

Property Inspection Report



Steven Mix HI01600075
Shamrock Home Inspections LLC

4015 Wedgewood Drive
Inspection Prepared For: Steve Weiss
Agent: Heidi Haiflich - NE Group Realty

Date of Inspection: 4/4/2025
Year Built: 1962 Size: 1960
Weather: Sunny 40 degrees

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!

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Report Summary

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

Roof		
Page 10 Item: 5	Flashing	• The roof flashing has pulled away from the roof - recommend a licensed roofer repair.
Page 11 Item: 7	Condition of Roof Covering	• A number of roof shingles are missing granules. Recommend a licensed roofer evaluate and repair/replace shingles as needed.
Page 11 Item: 8	Skylights	• The skylight has evidence of leaking insulated glass. Recommend a professional contractor repair or replace the glass as needed.
Page 11 Item: 9	Vents	• One or more plumbing vent flashing was sunken, which can allow water/ice build-up and cause premature failure and leaking of the plumbing vent. Recommend a professional roofing contractor repair or replace the roof pipe flashing.
Exterior		
Page 13 Item: 2	Gutters	• The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.
Page 14 Item: 13	Exterior Receptacles	• One or more exterior electrical receptacle cover plates were missing or damaged. Recommend a licensed electrician repair. • There is open ground on at least one outside receptacle. This is a safety concern. Recommend a licensed electrician repair.
Exterior A/C - Heat Pump 1		
Page 15 Item: 1	Exterior A/C - Heat Pump 1	• The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the a/c performance before using.
Garage/Carport		
Page 17 Item: 6	Siding	• The exterior siding was loose or missing in one or more areas. Recommend a professional contractor secure to prevent damage.
Page 18 Item: 9	Floor	• The garage floor has large settling cracks. Recommend further evaluation by a qualified contractor.
Page 18 Item: 12	Exterior Service Door	• The garage service door is weathered and damaged. Recommend replacement.
Page 19 Item: 13	Electrical Receptacles	• There is at least one receptacle with open ground in the garage. Open ground is a potential safety hazard. Recommend repair by a qualified electrical contractor.
Page 19 Item: 14	Fire Separation Walls & Ceiling	• One or more holes or damage was present at the garage firewall. Consult a professional contractor as needed for repair. • The firewall between the garage and living area is not present - Potential Safety Hazard. Recommend a licensed contractor install a firewall.

Living Room

Page 20 Item: 5	Electrical	<ul style="list-style-type: none"> • Open ground exists at the receptacles in the living room, which is a safety hazard. Recommend a licensed electrician repair. • 3-plug type of receptacle is not accepted in today's standards. Safety concern having open ground with three plugs. Recommendation is upgrading receptacles by a licensed electrician.
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Season Room

Page 22 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> • There is staining on the room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.
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Family Room

Page 23 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> • There is staining on the room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.
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Bathroom 1

Page 30 Item: 4	Showers	<ul style="list-style-type: none"> • The showerhead is leaking. Recommend a licensed plumber replace as needed.
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Bedroom 1

Page 35 Item: 5	Electrical	<ul style="list-style-type: none"> • Open ground exists at the receptacles in bedroom 1, which is a safety hazard. Recommend a licensed electrician repair.
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Bedroom 2

Page 36 Item: 5	Electrical	<ul style="list-style-type: none"> • Open ground exists at the receptacles in bedroom 2, which is a safety hazard. Recommend a licensed electrician repair.
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Bedroom 3

Page 38 Item: 5	Electrical	<ul style="list-style-type: none"> • Open ground exists at the receptacles in bedroom 3, which is a safety hazard. Recommend a licensed electrician repair.
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Bedroom 4

Page 40 Item: 5	Electrical	<ul style="list-style-type: none"> • Open ground exists at the receptacles in bedroom 4, which is a safety hazard. Recommend a licensed electrician repair.
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Basement

Page 46 Item: 1	Foundation	<ul style="list-style-type: none"> • Basement wall is showing moisture at the bottom of paneling causing warping. Recommend further evaluation from a qualified contractor to determine repair.
Page 47 Item: 4	Drainage	<ul style="list-style-type: none"> • Backup system appears to not be working. Recommend further evaluation by a licensed contractor.
Page 48 Item: 8	Subfloor	<ul style="list-style-type: none"> • There is an organic growth like substance noticed in the basement at the subfloor. Recommend a professional environmental company test and remediate as needed.
Page 49 Item: 9	Electrical	<ul style="list-style-type: none"> • Open ground exists at the basement receptacles, which is a safety hazard. Recommend a licensed electrician repair.

Plumbing

Page 50 Item: 7	Drain/Waste/Vent Pipe	<ul style="list-style-type: none"> • The visible drain/waste piping appears to be leaking. Recommend repair by a licensed plumber.
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Cooling System - Interior

Page 57 Item: 7	Condition	<ul style="list-style-type: none"> • The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the AC performance prior to using.
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Overview

1. Scope of Inspection

• 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. 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 east.

