org/pressroom/press-inspection-levels-explained.htm](http://www.csia.org/pressroom/press-inspection-levels-explained.htm). It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).**

### Steps/ Stairs

**Observations:**

- No deficiencies or concerns noted at the time of inspection.

### Floor Condition

**Materials:** Ceramic tile is noted. • Floating laminate type flooring noted.

**Observations:**

- Uneven flooring noted. This is common in older homes due to settling. If a more in depth review is desired, recommend consulting with a qualified contractor for further evaluation.
- Damaged/Loose flooring observed. Recommend repairs by a qualified contractor or individual.

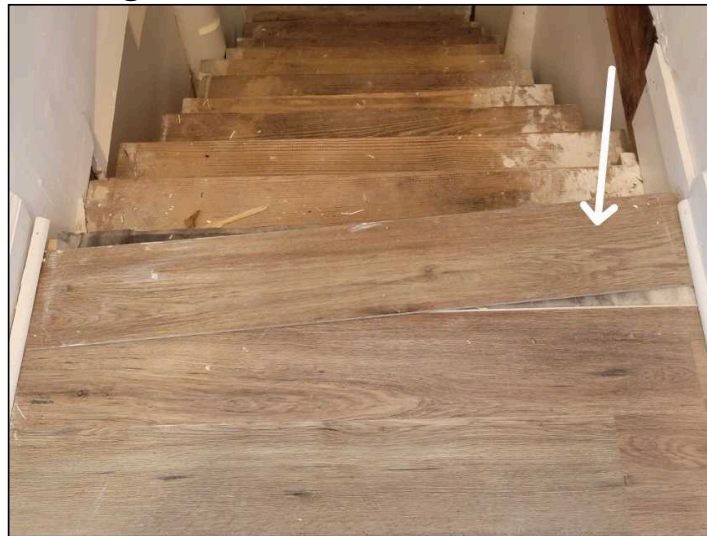
## Interior Areas (continued)



Uneven Flooring



Uneven Flooring



Loose Flooring (Top Of Basement Stairs)

### Smoke Detectors

#### **Observations:**

• Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hardwired to the house power--and not the operational workings of the detector in an emergency or fire event. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. Recommend having a smoke detector in every room of the home and replacing all that appear old, damaged or missing.

# Bathroom

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

## Exhaust Fan Condition

### Observations:

- The bath fan was operated and no issues were found.

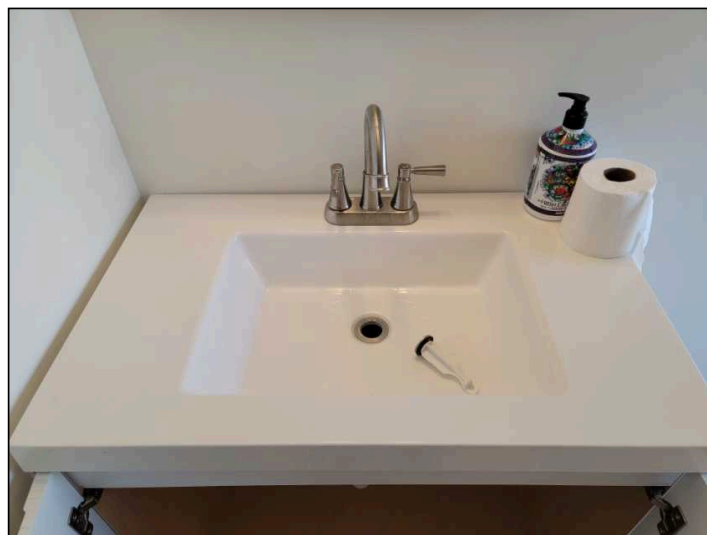


Heat Tested & Functional

## Counters

### Observations:

- **The counter top appears to be loose on the cabinet. Recommend a qualified contractor or individual properly re-fasten/secure the counter top.**



Loose Countertop (Upstairs Guest)

