



## Home Condition Report

Prepared for the exclusive use of:

**John Doe**  
**12345 Sample Street, Anywhere, USA 99999**



**Inspected By:** Mike Blackman - Inspector  
Five Star Home Inspections, Inc.  
913-219-8634

**Inspection Date:** January 1, 2008

## Report Summary

In the opinion of the inspector, these noted items are **not** in a satisfactory condition. They are either incorrectly installed according to the manufacturers installation instructions, not functioning as intended, operating in an unsafe manner, or near the end of their economic life. Repair or replacement is recommended to achieve intended design performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure. Safety related items need immediate attention.

Other than certain critical deficiencies or life threatening situations, it is generally not possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be important to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action (if any) needs to be taken prior to closing, in relation tot he terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you have read, understand, and considered the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

### SITE

#### Utility Services:

##### *Electric Service Condition:*

**Action Necessary** - The conduit for the incoming electrical line has pulled away from the meter can. The conduit needs to be properly secured to the meter can for safety.

### FOUNDATION

#### Foundation:

##### *Perimeter Foundation Drainage Surface:*

**Attention Needed** - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Front Wall, Right Wall, Left Wall.

#### Interior View of Basement:

##### *Columns Condition:*

**Action Necessary** - The main support columns or beams do not appear to be adequately fastened at both ends.

### HEATING, VENTILATION & AIR CONDITIONING

#### Air Conditioning Unit No. 1:

##### *Insulation Wrap on the Suction Line:*

**Attention Needed** - The entry hole for the air-conditioning line set needs to be sealed with a caulk or insulating material to prevent moisture, insects, or animals from entering.

##### *Condenser Cabinet Level:*

**Attention Needed** - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.

#### Heating Unit # 1:

##### *Heat Exchanger Inspected Via:*

**Attention Needed** - The damper for the furnace burners does not properly open and close and needs to be repaired by a professional HVAC technician.

##### *Blower Condition:*

**Attention Needed** - The blower assembly is working, but it is dirty. The entire blower, furnace, and a-coil need to

be fully evaluated and cleaned by a professional HVAC technician.

## ROOF & ATTIC

### Roofing:

#### *Flashing:*

**Attention Needed** - Some portion of the roof flashing needs repair. The chimney flashing has raised and needs to be secured down.

## STRUCTURAL

### Structural:

#### *Siding Condition:*

**Action Necessary** - Some portion of the exterior siding material or finish is in a deteriorated condition that requires repair or replacement. There are multiple areas around the home that have rotted and damaged siding that is in need of replacement. It is highly recommended that all of the siding is professionally evaluated by a siding professional and repair or replace all damaged and deteriorated areas. There may be some hidden damage behind the siding. Have a professional contractor evaluate for hidden damage and make necessary repairs.

#### *Trim Condition:*

**Action Necessary** - Some portion of the trim currently is deteriorated to the point that it needs replacement. There is wood rot in over 80% of the windows sills and trim. It is highly recommended that all of the trim and sills are evaluated and repaired by a professional contractor.

#### *Condition of Painted Surfaces:*

**Action Necessary** - The underside of some portion of the siding is not correctly painted. Painting will minimize further deterioration of the siding.

#### *Outside Entry Doors:*

**Attention Needed** - The outside entry door needs some minor adjustment or repair. The front entry door threshold is damaged and is in need of repair.

### Deck, Porch, or Balcony:

#### *Framing of Deck/Porch:*

**Action Necessary** - Some portion of the framing in the deck or porch is in a condition that warrants immediate repair. The deck framing is not bolted to the rim joist of the structure. Should the deck pull away from the structure and collapse, it could cause serious injury to anyone on the deck. The deck should be bolted to the structure.

## PLUMBING SYSTEM

### Plumbing:

#### *Floor Drains Functional:*

**Attention Needed** - Floor drains drain slower than expected. The floor drain next to the furnace needs to be evaluated and repaired by a professional plumber.

#### *Sump Pump Drain Line:*

**Action Necessary** - The drainage line from the sump pump is installed in such a manner that water is not carried far enough away from the structure. The sump pump drain line needs to be extended to at least 6 feet from the home.

