

# PROPERTY INSPECTION REPORT



**SmartScan**  
Home Inspections

Chad Lichniak

License 2025003992

123 Home street  
Inspected For: Cindy Time  
Agent:

Date of Inspection: 10/6/2025  
Age of House: 26 Size: 2439

## Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

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

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

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

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



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



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



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



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



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

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

# Table Of Contents

Report Summary	4-6
Overview	7
House Photos	7
Grounds	8-11
Roof	12-14
Exterior	15-19
Exterior A/C - Heat Pump 1	20
Garage/Carport	21-23
Living Room	24-25
Family Room	26
Dining Room	27
Kitchen	28-30
Laundry Room	31-32
Bathroom 1	33-35
Bathroom 2	36-37
Bathroom 3	38-40
Bedroom 1	41-42
Bedroom 2	43-44
Bedroom 3	45-46
Bedroom 4	47
Fireplace	48

Stairs, Steps, Hallways	49
Smoke/Carbon Monoxide Detectors	50
Attic/Structure/Framing/Insulation	50-53
Basement	54-55
Plumbing	56
Water Heater	57-58
Heating System	59-60
Electric - Main Panel	61
Cooling System - Interior	62-63
Glossary	64



# 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.

## Grounds

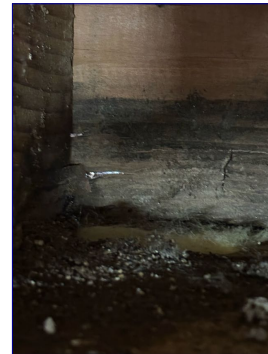
Page 10 Item: 4	Patio	<ul style="list-style-type: none"> <li>• There is a gap between the patio and the house. Recommend sealing the gap between the patio and the house to help prevent water penetration.</li> </ul>
Page 11 Item: 6	Landscape Affecting Foundation	<ul style="list-style-type: none"> <li>• There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.</li> </ul>

## Exterior


Page 15 Item: 1	Gutters	<ul style="list-style-type: none"> <li>• The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.</li> </ul>
Page 17 Item: 3	Trim	<ul style="list-style-type: none"> <li>• There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.</li> </ul>



Recommend replacing the damaged wood. Monitor and consult a licensed pest elimination professional as needed.



Wood rot continues all the way through rim joist. Can see the light from exterior on basement side.

Page 20 Item: 13	Exterior Doors	
		
<p>Garage man door has improper flashing/caulk. This can lead to water intrusion and potential wood destroy destroying organisms. Recommend replaced or repair by a qualified carpenter.</p>		
<b>Garage/Carport</b>		
Page 21 Item: 3	Safety Reverse	<ul style="list-style-type: none"> <li>The garage safety reverse was not operating, which is a potential safety hazard. Recommend adjusting the door opener so the safety reverse works correctly. Consult a professional contractor as needed.</li> </ul>
<b>Laundry Room</b>		
Page 32 Item: 5	Dryer Vented	<ul style="list-style-type: none"> <li>Dryer vent hose has many sharp turns. This can cause accumulation of lint and present a potential fire hazard. Replace with appropriately fitting hose.</li> </ul>
Page 32 Item: 6	Electrical	<ul style="list-style-type: none"> <li><b>GFCI</b> receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.</li> </ul>
<b>Bathroom 2</b>		
Page 36 Item: 2	Sinks	<ul style="list-style-type: none"> <li>The drain is leaking in the bathroom 2. Recommend a licensed plumber repair or replace.</li> </ul>
<b>Bathroom 3</b>		
Page 40 Item: 12	Receptacles	<ul style="list-style-type: none"> <li>Ground-fault outlet was not operating properly in bathroom 3. Recommend a licensed electrician to replace.</li> </ul>
<b>Smoke/Carbon Monoxide Detectors</b>		
Page 50 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> <li>Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.</li> <li>One or more smoke alarms were missing. Potential safety hazard. Recommend installing smoke alarms to the National Fire Protection Agency or manufacturer specifications.</li> </ul>
<b>Attic/Structure/Framing/Insulation</b>		
Page 53 Item: 14	Electrical	<ul style="list-style-type: none"> <li>There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.</li> </ul>
<b>Water Heater</b>		
Page 58 Item: 8	Comments	<ul style="list-style-type: none"> <li>The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.</li> </ul>

**Heating System**

Page 60 Item: 11 Operation

- The furnace flue showed signs of rust and corrosion - recommend repair.

# Overview

## 1. Scope of Inspection

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

## 2. Main Entrance Faces

- For the purpose of this inspection, this house faces north.

## 3. State of Occupancy

- Unoccupied, but furnished

## 4. Weather Conditions

- Sunny 75 degrees

## 5. Recent Rain/Snow

- No

## 6. Ground Cover

- Dry

## 7. Approximate Age

- 25-30 years

## 8. Weather conditions

Materials:

- Prior weather was between 60 and 80°. Potentially in range to test all HVAC functions.

# House Photos

## 1. House Photo's



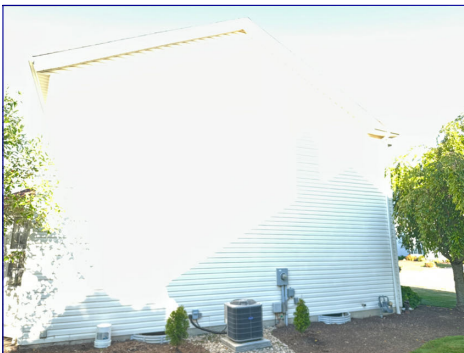
The side of the house



The front of the house



The front of the house



The side of the house



The side of the house



The back of the house



Outbuildings are not part of the home inspection.

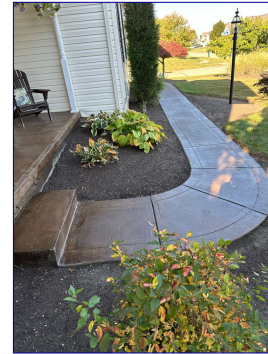
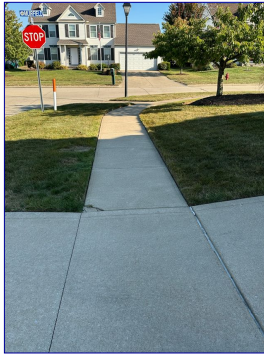
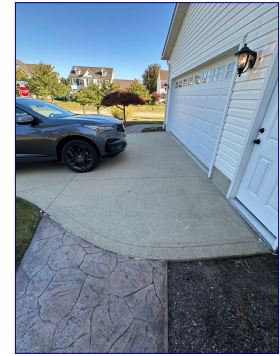
# Grounds

## 1. Service Walks



- Materials
- Concrete
  - Brick

## Grounds (continued)



### 2. Driveway/Parking



Materials:

- Concrete

Observations:

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



There are uneven slabs at the driveway, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.

### 3. Porch



Materials:

- Concrete

# Grounds (continued)



## 4. Patio



Materials:  
• Concrete

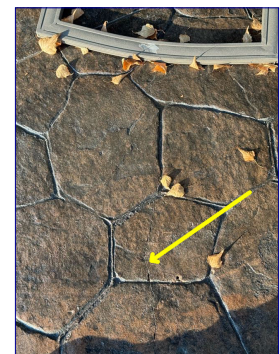
Condition:  
• Settling cracks

Observations:

- The patio had some cracking and settlement but was in usable condition. Repair as needed.
- There is a gap between the patio and the house. Recommend sealing the gap between the patio and the house to help prevent water penetration.

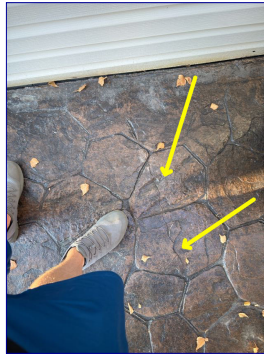


There is a gap between the patio and the house. Recommend sealing the gap to help prevent water penetration/ issues.



Crack that spans the length of the patio, from house to back yard. Currently no displacement, but recommend monitoring if movement happens, contact qualified Mason for repair.