# Bathroom (continued)

## Cabinets

### Observations:

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

## Tub Condition

**Materials:** Whirlpool/Spa Tub • Tub with Shower Combo

### Observations:

- Recommend caulking/sealing all crack, gaps and holes around the perimeter of the tub to keep water from infiltrating the walls or flooring.
- Stopper is missing/inoperable. Recommend repair or replace by a qualified individual.
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.
- **No hot water supply present at the tub, could not test. Recommend a qualified contractor or individual evaluate and address as needed.**



No Hot Water Supply (Guest)



No Hot Water Supply (Upstairs Guest)

# Bathroom (continued)



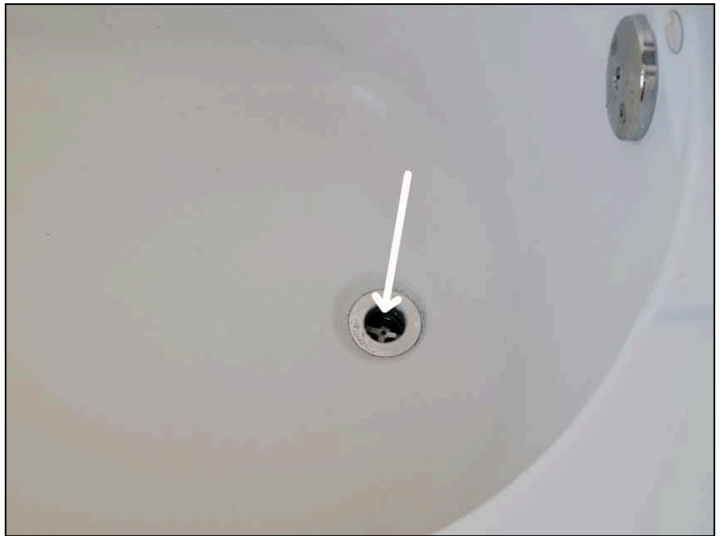
Caulk/Seal All Cracks & Gaps (Guest)



Caulk/Seal All Cracks & Gaps (Upstairs Guest)



Gap Observed (Guest)



No Stopper (Guest)

## Bathroom (continued)



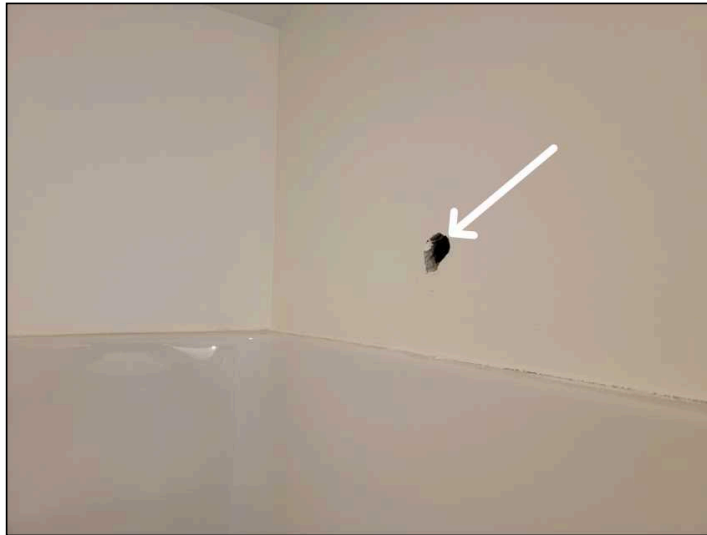
Whirlpool Tub Tested & Functional

### Shower Condition

**Materials:** Fiberglass bottom and surround noted.

**Observations:**

- **No plumbing nor shower head installed. Recommend a qualified contractor or individual to properly install a shower head.**



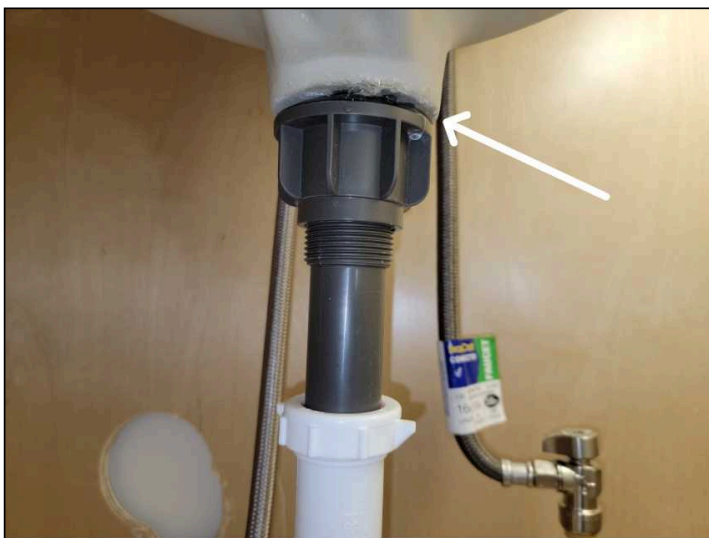
No Shower Head Plumbing

## Bathroom (continued)

### Sinks

#### Observations:

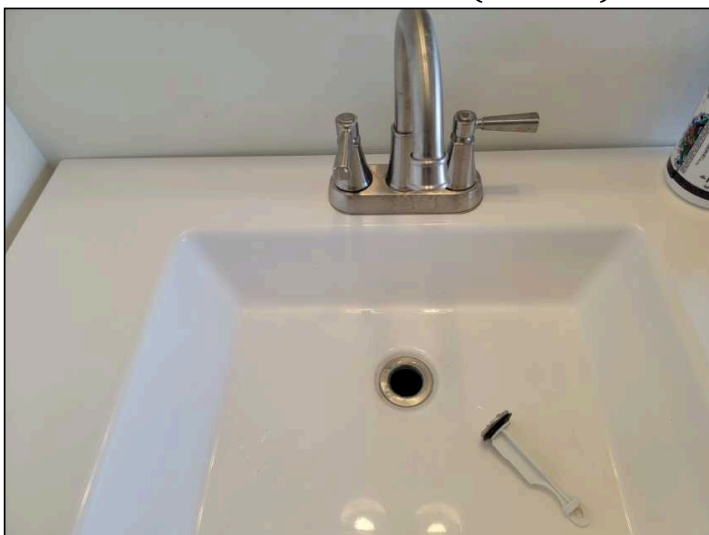
- No hot water supply present at the sink, could not test. Recommend a qualified contractor or individual evaluate and address as needed.
- Stopper is missing or inoperable. Recommend repair or replace for proper functionality.
- Faucet assembly is loose, suggest securing as necessary.
- Unprofessional repairs observed. Recommend a qualified contractor or individual make proper repairs to ensure no leaks occur.
- **Drain line leaks under sink. Recommend a qualified contractor to evaluate and address as needed.**



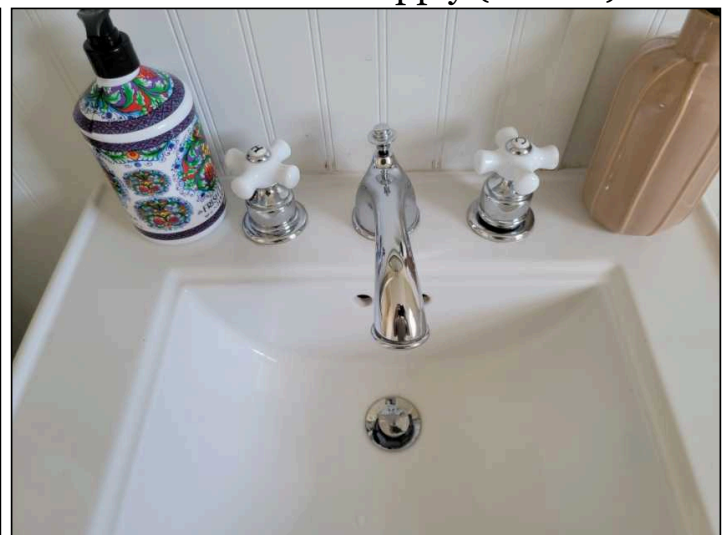
Active Leak Observed (Master)



No Hot Water Supply (Master)



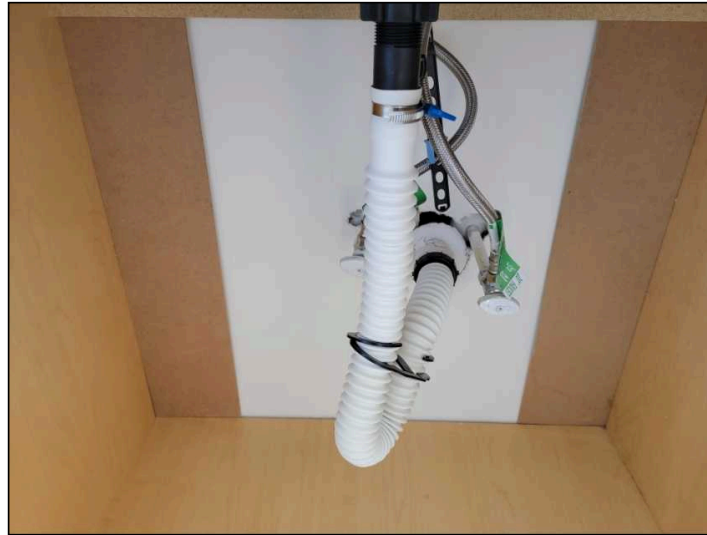
No Hot Water Supply & Stopper  
Inoperable (Upstairs Guest)



Loose Assembly (Guest)



## Bathroom (continued)

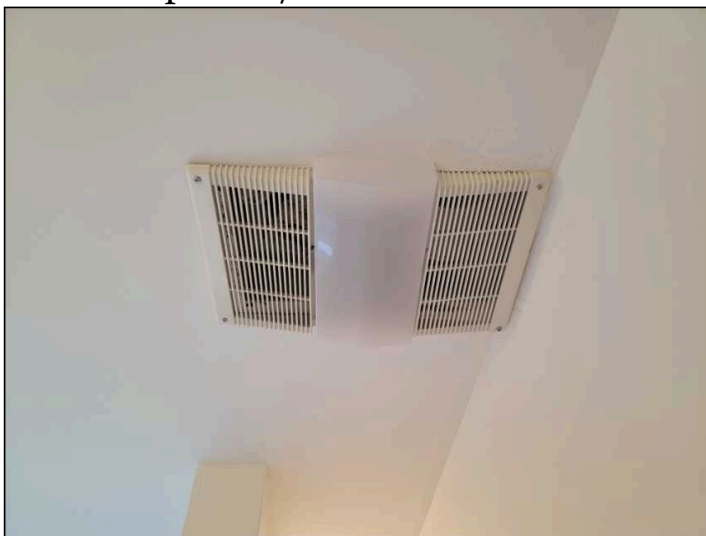


Unprofessional Repairs (Upstairs Guest)

### Electrical

#### **Observations:**

- Light fixture, switch or bulb apparently inoperable. Change bulb(s) and check.
- Loose or improperly installed receptacles were found, they should be installed correctly by a licensed electrician or a qualified contractor.
- Open ground receptacle noted. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.
- No receptacles/outlets observed in the main level guest bathroom.



Light Inoperable (Upstairs Guest)



Open Ground & Loose Receptacle (Master)



No Receptacles Observed (Guest)

## GFCI

### Observations:

- **GFCI** in place, tested and operational at the time of inspection.

## Toilets

### Observations:

- Toilet loose at the base. May need re-anchoring.



Loose Toilet (Upstairs Guest)



Loose Toilet (Guest)

## Kitchen

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

# Kitchen (continued)

## Cabinets

### **Observations:**

- Damaged, loose or missing hardware observed. Recommend repair/replacing these components for proper functionality.



Missing Screws (Both Hinges)

## Counters

### **Observations:**

- No deficiencies or concerns noted at the time of inspection.

## Electrical

### **Observations:**

- Open ground receptacle noted. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.
- **Electrical Box Covers missing or damaged, which is a potential shock or electrocution hazard.**

## Kitchen (continued)



Range Plug Not Mounted/Missing Cover



Open Ground

### GFCI

#### Observations:

- **GFCI** receptacle is damaged/not working. Did not respond/trip when tested. Recommend a licensed electrician repair/replace as needed.



Open Ground



Bad **GFCI** (Open Ground)

### Vent Condition

**Materials:** Exterior Vented (Hood)

#### Observations:

- Exhaust fan was tested and operable at time of inspection.

# Kitchen (continued)

## Condition

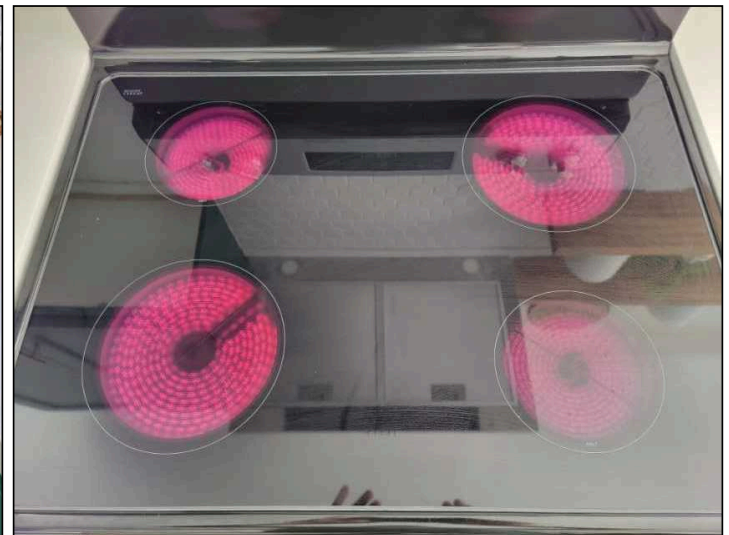
**Materials:** Electric range noted.

**Observations:**

- Oven door contacts the cabinetry when open. Range has to be shifted in order to open the door.
- All heating elements operated when tested.
- Oven(s) operated when tested.
- Amana
- **Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.**



No Anti-Tip Bracket



Heating Elements Tested & Functional



Door Contacts Cabinetry



Oven Tested & Functional

## Kitchen (continued)



Range Data Plate

### Dishwasher

#### Observations:

- Ran a complete cycle and operated normally at the time of inspection.
- Unit is not properly attached/fastened to the cabinetry or countertop. Recommend properly securing to prevent tipping forward and hold the unit level for optimal operation.



View of Dishwasher



Not Mounted Properly

## Kitchen (continued)



Dishwasher Data Plate

### Refrigerator

#### Observations:

- (GE) General Electric
- Icemaker was functional at the time of the inspection.
- Refrigerator temperatures were tested using a digital Temperature instrument. Unit was functional at the time of inspection.



View of Refrigerator



Icemaker Functional

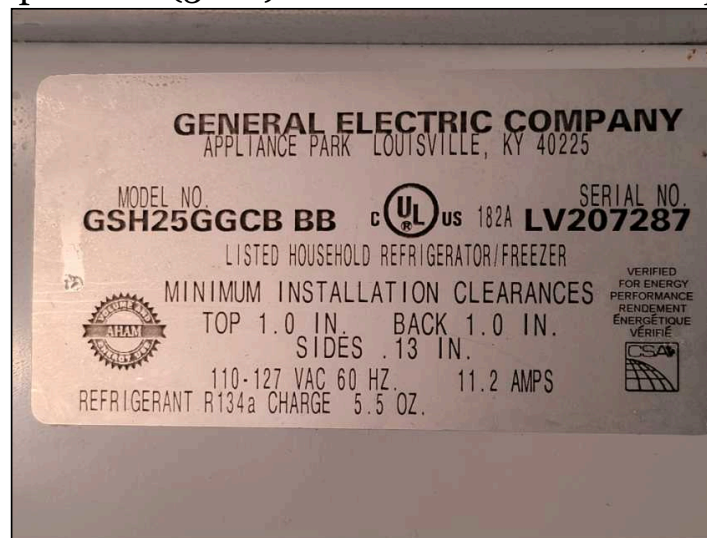
## Kitchen (continued)



Refrigerator Temperature (38°F)



Freezer Temperature (17°F)



Refrigerator Data Plate

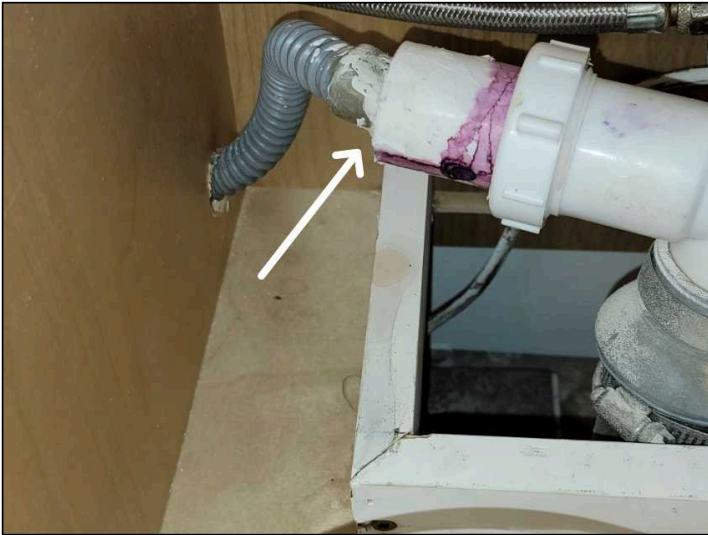
### Sinks

#### Observations:

- Damaged, loose or missing hardware observed. Recommend repair/ replacing these components for proper functionality.
- Faucet inoperable at the time of inspection. Recommend further review by a qualified contractor or individual for repairs.
- No P-Trap visible. P-Traps are required to be installed anywhere there is an open drain line. The P-Trap should be located No more than 24" below the drain. Recommend a qualified individual to further evaluate to verify there is a P-Trap or install a P-Trap.
- Unprofessional repairs observed. Recommend further evaluation by a qualified contractor or individual to make proper repairs to ensure there are no leaks.
- **Drain line leaks under sink. Recommend a qualified contractor or individual evaluate and address as needed.**



# Kitchen (continued)



Active Leak Observed



Loose Fitting



Weight Installed Too High



Sink Inoperable



No P-Trap

# Laundry

## Electrical

### Observations:

- Loose or improperly installed dryer receptacle found, it should be installed correctly by a licensed electrician or a qualified contractor. Recommend repairs as needed.



Loose Dryer Receptacle

## Dryer Vent

### Observations:

- Vent is dirty and appears clogged. Recommend cleaning to allow the flapper to open/close freely to prevent vermin intrusion.



Dirty Vent

# Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

## Slab Condition Overall

### **Observations:**

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

## Perimeter Condition Overall

### **Observations:**

- No deficiencies were observed at the visible portions of the structural components of the home.

# Basement/ Crawlspace

## Access

**Materials:** Interior stairway noted.

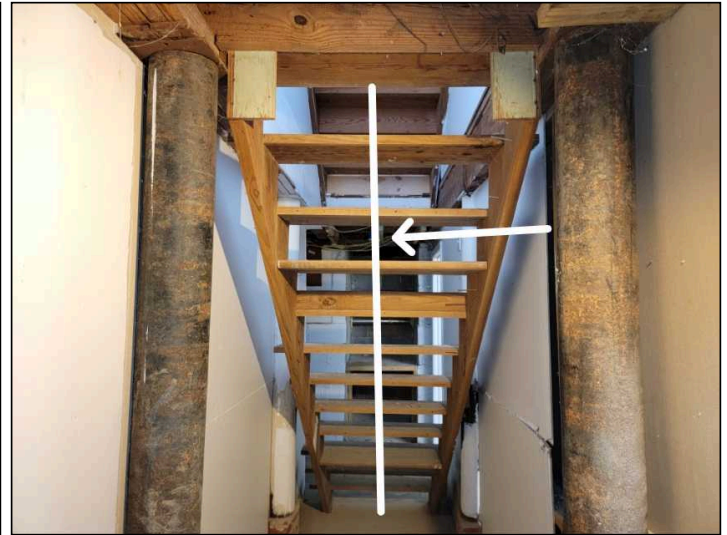
### **Observations:**

- **Steps are not properly connected or attached to the landing. Steps physically shake when walking up or down. Recommend a qualified contractor or individual properly attach steps and add support posts for added stability for safety sake.**
- **Steps that are 36" and wider require an additional stringer for added support and stability for safety. Recommend a qualified contractor or individual evaluate and address as needed.**

## Basement/ Crawlspace (continued)



Not Properly Attached/No Supports



Missing 3rd Stringer

### Walls

**Materials:** Combination Basement and Crawlspace

**Observations:**

- Although there are no signs of water penetration, take caution and consider any basement as wet until experience proves it dry.
- **Mold-like bio growth observed. Professional testing & evaluation advised. Recommend a qualified contractor evaluate and address as needed.**



Bio-Growth Observed

### Insulation

**Observations:**

- Insulation was observed to be missing or out of place in the crawlspace. Recommend upgrading to promote proper insulation and increase the efficiency of home.

## Basement/ Crawlspace (continued)



Missing Insulation



Loose Insulation



Loose Insulation

### Electrical

#### **Observations:**

- Loose or improperly installed receptacles were found, they should be installed correctly by a licensed electrician or a qualified contractor.
- Open ground receptacle noted. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.
- Light fixture, switch or bulb apparently inoperable. Change bulb(s) and check.
- Two prong receptacles noted, this means they are not grounded and could put electronics at risk. Recommend upgrading to 3 prong/grounded receptacles. Repairs should be made by a professional, licensed or insured individual.
- Missing cover plates observed, suggest installing for safety.
- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

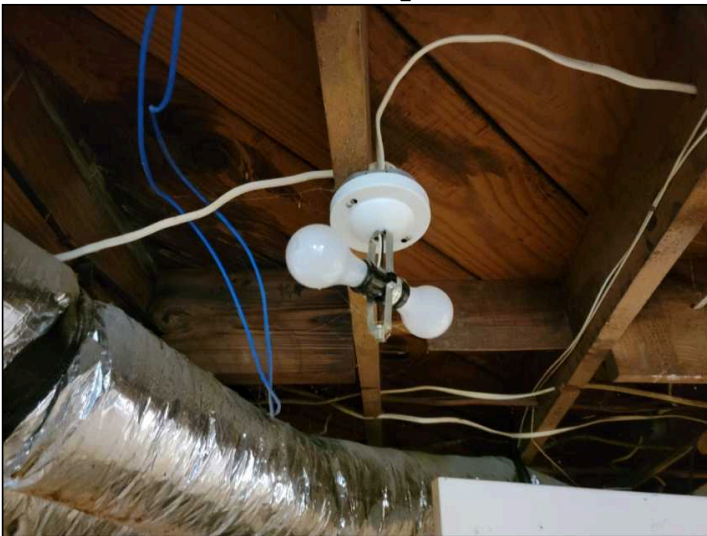
# Basement/ Crawlspace (continued)



Loose Receptacle



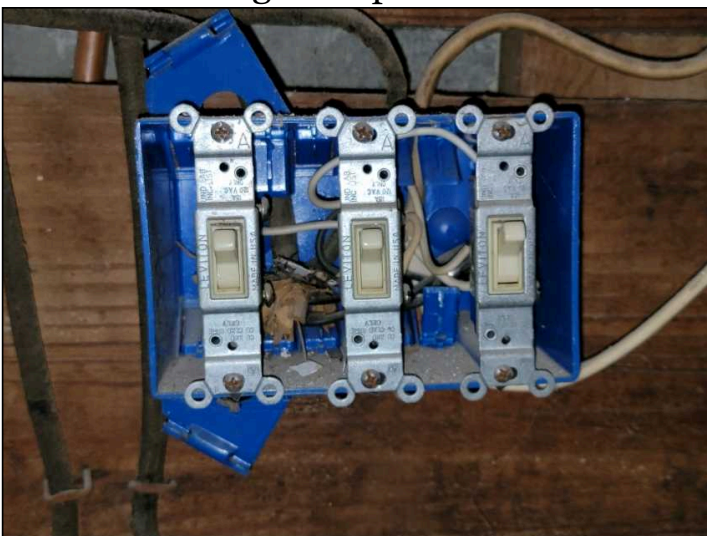
Open Ground



Light Inoperable



2 Prong Receptacle Noted



Missing Cover Plates



Open Junction Box

# Basement/ Crawlspace (continued)

## GFCI

### Observations:

• Receptacles in the basement are not protected by a Ground Fault Circuit Interrupter (GFCI). Adding GFCI protection is relatively inexpensive. All electrical work should be performed by a qualified electrical contractor.

Consider adding GFCI protection of these locations.

- Exterior
- Garage
- Laundry Room
- Kitchen
- Bathrooms
- Basement
- Within 6 feet of all plumbing fixtures

## Plumbing Condition

**Materials:** CPVC • PVC • Copper • Cast Iron • Pex

### Observations:

• Improper combination of dissimilar plastic drain pipe observed. There is no way to confirm that the use of a special PVC to ABS cement was used, most local building officials prohibit the combination of different types of plastic piping. Review and repair is recommended by a Qualified Plumber.

• Cast iron drain lines have a life expectancy of 30-50 years. Recommend budgeting for replacement in the near future at areas where rust cysts are visible, BEFORE leaks occur.

• **Active leak observed. Recommend a qualified individual to evaluate and address as needed.**



Active Leak Observed (Basement)



Active Leak observed (Zoomed-In)

## Basement/ Crawlspace (continued)



Unprofessional Repairs/Improper Connections



Cast Iron Drain Pipes

### Framing

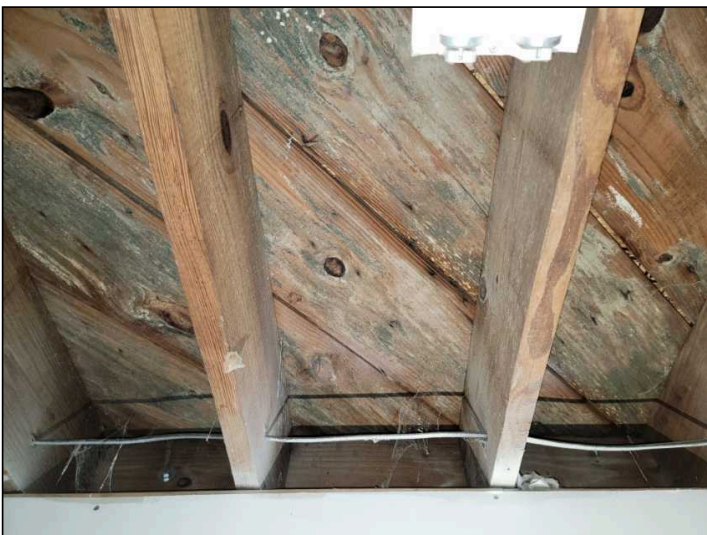
#### Observations:

- Floor joists not properly supported at load bearing points. Installation of joist hanger's or other means of support are needed. Recommend review and repair by a qualified contractor. Did not get a clear picture. Located on the basement front right corner. The first three floor joists.

### Subfloor

#### Observations:

- **Bio Growth noted. Recommend consulting with a specialist to evaluate for treatment.**



Bio-Growth Observed



Bio-Growth Observed



## Basement/ Crawlspace (continued)



Bio-Growth Observed

### Columns

**Observations:**

- No deficiencies were observed at the visible portions of the structural components of the home.

# 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.
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.