## KITCHEN

### Kitchen:

#### *Faucet and Supply Lines:*

**Attention Needed** - The dishsprayer attachment does not function and needs to be repaired.

**BATHROOM**

Master Bathroom:

*Entry Door:*

**Attention Needed** - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.

Partial Bathroom:

*Toilet Condition:*

**Action Necessary** - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to resecure it to the floor.

**BEDROOM**

Master Bedroom:

*Ceiling:*

**Attention Needed** - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

Bedroom #3:

*Ceiling:*

**Attention Needed** - There is a condition in the ceiling that needs attention. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

**GARAGE**

Garage:

*Fire Rated Ceiling:*

**Attention Needed** - There is at least one hole in the garage ceiling. This condition needs repair to make the ceiling fire rated. There are also signs of previous water leaks in the ceiling. It does not appear to be an active leak.

# INSPECTION CONDITIONS

**CLIENT & SITE INFORMATION:**

REPORT NAME:	12345 Sample Street.
INSPECTION DATE:	January 1, 2008.
INSPECTION APPOINTMENT TIME:	9:00.
CLIENT NAME:	John Doe.
INSPECTION SITE:	12345 Sample Street.
INSPECTION SITE CITY/STATE/ZIP:	Anywhere, USA 99999.

**CLIMATIC CONDITIONS:**

INSPECTION DAY WEATHER:	Clear.
TEMPERATURE AT TIME OF INSPECTION:	40's.
SOIL CONDITIONS:	Dry.

**UTILITY SERVICES:**

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Public.
UTILITIES STATUS:	All utilities on.

**OTHER INFORMATION:**

AREA:	Suburb.
HOUSE OCCUPIED?	Yes.
CLIENT PRESENT DURING INSPECTION:	Yes.

# SITE

**Site:**

**House faces:**

The front of the house faces North.



**Style of House:**

Two-story.

**Estimated age of house:**

The house is 15 - 20 years old.

**Approximate Lot Size:**

The lot appears to be an average size for the area.

**Area Description:**

This is a well-established area with homes of similar type construction.

**Lot Landscape**

Satisfactory - The landscape appears to be average for the area.

**Condition:**

**Site Drainage:**

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

**Paving Condition:**

**Street and Curb Condition:**

Satisfactory - The street and/or curb in front of the property appears to be in satisfactory condition.

**Street Drainage and Gutters:**

Satisfactory - The street appears to have adequate slope and drainage. A gutter system is installed.

**Driveway Paving Material:**

Concrete.

**Driveway Condition:**

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

**Walkways and Stoop Materials:**

Concrete.

**Walkway Condition:**


Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

**Entryway Stoop:**

Satisfactory - The entry stoop is in functional condition.

**Utility Services:**

**Water Source:**  
**Water Meter Location:**  
**Electric Service:**  
**Electric Service Condition:**

City.
Front yard several feet in from the street.
Good - Underground.
<p><b>Action Necessary</b> - The conduit for the incoming electrical line has pulled away from the meter can. The conduit needs to be properly secured to the meter can for safety.</p> 
Natural gas is provided by a regulated service company or utility.
Sewers.

**Fuel Source:**  
**Sewage Disposal System:**

**Gas Services:**

**Gas-fired Equipment Installed:**  
**Type of Gas Supply:**  
**Gas Line Primary Piping Material:**  
**Piping Installation - Routing - Shutoffs - Hangers - Supports:**  
**Gas Odors Noted:**  
**Vents Noted From Roof View:**  
**Draft Hoods/Draw:**  
**Gas-fired Appliance Flue/Vents:**

Furnace. Water heater.
Natural Gas.
Black iron pipe.
Satisfactory - Gas supply piping, as installed, appears adequate.
No.
There is at least one gas-fired vent stack through the roofline.
Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.
Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and are functional.

# FOUNDATION

**Foundation:**


<b>Type of Foundation:</b>	Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.
<b>Foundation Materials:</b>	Poured-in-place concrete, 8" or more thick.
<b>Visible Portions of Exterior Foundation Walls:</b>	The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible. Areas not visible are not commented on as a part of this inspection.
<b>Visible Foundation Wall Cracks Noted From Exterior:</b>	Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.
<b>Evidence of Recent Movement:</b>	No - There is no evidence of any recent movement.
<b>Perimeter Foundation Drainage Surface:</b>	<p><b>Attention Needed</b> - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Front Wall, Right Wall, Left Wall.</p>



**Interior View of Basement:**

<b>Interior of Basement Percentage Finished Into Living Space:</b>	None.
<b>Basement Ceiling Exposed:</b>	Most of the ceiling is open allowing visibility of the ceiling/floor joists.
<b>Sill Plates Percentage Visible:</b>	Almost all of the sill plates were visible.
<b>Percent Interior Foundation Wall Exposed:</b>	Almost all of the interior foundation walls are available for viewing.
<b>Conditions Noted in Exterior Walls,Interior View:</b>	Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of the evaporating of moisture in the concrete walls. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