# Grounds (continued)



## 5. Deck/Porch/Patio Covers



## 6. Landscape Affecting Foundation



Condition:

- Trim back trees/shrubberies

Observations:

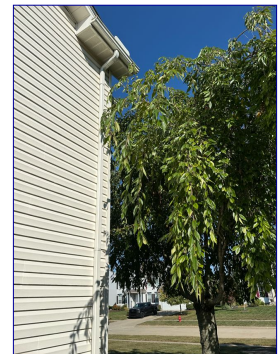
- There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.



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



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



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

## 7. Hose Bibs



Hose Bibs:

- Yes, operable
- Not tested

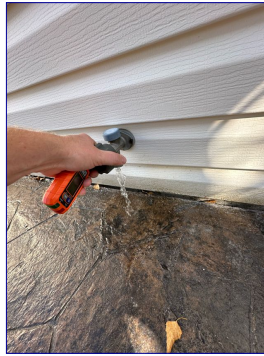
Observations:

- Hose bib operational.

# Grounds (continued)



Hose bib on southside of Home, back patio.



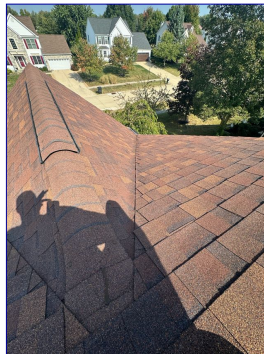
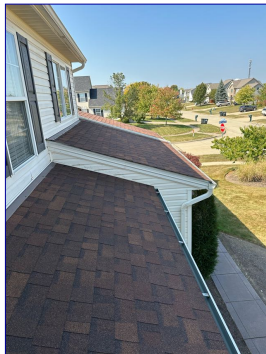
Hose bib operational. Located on south side of the house back patio.



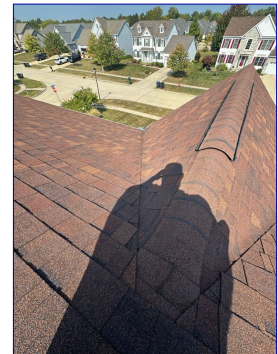
East exterior wall next to gas meter. Hose bib was not tested due to water being shut off in the basement.

# Roof

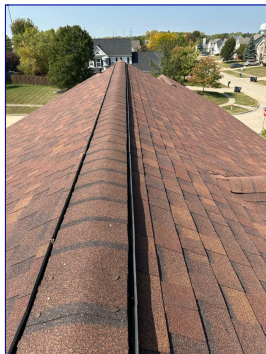
## 1. Roof View



The Roof View, valley over master.



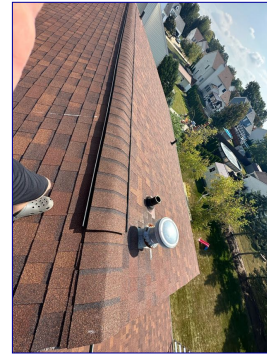
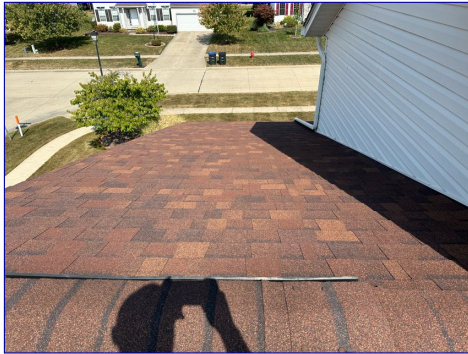
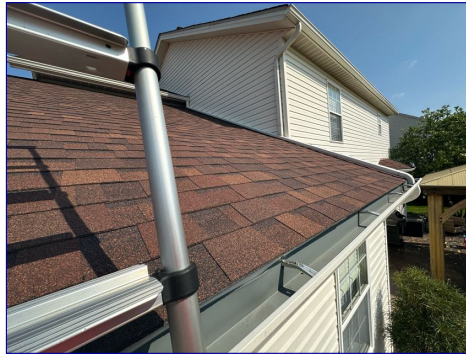
The Roof View, valley over master



Ridge vent



# Roof (continued)



## 2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Roof

## 3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

Layers/Age/Location:

- Layers 1+
- Age: 5-10+

## 4. Ventilation System



Type:

- Soffit
- Ridge

Observations:

- The Soffit Vent
- The Ridge Vent

## 5. Flashing



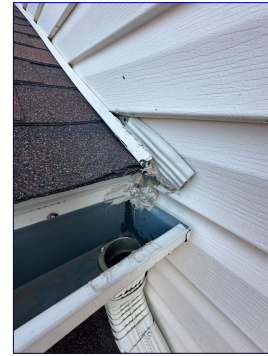
Materials:

- Galv/Alum

Condition:

- Recommend sealing

## Roof (continued)



There are one or more areas of the roof flashing in need of sealing/repairs. Recommend a licensed contractor evaluate and repair or replace the flashing as needed.

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

### 6. Valleys



Materials:  
• Asphalt

### 7. Condition of Roof Covering



### 8. Vents



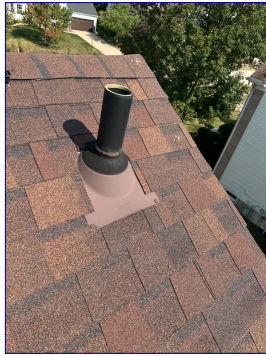
Observations:

- The HVAC Vent(s)
- The Plumbing Vent(s)
- The Bathroom Vent(s)
- The HVAC vent is rusted. Recommend a licensed contractor repair or replace the vent.



HVAC vent needs to be sealed. Caulk at flashing is missing. This will allow water into the home.

# Roof (continued)



The Plumbing Vent(s)



The Plumbing Vent(s)



Light coming in from around the HVAC pipe going through the roof. Recommend resealing around the pipe to stop any water intrusion.

# Exterior

## 1. Gutters



Materials:

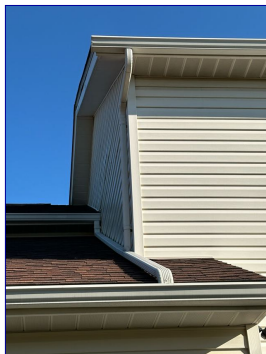
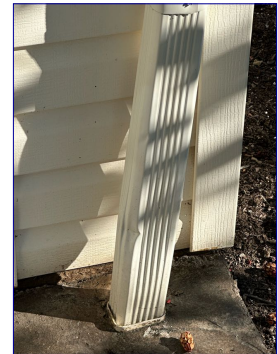
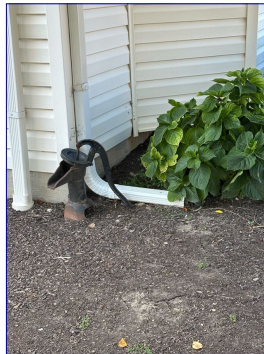
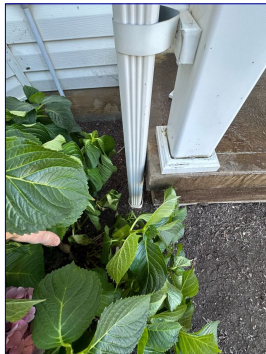
- Galvanized/Aluminum

Condition:

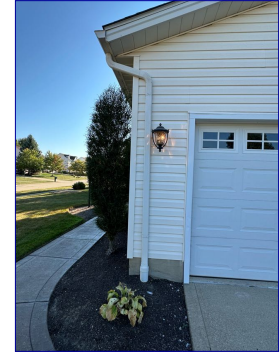
- Extensions needed: North

Observations:

- The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.



## Exterior (continued)



Gutter around dining room nook appears to be starting to rot. Monitor situation if leaking recommend gutter contractor to repair. Unable to assess due to no rain in the last few days.

## 2. Siding



Materials:

- Metal/Vinyl

Condition:

- Recommend repair/painting/staining

Observations:

- The siding had some damage, recommend a licensed contractor repair/replace damaged sections.



