



## *Home Inspection Report*

**123 Spring St. Owasso, OK 74055**

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**Inspection Date: 04/13/2017**

**Prepared For: John Smith**

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**Report Number: 04132017-01**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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### CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Recommend:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

### IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term.

Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

**All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.**

#### Supply Plumbing

- **Possible Concern, Monitor, Repair:** The main water supply piping to the house from the water meter appears to be leaking. *The meter was running. The toilet in the guest bathroom is running slightly. After repairs to the toilet are complete, if the meter is still running, further investigation should be done by a licensed plumber to find the leak.*

#### Flashings

- **Repair:** The flashing is loose and should be re-secured to avoid leaks. *Water Heater Chimney.*

#### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

#### Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. *Front of House (see pictures) and Siding (openings between lap siding).*
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot. *See Pictures.*
- **Repair:** Localized rot was observed in the trim around the siding. *Fireplace Chimney Chase.*
- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot. *Fireplace Chimney Chase.*

#### Windows

- **Repair:** The windows require caulking.

**Doors**

- **Repair:** The door frame requires caulking. *Exterior Garage Access Door.*

**Distribution Wiring**

- **Repair:** All spliced wiring should be placed in junction boxes and junction boxes should be fitted with cover plates, in order to protect the wire connections. *Attic.*

**Outlets**

- **Repair:** An outlet is inoperative. This outlet and circuit should be investigated. *Livingroom, Garage and Attic. Marked with an orange sticker with an "X".*
- **Repair:** An outlet is damaged. It should be replaced. *Pantry. Marked with an orange sticker with a "D".*
- **Repair:** An outlet is loose. It should be repaired. *Kitchen. Marked with an orange sticker with an "L".*
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended. A GFCI offers increased protection from shock or electrocution. *Exterior (all).*
- **Repair:** Damaged outlet cover should be replaced to avoid a shock hazard and water damage to the outlet. *Exterior (back of house).*
- **Repair:** Damaged outlet cover plate should be replaced to avoid a shock hazard. *Attic and Garage.*

**Lights**

- **Repair:** The light is inoperative. If the bulbs are not blown, the circuit should be repaired. *Exterior (back of house at exterior garage access door and front of house at garage) and Interior (laundry room and guest bathroom; exhaust fan).*

**Water Heater**

- **Repair:** In order to reduce the potential for water damage, it is recommended that an auxiliary drain pan be installed below the water heater.

**Waste / Vent**

- **Repair:** Unsealed opening in the waste piping should be corrected. *Back Yard (waste clean out; damaged cap).*

**Plumbing Fixtures**

- **Repair:** The toilet is loose. *Master Bathroom.*
- **Repair:** The toilet tank fill valve is damaged. Replacement of the tank mechanism is needed. *Master Bathroom and Guest Bathroom.*
- **Repair:** The toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed. *Guest Bathroom.*
- **Repair:** The hose bib leaks from the anti-siphon cap when the water is running. The anti-siphon valve needs to be replaced. *South Side of House.*
- **Repair:** The sink drain plug is inoperative and needs repair. *Guest Bathroom.*

**Floors**

- **Repair:** Loose and/or missing grout in the tile floor should be repaired. *At Master Bedroom and Master Bathroom.*

**Doors**

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly. *Front Bedroom.*
- **Repair:** The weather strip on the front door, interior garage access door and back door is damaged and/or missing. Repair is needed.

**Sloped Roofing**

- **Monitor, Repair:** Loose tabs were observed. Repairs are recommended. *Front and Back Sides of Roof.*

**Deck**

- **Monitor, Repair:** The support posts for the deck are below the soil. This configuration is prone to rot. Raising above soil level is recommended. The potential of rot could already be present.

**Floors**

- **Monitor, Repair:** The carpet flooring is damaged. *Master Bedroom (at door) and Entryway Closet (missing flooring).*

**Clothes Dryer**

- **Monitor, Repair:** The clothes dryer vent should be cleaned.

### Flashings

- **Monitor:** The flashing is vulnerable, has leaked in the past, and should be watched carefully for leaks.

### Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted. *Master Bathroom (ceiling and wall)*.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

### Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.

### Fireplaces

- **Recommend:** The fireplace chimney should be inspected prior to operation.

### Gutters & Downspouts

- **Recommend:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® 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.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Slab on Grade •Piers
<b>Columns:</b>	•Wood
<b>Floor Structure:</b>	•Concrete
<b>Wall Structure:</b>	•Wood Frame, Brick and Stone Veneer
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Waferboard Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is acceptable quality. The materials and workmanship, where visible, are acceptable. The visible joist spans appear to be within typical construction practices.

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF STRUCTURE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt/Fiberglass Shingle
<b>Roof Flashings:</b>	•Metal •Roofing Material (Shingles)
<b>Chimneys:</b>	•Metal •Metal below siding
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The pitch of the roof should result in a longer than normal life expectancy for roof coverings. The metal chimneys do not show signs of significant deterioration.