**Columns and Posts:**  
**Columns Condition:**


There are steel columns or posts installed.	
<p><b>Action Necessary</b> - The main support columns or beams do not appear to be adequately fastened at both ends.</p>	

**Main Beam:**  
**Slab Foundation Floor Type:**  
**Floor Cracks Noted:**  
**Basement Windows:**  
**Interior Stairway Access From:**  
**Staircase Condition:**  
**Lighting on the Basement Level:**  
**Electrical Service to Basement Level:**

Satisfactory - The main beam installed appears to be in satisfactory condition.	
A floating slab inside the foundation is used for this structure.	
Yes - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing cracks.	
There are basement level windows.	
Kitchen.	
Satisfactory - The staircase to the basement level appears functional.	
Satisfactory - Overall lighting in the nonliving areas of the basement level is acceptable.	
Satisfactory - The electrical outlets in the basement level tested as correctly grounded.	

# HEATING, VENTILATION & AIR CONDITIONING

**Air Conditioning Unit No. 1:**

<b>Model/Serial Number/Size:</b>	Lennox - Manufactured in 1993. The typical service life for an AC unit is 12 - 15 years. Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future.	
<b>Type:</b>	Refrigerator/Split System. Electricity-powered.	
<b>Unit/Condenser Location:</b>	Side of the house.	
<b>Unit Tested:</b>	Yes.	
<b>Insulation Wrap on the Suction Line:</b>	<p><b>Attention Needed</b> - The entry hole for the air-conditioning line set needs to be sealed with a caulk or insulating material to prevent moisture, insects, or animals from entering.</p>	
<b>Condenser Clear of Obstruction:</b>	Satisfactory.	
<b>Condenser Cabinet Level:</b>	<b>Attention Needed</b> - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.	
<b>Condensing Coil Condition:</b>	Satisfactory - The condensing coil appears to be clean, and no blockage was noted.	
<b>Service Disconnect:</b>	Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50' from the unit.	
<b>Condensate Line:</b>	Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.	
<b>Temperature Differential:</b>	Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.	


**Heating Unit # 1:**

<b>Heating System Location:</b>	Basement level.
<b>Heating System Type:</b>	A forced-air furnace is installed as the primary source of heat.
<b>Fuel Source:</b>	The fuel source is natural gas.

<b>Model/Serial Number/Size:</b>	Lennox - Manufactured in 1993. The typical service life for a forced-air natural gas furnace is 18 - 20 years. Although it was operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future.
<b>Flue Type:</b>	The flue pipe is metal.
<b>Flue Condition:</b>	Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.
<b>Unit Tested:</b>	Yes.
<b>Furnace Temperature output within manufacturer's specifications:</b>	The actual temperature rise was within this range.
<b>Furnace Cabinet Condition:</b>	Satisfactory.
<b>Furnace Gas Valve:</b>	Present.
<b>Heat Exchanger Inspected:</b>	Yes.
<b>Heat Exchanger Inspected Via:</b>	<b>Attention Needed</b> - The damper for the furnace burners does not properly open and close and needs to be repaired by a professional HVAC technician.
<b>Draft Hoods/Draw:</b>	Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.
<b>Gas-fired Appliance Flue/Vents:</b>	Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and are functional.
<b>Blower Condition:</b>	<b>Attention Needed</b> - The blower assembly is working, but it is dirty. The entire blower, furnace, and a-coil need to be fully evaluated and cleaned by a professional HVAC technician.
<b>Filter Condition:</b>	Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.
<b>Ducts Condition:</b>	Satisfactory - The ductwork appears to be properly installed and supported.
<b>Does each habitable room have a heat source?</b>	Yes.
<b>Supply&gt;Returns:</b>	Satisfactory - The supply and returns appear to be satisfactory.
<b>Humidifier Installed:</b>	Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.
<b>Thermostat Condition:</b>	Satisfactory - The thermostat worked properly when tested.