The siding had some damage, recommend a licensed contractor repair/replace damaged sections.

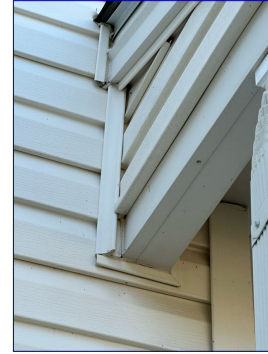


Where siding meets flashing needs caulked. Recommend routine caulking maintenance on the exterior of the home every other year.



Where siding meets flashing needs caulked. Recommend routine caulking maintenance on the exterior of the home every other year.

## Exterior (continued)



### 3. Trim



Materials:

- Fiberboard
- Aluminum/Steel

Condition:

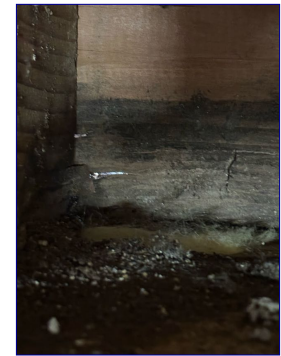
- Damaged wood

Observations:

- There is some loose and/or missing exterior trim, recommend repair. Consult a professional contractor as needed.



Recommend replacing the damaged wood. Monitor and consult a licensed pest elimination professional as needed.



Wood rot continues all the way through rim joist. Can see the light from exterior on basement side.

### 4. Soffit

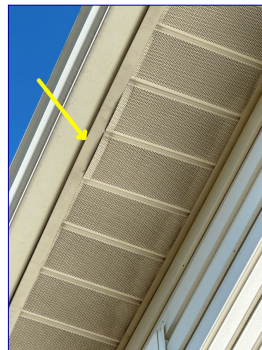


Materials:

- Aluminum/Steel

Observations:

- The soffit has areas of sagging. Recommend a licensed contractor repair/re-secure.



# Exterior (continued)

## 5. Fascia

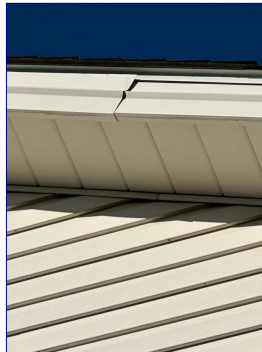


Materials:

- Aluminum/Steel

Observations:

- The fascia is loose, recommending a licensed contractor re-secure.



## 6. Flashing



Materials:

- Aluminum/Steel

## 7. Caulking



Condition:

- Caulking dried/cracked

Observations:

- Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

## 8. Windows/Screens



Materials:

- Vinyl

Condition:

- Screens: Torn
- Screens: Recommend repair/replace damaged screens

## 9. Slab-On-Grade Foundation



# Exterior (continued)

## 10. Service Entry



- Location:
- Underground

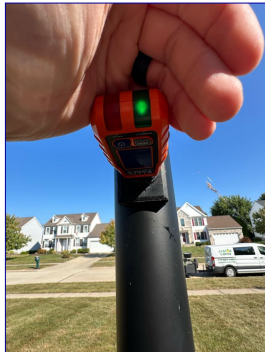


Electrical service entrance located on East side of house.

## 11. Exterior Receptacles



- Receptacles/Condition:
- Exterior receptacles: Yes
  - Exterior receptacles, operable: Yes
  - **GFCI** present: Yes



Outlet I'm front porch light.



## 12. Building Exterior Wall Construction



- Materials:
- Not Visible
- Observations:
- Radon testing is not part of the home inspection and is considered an additional service. The geographical area that the home is located in has been known to have high Radon gas readings. Potential safety hazard. The EPA Recommends: if you are buying or selling a home to have it tested for Radon. For a new home, ask if Radon resistant construction features were used and if the home has been tested. Fix the home if the radon level is 4.0 picocuries per liter (pCi/L) or higher. For more information, see <https://www.epa.gov/hmbuyguid> (Home buyer's and seller's guide to Radon)

# Exterior (continued)

## 13. Exterior Doors



- Main entrance door condition: Satisfactory
- Patio door condition: Satisfactory
- Rear door condition: Satisfactory
- Other door one condition: Poor

Brick mold around man door to the garage is starting to show signs of rot. Recommend repairing repairs before issue worsen.

Observations:

- The Main Entrance Door
- The Patio Door
- The Rear Door
- The Door One



Garage man door



The Main Entrance Door



Garage man door has improper flashing/caulk. This can lead to water intrusion and potential wood destroy destroying organisms. Recommend replaced or repair by a qualified carpenter.

# Exterior A/C - Heat Pump 1

## 1. Exterior A/C - Heat Pump 1



- Location: East
- Brand: Carrier
- Approximate Age: 1-5+ years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Maximum fuse/breaker rating (amps): 25
- Maximum fuse/breaker installed (amps): 20
- Level: Yes
- Insulation: Yes

Observations:

- Model #24ABB330A330
- Serial #2022E13776
- The air conditioner compressor/condenser data plate.



# Garage/Carport (continued)

## 4. Roofing



- Materials:
- Same as house

## 5. Gutters



- Gutters:
- Same as house

## 6. Siding



- Materials:
- Same as house

## 7. Trim



- Materials:
- Same as house

## 8. Window



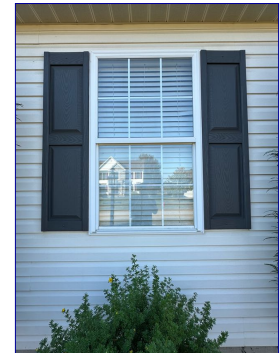
- Materials:
- Vinyl
- Condition:
- Recommend repair or replace



The left garage window is missing the restrictor cable. The window does not stay up and continues to fall down. This is safety issue recommend repair or replaced by window contractor.



Left garage window

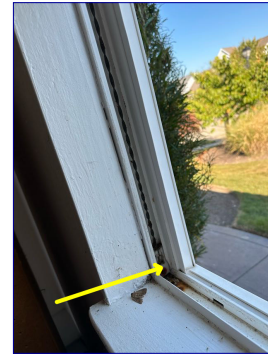


Right garage window.

## Garage/Carport (continued)



Missing caulk and peeling paint on the interior of the right garage window.



The right garage window is missing the restrictor cable. The window does not stay up and continues to fall down. This is safety issue recommend repair or replaced by window contractor.

### 9. Floor



- Materials:
- Concrete

### 10. Sill Plates

- Type:
- Not visible

### 11. Overhead Door(s)



- Materials:
- Metal

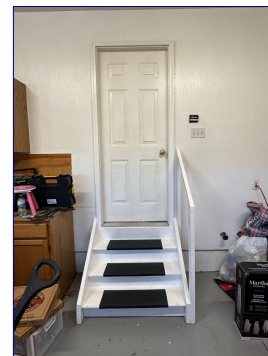
### 12. Exterior Service Door



- Observations:
- Garage exterior service door view.



Garage exterior service door into house.



Garage exterior service door into house.

### 13. Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: Yes

Condition:

- Handyman/extension cord wiring present

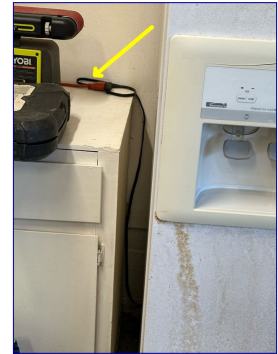
Observations:

- Extension cord wiring exists in the garage. Extension cords should never be used as permanent wiring. Recommend a licensed electrician repair.

## Garage/Carport (continued)



Extension cord wiring exists in the garage. Extension cords should never be used as permanent wiring. Recommend a licensed electrician repair.



Extension cord wiring exists in the garage. Extension cords should never be used as permanent wiring. Recommend a licensed electrician repair.

