

Altadonna Inspection Service

Property Inspection Report



1119 Maplewood Lane, Waterloo, IL 62298
Inspection prepared for: Sample Inspection
Date of Inspection: 1/19/2018 Time: 9:00 AM
Age of Home: 12 years Size: 1800 SF
Weather: Clear

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 5 Item: 17	Window Condition	<ul style="list-style-type: none"> • Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.
Kitchen		
Page 10 Item: 1	Cabinets	<ul style="list-style-type: none"> • Trash sliding cabinet door did not close completely.
Exterior Areas		
Page 25 Item: 2	Window Condition	<ul style="list-style-type: none"> • Window glass cracked in kitchen window. • Window hardware damaged throughout house. • Suggest caulking around doors and windows as necessary. • Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
Grounds		
Page 29 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Moderate cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards. See photo.
Page 30 Item: 4	Gate Condition	<ul style="list-style-type: none"> • Gate sticks. • Recommend review of all gates for repair or replacement as necessary.
Basement/Crawlspace		
Page 37 Item: 3	Windows	<ul style="list-style-type: none"> • Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.

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.

Inspection Details

1. Attendance

In Attendance: Client present • Fully Participated

2. Home Type

Home Type: Detached • Single Family Home • Ranch Style

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

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.

1. Bar

Good	Fair	Poor	N/A	None
X				

Observations:

- The bar area appears functional at the time of inspection.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

11. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

12. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are acoustic grid and tile ceilings noted in basement.

13. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• The hinged patio door was functional during the inspection.

14. Screen Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• Sliding door screen is functional.

15. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

16. Fireplace

Good	Fair	Poor	N/A	None
				X

17. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:
• Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • North East#1 • South East#2 • In basement area

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated normally when tested, at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• The closet is in serviceable condition.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Fireplace

Good	Fair	Poor	N/A	None
				X

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Hardwood flooring is noted. • Floating laminate type flooring noted in basement bedroom.

9. Security Bars

Good	Fair	Poor	N/A	None
				X

Observations:
• No security bars are present in this room.

10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• The smoke detectors operated during the inspection.

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

13. Window Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed double hung window noted.

Observations:

- Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.
- The windows that were tested, are functional.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are acoustic grid and tile ceilings noted in basement bedroom.

15. Patio Doors

Good	Fair	Poor	N/A	None
				X

16. Screen Doors

Good	Fair	Poor	N/A	None
				X

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..

1. Locations

Locations: Master Bathroom • Main Floor Bathroom • Basement Bathroom (3/4)

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.
 • Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted. • There are acoustic grid and tile ceilings noted in basement bathroom.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Solid Surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

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

6. Electrical

Good	Fair	Poor	N/A	None
X				

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

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • **GFCI** in place and operational

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • The bath fan was operated and no issues were found.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
 • Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security Bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
X				

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Fiberglass surround noted.
- Cultured Marble noted.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- 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.

17. Enclosure

Good	Fair	Poor	N/A	None
X				

18. Sinks

Good	Fair	Poor	N/A	None
X				

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed fixed window noted in master bathroom.

Kitchen

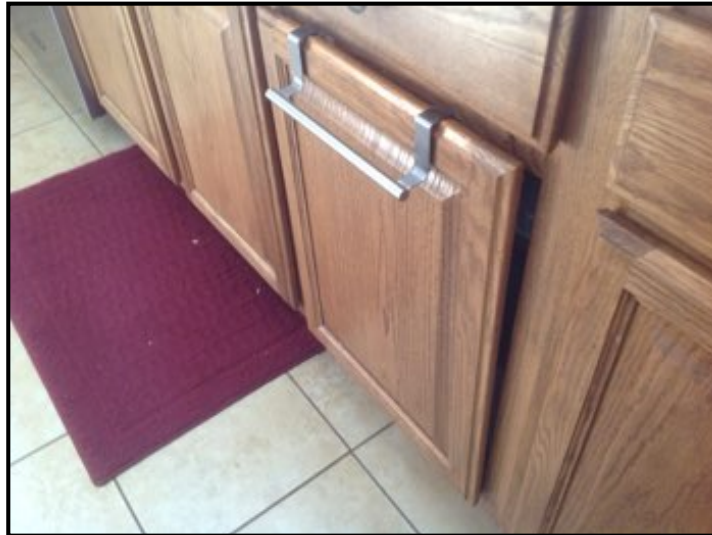
The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- **Trash sliding cabinet door did not close completely.**



Trash can door in kitchen does not close properly.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.

9. Sinks

Good	Fair	Poor	N/A	None
X				

10. Drinking Fountain

Good	Fair	Poor	N/A	None
X				

Observations:

- Small bar sink present in addition to main kitchen sink.

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:

- The spray wand was operated and was functional.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

13. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

14. Trash Compactor

Good	Fair	Poor	N/A	None
				X

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

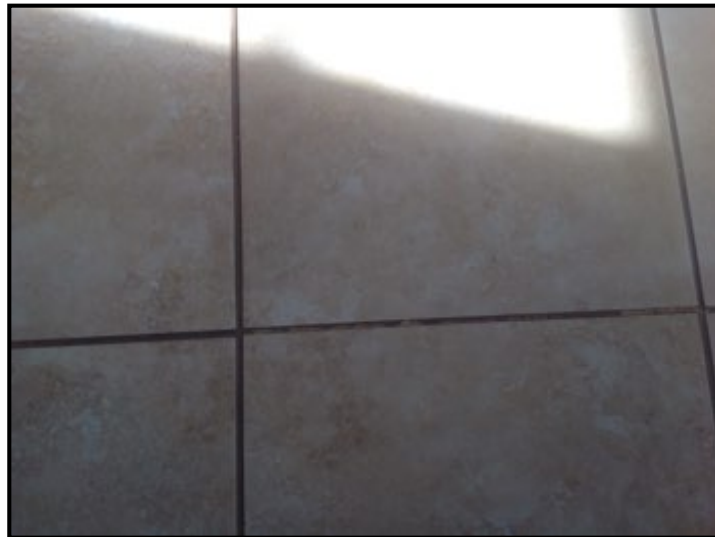
17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

Observations:

- Damaged grout observed, suggest regrouting as necessary.



Damaged grout in high traffic kitchen area.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
				X

21. Patio Doors

Good	Fair	Poor	N/A	None
				X

22. Screen Doors

Good	Fair	Poor	N/A	None
				X

23. Electrical

Good	Fair	Poor	N/A	None
X				

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

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Laundry

1. Locations

Locations: kitchen area

2. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
• No deficiencies observed.

3. Counters

Good	Fair	Poor	N/A	None
				X

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

Observations:
• No gas present.
• Gas shut off valves were present and functional.

9. Wash Basin

Good	Fair	Poor	N/A	None
X				

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Security Bars

Good	Fair	Poor	N/A	None
				X

15. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

16. Window Condition

Good	Fair	Poor	N/A	None
				X

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.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement
 Materials: Gas fired forced hot air.



Some surface rust noted.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Normal surface rust/corrosion observed, no signs of flaking or excessive deterioration noted.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
 • Plastic - PVC vent noted.
 • The visible portions of the vent pipes appeared functional.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas shut off valves were present and functional.

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
 • No defects found.

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric • Did not test due to low outside temperature.
 Location: The compressor is located on the exterior grounds. • The compressor is located on the exterior north.

Observations:

- Appeared functional at the time of inspection.
- Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Annual HVAC service contract is recommended.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.
- Recommend that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.
- Thermostat located in main level hallway.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:
 • The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

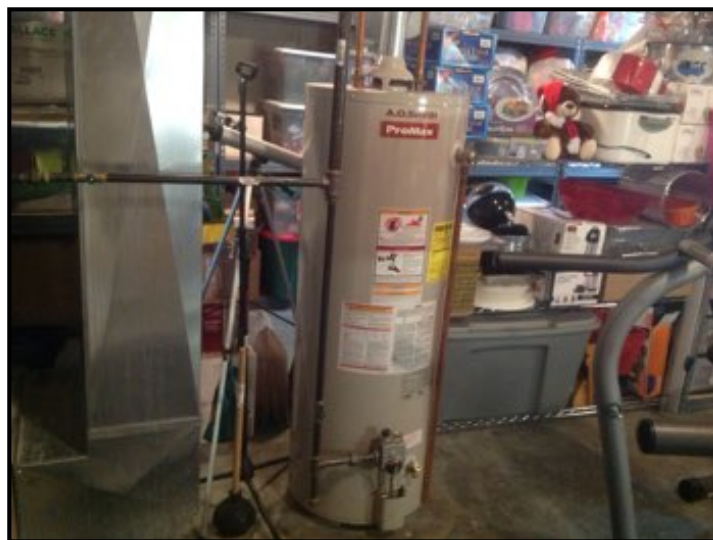
5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas
 Location: The heater is located in the basement.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The **TPR valve** discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
- Water Source: Public



Water heater is 50 gallon AO Smith model about 12 years old.

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 50 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears functional.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified.

10. Overflow Condition

Good	Fair	Poor	N/A	None
			X	

11. Strapping

Good	Fair	Poor	N/A	None
				X

Observations:

- The water heater is not strapped.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure.
 Materials: Asphalt shingles noted.
 Observations:
 • No major system safety or function concerns noted at time of inspection.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:
 • The anchor bolte were inspected and appear to be serviceable.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.
 Observations:
 • Common cracks noted.



Some surface cracks noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
 • Engineered wood roof truss framing noted.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational
 • Reset for the GFCI is in the garage.

8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

Observations:

- There are no 240 volt outlets visible in this room.

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.
- Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. Closers on garage-house doors are not common in this area.



Lock set on door to garage needs repaired.

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Operated When Tested

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' upgraded insulated steel door

Observations:

- No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The garage door appeared functional during the inspection.

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.
- The garage door opener is functional, safety features are built in.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.
 • Ridge exhaust venting noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:
 • Vent screens noted as functional.

17. Cabinets

Good	Fair	Poor	N/A	None
				X

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • North side of the house. • Main Disconnect in panel box. • Panel box located in basement.
 Location: No Sub Panels located.

Observations:

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



GE panel present. Circuits are clearly marked.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 2 Related to pool and patio outlets.

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- GFCI breaker noted.

6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Asphalt shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Weather permitting, keep debris cleared from roof valleys to extend life of roof.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection. Some gravel from roof present in gutters.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation and ensure that sprinkler system does not spray siding or windows of house.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Pull Down Ladder located in: garage
- Due to the cathedral construction design of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.
- Access from pull down staircase in garage.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Could not access all areas of the attic due to limited space.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

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

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
				X

Observations:

- None observed.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. Attic Plumbing

Good	Fair	Poor	N/A	None
				X

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted.

Depth: Insulation averages about 6-8 inches in depth

9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional.

Exterior Areas

1. Doors

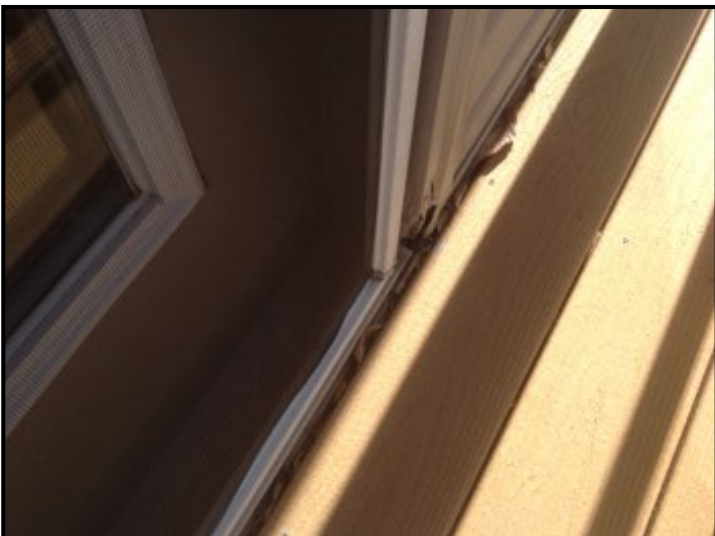
Good	Fair	Poor	N/A	None
X				

Observations:

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



Front door needs caulked.



Deck French door trim has rotted. Recommend replacement.

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Some window screens damaged.
- Window glass cracked in kitchen window.
- Window hardware damaged throughout house.
- Suggest caulking around doors and windows as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.



Windows require caulk.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Brick veneer noted. • Vinyl siding noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Caulk and seal all gaps, cracks and openings.
- Vinyl siding covers rear portion of home.
- Brick work appears to be in good condition.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- Suggest caulking around doors and windows as necessary.

6. Stucco

Good	Fair	Poor	N/A	None
				X

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Foundation Walls

Good	Fair	Poor	N/A	None
	X			

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
			X	

6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:

- Support Material: Steel
- Beam Material: Steel
- Steel I-Beams and Posts
- No deficiencies were observed at the visible portions of the structural components of the home.

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- OSB (Oriented Strand Board) sheathing sub floor
- Metal trusses noted.
- Limited review only in utility room due to 90% finished ceiling in basement.
- No leaks were observed at the time of the inspection.

10. Anchor Bolts

Good	Fair	Poor	N/A	None
X				

Observations:

- The anchor bolte were inspected and appear to be serviceable.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- 3/4 inch copper
- Appears Functional at time of inspection.
- Vent and Drain lines are not fully visible for inspection due to finished walls/ceiling preventing full view of plumbing.



Water shutoff on east basement wall.

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
X				

Observations:

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

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Moderate cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards. See photo.



Expansion joint in front sidewalk should be caulked to prevent water intrusion.

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- The exterior drainage is generally away from foundation.
- Out buildings and sheds are excluded from this report.



3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or functional concerns noted at time of inspection.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

4. Gate Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Plastic

Observations:

- Gate sticks.
- Recommend review of all gates for repair or replacement as necessary.



Gates require adjustment.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears in satisfactory and functional condition with normal wear for its age.
- MAINTENANCE: Even decks of composite lumber need periodic maintenance to keep them free of algae and mold that can make the surface very slick. Recommend cleaning composite decks annually by scrubbing with a solution of: 1/3 cup laundry soap; 2/3 cup Tri-Sodium-Phosphate (TSP); one quart bleach; and 3 quarts of water. Rinse with a hose--Do Not Use a Pressure-Washer on composite lumber.
- No Lag Bolts Visible: The deck ledger board is nailed or screwed to the house, or is covered and not visible. Consider installing lag screws to securely attach ledger board to house, if they have not been used.
- Appeared functional at time of inspection.



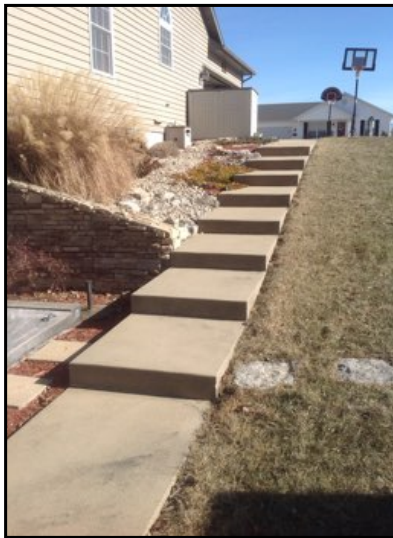
Unable to inspect underside of deck due to deck ceiling installed.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- There were no railings installed at the steps. Location: .



Outdoor steps leading to lower level.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

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



GE meter. 200 amp service.

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: North side. • Exterior of structure.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected. Some surface rust on gas meter.



Surface rust present.

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper piping noted.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

12. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:
 • Pressure regulator noted.

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure. • South side of house. • West side of house.
 Observations:
 • Appears Functional.

14. Balcony

Good	Fair	Poor	N/A	None
				X

15. Patio Enclosure

Good	Fair	Poor	N/A	None
				X

16. Patio and Porch Condition

Good	Fair	Poor	N/A	None
				X



Patio shows evidence of mud jacking. Keep maintained and sealed to avoid water intrusion.

17. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: Block
 Observations:
 • Fencing encloses rear patio and pool. Some past evidence of mud jacking. Recommend keeping expansion joints sealed to prevent water intrusion.



Retainer wall in good condition.

18. Sprinklers

Good	Fair	Poor	N/A	None
				X

Pool

1. Air Booster Pump

Good	Fair	Poor	N/A	None
			X	

Observations:
 • We recommend contacting a qualified pool service technician for evaluation/repair.

2. Deck Condition

Good	Fair	Poor	N/A	None
			X	

Materials: n/a see grounds page for material type.

3. Gate & Fence Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gate did not self latch.

4. Filter

Good	Fair	Poor	N/A	None
			X	

Observations:
 • Recommend pool contractor to evaluate.

5. Skimmer and Basket

Good	Fair	Poor	N/A	None
			X	

6. Pool Heater Condition

Good	Fair	Poor	N/A	None
				X

7. Lights

Good	Fair	Poor	N/A	None
			X	

8. Pressure Gauge

Good	Fair	Poor	N/A	None
			X	

9. Pumps

Good	Fair	Poor	N/A	None
			X	

10. Jets

Good	Fair	Poor	N/A	None
			X	

11. Structure Condition

Good	Fair	Poor	N/A	None
			X	

Type: below ground

12. Tile

Good	Fair	Poor	N/A	None
			X	

13. Timer

Good	Fair	Poor	N/A	None
			X	

14. Water Condition

Good	Fair	Poor	N/A	None
			X	

15. Water Fill Unit

Good	Fair	Poor	N/A	None
			X	

16. Electrical

Good	Fair	Poor	N/A	None
			X	

17. GFCI

Good	Fair	Poor	N/A	None
			X	

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Partly finished, full basement noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

2. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:

- Full view of foundation insulation was not available due to lack of access.

3. Windows

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl framed double hung window noted.

Observations:

- The windows that were tested, are functional.
- Broken sash wire/cord observed on window frame. This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs/replacement as needed to ensure safety.

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional.

5. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Access

Good	Fair	Poor	N/A	None
X				

8. Stairs

Good	Fair	Poor	N/A	None
X				

9. Railings

Good	Fair	Poor	N/A	None
X				

10. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- Some minor cracks in basement floor. (common)

11. Finished Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears Functional.
- Not fully visible for inspection due to lack of access to all areas.

15. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:

- Not fully visible for inspection due to lack of access.
- Sub flooring is partially visible from basement.

16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

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

17. Piers

Good	Fair	Poor	N/A	None
				X

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.