# ROOF & ATTIC

**Roofing:**

<b>Roof Covering Materials:</b>	Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Applied in horizontal rows.
<b>Cover Layers:</b>	The roof covering on the main structure appears to be the first covering.
<b>Underlayment Noted:</b>	Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.
<b>Condition of Roof Covering Material:</b>	Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.
<b>Estimated Life Expectancy of Roof:</b>	The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.
<b>Slope:</b>	Medium slope is considered to be between 4 in 12 and 6 in 12.
<b>Flashing:</b>	<p><b>Attention Needed</b> - Some portion of the roof flashing needs repair. The chimney flashing has raised and needs to be secured down.</p> 
<b>Means of Roof Inspection:</b>	Binoculars were used to view the roof covering. The inspection was completed from the ground level.
<b>Valleys:</b>	Satisfactory - The valleys appear to be in satisfactory condition.
<b>Ridges:</b>	Satisfactory - The ridge covering material appears to be in satisfactory condition.
<b>Evidence of Leakage:</b>	No - There is no visible evidence of water leakage from the exterior.
<b>Roof Gutter System:</b>	The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

**Attic & Ventilation:**

<b>Attic Access Location:</b>	Bedroom closet ceiling.
<b>Attic Accessibility:</b>	Ceiling scuttle hole.
<b>Method of Inspection:</b>	The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.
<b>Attic Cavity Type:</b>	Crawl Through - The attic cavity is not usable for any storage due to size, framing, or insulation.
<b>Roof Framing:</b>	A rafter system is installed to support the roof decking.
<b>Roof Framing Condition:</b>	Satisfactory - The roof framing appears to be in functional condition.

**Roof Decking:**  
**Evidence of Leaks on Interior of Attic:**  
**Ventilation Hi/Low:**  
**Insulation Clear of Sheathing:**  
**Insulation Noted:**

The roof decking material is 1/2" plywood sheeting.
There is no evidence of current water leaks into the accessible attic spaces.
Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.
There is at least a 1 1/2" clearance between the roof sheathing and the insulation.
Satisfactory - The attic insulation appears to be adequate and properly installed.

# STRUCTURAL

**Structural:**

**Type of Construction:**

**Exterior Siding**

**Materials:**

**Siding Condition:**

Frame.

Masonite/Hardboard panel.

**Action Necessary -**  
 Some portion of the exterior siding material or finish is in a deteriorated condition that requires repair or replacement. There are multiple areas around the home that have rotted and damaged siding that is in need of replacement. It is highly recommended that all of the siding is professionally evaluated by a siding professional and repair or replace all damaged and deteriorated areas. There may be some hidden damage behind the siding. Have a professional contractor evaluate for hidden damage and make necessary repairs.



**Trim Condition:**

**Action Necessary** - Some portion of the trim currently is deteriorated to the point that it needs replacement. There is wood rot in over 80% of the windows sills and trim. It is highly recommended that all of the trim and sills are evaluated and repaired by a professional contractor.



**Soffit/Eaves:**

Satisfactory - Soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

**Fascia & Rake Boards:**

Satisfactory - Fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

**Condition of Painted Surfaces:**

**Action Necessary** - The underside of some portion of the siding is not correctly painted. Painting will minimize further deterioration of the siding.

**Outside Entry Doors:**

**Attention Needed** - The outside entry door needs some minor adjustment or repair. The front entry door threshold is damaged and is in need of repair.

**Windows Type:**

Double hung.

**Earth to Wood Clearance:**

Satisfactory - There appears to be adequate clearance between the earth and the wood.

**Deck, Porch, or Balcony:**

**Wood Deck or Porch:**

Wood deck.

**Deck/Porch/Balcony Materials:**

The inspector was unable to determine the type of wood used.

**Condition of Wood Materials:**

Satisfactory - The wood materials are in satisfactory condition.

**Framing of Deck/Porch:**

**Action Necessary** - Some portion of the framing in the deck or porch is in a condition that warrants immediate repair. The deck framing is not bolted to the rim joist of the structure. Should the deck pull away from the structure and collapse, it could cause serious injury to anyone on the deck. The deck should be bolted to the structure.

**Deck, Porch, or Balcony Flooring Material:**

Satisfactory - The decking materials appear to be in satisfactory condition.

<b>Supporting Posts:</b>	Satisfactory - The supporting posts appear to be in satisfactory condition.
<b>The Foundation Materials:</b>	The deck support posts are set in concrete. The inspector was unable to determine if the posts are set to the frost line.
<b>Stairs Condition:</b>	Satisfactory - The steps are in usable condition.
<b>Staircase Landing:</b>	There is a solid surface for the bottom of the staircase landing.
<b>Deck or Porch Railings:</b>	Satisfactory - The railings as installed are functional.