3. State of Occupancy

• Unoccupied, but furnished

4. Weather Conditions

• Sunny 40 degrees

5. Recent Rain/Snow

• No

6. Ground Cover

• Damp

7. Approximate Age

• 63 years old

House Photos

1. House Photo's



Observations:

- The front of the house
- The side of the house
- The back of the house



The East front of the house



The South side of the house



The West back of the house

House Photos (continued)



The North side of the house

Grounds

1. Service Walks

Materials:

- Not all visible



2. Driveway/Parking

Materials:

- Concrete

Condition:

- Settling cracks

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.
- The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.



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.



The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.



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.

Grounds (continued)

3. Porch



4. Steps/Stoop



5. Patio



6. Deck/Balcony



7. Deck/Porch/Patio Covers



8. Fence/Wall



9. 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.
- Trees/Shrubbery are not part of the home inspection. However, there appears to be at least one dying tree near the home. Treatment or removal may be needed to prevent potential damage to the house. Recommend a professional arborist evaluation.

10. Retaining Wall



11. Hose Bibs



Hose Bibs:

- Yes, operable

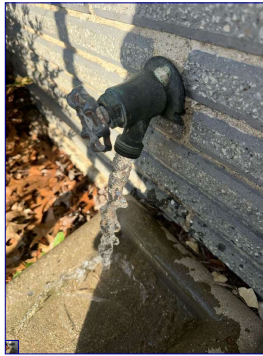
Condition:

- No anti-siphon valve

Observations:

- Hose bib operational.
- At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.

Grounds (continued)

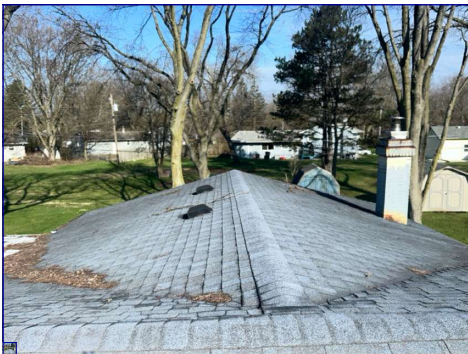


Hose bib operational.

Roof

1. Roof View

Roof View:
• The Roof View



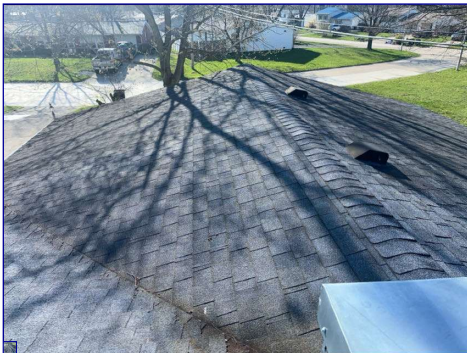
Top Roof View West



Top Roof View South



Top Roof View West



Top Roof View East



Top Roof View SW

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: 15-20+

4. Ventilation System



Type:

- Soffit
- Roof

Observations:

- The Soffit Vent
- The Roof Vent

5. Flashing



Materials:

- Galv/Alum
- Rubber

Condition:

- Separated from chimney/roof
- Recommend sealing

Observations:

- The roof flashing has pulled away from the roof - recommend a licensed roofer repair.



The roof flashing has pulled away from the roof - recommend a licensed roofer repair.

6. Valleys



Materials:

- Asphalt

Roof (continued)

7. Condition of Roof Covering



Condition:

- Curling
- Granules missing

Observations:

- A number of roof shingles are missing granules. Recommend a licensed roofer evaluate and repair/replace shingles as needed.



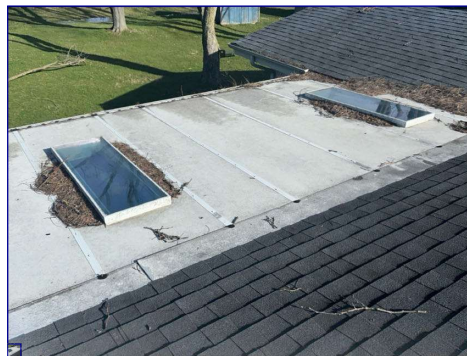
A number of roof shingles are missing granules. Recommend a licensed roofer evaluate and repair/replace shingles as needed.

8. Skylights



Observations:

- The skylight has evidence of leaking insulated glass. Recommend a professional contractor repair or replace the glass as needed.



The Skylight

9. Vents



Observations:

- The Plumbing Vent(s)

- One or more plumbing vent flashing was sunken, which can allow water/ice build-up and cause premature failure and leaking of the plumbing vent. Recommend a professional roofing contractor repair or replace the roof pipe flashing.

Roof (continued)



One or more plumbing vent flashing was sunken, which can allow water/ice build-up and cause premature failure and leaking of the plumbing vent. Recommend a professional roofing contractor repair or replace the roof pipe flashing.

Exterior

1. Chimney Chase



General:

- Location: Middle of the Roof
- Viewed From: Ground (Inspection Limited)
- Rain Cap/Spark Arrestor: Yes
- Chase: Metal

Observations:

- Evidence of: Rust
- Flue: Not visible
- Evidence of: Not evaluated

Observations:

- The chimney cap is rusted. Monitor and consult a licensed chimney sweep as needed.



The chimney cap is rusted. Monitor and consult a licensed chimney sweep as needed.



The Chimney Chase has been covered with wood. But is showing a lot of rust stains coming out under onto roof. Recommend monitoring for repair.