### General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Monitor, Repair:** Loose tabs were observed. Repairs are recommended. *Front and Back Sides of Roof.*



### Flashings

- **Repair:** The flashing is loose and should be re-secured to avoid leaks. *Water Heater Chimney.*



- **Monitor:** The flashing is vulnerable, has leaked in the past, and should be watched carefully for leaks.



### Gutters & Downspouts

- **Recommend:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



## LIMITATIONS OF ROOFING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

<b>Wall Covering:</b>	•Brick •Stone •Hardboard/Fiberboard
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Wood •Vinyl Clad
<b>Entry Driveways:</b>	•Concrete •Gravel
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Trex (deck)
<b>Overhead Garage Door(s):</b>	•Wood/Metal •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade (East) •Graded Away From House(North, West, South, East)
<b>Fencing:</b>	•None

## EXTERIOR OBSERVATIONS

### Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in acceptable condition. The garage is completely finished.

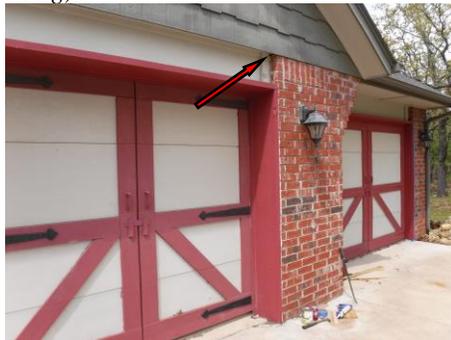
### General Comments

The exterior of the home shows normal wear and tear for a home of this age.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. *Front of House (see pictures) and Siding (openings between lap siding).*



- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot. *See Pictures.*



- **Repair:** Localized rot was observed in the trim around the siding. *Fireplace Chimney Chase.*



- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot. *Fireplace Chimney Chase.*



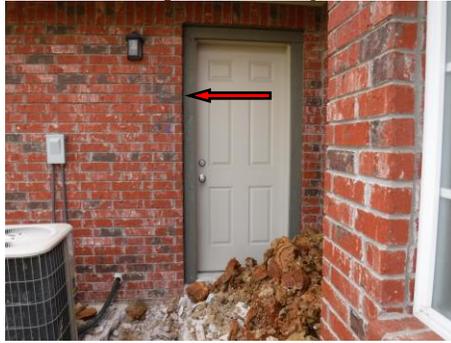
### Windows

- **Repair:** The windows require caulking.



### Doors

- **Repair:** The door frame requires caulking. *Exterior Garage Access Door.*



### Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.



### Deck

- **Monitor, Repair:** The support posts for the deck are below the soil. This configuration is prone to rot. Rising above soil level is recommended. The potential of rot could already be present.



## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was not possible.

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 150 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 150 Amps •Breakers •Located: Garage
<b>Service Grounding:</b>	•Copper •Ground Rod Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 150 Amp
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Whirlpool •Garage •Kitchen
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is acceptable. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly unless otherwise noted below. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be of high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.*** A licensed electrician should be consulted to undertake the repairs recommended below.

## RECOMMENDATIONS / OBSERVATIONS

### Distribution Wiring

- **Repair:** All spliced wiring should be placed in junction boxes and junction boxes should be fitted with cover plates, in order to protect the wire connections. *Attic.*





**Outlets**

- **Repair:** An outlet is inoperative. This outlet and circuit should be investigated. *Livingroom, Garage and Attic. Marked with an orange sticker with an "X".*



- **Repair:** An outlet is damaged. It should be replaced. *Pantry. Marked with an orange sticker with a "D".*



- **Repair:** An outlet is loose. It should be repaired. *Kitchen. Marked with an orange sticker with an "L".*



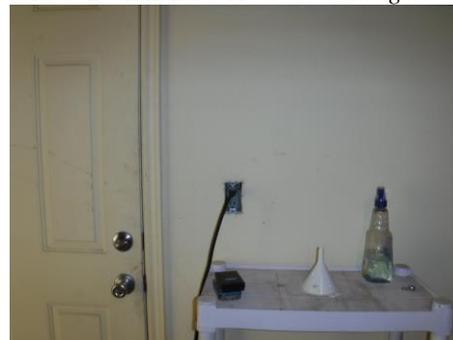
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended. A GFCI offers increased protection from shock or electrocution. *Exterior (all).*



- **Repair:** Damaged outlet cover should be replaced to avoid a shock hazard and water damage to the outlet. *Exterior (back of house).*



- **Repair:** Damaged outlet cover plate should be replaced to avoid a shock hazard. *Attic and Garage.*





### Lights

- **Repair:** The light is inoperative. If the bulbs are not blown, the circuit should be repaired. *Exterior (back of house at exterior garage access door and front of house at garage) and Interior (laundry room and guest bathroom; exhaust fan).*



### Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

## LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5904H25781 •Model Number: G40UH-48B-090-07
<b>Vents, Flues, Chimneys:</b>	•Metal-Multi Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### Positive Attributes

Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

### General Comments

The heating system is approximately twelve (12) years old.