**Fireplace:**

<b>Location of Fireplace:</b>	Living room.
<b>Type of Fireplace:</b>	Masonry Firebox - There is a masonry material lining the firebox. This masonry material is fired during manufacturing to withstand the temperatures found during normal fireplace usage.
<b>Fireplace Fuel:</b>	Gas - The fireplace is designed to use gas fuel only.
<b>Gas Valve Location:</b>	There is a gas valve installed in the floor in front of or adjacent to the hearth.
<b>Firebox Condition:</b>	Satisfactory - The firebox appears to be sound and usable in its current condition.
<b>Damper Condition:</b>	Satisfactory - The flue damper appears to be functional and fully adjustable.
<b>Evidence of Drafting Problems:</b>	No evidence of drafting problems was noted; however, I did not light a fire to determine if it drafts well.
<b>Flue Condition from Firebox:</b>	Satisfactory - The visible portions of the chimney flue appear to be satisfactory.
<b>Flue Condition From Roof:</b>	The fireplace flue was not checked from the top side. The inspector did not climb onto the roof or could not get to the chimney top.
<b>Exterior Stack Material:</b>	The exterior fireplace chase is wood framed and enclosed with siding material similar to the structural siding.
<b>Exterior Stack Condition:</b>	See Siding Condition.
<b>Flue Lined:</b>	Yes - The fireplace flue appears to be lined with metal.
<b>Chimney Cap or Crown:</b>	Yes - There is a chimney cap.
<b>Flashing:</b>	See Roof Flashing
<b>Hearth Condition:</b>	The hearth is in satisfactory condition.
<b>Mantle:</b>	Yes - A mantle is installed.

# ELECTRICAL SYSTEMS

## Primary Power Source

**Service Voltage:** The incoming electrical service to this structure is 120/240 volts.

## Main Power Panel and Circuitry

<b>Main Power Distribution Panel Location:</b>	The main electrical panel is located in the garage.
<b>Main Power Panel Size:</b>	200-amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.
<b>Service Cable to Panel Type:</b>	Aluminum.
<b>Is Panel Accessible?</b>	Yes - The electrical panel is in a location that makes it readily accessible.
<b>Panel Condition:</b>	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
<b>Main Panel Type:</b>	Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; because when a breaker trips off, it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a Qualified Licensed Electrician for an analysis of the existing problem.
<b>Breaker/Fuse to Wire Compatibility:</b>	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
<b>Breakers or Fuse Condition:</b>	Satisfactory - The breakers appear to be correctly installed. They are all of matching brand to the panel.
<b>Legend Available:</b>	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
<b>Panel Cover Removed:</b>	Yes.
<b>Condition of Wiring in Panel:</b>	Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
<b>Feeder and Circuit Wiring Type:</b>	Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.
<b>Circuit Wiring Condition:</b>	Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
<b>Receptacle Grounding:</b>	Satisfactory - After a random check of a representative number of the 3-prong outlets, all tested outlets were correctly grounded and polarized. This does not imply that all are considered correctly wired.
<b>Main Service Ground Verified:</b>	Yes - The main service ground wire was located by the inspector.

**Smoke Detectors:**

Disclaimer - The existing smoke detectors were not tested but only noted as to presence. We do not test the smoke detectors. Although they may work today, they may not work when you need them to work. This is why it is important for <b>you</b> to test them on a regular basis, monthly at least.
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Doorbell:**

Yes - The exterior door(s) has a working doorbell.
----------------------------------------------------

**Exterior Lighting:**

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.
------------------------------------------------------------------------------------------------

# PLUMBING SYSTEM

## Plumbing:

<b>Water Source:</b>	City/Municipal.
<b>Plumbing Service Piping Size to Structure:</b>	3/4" water service line from the meter to the main cutoff.
<b>Public Service Piping Material:</b>	The main service line to the structure is copper.
<b>Main Water Line Cutoff Location:</b>	Basement level wall.
<b>Visible Mineral Deposits or Encrustations:</b>	No.
<b>Interior Supply Piping Size:</b>	The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.
<b>Interior Supply Piping Material:</b>	The interior supply piping in the structure is predominantly copper.
<b>Water Pressure:</b>	Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.
<b>Exterior Hose Bibs Functional:</b>	Satisfactory - The exterior hose bib(s) appeared to function normally.
<b>Functional Supply:</b>	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
<b>Leaks in the Supply Piping Noted:</b>	No.
<b>Sewage Disposal Type:</b>	Public Sewer System.
<b>Waste Line Materials:</b>	The predominant waste line material is plastic.
<b>Waste Piping Condition:</b>	Satisfactory - The visible plumbing waste piping appears functional.
<b>Vent Piping Material:</b>	The vent material, as it passes through the roof, is plastic.
<b>Vent Piping Condition:</b>	Satisfactory - The visible plumbing vent piping appears functional.
<b>Supply/Waste Piping Supports:</b>	Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
<b>Functional Drainage:</b>	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures drains at a rate faster than was supplied.
<b>Objectionable Odors Noted:</b>	No.