Chimney Chase has some deterioration around bottom edge of wood frame. Recommend monitoring for replacement.

Exterior (continued)



The Chimney Chase has holes in wood covering. Recommend replacing.

2. Gutters



Materials:

- Galvanized/Aluminum

Condition:

- Dirty, needs cleaning

Observations:

- The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.

3. Siding



Materials:

- Block/Brick
- Metal/Vinyl

Condition:

- Faded paint
- Monitor
- Recommend repair/painting/staining

4. Trim



Materials:

- Aluminum/Steel

Observations:

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



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



The exterior trim was in need of normal painting maintenance. Recommend a professional painter repair/paint the exterior trim.



Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.

Exterior (continued)

5. Soffit



Materials:
• Aluminum/Steel

6. Fascia



Materials:
• Aluminum/Steel

7. Flashing



Materials:
• Aluminum/Steel

8. Caulking



Condition:
• Caulking dried/cracked
Observations:
• The caulking is dried and cracked. Recommend a professional contractor to remove and replace the caulking.

9. Windows/Screens



Materials:
• Vinyl
Condition:
• Windows: Failed/fogged insulated glass

10. Storm Windows



Materials:
• Not installed

11. Slab-On-Grade Foundation



Materials/Condition:
• Not visible
Observations:
• One or more areas of the foundation wall(s) have limited or no visibility. No evaluation can be made. Recommend monitoring and consulting a licensed contractor as needed.

12. Service Entry



Location:
• Overhead

13. Exterior Receptacles



Receptacles/Condition:
• Exterior receptacles: Yes
• Exterior receptacles, operable: Yes
• **GFCI** present: No
• Open ground(s)
Observations:
• One or more exterior electrical receptacle cover plates were missing or damaged. Recommend a licensed electrician repair.
• There is open ground on at least one outside receptacle. This is a safety concern. Recommend a licensed electrician repair.

Exterior (continued)



One or more exterior electrical receptacle cover plates were missing or damaged. Recommend a licensed electrician repair.

14. Building Exterior Wall Construction



- Materials:
- Not Visible
 - Framed
 - Masonry

15. Exterior Doors



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

Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1



- Location: South
- Brand: Trane
- Approximate Age: 15-20+ years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Maximum fuse/breaker rating (amps): 25
- Maximum fuse/breaker installed (amps): 30
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No

Observations:

- Model #4TTR3030D1000AA

- Serial #11272RJR8F
2011

• The air conditioner is nearing/past its expected life of 8-15 years. Recommend budgeting for replacement.

• The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the a/c performance before using.

Exterior A/C - Heat Pump 1 (continued)



The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the a/c performance before using.

Garage/Carport

1. Type



Type:

- Attached
- 2-Car

Observations:

- The Garage



The Garage

2. Automatic Opener



Operation:

- Operable

3. Safety Reverse



Operation:

- Operable
- Photo eyes and pressure reverse tested

Garage/Carport (continued)

4. Roofing



Materials:

- Same as house
- Asphalt shingle
- Layers: 1+

Observations:

- The roof has areas of granules missing that are consistent with hail pops. Recommend a licensed roofer repair.

5. Gutters



Gutters:

- Same as house

6. Siding



Materials:

- Metal

Observations:

- The exterior siding was loose or missing in one or more areas. Recommend a professional contractor secure to prevent damage.



The exterior siding was loose or missing in one or more areas. Recommend a professional contractor secure to prevent damage.

7. Trim



Materials:

- Wood
- Aluminum

Observations:

- The garage exterior trim needed routine painting maintenance. Recommend a professional painter repair/paint the exterior trim.



The garage exterior trim needed routine painting maintenance. Recommend a professional painter repair/paint the exterior trim.



The garage exterior trim needed routine painting maintenance. Recommend a professional painter repair/paint the exterior trim.

Garage/Carport (continued)

8. Window



- Materials:
- Aluminum

9. Floor

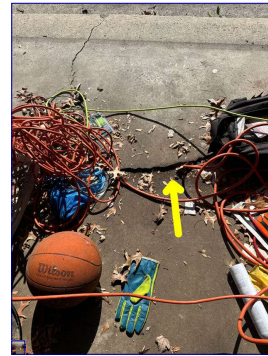


- Materials:
- Concrete
- Condition:
- Large settling cracks
- Observations:

- The garage floor has large settling cracks. Recommend further evaluation by a qualified contractor.



The garage floor has large settling cracks. Recommend further evaluation by a qualified contractor.



The garage floor has large settling cracks. Recommend further evaluation by a qualified contractor.

10. Sill Plates



- Type:
- Not all visible
 - Elevated

11. Overhead Door(s)



- Materials:
- Masonite

12. Exterior Service Door



- Observations:
- The garage service door is weathered and damaged. Recommend replacement.



The garage service door is weathered and damaged. Recommend replacement.

Garage/Carport (continued)

13. Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: No

Condition:

- Reverse polarity: No
- Open ground: Yes

Observations:

• There is at least one receptacle with open ground in the garage. Open ground is a potential safety hazard. Recommend repair by a qualified electrical contractor.