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Although the heating system was operated, there are significant testing limitations at this time of year.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Lennox •Serial Number: 5804M18897 •Model Number: 10ACC-048-230-02
<b>Size of Circuit:</b>	•Circuit Size: Maximum Circuit Breaker Size 50 Amps •Breaker Size In Main Panel: 40 Amps
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

### General Comments

The cooling system is approximately twelve (12) years old.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Loose Fiberglass Insulation in Main Attic
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

Insulation levels are typical for a home of this age and construction.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the wall cavities of the home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Not Visible
<b>Main Water Valve Location:</b>	•Entryway Closet
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Private Sewage System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Reliance •Serial Number: 1609A020176 •Model Number: 640POCT401
<b>Fuel Shut-Off Valves:</b>	•Propane Gas Main Valve At Propane Tank

## PLUMBING OBSERVATIONS

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### Positive Attributes

The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The clean out for the main drain was found in the back yard. Clean outs are useful when attempting to remove obstructions within the drainage piping.

### General Comments

The plumbing system requires some typical minor improvements. The water pressure supplied to the fixtures is above average.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Repair:** In order to reduce the potential for water damage, it is recommended that an auxiliary drain pan be installed below the water heater.



### Supply Plumbing

- **Possible Concern, Monitor, Repair:** The main water supply piping to the house from the water meter appears to be leaking. *The meter was running. The toilet in the guest bathroom is running slightly. After repairs to the toilet are complete, if the meter is still running, further investigation should be done by a licensed plumber to find the leak.*



### Waste / Vent

- **Repair:** Unsealed opening in the waste piping should be corrected. *Back Yard (waste clean out; damaged cap).*



### Plumbing Fixtures

- **Repair:** The toilet is loose. *Master Bathroom.*



- **Repair:** The toilet tank fill valve is damaged. Replacement of the tank mechanism is needed. *Master Bathroom and Guest Bathroom.*



- **Repair:** The toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed. *Guest Bathroom.*



- **Repair:** The hose bib leaks from the anti-siphon cap when the water is running. The anti-siphon valve needs to be replaced. *South Side of House.*



- **Repair:** The sink drain plug is inoperative and needs repair. *Guest Bathroom.*



## LIMITATIONS OF PLUMBING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall •Tile
<b>Floor Surfaces:</b>	•Carpet •Tile •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Double Glazed
<b>Doors:</b>	•Wood-Hollow Core

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are average quality.

### RECOMMENDATIONS / OBSERVATIONS

#### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted. *Master Bathroom (ceiling and wall).*



- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

#### Floors

- **Repair:** Loose and/or missing grout in the tile floor should be repaired. *At Master Bedroom and Master Bathroom.*



- **Monitor, Repair:** The carpet flooring is damaged. *Master Bedroom (at door) and Entryway Closet (missing flooring).*



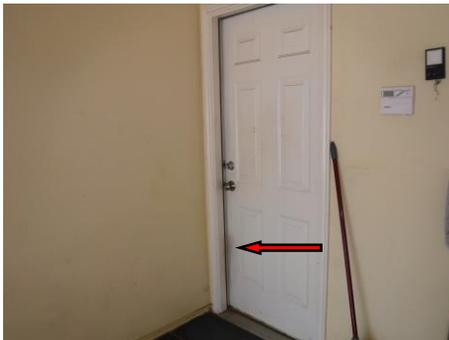
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.

**Doors**

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly. *Front Bedroom.*



- **Repair:** The weather strip on the front door, interior garage access door and back door is damaged and/or missing. Repair is needed.



### **Discretionary Improvements**

Install new exterior lock sets upon taking possession of the home.

## **LIMITATIONS OF INTERIOR INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

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**Appliances Tested:**

•Gas Range •Microwave Oven •Dishwasher •Waste Disposer

**Laundry Facility:**

•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

**Other Components Tested:**

•Kitchen Exhaust Fan •Door Bell

## APPLIANCES OBSERVATIONS

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**Positive Attributes**

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

**RECOMMENDATIONS / OBSERVATIONS**

**Clothes Dryer**

- **Monitor, Repair:** The clothes dryer vent should be cleaned.



## LIMITATIONS OF APPLIANCES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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**Fireplaces:** •Steel Firebox •Gas  
**Vents, Flues, Chimneys:** •Flue Pipe Not Visible

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Recommend:** The fireplace chimney should be inspected prior to operation.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

#### Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys
- Automatic fuel feed devices

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.