<b>Location of Noted Floor Drains:</b>	Furnace area.
<b>Floor Drains Functional:</b>	<b>Attention Needed</b> - Floor drains drain slower than expected. The floor drain next to the furnace needs to be evaluated and repaired by a professional plumber.
<b>Sump Pump:</b>	Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence or effectiveness of any subslab or perimeter drainage system.
<b>Sump Pump Drain Line:</b>	<b>Action Necessary</b> - The drainage line from the sump pump is installed in such a manner that water is not carried far enough away from the structure. The sump pump drain line needs to be extended to at least 6 feet from the home.

**Water Heater:**

<b>Location:</b>	Next to the furnace.
<b>Model &amp; Serial Numbers:</b>	Manufactured in 1993. The typical life of a water heater is 10 years. Budget for replacement.
<b>Tank Capacity:</b>	A 40 gallon water heater is installed.
<b>Fuel Source for Water Heater:</b>	The water heater is gas-fired.
<b>Exposed Water Heater Condition:</b>	Satisfactory - It shows some age, but it appears sound.
<b>Firebox Condition:</b>	The underside of the tank appears to be in normal condition in relation to its age.
<b>Drip Leg Installed for Natural Gas-fired Unit:</b>	Yes - There is a drip leg installed on the incoming gas line to the water heater.
<b>Gas Valve:</b>	Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
<b>Flue/Exhaust Pipe Condition:</b>	Satisfactory - The exhaust flue appears to be correctly installed.
<b>Water Piping Condition:</b>	Satisfactory - The incoming piping and output piping are installed correctly.
<b>Water Heater Fill Valve Installed:</b>	Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
<b>Temperature Controls:</b>	Satisfactory - The thermostat and temperature controls appear to function normally.
<b>Drain Valve:</b>	Yes - There is a drain valve installed on the lower side of the water heater.
<b>Temperature &amp; Pressure Relief Valve:</b>	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
<b>Safety Overflow Pipe:</b>	Satisfactory - The overflow pipe is correctly installed.

# KITCHEN

## Kitchen:

<b>Location:</b>	Main level, rear of house.
<b>Outside Entry Door:</b>	The outside entry door to the kitchen is satisfactory.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this kitchen are satisfactory.
<b>Walls:</b>	Satisfactory - The walls in the kitchen appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Floor:</b>	Satisfactory - The flooring in the kitchen is satisfactory.
<b>Lighting:</b>	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Countertops:</b>	Satisfactory - The countertops in the kitchen are satisfactory.
<b>Cabinets, Drawers, and Doors:</b>	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
<b>Faucet and Supply Lines:</b>	<b>Attention Needed</b> - The dishsprayer attachment does not function and needs to be repaired.
<b>Sink and Drain Lines:</b>	Satisfactory - The sink and drainage lines appear to be satisfactory.
<b>Caulking Water Contact Areas:</b>	Satisfactory - The caulking in water contact areas appears to be satisfactory.
<b>Food Waste Disposal:</b>	Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.
<b>Dishwasher:</b>	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
<b>Range Hood:</b>	Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.
<b>Range/Oven Fuel Source:</b>	Electricity - There is a 220-volt hookup for an electric range/oven.
<b>Range/Oven:</b>	Freestanding - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection.
<b>Heat Source:</b>	Satisfactory - There is a heat register in this room.

# LAUNDRY

## Laundry:

<b>Location:</b>	On the 2nd floor.
<b>Entry Door:</b>	Satisfactory - The entry door to the laundry room is functional.
<b>Walls:</b>	Satisfactory - The walls in the laundry appear to be satisfactory.
<b>Ceilings:</b>	Satisfactory - The ceiling is satisfactory.
<b>Floor:</b>	Satisfactory - The floor coverings are in satisfactory condition.
<b>Electrical Outlets:</b>	Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.
<b>Lighting:</b>	Satisfactory - Lighting in the laundry room is adequate.
<b>Washer &amp; Dryer:</b>	A washer and dryer are installed. Testing of either is not included as a part of this inspection.
<b>Washer Hookup:</b>	There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.
<b>Dryer Hookup:</b>	Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.
<b>Dryer Ventilation:</b>	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.
<b>Area Ventilation:</b>	Satisfactory - The area ventilation seems adequate.

# BATHROOM

**Master Bathroom:**

<b>Entry Door:</b>	<b>Attention Needed</b> - The entry door or hardware to this bathroom needs some adjustment or repair to function appropriately. The latch or strike plate needs to be adjusted so that the door will latch correctly.
<b>Walls:</b>	Satisfactory - The walls in this bathroom are satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling in this bathroom is satisfactory.
<b>Floor:</b>	Satisfactory - The flooring in this bathroom is satisfactory.
<b>Lighting:</b>	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
<b>Ventilation Fans:</b>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
<b>Ground Fault Interrupt Outlets:</b>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Vanity Cabinet:</b>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<b>Basin and Drain Fixtures:</b>	Satisfactory - The basin and drainage fixtures appear to be satisfactory.
<b>Faucet and Supply Lines:</b>	Satisfactory - Faucets and supply lines appear satisfactory.
<b>Toilet Condition:</b>	Satisfactory - The toilet in the master bathroom appears to be functional.
<b>Shower/Shower Head and Mixing Valves:</b>	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
<b>Shower Pan:</b>	Fiberglass - The fiberglass shower pan does not appear to leak at this time.
<b>Tub &amp; Shower Walls:</b>	Satisfactory - The walls appear to be in satisfactory condition.
<b>Tub/Shower Drain:</b>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<b>Glass Tub/Shower Door:</b>	Yes.
<b>Caulking/Water Contact Areas:</b>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
<b>Heat Source:</b>	Satisfactory - There is a heat source in this room.

**Bathroom # 2:**

<b>Location:</b>	On the second floor in the hall outside of the bedrooms.
<b>Entry Door:</b>	Satisfactory - The entry door to the bathroom is as expected, and it is functional.
<b>Walls:</b>	Satisfactory - The walls in this bathroom are satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling in this bathroom is satisfactory.
<b>Floor:</b>	Satisfactory - The flooring in this bathroom is satisfactory.

<b>Lighting:</b>	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
<b>Ventilation Fans:</b>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
<b>Ground Fault Interrupt Outlets:</b>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Vanity Cabinet:</b>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<b>Basin and Drain Fixture:</b>	Satisfactory - The basin and drainage fixture appear to be satisfactory.
<b>Faucet and Supply Lines:</b>	Satisfactory - The faucets and supply lines appear satisfactory.
<b>Toilet Condition:</b>	Satisfactory - The toilet in this bathroom appears to be functional.
<b>Tub:</b>	Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on the type of cleaning materials and method of application. The surface of the tub can be easily damaged.
<b>Tub Mixing Valve &amp; Stopper:</b>	Satisfactory - The tub mixing valve and tub unit are in satisfactory condition.
<b>Shower/Shower Head and Mixing Valves:</b>	Satisfactory - The shower/shower head and mixing valves are performing as required.
<b>Tub &amp; Shower Walls:</b>	Satisfactory - The walls appear to be in satisfactory condition.
<b>Tub/Shower Drain:</b>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<b>Caulking/Water Contact Areas:</b>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
<b>Heat Source:</b>	Satisfactory - There is a heat source in this room.

**Partial Bathroom:**

<b>Location:</b>	Adjacent to the kitchen.
<b>Entry Door:</b>	Satisfactory - The entry door to the bathroom is as expected, and it is functional.
<b>Walls:</b>	Satisfactory - The walls in this bathroom are satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling in this bathroom is satisfactory.
<b>Floor:</b>	Satisfactory - The flooring in this bathroom is satisfactory.
<b>Lighting:</b>	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
<b>Ventilation Fans:</b>	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
<b>Ground Fault Interrupt Outlets:</b>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<b>Light Switch:</b>	Satisfactory - The light switch is satisfactory.
<b>Vanity Cabinet:</b>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<b>Basin and Drain Fixture:</b>	Satisfactory - The basin and drainage fixtures appear to be satisfactory.

**Faucet and Supply  
Lines:**

Satisfactory - Faucets and supply lines appear to be satisfactory.

**Toilet Condition:**

**Action Necessary** - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to resecure it to the floor.

**Caulking/Water Contact  
Areas:**

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

**Heat Source:**

Satisfactory - There is a heat source in this room.

# BEDROOM

## Master Bedroom:

<b>Entry Door:</b>	Satisfactory - The entry door on the master bedroom is as expected and is functional.
<b>Closet:</b>	Satisfactory - The closet is functional and of average size.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	<b>Attention Needed</b> - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.
<b>Light and Light Switch:</b>	Satisfactory - The light and light switch were functional at the time of the inspection.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
<b>Floor:</b>	Satisfactory - The floors are in satisfactory condition.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<b>Heat Source Noted:</b>	There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

## Bedroom #2:

<b>Location:</b>	Middle Bedroom.
<b>Entry Door:</b>	Satisfactory - The entry door to this bedroom is as expected, and it is functional.
<b>Closet:</b>	Satisfactory - The closet is functional and of average size.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Light and Light Switch:</b>	Satisfactory - The light and light switch were functional at the time of the inspection.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
<b>Floor:</b>	Satisfactory - The floors are in satisfactory condition.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<b>Heat Source Noted:</b>	There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

## Bedroom #3:

<b>Location:</b>	West Bedroom.
<b>Entry Door:</b>	Satisfactory - The entry door to this bedroom is as expected, and it is functional.
<b>Closet:</b>	Satisfactory - The closet is functional and of average size.
<b>Walls:</b>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<b>Ceiling:</b>	<b>Attention Needed</b> - There is a condition in the ceiling that needs attention. There is evidence of an unrepaired stain on the ceiling caused by a prior moisture leak.

<b>Light and Light Switch:</b>	Satisfactory - The light and light switch were functional at the time of the inspection.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
<b>Floor:</b>	Satisfactory - The floors are in satisfactory condition.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<b>Heat Source Noted:</b>	There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

# OTHER LIVING SPACES

## Front Entry and Main Hallway:


<b>Front Entry Door:</b>	Satisfactory - The main entry door to the structure is in functional condition.
<b>Screen/Storm Door:</b>	Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.
<b>Entry Floor:</b>	Satisfactory - The entry floor material is in satisfactory condition.
<b>Main Hallway:</b>	Satisfactory - The main hallway walls and floor are in satisfactory condition.
<b>Guest Closet:</b>	Satisfactory - The guest closet is functional and of average size.
<b>Main Staircase:</b>	Satisfactory - The main staircase is appropriately installed.
<b>Upper Level Hallway:</b>	Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

## Living Room:

<b>Location:</b>	At the front entry.
<b>Walls:</b>	Satisfactory - The walls in this room appear to be satisfactory.
<b>Ceiling:</b>	Satisfactory - The ceiling is functional and as expected.
<b>Ceiling Fan:</b>	Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.
<b>Floor:</b>	Satisfactory - The floor in this room is in satisfactory condition.
<b>Windows:</b>	Satisfactory - The windows and associated hardware in this room are all satisfactory.
<b>Electrical Outlets:</b>	Satisfactory - The outlets tested in this room are correctly wired and grounded.
<b>Heat Source Noted:</b>	There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.
<b>Fireplace:</b>	Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

# GARAGE

**Garage:**

<b>Garage Type:</b>	The garage is attached.	
<b>Size of Garage:</b>	Two-car garage.	
<b>Number of Overhead Doors:</b>	There is a single overhead door.	
<b>Overhead Door and Hardware Condition:</b>	Satisfactory - The overhead door is in satisfactory condition, and it is functional.	
<b>Automatic Overhead Door Opener:</b>	The overhead door opener appears to function appropriately.	
<b>Safety Reverse Switch on the Automatic Opener:</b>	Yes - The door opener is equipped with an automatic safety reverse switch.	
<b>Floor Condition:</b>	Satisfactory - The garage floor is in satisfactory condition.	
<b>Garage Walls Condition:</b>	The wall covering appears to meet the minimum fire separation standards. However, it is not possible to verify after the sheetrock is finished.	
<b>Fire Rated Ceiling:</b>	<p><b>Attention Needed</b> - There is at least one hole in the garage ceiling. This condition needs repair to make the ceiling fire rated. There are also signs of previous water leaks in the ceiling. It does not appear to be an active leak.</p>	
<b>Fire Rated Entry Door to Structure:</b>	Yes - There is a fire rated door separating the garage from the living areas of the house.	
<b>Garage Foundation:</b>	Satisfactory - The visible portions of the foundation under the garage appear to be functional.	
<b>Electric Service to Garage:</b>	Satisfactory - The electrical outlets in the garage tested as correctly grounded.	