14. Fire Separation Walls & Ceiling



Fire Wall:

- Fire separation wall & ceiling: Missing
- Fire door: Satisfactory
- Fire door self closure: N/A

Condition:

- Holes walls/ceilings
- Moisture stains present: No
- Typical cracks: No

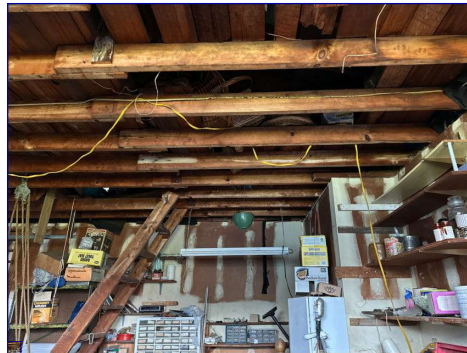
Observations:

• One or more holes or damage was present at the garage firewall. Consult a professional contractor as needed for repair.

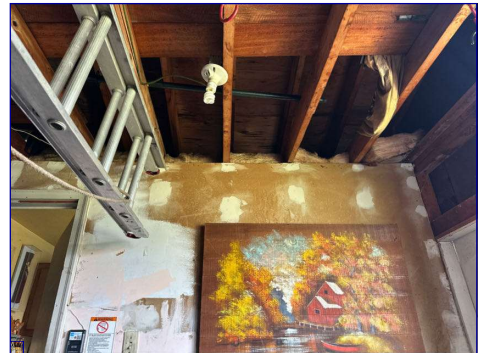
• The firewall between the garage and living area is not present - Potential Safety Hazard. Recommend a licensed contractor install a firewall.



One or more holes or damage was present at the garage firewall. Consult a professional contractor as needed for repair.



The firewall between the garage and living area is not present - Potential Safety Hazard. Recommend a licensed contractor install a firewall.



The firewall between the garage and living area is not present - Potential Safety Hazard. Recommend a licensed contractor install a firewall.

Living Room

1. Location



Location:

- First floor East

Observations:

- The Living Room View

Living Room (continued)



The Living Room View

2. Walls & Ceiling



Condition:

- Typical cracks

Observations:

- There are typical cracks on the walls/ceilings. Monitor and repair as needed.



There are typical cracks on the walls/ceilings. Monitor and repair as needed.

3. Floor



4. Ceiling Fan



5. Electrical



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

Observations:

- Open ground exists at the receptacles in the living room, which is a safety hazard. Recommend a licensed electrician repair.
- 3-plug type of receptacle is not accepted in today's standards. Safety concern having open ground with three plugs. Recommendation is upgrading receptacles by a licensed electrician.

Living Room (continued)



This type of receptacle is not accepted in today's standards. Safety concern having open ground with three plugs. Recommendation is upgrading receptacles by a licensed electrician.

6. Heating Source

- Heating source present: Yes



7. Doors



8. Windows



9. Other



Season Room

1. Location



Location:

- First floor West

Observations:

- The Season Room View

Season Room (continued)



The Season Room View



The Season Room View

2. Walls & Ceiling

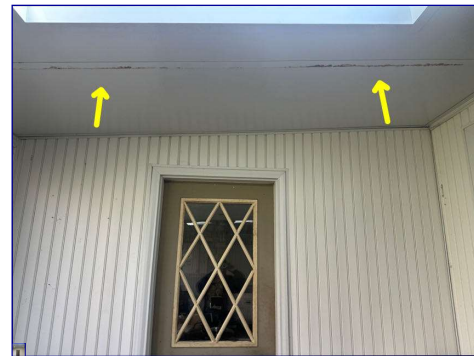


Condition:

- Typical cracks
- Moisture stains on the ceiling

Observations:

- There are typical cracks on the walls/ceilings. Monitor and repair as needed.
- There is staining on the room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.



There is staining on the room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.

There is staining on the room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.

3. Floor



4. Ceiling Fan



5. Electrical



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

Season Room (continued)

6. Heating Source

- Heating source present: No



7. Doors



8. Windows



9. Other



Family Room

1. Location



Location:

- First floor NW

Observations:

- The Family Room View



The Family Room View



The Family Room View

2. Walls & Ceiling



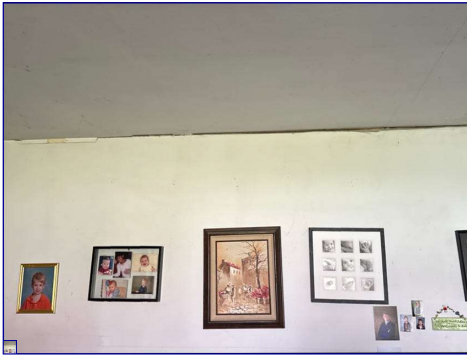
Condition:

- Typical cracks
- Moisture stains on the wall

Observations:

- There is staining on the room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.

Family Room (continued)



There is staining on the room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed.

3. Floor



4. Ceiling Fan



5. Electrical



Condition:

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

6. Heating Source



- Heating source present: Yes

7. Doors



8. Windows



9. Other



Dining Room

1. Location

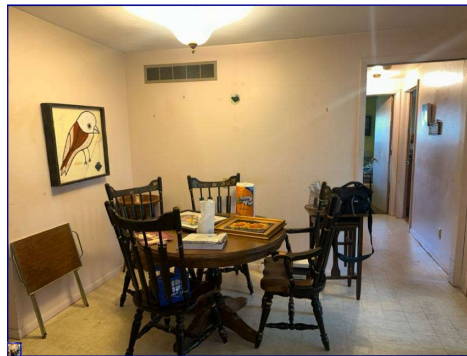


Location:

- First floor West

Observations:

- The Dining Room View



The Dining Room View

2. Walls & Ceiling



Condition:

- Typical cracks

Observations:

- There are typical cracks on the walls/ceilings. Monitor and repair as needed.

3. Floor



Condition:

- Slopes

4. Ceiling Fan



5. Electrical



Condition:

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

Observations:

- There are loose receptacles present in the dining room, which is a potential safety concern. Recommend a licensed electrician repair.

Dining Room (continued)

6. Heating Source



7. Doors



8. Windows



9. Other

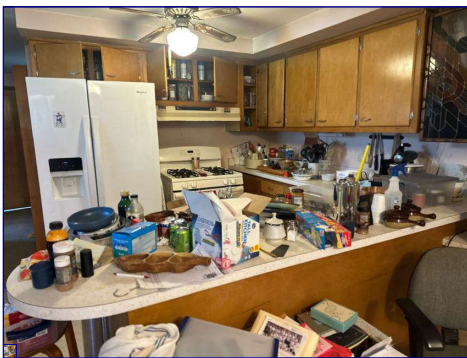


Kitchen

1. Kitchen Photo



- Photos
- The Kitchen View



The Kitchen View



The Kitchen View

2. Countertops



- Condition:
- Normal counter top wear and tear

Kitchen (continued)

3. Cabinets



Condition:

- Normal counter top wear and tear

4. Plumbing



- Faucet leaks: Yes
- Pipes leak/corroded: No
- Sink/Faucet: Recommend repair
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:

- Kitchen plumbing view



Kitchen plumbing view

5. Walls & Ceiling



Typical cracking present in the kitchen walls/ceiling.
Recommend monitoring and repair as needed.



Typical cracking present in the kitchen walls/ceiling.
Recommend monitoring and repair as needed.

6. Windows



7. Heating/Cooling Source



Kitchen (continued)

8. Floor



- Floor:
- Sloping

9. Appliances



Appliances:

- Disposal, operable: Yes
- Oven, operable: Not tested
- Range, operable: Not tested
- Dishwasher, operable: Not tested
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Dishwasher airgap: No
- Dishwasher drain line looped: No
- GFCI Installed: No
- Open ground/Reverse polarity: No

Observations:

- There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.
- The kitchen appliances were not evaluated per agreement. Consult a commercial appliance repair company as needed.

Laundry Room

1. Doors/Walls/Ceiling



- Observations:
- The Laundry Room



The Laundry Room

2. Window



- Installed:
- Yes

Laundry Room (continued)

3. Laundry Sink



4. Heat Source Present

Heat Source Present:

- No



5. Room Vented

Room Vented:

- Yes



6. Dryer Vented

Dryer Vented:

- Wall



7. Electrical

Electrical:

- GFCI present: No
- Open ground/reverse polarity: No



8. Appliances

Appliances:

- Washing machine
- Dryer



9. Washer Hook-up Lines

Washer Hook-up Lines:

- Satisfactory



10. Gas Shut-off Valve

Gas Shut-off:

- Not visible



Bathroom 1

1. Location

Location:

- First floor half bath

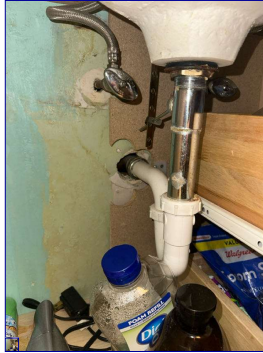


Bathroom 1 (continued)

2. Sinks



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



The bathroom plumbing view.

3. Bathtubs



- Faucet leak: No
- Pipes leak: Not visible

4. Showers



- Showers:
- Faucet leaks: Yes
 - Pipes leak: Not visible
- Observations:
- The showerhead is leaking. Recommend a licensed plumber replace as needed.



The showerhead is leaking. Recommend a licensed plumber replace as needed.

5. Toilet



- Bowl loose: No
- Operable: Yes

6. Whirlpool



Bathroom 1 (continued)

7. Shower/Bathtub Area



Shower/Bathtub Area:

- Fiberglass
- Caulk/Grout needed: No

8. Drainage



9. Water Flow



10. Moisture Stains Present



Moisture Stains:

- No

11. Doors



12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: No
- Recommend GFCI
- Open ground/reverse polarity: No

14. Heat Source Present



Heat Source:

- Yes

15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes
- Noisy

Observations:

- The exhaust fan was noisy in the bathroom. Recommend a professional contractor evaluate and repair or replace as needed.

Bathroom 1 (continued)



The exhaust fan was noisy in the bathroom. Recommend a professional contractor evaluate and repair or replace as needed.

Bathroom 2

1. Location

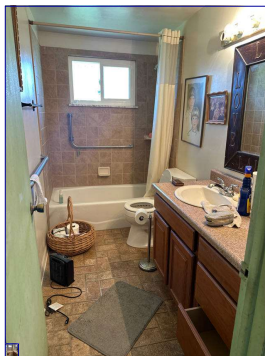


Location:

- First floor bath

Observations:

- Bathroom 2 View



Bathroom 2 View

2. Sinks



- Faucet leaks: No

- Pipes leak: No

Observations:

- The bathroom plumbing view.

Bathroom 2 (continued)



The bathroom plumbing view.

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

6. Whirlpool



7. Shower/Bathtub Area



- Shower/Bathtub Area:
- Ceramic/Plastic
 - Caulk/Grout needed: Yes

8. Drainage



9. Water Flow



10. Moisture Stains Present



- Moisture Stains:
- No

Bathroom 2 (continued)

11. Doors



12. Window



13. Receptacles



- Present: No
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

14. Heat Source Present



- Heat Source:
- Yes

15. Exhaust Fan



- Exhaust Fan:
- No

Bedroom 1

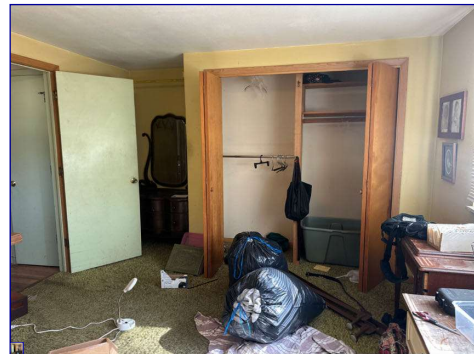
1. Location



- Location:
- First floor SE
- Observations:
- Bedroom 1 View



Bedroom 1 View



Bedroom 1 View

Bedroom 1 (continued)

2. Walls & Ceiling



Walls & Ceiling:

- Typical cracks

Observations:

- There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

3. Floor



Floor:

- Squeaks
- Slopes

4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: Yes

Observations:

- Open ground exists at the receptacles in bedroom 1, which is a safety hazard. Recommend a licensed electrician repair.

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Bedroom 2

1. Location

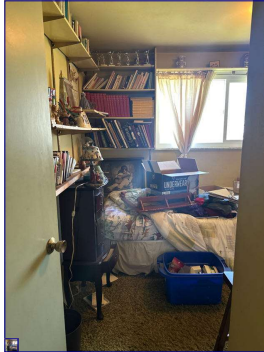


Location:

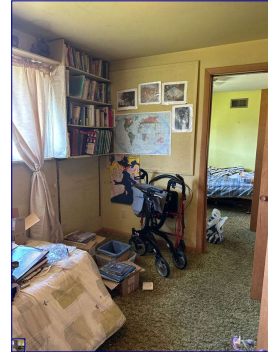
- First floor South

Observations:

- Bedroom 2 View



Bedroom 2 View



Bedroom 2 View

2. Walls & Ceiling



Walls & Ceiling:

- Typical cracks

Observations:

- There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.



There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

3. Floor



Floor:

- Squeaks
- Slopes

4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: Yes

Observations:

- Open ground exists at the receptacles in bedroom 2, which is a safety hazard. Recommend a licensed electrician repair.

Bedroom 2 (continued)

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Bedroom 3

1. Location

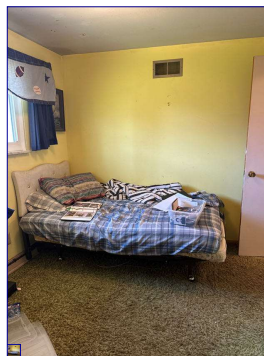


Location:

- First floor South

Observations:

- Bedroom 3 View



Bedroom 3 View

2. Walls & Ceiling



Bedroom 3 (continued)

3. Floor



Floor:

- Squeaks
- Slopes

4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: Yes

Observations:

- Open ground exists at the receptacles in bedroom 3, which is a safety hazard. Recommend a licensed electrician repair.

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

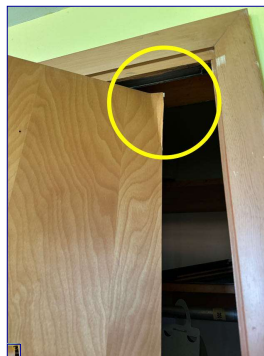
- Egress restricted: No

8. Door



Observations:

- Closet door guide was damaged/missing. Closet door guides will help prevent damage to the closet doors. Recommend installing closet door guides.



Closet door guide was damaged/missing. Closet door guides will help prevent damage to the closet doors. Recommend installing closet door guides.

9. Window(s)



Bedroom 4

1. Location



Location:

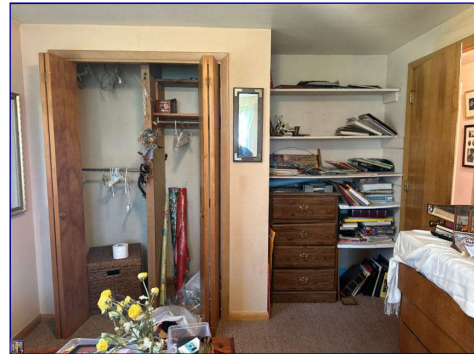
- First floor SW

Observations:

- Bedroom 4 View



Bedroom 4 View



Bedroom 4 View

2. Walls & Ceiling

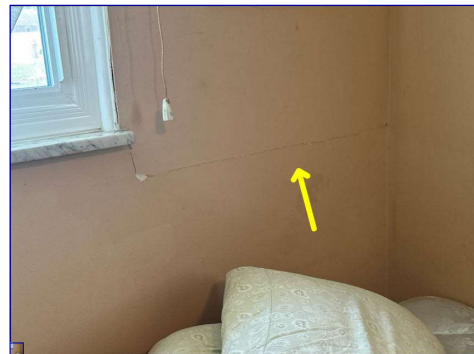


Walls & Ceiling:

- Typical cracks



There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.



There are typical cracks on the walls/ceilings. Consult with a professional contractor to repair as needed.

3. Floor



Floor:

- Slopes

4. Ceiling Fan



Bedroom 4 (continued)

5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: Yes

Observations:

- Open ground exists at the receptacles in bedroom 4, which is a safety hazard. Recommend a licensed electrician repair.

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Fireplace

1. Location



Location:

- Family room

Observations:

- The Fireplace View



The Fireplace View

Fireplace (continued)

2. Type



Type:

- Solid fuel burning stove

3. Material



Material:

- Cast iron

4. Miscellaneous



Miscellaneous:

- There was a blower built in which was not tested.
- The hearth extension was adequate

5. Mantel



6. Fireplace



Fireplace:

- Recommend having flue cleaned and re-examined

Observations:

• One or more fireplace and/or fireplace appliances are present in the home. Recommend an inspection by a qualified fireplace professional before closing. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is insufficient to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, test procedures, mirrors, and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, we further recommend annual inspections by a qualified fireplace professional.

Fireplace Basement

1. Location



Location:

- Basement

Observations:

- The Fireplace View Basement

Fireplace Basement (continued)



The Fireplace View Basement

2. Type



Type:
• Gas

3. Material



Material:
• Metal (prefabricated)

4. Miscellaneous



Miscellaneous:
• The damper was operable
• The hearth extension was adequate

5. Mantel



6. Fireplace



Fireplace:

- Recommend having flue cleaned and re-examined

Observations:

• One or more fireplace and/or fireplace appliances are present in the home. Recommend an inspection by a qualified fireplace professional before closing. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. The distant view from the top or bottom is insufficient to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary, use specialized tools, test procedures, mirrors, and video cameras as needed to evaluate the fireplace system. For safe and efficient operation, we further recommend annual inspections by a qualified fireplace professional.

• The fireplace was not evaluated per agreement. Recommend monitoring. Consult a licensed contractor as needed.

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present

Observations:

- 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.



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Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location



Access Inspected From:

- Access: Stairs
- Access limited by stored materials
- Location: Garage



The Attic View

Attic/Structure/Framing/Insulation (continued)

2. Flooring

Flooring:
• Partial

3. Insulation



Insulation:
• Cellulose
Materials:
• Compressed



The attic insulation is sufficient for current building standards.



The attic insulation is sufficient for current building standards.

4. Insulation Installed In



Insulation Installed In:
• Between ceiling joists

5. Vapor Barriers



6. Ventilation



Ventilation:
• Ventilation appears adequate

7. Fans exhaust to



Fans Exhaust To:
• Not visible

8. HVAC Duct



9. Chimney Chase



Chimney Chase:
• Not visible

Attic/Structure/Framing/Insulation (continued)

10. Structural problems observed



Structural Problems:

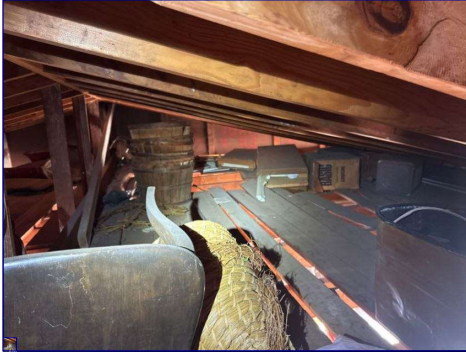
- No

11. Roof Structure



Roof Structure:

- Rafters
- Wood



Rafters appeared to be in satisfactory condition at time of inspection with no signs of cracking or displacement.



Rafters appeared to be in satisfactory condition at time of inspection with no signs of cracking or displacement.

12. Ceiling joists

Ceiling Joists:

- Not visible

13. Sheathing

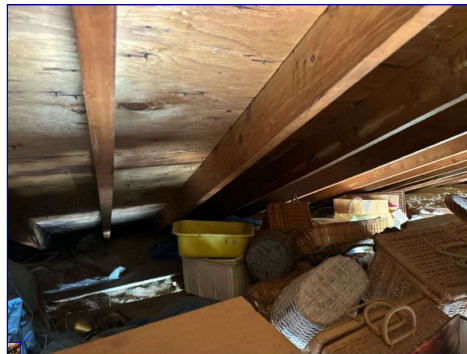


Sheathing:

- Plywood
- Stained

Observations:

- Attic sheathing appeared to be in satisfactory condition at time of inspection. No signs of moisture or mildew staining.



Attic sheathing appeared to be in satisfactory condition at time of inspection. No signs of moisture or mildew staining.

14. Evidence of condensation/moisture/leaking



Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No

Attic/Structure/Framing/Insulation (continued)

15. Firewall between units



16. Electrical



Electrical:

- No apparent defects

17. Attic/Structure/Framing/Insulation: Other



Basement

1. Foundation



Materials:

- Poured concrete

Condition:

- Indication of moisture: Old stains

Observations:

- 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.
- Foundation walls were covered with storage material and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.
- **Basement wall is showing moisture at the bottom of paneling causing warping. Recommend further evaluation from a qualified contractor to determine repair.**



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.

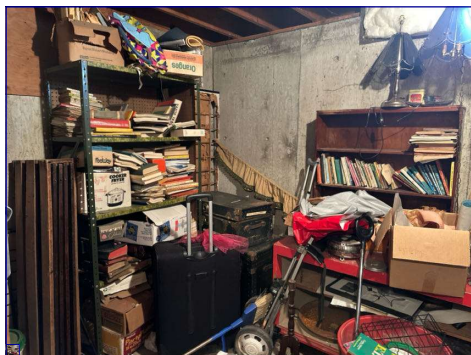


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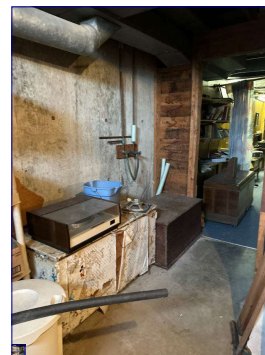
Basement (continued)



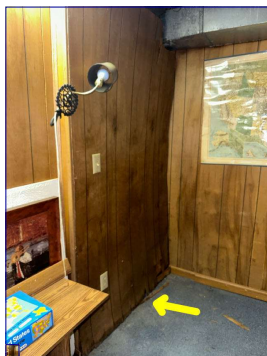
Foundation walls were covered with storage material and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.



Foundation walls were covered with storage material and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.



Foundation walls were covered with storage material and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.



Basement wall is showing moisture at the bottom of paneling causing warping. Recommend further evaluation from a qualified contractor to determine repair.



Basement floor was covered in one or more areas and was 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
- Not all visible

Observations:

- Basement floor was covered in one or more areas and was not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.

3. Window(s)



4. Drainage



Sump pump, Floor drains:

- Sump Pump: Yes
- Sump Pump: Pump not tested

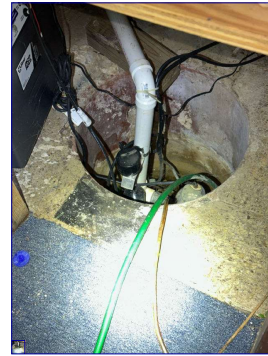
Observations:

- Backup system appears to not be working. Recommend further evaluation by a licensed contractor.

Basement (continued)



Backup system appears to not be working. Recommend further evaluation by a licensed contractor.



The sump pump was not working properly when tested. Recommend replacing the sump pump. Consult a licensed plumber as needed.

5. Girders/Beams



6. Columns



Materials:
• Wood

7. Joists



Materials:
• Not all visible
• Wood
• 2x12

Observations:

• One or more areas of the joist were not visible. Recommend monitoring. Consult a licensed contractor as needed.

8. Subfloor



Materials:
• Indication of moisture stains/rotting

Observations:

• One or more areas of the subfloor were not visible. Recommend monitoring. Consult a licensed contractor as needed.

• There is an organic growth like substance noticed in the basement at the subfloor. Recommend a professional environmental company test and remediate as needed.

Basement (continued)



There is an organic growth like substance noticed in the basement at the subfloor. Recommend a professional environmental company test and remediate as needed.



There was previous moisture staining in one or more areas as seen at the basement subfloor. No current moisture was detected. Recommend monitoring and consulting a licensed contractor as needed.

9. Electrical

Observations:



- Open ground exists at the basement receptacles, which is a safety hazard. Recommend a licensed electrician repair.

Plumbing

1. Main Shut-off Location

Location:

- In the basement



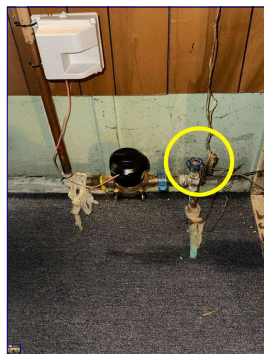
2. Water Entry Piping

Type:

- Copper/Galvanized

Observations:

- The main water shutoff valve



The main water shutoff valve

Plumbing (continued)

3. Lead Other Than Solder Joints



4. Visible Water Distribution Piping



Materials:

- Copper

5. Flow



6. Pipes Supply/Drain



Supply/Drain:

- Corroded
- Cross connection: No

7. Drain/Waste/Vent Pipe



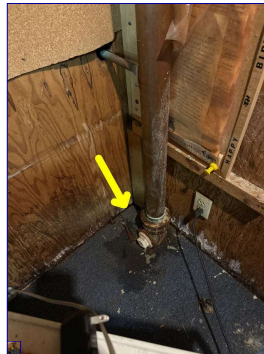
Materials:

- Cast Iron
- Brass

Observations:

• Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.

- The visible drain/waste piping appears to be leaking. Recommend repair by a licensed plumber.



The visible drain/waste piping appears to be leaking. Recommend repair by a licensed plumber.

8. Traps - Proper P-Type/Drainage



Condition:

- Yes
- