

7 County Home Inspection, LLC

Home Inspection Report



2345 Anywhere Street, Meridian, ID 83646
Inspection prepared for: Jerry Doe & Samantha Doe
Date of Inspection: 8/8/2014 Time: 1pm
Age of Home: 2005 Size: 2510
Weather: Sunny

Inspector: Robert Manley
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Reports are not a guarantee or warranty. This home inspection and report are a visual inspection evaluation only of those areas there were deemed safe and accessible by the inspector at the time of inspection. Be sure to have all repairs or evaluation noted done by a licensed contractor specializing in the required field.

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 GFI 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.**

Summary of Items of Concern

On this page you will find, in **BLUE**, a brief summary of any items that may be a potential **Safety Hazard** or priority concerns or general repairs that we would recommend at the time of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, active drain leaks, potential water intrusion, or moisture issues. Please note: Not all items in this section are a safety issue or major concern. 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: Be sure to read through entire report!

EXTERIOR AREAS		
Page 4 Item: 1	Roof	• **Kickout flashings needed at roof to wall junction. Consult with contractor on installing See photo
Page 7 Item: 5	Siding/Foundation	• Siding under kitchen window is damaged at the corner. See photos. Recommend repair. Consult with licensed contractor on estimates/repairs
Page 8 Item: 8	Exterior Electrical	• OUTLETS: • Exterior Outlet cover behind garage damaged. Recommend replace for safety
GARAGE- CRAWLSPACE- ATTIC		
Page 11 Item: 2	Crawlspace	• Support wall top plate board is missing support post. See photo. This is about 6 feet from hatch toward the front of the home. Someone has removed the vertical support board which helps support the long span of the floor joist. Need to add the vertical support 2x4 put back in place again. No sign of any interior or further structural damage at time of inspection
INTERIOR FEATURES		
Page 19 Item: 1	Kitchen	• STOVE: • Safety Hazard- Stove Missing anti-tip brackets. Recommend install
Page 21 Item: 6	Interior Electric	• OBSERVATION: • Outlet under wood shelving has a damaged cover. Recommend replace cover for safety
Page 22 Item: 9	Windows	• Kitchen window over sink (east side) has broken seal and fogging. Consult with window contractor on repair • Entry Family Room front right window (from inside home) does not function correctly. Binds and is loose. tracks move and appear to be damaged. Consult with window contractor on repair
Page 24 Item: 10	Fireplaces	• Fireplace may not be burning correctly. Likely needs cleaning/service. Black soot on exterior siding. Recommend consult fireplace contractor

I. STRUCTURE

All home will have some sort of defects. NO HOME IS PERFECT! Structure is one of the most important areas of a home since it can affect the useful life and safety of the home. The major structural areas are the foundation, wall framing, floor framing, ceiling framing, and roof structure. In order to accurately assess these areas access must be available. Certain structural components such as flooring and ceiling are usually not visible due to covering (drywall, insulation, etc..) however, many times there are clues that concerns exist such as uneven flooring sagging ceilings and movement when walked on. Not all structural issues are necessarily severe, however when they are, significant cost for repair can occur. Major structural issue for this report will be noted in this section and may also appear in other related areas. If you have any questions about the structure or the report please feel free to call me!

1. Structure Observations

Good	Fair	Poor	N/A	None
X	X			

- Roofing:
- Trusses
- Floor:
- Engineered wood I-beam Joists
- COLUMNS:
- Wood
- Observations:
- FLOORS STRUCTURE:
 - No Major Defects were observed in the accessible structure of the home. See note in Crawlspace about needing to add support
 - ROOF STRUCTURE:
 - No major concerns observed

II. EXTERIOR AREAS

The Below Information is in addition to your homes inspection and are general recommendations/maintenance suggestions.

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 (see www.gaf.com for roof info). 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.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

1. Roof

Good	Fair	Poor	N/A	None
X	X			

Roofing:

- MATERIAL:
- Composition shingles (Asphalt)
- FLASHING:
- Metal
- VENTILATION:
- Soffit
- Roof vents

Observations:

- No major system safety or function concerns noted at time of inspection.
- ****Kickout flashings needed at roof to wall junction. Consult with contractor on installing See photo**



****Kickout flashings needed at roof to wall junction.**

2. Chimney Observations

Good	Fair	Poor	N/A	None
	X			

Materials: Metal Below Siding

Observations:

- No major system safety or function concerns noted at time of inspection. See fireplace section for Fireplace cleaning



There is an unusually large amount of black soot on siding and exterior chimney backside of home. This is likely due to incomplete or inefficient burning. Recommend consult with fireplace contractor. See photos



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3. Gutters & Grading

Good	Fair	Poor	N/A	None
	X			

Information: Aluminum Gutters

Observations:

- No major system safety or function concerns noted at time of inspection.
- **GRADING:**
- Backside of garage and home (west side)**Perimeter Grading: Appears level or sloped towards building in areas. Recommend grading soil so it slopes down and away from the building to direct rainwater away.
- **GUTTERS:****Gutter Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation. Extensions need to extend out 4-5 feet away from structure



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4. Drives & Walks

Good	Fair	Poor	N/A	None
X	X			

Information: DRIVEWAY: • Concrete driveway • Concrete sidewalk.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Minor cracks and chips in driveway. Repair and / or monitor for expansion and development of trip hazards.

5. Siding/Foundation

Good Fair Poor N/A None

X	X			
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Information:

• SIDING:

• Composition wood siding (Masonite type), wood frame construction, concrete / block foundation. Maintenance (seal gaps/cracks/seams) is important to prevent rot/decay of Masonite siding.

• EAVES/SOFFIT/FASCIA

• Wood- Masonite

• EIFS - This property is partially clad with an Exterior Insulation and Finishing System (EIFS), also referred to as "artificial or synthetic stucco." A certified EIFS inspection is beyond the scope of this inspection. Some EIFS-clad homes have had moisture-related problems. No visible sign of damage to insulation at time of inspection

Observations:

• SIDING:

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

• Be sure to seal any cracks, gaps or holes in the Masonite and EIFS siding to help reduce any future moisture damage

• Exhaust fan vents are damaged at the back home. one is missing flaps and other is partly sealed and missing flaps.

• **Siding under kitchen window is damaged at the corner. See photos. Recommend repair. Consult with licensed contractor on estimates/repairs**



Dryer vent



Exhaust fan vents are damaged at the back home. Exhaust fan vents are damaged at the back home. one is missing flaps and other is partly sealed and one is missing flaps and other is partly sealed and missing flaps.



Som lower edge siding is damaged on back of home



Exhaust fan vents are damaged at the back home. one is missing flaps and other is partly sealed and missing flaps.



Siding under kitchen window is damaged at the corner. See photos. Recommend repair. Consult with licensed contractor on estimates/repairs

6. Vegetation

Good	Fair	Poor	N/A	None
X				

Observations:

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

7. Decks & Steps

Good	Fair	Poor	N/A	None
			X	

8. Exterior Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- **OUTLETS:**
- Exterior Outlet cover behind garage damaged. Recommend replace for safety



Exterior Outlet cover behind garage damaged.

9. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- TYPE:
- Sliding
- Metal
- Sliding Door exterior mold of frame has a piece broken off. This is cosmetic only and does not affect the function. See photos.



Sliding Door exterior mold of frame has a piece broken off. This is cosmetic only and does not affect the function. See photos.



Sliding Door is scratched at the interior lower edge. Cosmetic only. Function is normal



Slight trim damage at front door

10. Window Condition

Good	Fair	Poor	N/A	None
X	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- SCREENS:
 - Some window screens missing and some damaged. Consult with seller



Some window screens damaged.



Some window screens damaged.

11. Fencing

Good	Fair	Poor	N/A	None
X	X			

Materials: Vinyl

Observations:

- No major damage found at time of inspection

III. GARAGE- CRAWLSPACE- ATTIC

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them, and that the hatch be sealed shut with latex caulk. This will keep warm moist air from entering the attic, which may cause condensation or even mold. Note that *every* attic has mold; mold is everywhere. Some attics have some minor *visible* mold. This is often a result of the building process, when materials get wet during construction. If there is *extensive* mold, or mold that appears to have grown due to poor maintenance conditions, we will report it to you, the client. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; walking, in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Good	Fair	Poor	N/A	None
X	X			

Observations:

- GARAGE OVERHEAD DOOR:
- METAL
- No major system safety or function concerns noted at time of inspection.

2. Crawlspace

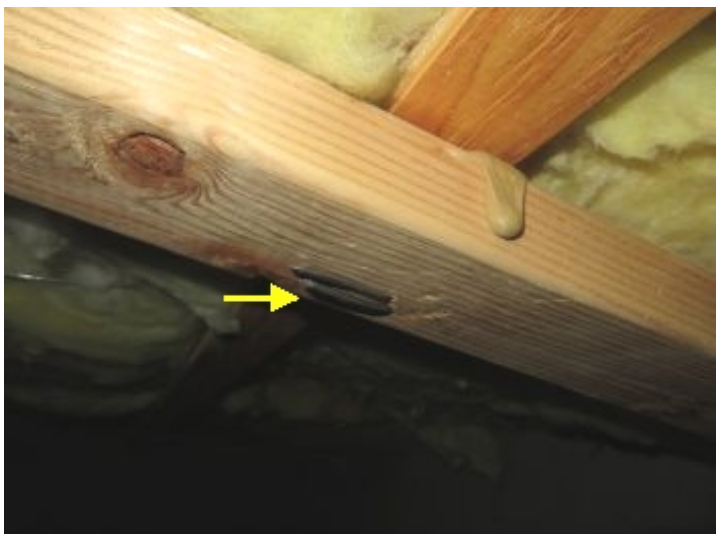
Good	Fair	Poor	N/A	None
X	X			

Observations:

- Inspection Method: Traversed
- Support Material: Wood/Bearing Wall
- Beam Material: Wood
- **Support wall top plate board is missing support post. See photo. This is about 6 feet from hatch toward the front of the home. Someone has removed the vertical support board which helps support the long span of the floor joist. Need to add the vertical support 2x4 put back in place again. No sign of any interior or further structural damage at time of inspection**



BE sure to have crawlspace vents open during summer



Nail where support used to be



Nail marks where the support was removed from



Support wall top plate board is missing support post. See photo. This is about 6 feet from hatch toward the front of the home. Someone has removed the vertical support board which helps support the long span of the floor joist. Sagging is beginning to occur. Need to add the vertical support again.

3. Attic

Good	Fair	Poor	N/A	None
X	X			

Observations:

- ATTIC INSULATION:
- No major system safety or function concerns noted at time of inspection.
- Fiberglass Insulation
- Insulation averages about 16-18 inches in depth.

IV. ELECTRIC-HEAT-AC-PLUMBING

Electric: Note that only actual GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Confirm with owner that apparent non-GFCI outlets within 6' of wet areas are thus protected. Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built before 1990, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Zinsco, Sylvania Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires.

Heat: The heating, ventilation, 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 test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

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.

1. Electrical Panel

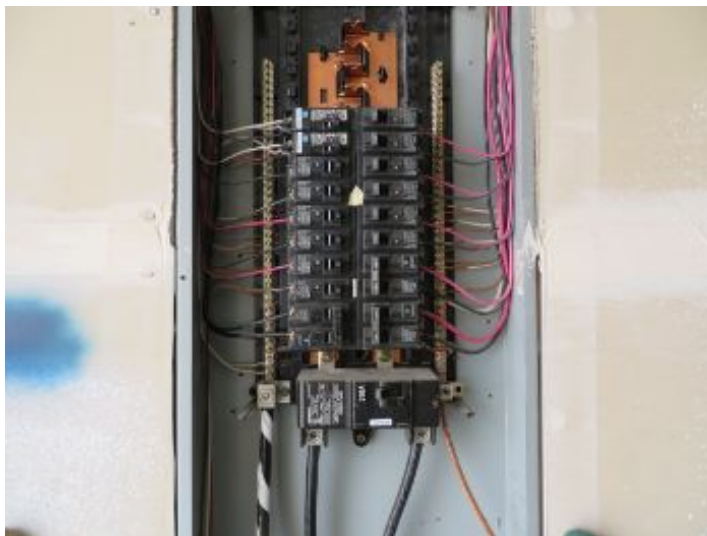
Good	Fair	Poor	N/A	None
X				

Main Panel

- SERVICE TYPE:
- Underground Electrical Service. Wiring is not visible
- SIZE:
- 200 Amp Service 120/240 Main Service
- BRAND:
- Siemens
- LOCATION:
- Garage
- SERVICE CONDUCTOR:
- Copper
- DISTRIBUTION WIRING
- Copper

Observations:

- PANEL OBSERVATIONS:
- No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.

2. HVAC Unit

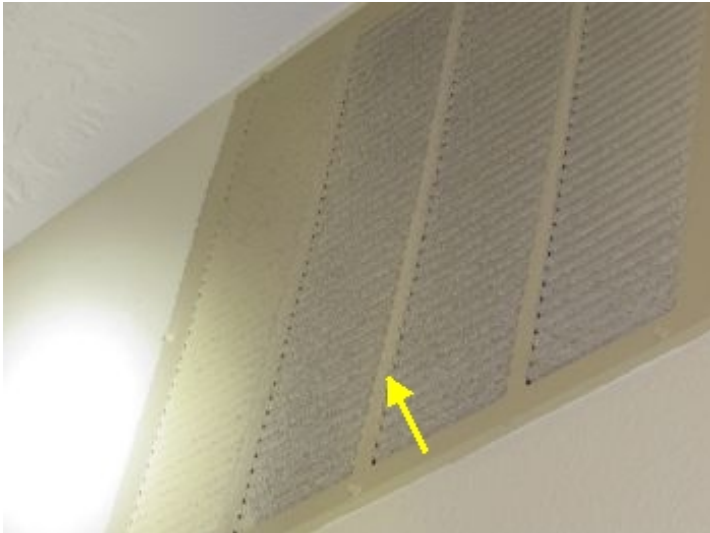
Good	Fair	Poor	N/A	None
X	X			

HEATING SYSTEM:

- FURNACE:
- Payne
- TYPE:
- natural gas furnace
- LOCATION:
- in garage.
- VENTING:
- Metal multi-wall

Observations:

- No major system safety or function concerns noted at time of inspection.
- Furnace Filters missing. Need to be installed
- Recommend having ducts cleaned



Home HVAC return duct, over the stairs is very dirty and needs cleaning. This indicates the ductwork may need cleaning as well. No filter being present in HVAC unit is likely contributing



Furnace Filters are missing

3. AC Observations

Good	Fair	Poor	N/A	None
	X			

AC UNIT:

- BRAND: Payne
- ENERGY SOURCE: Electricity
- CENTRAL SYSTEM TYPE: Air Cooled Central Air

Observations:

- AC Unit on exterior has fin damage. This can reduce the efficiency of the unit, however the unit showed good register temperatures under Thermal Infrared imaging (54-58 degrees) at time of inspection which indicates no loss of efficiency. If unit does not run efficiently during summer, this may be the reason. Recommend consulting with HVAC contractor for repair estimates if needed. Use caution when mowing and weed eating.
- AC unit breaker in main panel is technically undersized according to manufacturer. See photos. Min breaker is 31.6. Max 50. 30amp is currently in panel. Advise with electrician if he thinks the breaker should be replaced
- AC Unit refrigeration line insulation is damaged.
- AC unit out of level. Recommend adding additional material underneath to level unit or consult with HVAC contractor
- AC condensation line is backed up and water is coming out the corner of the Furnace unit. Consult HVAC contractor



AC unit out of level. This can reduce the life expectancy of the unit and components. Recommend having leveled by licensed HVAC contractor



AC Unit on exterior has fin damage. This can reduce the efficiency of the unit, however the unit showed good register temperatures under Thermal Infrared imaging (54-58 degrees) at time of inspection which indicates no loss of efficiency. If unit does not run efficiently during summer, this may be the reason. Recommend consulting with HVAC contractor for repair estimates if needed. Use caution when mowing and weed eating.



AC Unit refrigeration line insulation is damaged. This can cause damaged to the lines and unit and should be repaired.



AC label



Minimum breaker according to label



AC breaker in main panel 30amp



Condensate drip line is likely plugged. There is a large amount of water coming out of the corner of the furnace bottom and none coming out the condensate drip line. This needs repair



Condensate line has no water coming out

4. Water Heater/Main Plumbing Observations

Good	Fair	Poor	N/A	None
X	X			

Water Heater/Plumbing

- BRAND/TYPE:
- Rheem
- Natural Gas water heater (fuel shutoff at meter and in-line)
- SIZE:
- 50 +/- gallons
- WATER MAIN LINE:
- Plastic
- Supply Piping: Plastic
- Drain Pipe: Plastic
- Waste Pipe: Plastic
- SEWER: Public
- WATER: Public

Observations:

- No major system safety or function concerns noted at time of inspection.
- Water Heater Fully Functional and observed normal operation at time of inspection. Unit is nearing the end useful life expectancy of 7-10 years. It is possible to have increased maintenance or repair as units age. It is recommended to have a budget plan for aging appliances.



Zurn Pex plumbing. No sign of leakage or concerns at time of inspection.

V. INTERIOR FEATURES

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>.

1. Kitchen

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Kitchen in Good condition with mild repair needs
- Dishwasher buttons worn and handle can be difficult to open
- Kitchen sink has some scratches and chips. Cosmetic.
- **STOVE:**
- **Safety Hazard- Stove Missing anti-tip brackets. Recommend install**



Dishwasher buttons worn and handle can be difficult to open



Safety Hazard- Stove Missing anti-tip brackets. This is needed to prevent injury or death. Recommend install prior to moving in.

2. Master Bath

Good	Fair	Poor	N/A	None
X	X			

Observations:

- LOCATION:
- Upper Level
- No major system safety or function concerns noted at time of inspection.
- Tub/shower area needs caulk / grout.



Tub tile has some damaged and missing grout in areas. See photos



Tub tile has some damaged and missing grout in areas. See photos



Tub tile has some damaged and missing grout in areas. See photos



Tub tile has some damaged and missing grout in areas. See photos

3. Bath

Good	Fair	Poor	N/A	None
X	X			

Observations:

- LOCATION:
- Main level 1/2 bath
- No major system safety or function concerns noted at time of inspection.

4. Bath #2

Good	Fair	Poor	N/A	None
X	X			

Observations:

- LOCATION:
- Upper level hallway
- No major system safety or function concerns noted at time of inspection.

5. Plumbing & Laundry

Good	Fair	Poor	N/A	None
X	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Waste standpipe for washer
- DRYER / DRYER LINE:
- Electric
- Dryer duct vent damaged outside of home

6. Interior Electric

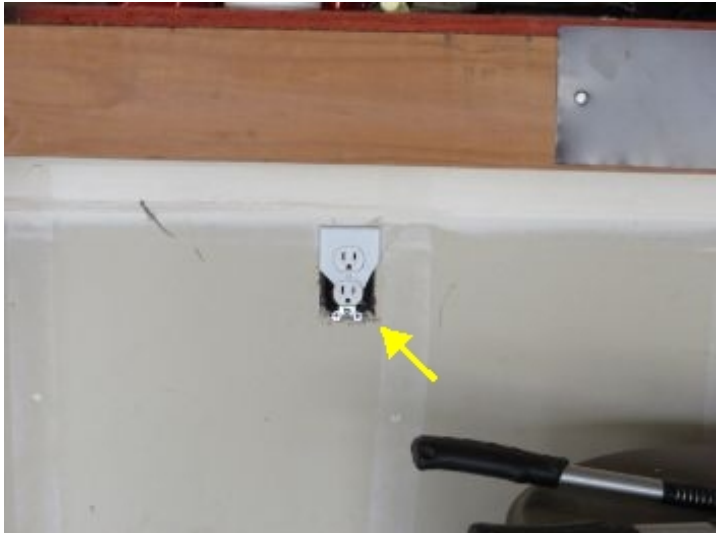
Good	Fair	Poor	N/A	None
X	X			

Observations:

- Light over kitchen sink inoperative
- Dining Room light inoperative. Replace bulbs and recheck
- **OBSERVATION:**
- **Outlet under wood shelving has a damaged cover. Recommend replace cover for safety**



Light inoperative on dining room light. May need new bulb



Garage Safety Hazard- outlet under wood shelving has a damaged cover. Recommend replace

7. Floors, Ceilings & Walls

Good	Fair	Poor	N/A	None
X	X			

Observations:

- WALL MATERIAL:
- Drywall
- FLOORING MATERIAL
- Carpet
- Vinyl
- OBSERVATIONS:
- No major system safety or function concerns noted at time of inspection.
- On a whole, the interior finish of the home is in average condition. Typical flaws in flooring, walls and ceilings were observed



Stain in carpet in closet area under stairs

8. Doors

Good	Fair	Poor	N/A	None
X	X			

Observations:

- TYPE
- Wood Hollow Core
- Upper Level back bedroom door handle is loose
- Front entry door striker plate needs adjusting.



Front entry closet Door striker plate Adjustment needed, Door doesn't latch properly.



Front entry closet Door striker plate Adjustment needed, Door doesn't latch properly.

9. Windows

Good	Fair	Poor	N/A	None
X	X			

Observations:

- MATERIAL:
- Vinyl
- TYPE:
- Sliders
- Single/Double hung
- Upper back west Bedroom blind cord damaged/ string cut
- **Kitchen window over sink (east side) has broken seal and fogging. Consult with window contractor on repair**
- **Entry Family Room front right window (from inside home) does not function correctly. Binds and is loose. tracks move and appear to be damaged. Consult with window contractor on repair**



Kitchen window over sink (east side) has broken seal and fogging. Consult with window contractor on repair



Kitchen window over sink (east side) has broken seal and fogging. Consult with window contractor on repair



Entry Family Room front right window (from inside home) does not function correctly. Binds and is loose. tracks move and appear to be damaged. Consult with window contractor on repair



track moves with window



Upper back west Bedroom blind cord damaged/ string cut

10. Fireplaces

Good	Fair	Poor	N/A	None
X	X			

Observations:

• FIREPLACE TYPE:

• Gas

• - Fireplace functional at time of inspection

• Fireplace glass is fogged. Consult fireplace contractor on cleaning/repair

• **Fireplace may not be burning correctly. Likely needs cleaning/service. Black soot on exterior siding. Recommend consult fireplace contractor**



- Fireplace glass is fogged. Consult fireplace contractor on cleaning repair



- Fireplace glass is fogged. Consult fireplace contractor on cleaning repair

11. Stairways

Good	Fair	Poor	N/A	None
X				

Observations:

• LOCATION:

• Upper Level

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

A Home Inspection is a non-invasive visual examination of a residential dwelling, 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 the 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. 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, but only those material defects observed on the day of the inspection.

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.

VI. GENERAL NOTES

1. General Notes

Good	Fair	Poor	N/A	None

Observations:

Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons (think about your vehicle suddenly breaking down!). For this reason, we recommend a complete walk-through of the vacant house before closing.

Fire and carbon monoxide protection – By today's standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSC/PUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Cost to repair - There are several places you can go to get approximate costs to repair something. A good online source is www.homeinspectorlocator.com/resources/costtorepair.htm. I recommend getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Done Right! (www.doneright.com), Angie's List (www.angieslist.com), and the Better Business Bureau (www.bbb.org).

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.

Discussion, verbal (Discussion prior to report delivery) – Your printed or emailed Home Inspection Report shall always supersede any and all discussion at time of inspection. Do not rely on any verbal discussions about your home or the home inspection. Please contact me if you have any questions.