### 14. Fire Separation Walls & Ceiling



Fire Wall:

- Fire separation wall & ceiling: Present
- Fire door: Not verifiable
- Fire door self closure: Satisfactory

## Living Room

### 1. Location

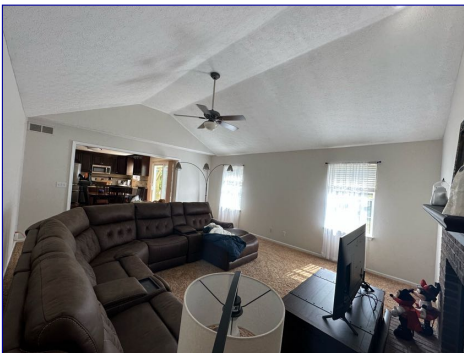


Location:

- First floor

Observations:

- The Living Room View



### 2. Walls & Ceiling



# Living Room (continued)

## 3. Floor



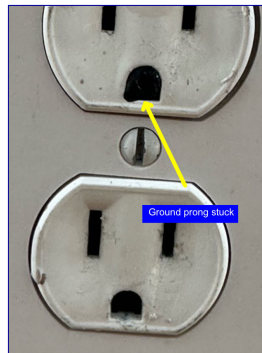
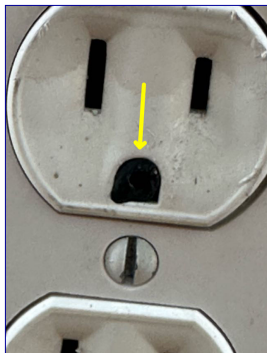
## 4. Ceiling Fan



## 5. Electrical



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



South wall plug has broken ground prong left in. This can cause a safety hazard for any other future appliances plugged into it. Recommend qualified electrician repair replaced the outlet.

## 6. Heating Source

- Heating source present: Yes



## 7. Windows



- Condition:
- Missing/Damaged screen

# Family Room

## 1. Location

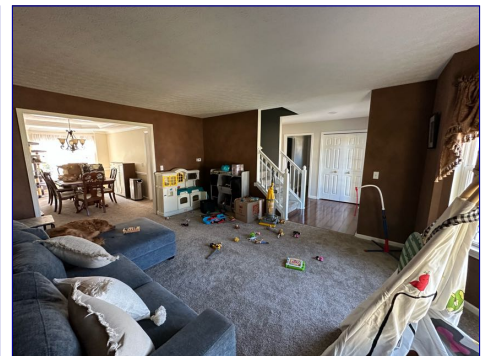


Location:

- First floor

Observations:

- The Family Room View



## 2. Walls & Ceiling



Observations:

- There are holes present in the wall/ceiling. Recommend a professional contractor repair.



Drywall repair needed around thermostat.

## 3. Floor



## 4. Electrical



Condition:

- Switches: Yes
- Switches, operable: No
- Receptacles: Yes
- Receptacles, operable: Yes

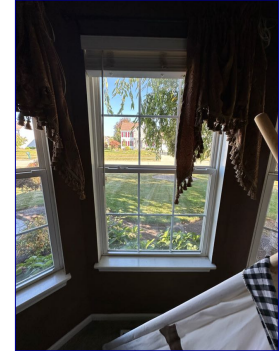
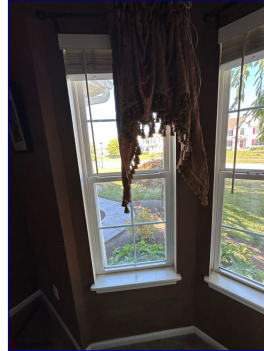
# Family Room (continued)

## 5. Heating Source

- Heating source present: Yes



## 6. Windows



# Dining Room

## 1. Location

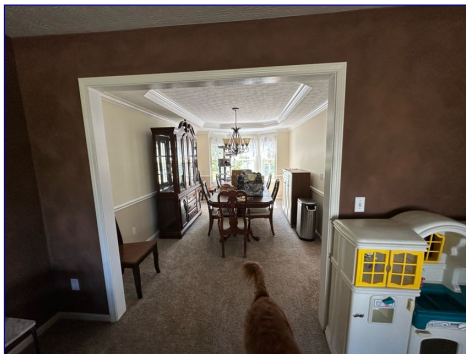


Location:

- First floor

Observations:

- The Dining Room View



## 2. Walls & Ceiling



# Dining Room (continued)

## 3. Floor



## 4. Electrical

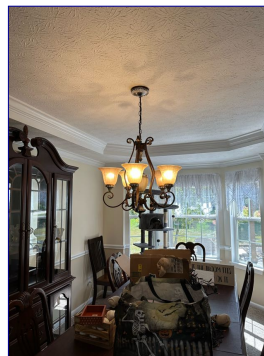


## 5. Heating Source

- Heating source present: Yes



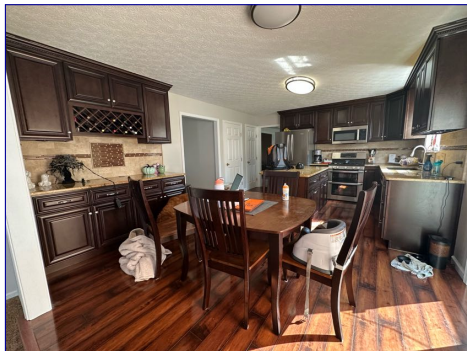
## 6. Windows



# Kitchen

## 1. Kitchen Photo

- Photos
- The Kitchen View



# Kitchen (continued)

## 2. Countertops

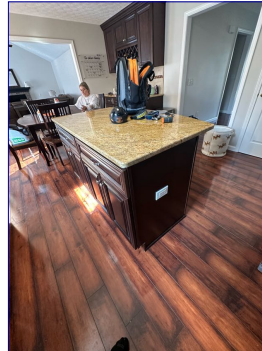


## 3. Cabinets



Condition:

- Normal counter top wear and tear



Outlet on kitchen island has an open ground. This is a potential safety hazard. Recommend repair replacement by a qualified electrician.

## 4. Plumbing



- Faucet leaks: No
  - Pipes leak/corroded: No
  - Sink/Faucet: Satisfactory
  - Functional drainage: Satisfactory
  - Functional flow: Satisfactory
- Observations:
- Kitchen plumbing view



## 5. Walls & Ceiling



# Kitchen (continued)

## 6. Windows



## 7. Heating/Cooling Source

- Heating source: Yes



## 8. Floor



## 9. Appliances



Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes



# Kitchen (continued)

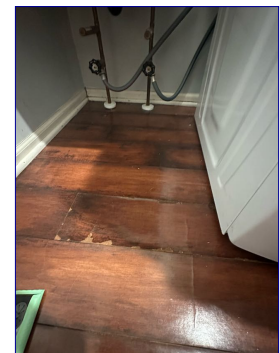


# Laundry Room

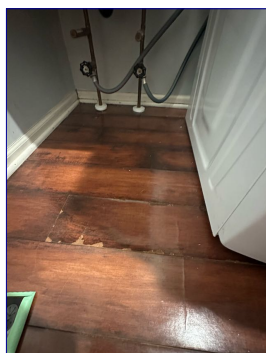
## 1. Doors/Walls/Ceiling

Observations:

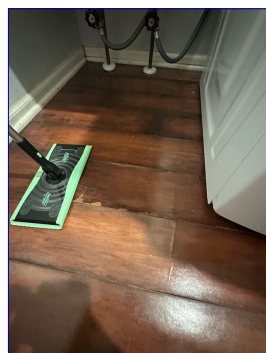
- The Laundry Room



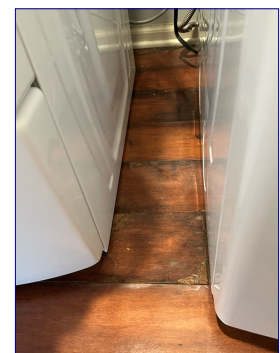
Signs of water damage on floor in laundry room. No currently leak evidence noticed.



Signs of water damage on floor in laundry room. No currently leak evidence noticed.



Signs of water damage on floor in laundry room. No currently leak evidence noticed.



Signs of water damage on floor in laundry room. No currently leak evidence noticed.

# Laundry Room (continued)

## 2. Laundry Sink



- Faucet leaks: No
- Faucet leaks: Not visible
- Cross connections: No



## 3. Heat Source Present



Heat Source Present:

- Yes

## 4. Room Vented



Room Vented:

- Yes

## 5. Dryer Vented

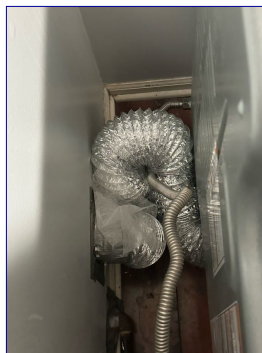


Dryer Vented:

- Wall

Observations:

- Dryer vent hose has many sharp turns. This can cause accumulation of lint and present a potential fire hazard. Replace with appropriately fitting hose.



## 6. Electrical



Electrical:

- GFCI present: No
- Recommend GFCI receptacles
- Safety Hazard

Observations:

- GFCI receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.

# Laundry Room (continued)

## 7. Appliances



- Appliances:
- Washing machine
  - Dryer

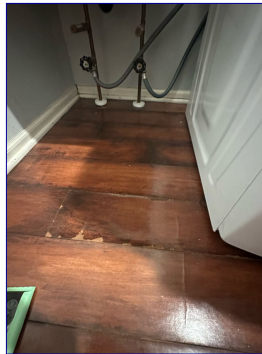


Gas dryer line.

## 8. Washer Hook-up Lines



- Washer Hook-up Lines:
- Satisfactory
- Observations:
- Laundry, washer hook-up view



## 9. Gas Shut-off Valve



- Gas Shut-off:
- Yes

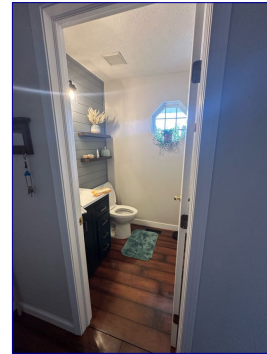
# Bathroom 1

## 1. Location



- Location:
- First floor half bath
- Observations:
- Bathroom 1 View

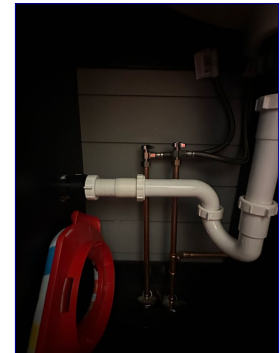
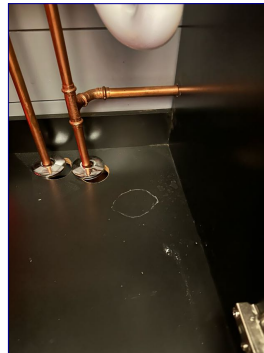
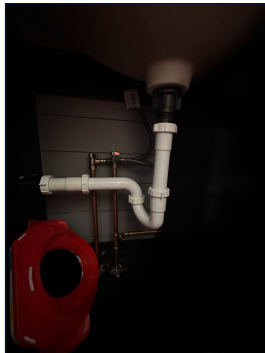
# Bathroom 1 (continued)



## 2. Sinks



- Faucet leaks: No
- Pipes leak: No
- Observations:
- The bathroom plumbing view.



## 3. Toilet



- Bowl loose: No
- Operable: Yes

## 4. Drainage



## 5. Water Flow

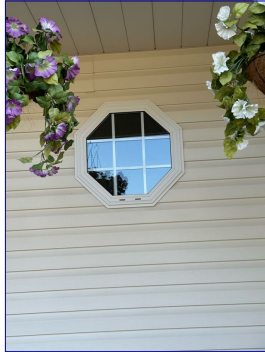


## 6. Doors



# Bathroom 1 (continued)

## 7. Window



## 8. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes



When GFCI is tripped, the reset is in upstairs full bath.

## 9. Heat Source Present



- Heat Source:
- Yes

## 10. Exhaust Fan



- Exhaust Fan:
- Yes
  - Operable: Yes

# Bathroom 2

## 1. Location

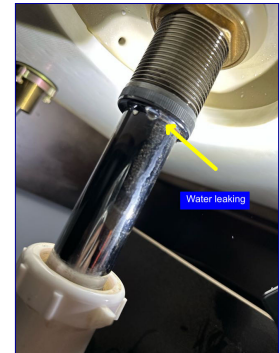
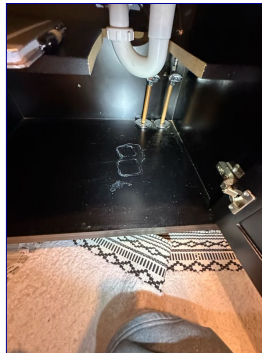


- Location:
- Second floor bath

## 2. Sinks



- Faucet leaks: No
  - Pipes leak: Yes
- Observations:
- The bathroom plumbing view.
  - **The drain is leaking in the bathroom 2. Recommend a licensed plumber repair or replace.**



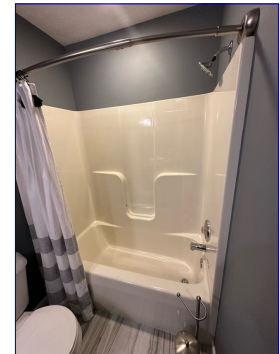
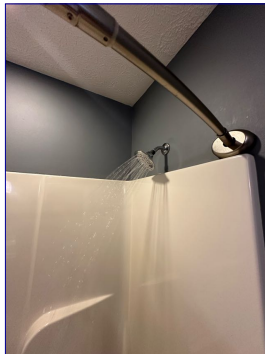
There was previous moisture staining and damage present under the bathroom vanity cabinet. Recommend monitoring. Repair or replace as needed.

The drain is leaking in the bathroom 2. Recommend a licensed plumber repair or replace.

## 3. Bathtubs



- Faucet leak: No
- Pipes leak: Not visible



## 4. Showers



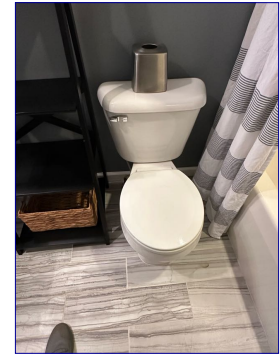
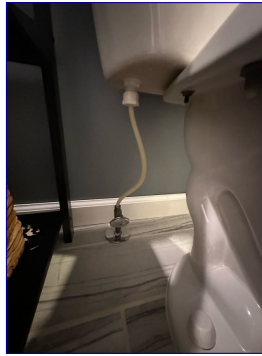
- Showers:
- Faucet leaks: No
  - Pipes leak: Not visible

## 5. Toilet



- Bowl loose: No
- Operable: Yes

## Bathroom 2 (continued)



### 6. Shower/Bathtub Area

Shower/Bathtub Area:  
• Fiberglass



### 7. Drainage



### 8. Water Flow



### 9. Doors



### 10. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes



### 11. Heat Source Present

Heat Source:  
• Yes



### 12. Exhaust Fan

Exhaust Fan:  
• Yes  
• Operable: Yes



# Bathroom 3

## 1. Location



Location:

- Master bath
- Second floor bath

Observations:

- Bathroom 3 View



## 2. Sinks

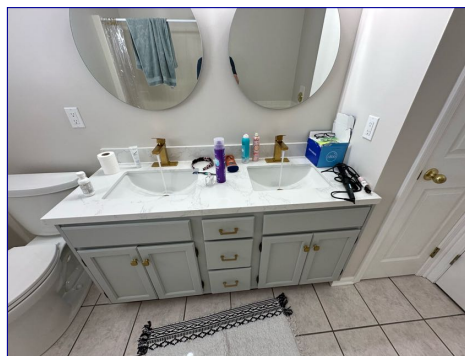
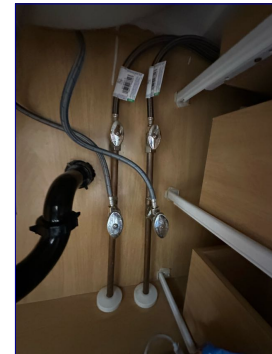
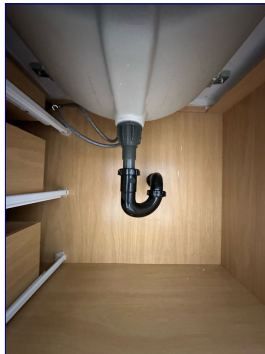


• Faucet leaks: No

• Pipes leak: No

Observations:

- The bathroom plumbing view.



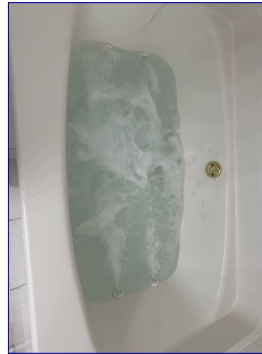
## 3. Bathtubs



• Faucet leak: No

• Pipes leak: No

## Bathroom 3 (continued)



Jacuzzi tub access panel located in master walk-in closet.

### 4. Showers



Showers:

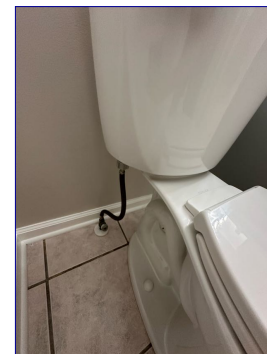
- Faucet leaks: No
- Pipes leak: Not visible



### 5. Toilet



- Bowl loose: No
- Operable: Yes



### 6. Whirlpool



- Whirlpool: Yes
- Whirlpool, operable: Yes
- GFCI installed: Yes

# Bathroom 3 (continued)

## 7. Shower/Bathtub Area



Shower/Bathtub Area:

- Fiberglass
- Caulk/Grout needed: No

## 8. Drainage



## 9. Water Flow



## 10. Doors



## 11. Window



## 12. Receptacles

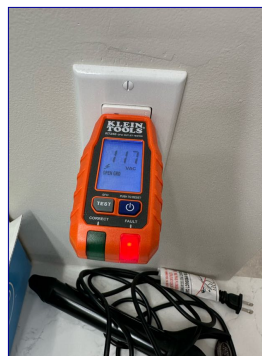


- Present: Yes
  - Operable: Yes
  - GFCI present: Yes
  - Open ground/reverse polarity: Yes
- Observations:

• Ground-fault outlet was not operating properly in bathroom 3. Recommend a licensed electrician to replace.



Outlet to the left of sinks is functioning properly and wired correctly.



I went to the right of the sinks has an open ground. This is a safety hazard. Recommend correction by a qualified electrician.



## 13. Heat Source Present



Heat Source:

- Yes

# Bathroom 3 (continued)

## 14. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

# Bedroom 1

## 1. Location

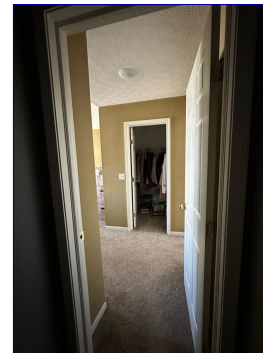
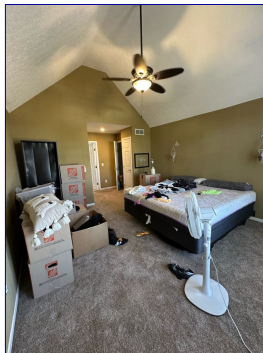
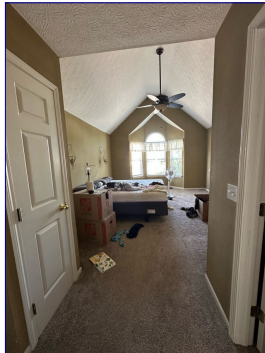


Location:

- Second floor

Observations:

- Bedroom 1 View



## 2. Walls & Ceiling



Walls & Ceiling:

- Typical cracks
- Holes in ceiling

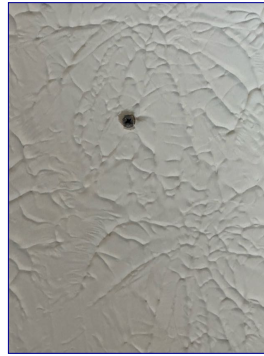
Observations:

- There are holes present in the wall/ceiling. Recommend repairing.

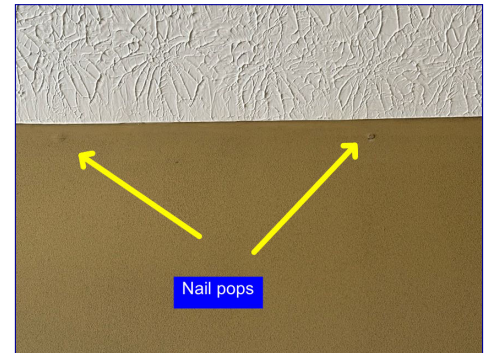
## Bedroom 1 (continued)



There are typical cracks on the walls/ceilings. Recommend drywall to repair as needed.



There are holes present in the wall/ceiling. Recommend repairing.



### 3. Floor



### 4. Ceiling Fan



### 5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes

### 6. Heating Source Present



Heating Source:

- Yes

### 7. Bedroom Egress



Egress:

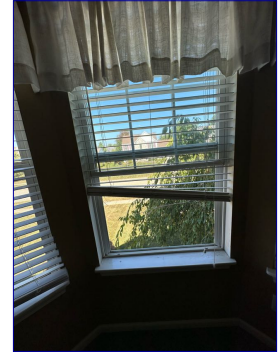
- Egress restricted: No

# Bedroom 1 (continued)

## 8. Door



## 9. Window(s)

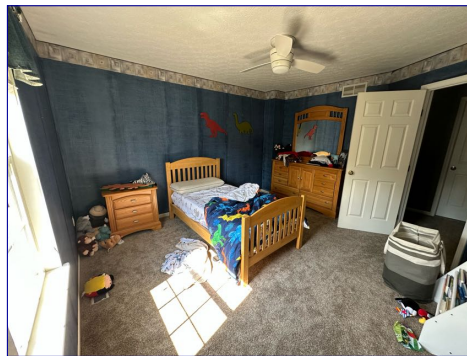


# Bedroom 2

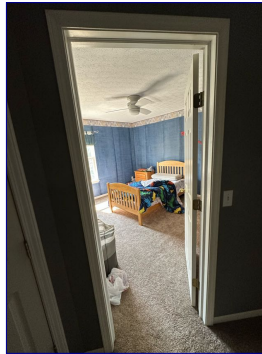
## 1. Location



- Location:
- Second floor
- Observations:
- Bedroom 2 View



# Bedroom 2 (continued)



## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan



## 5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes

## 6. Heating Source Present



Heating Source:

- Yes

## 7. Bedroom Egress



Egress:

- Egress restricted: Yes
- Egress restricted: No

## 8. Door



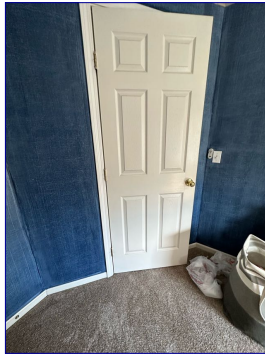
Doors:

- Broken/Missing hardware

Observations:

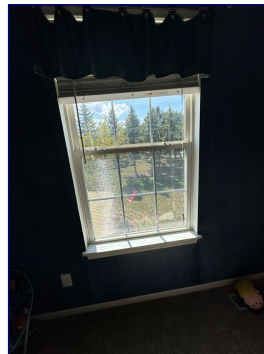
- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

# Bedroom 2 (continued)



Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

## 9. Window(s)

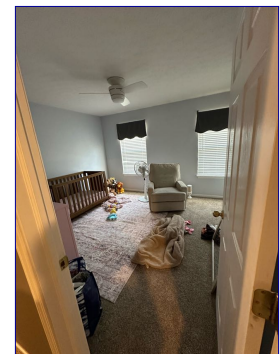


# Bedroom 3

## 1. Location



- Location:
- Second floor
- Observations:
- Bedroom 3 View



# Bedroom 3 (continued)

## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan



## 5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes

## 6. Heating Source Present



Heating Source:

- Yes

## 7. Bedroom Egress



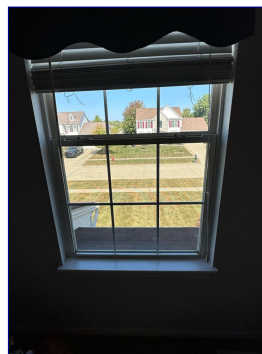
Egress:

- Egress restricted: No

## 8. Door



## 9. Window(s)

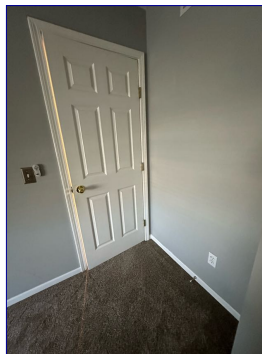


# Bedroom 4

## 1. Location



- Location:
- Second floor
- Observations:
- Bedroom 4 View



## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan



# Bedroom 4 (continued)

## 5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes

## 6. Heating Source Present



Heating Source:

- Yes

## 7. Bedroom Egress



Egress:

- Egress restricted: No

## 8. Door



## 9. Window(s)



# Fireplace

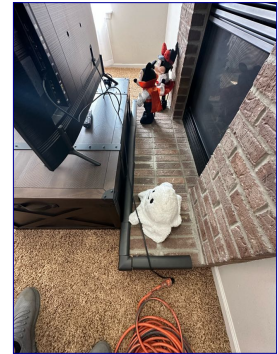
## 1. Location



Location:

- Living room

# Fireplace (continued)



## 2. Type



Type:

- Gas

## 3. Material



Material:

- Masonry
- Metal (prefabricated)

## 4. Miscellaneous



Miscellaneous:

- The damper was operable
- The hearth extension was adequate

## 5. Mantel



## 6. Fireplace



# Stairs, Steps, Hallways

## 1. Stairs, Steps, Hallways



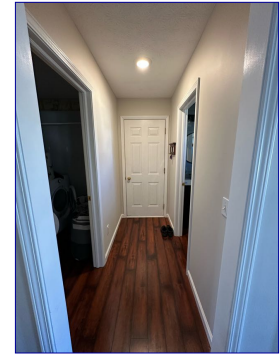
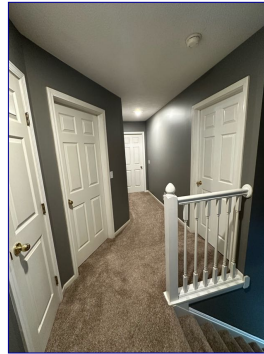
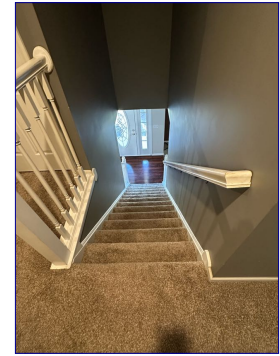
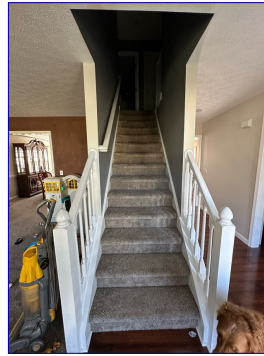
Stairs, Steps, Hallways:

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

Observations:

- The Hallway View

## Stairs, Steps, Hallways (continued)



## Smoke/Carbon Monoxide Detectors

### 1. Smoke/Carbon Monoxide Detectors



#### Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present

#### Observations:

- The smoke alarms were not tested at the time of inspection. Recommend testing and repairing as needed.
- **Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.**
- **One or more smoke alarms were missing. Potential safety hazard. Recommend installing smoke alarms to the National Fire Protection Agency or manufacturer specifications.**

# Attic/Structure/Framing/Insulation

## 1. Access to Attic/Inspected From/Location

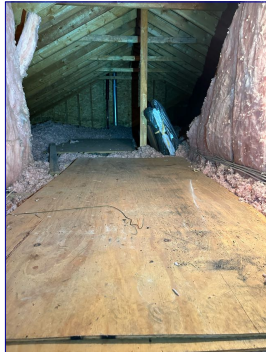


Access Inspected From:

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

Observations:

- The Attic View



Attic view from master closet.



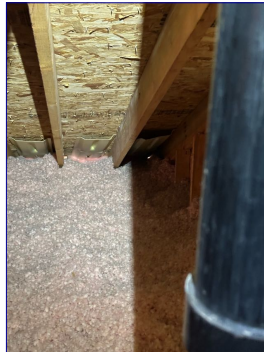
Attic in Home.



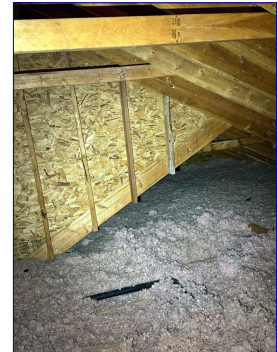
Attic in Home.



Havoc access from master closet



Attic in Home.



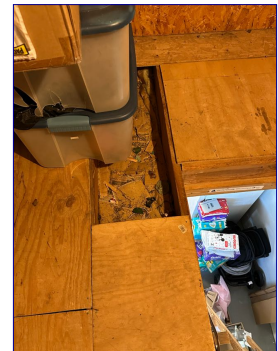
Attic in Home.



Garage attic

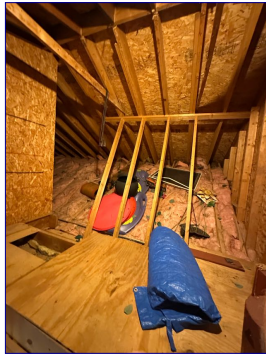


Garage attic



Garage attic

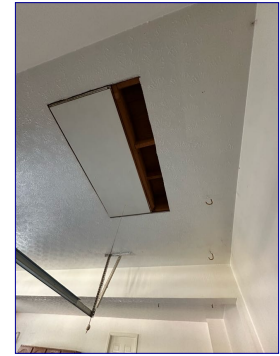
# Attic/Structure/Framing/Insulation (continued)



Garage attic.



Attic pool downstairs to garage attic.



Garage attic access missing drywall around the pull down steps. Recommend drywall contractor to repair.

## 2. Flooring

Flooring:

- Partial

## 3. Insulation



Insulation:

- Fiberglass
- Batts
- Loose
- Approximate depth: 10 inches

## 4. Insulation Installed In



Insulation Installed In:

- Between ceiling joists

## 5. Vapor Barriers

Vapor Barrier:

- Not visible

## 6. Ventilation



Ventilation:

- Ventilation appears adequate

## 7. Fans exhaust to

Fans Exhaust To:

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

## 8. HVAC Duct



HVAC Duct:

- Repair/Replace

## 9. Structural problems observed



Structural Problems:

- No

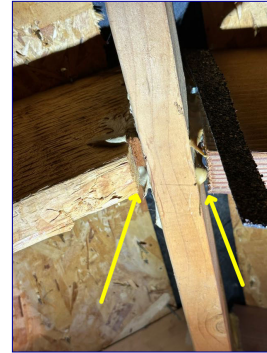
# Attic/Structure/Framing/Insulation (continued)

## 10. Roof Structure



Roof Structure:

- Rafters
- Wood
- Collar ties



Rafters do not appropriately meet Ridge board. This can cause potential roof sag, and issues with rafters transferring the load properly. Glue and shims are used to connect the rafters. Recommend repair by qualified carpenter.

## 11. Ceiling joists

Ceiling Joists:

- Wood

## 12. Sheathing



Sheathing:

- OSB

## 13. Firewall between units



Firewall Between Units:

- Yes

## 14. Electrical

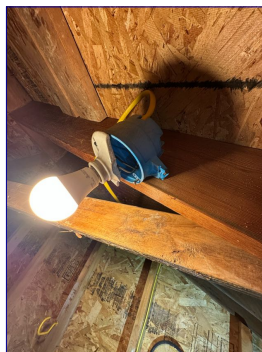


Electrical:

- Open junction box(es)

Observations:

- There is at least one open junction box missing its cover in the attic, which is a safety concern. Recommend a licensed electrician install a cover plate.



# Attic/Structure/Framing/Insulation (continued)

## 15. Attic/Structure/Framing/Insulation: Other



## Basement

### 1. Foundation



#### Materials:

- Concrete block

#### Observations:

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



### 2. Basement Floor



#### Materials:

- Concrete

## Basement (continued)



Part of basement floor appeared to be stamped concrete different from the other smooth concrete. No visible issues in either section.

### 3. Window(s)



### 4. Drainage



Sump pump, Floor drains:

- Sump Pump: Yes
- Sump Pump: Pump not tested
- Floor drains: Not visible



Cover is blocked, and stopping removal of lid.

### 5. Girders/Beams



Materials:

- Steel

### 6. Joists



Materials:

- Wood

### 7. Subfloor



# Basement (continued)

## 8. Electrical



# Plumbing

## 1. Main Shut-off Location

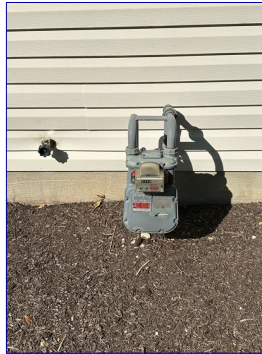


Location:

- On the side exterior wall

Observations:

- The main gas shutoff



## 2. Water Entry Piping



Type:

- Copper/Galvanized

Observations:

- The main water shutoff valve



## 3. Visible Water Distribution Piping



Materials:

- Copper

# Plumbing (continued)

## 4. Flow



## 5. Pipes Supply/Drain



Supply/Drain:

- Cross connection: No

## 6. Drain/Waste/Vent Pipe



Materials:

- **ABS**

Support/Insulation:

- Metal strapping
- Plastic supports
- No insulation

## 7. Traps - Proper P-Type/Drainage



Condition:

- Yes
- Drainage: Satisfactory

## 8. Sump Pump



Sump Pump:

- Sealed cock: No
- Shut-off valve: Yes

Observations:

• The sump pump as seen in the basement or crawlspace could not be fully evaluated. The motor run test is for informational purposes, on the day of the inspection only, and does not guarantee that the sump pump is adequately sized or operating as designed. A qualified licensed contractor should be consulted for maintenance or operational concerns.

# Water Heater

## 1. Brand Name



Brand Name:

- Brand: Bradford White

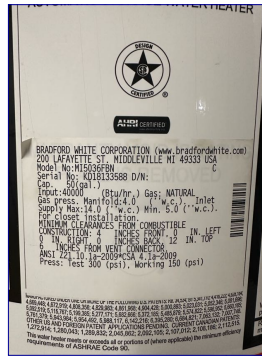
Observations:

- The Water Heater Area
- The Water Heater Data Tag

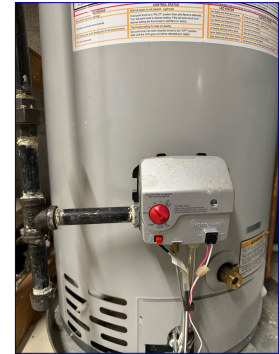
# Water Heater (continued)



The Water Heater Area



The Water Heater Data Tag



## 2. Approximate Age



Materials:

- 10-15+

Observations:

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

Tank was manufactured April 2013

## 3. Capacity



Capacity

- 50 gallons

## 4. Fuel



Fuel:

- Gas

## 5. Combustion Air Venting Present



Combustion Venting:

- Yes

## 6. Relief Valve



Relief Valve:

- Extension proper: Yes

## 7. Vent Pipe



Vent Pipe:

- Pitch proper

## 8. Comments



Observations:

- The water heater is listed as marginal due to age.

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

# Heating System

## 1. Brand

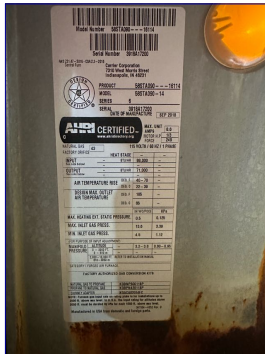


Brand:

- Brand: Carrier

Observations:

- The furnace area
- The furnace, cover off
- The furnace, data tag



The furnace, data tag



The furnace, cover off



The furnace area

## 2. Energy Source/Warm Air System



- Gas
- Direct drive
- Central system

## 3. Heat Exchanger



## 4. Carbon Monoxide



Carbon Monoxide:

- None detected

# Heating System (continued)

## 5. Combustion Air Venting Present



Combustion Air Venting:  
• Yes

## 6. Safety Controls



Safety Controls:  
• Disconnect: No  
• Gas shut off valve: Yes

## 7. Distribution



Distribution:  
• Metal duct

## 8. Flue Piping



## 9. Filter



Filter:  
• Needs cleaning/replacement  
Observations:  
• The furnace filter is dirty. Recommend changing the filter per the manufacturer's recommendations.



## 10. When Turned On By Thermostat



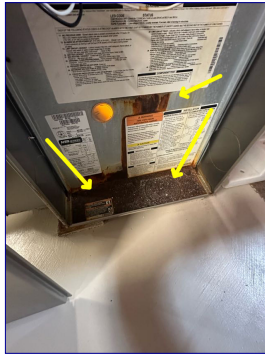
When Turned On:  
• Fired  
• Proper operation: Yes

## 11. Operation



Observations:  
• The furnace, operating  
• The furnace flue showed signs of rust and corrosion - recommend repair.

# Heating System (continued)



There is rust in the furnace. Recommend a licensed HVAC technician evaluate and repair as needed.



There is rust in the furnace. Recommend a licensed HVAC technician evaluate and repair as needed.

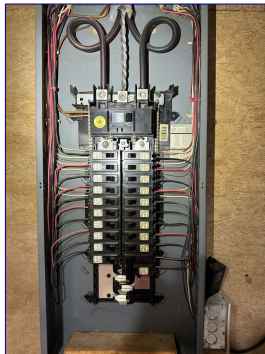
## Electric - Main Panel

### 1. Main Panel General



Observations:

- The main electrical service panel



### 2. Location



Location:

- Basement

### 3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

### 4. Amperage/Voltage



Amperage/Voltage:

- 150a

# Electric - Main Panel (continued)



## 5. Breakers/Fuses

- Breakers/Fuses: Breakers



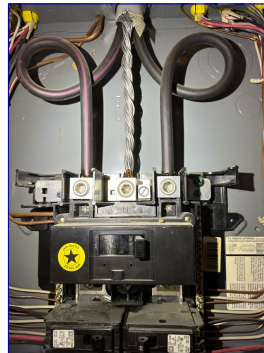
## 6. Appears Grounded

- Appears Grounded: Yes



## 7. Main Wire

- Main Wire:
- Copper



## 8. Branch Wire

- Type:
- Copper
  - Romex



# Cooling System - Interior

## 1. Cooling System: General

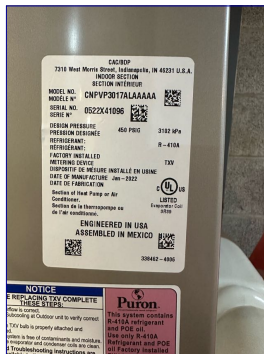


General:

- Central System

Observations:

- The air conditioner coils data plate



## 2. Age



Age:

- Age: 1-5+ years

## 3. Evaporator Coil

Evaporator Coil:

- Not visible

## 4. Condensate Line



Materials:

- Other

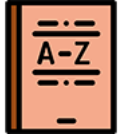
## 5. Secondary Condensate Line

Secondary Condensate Line:

- Present: No
- Needed: No

## 6. Condition





# Glossary

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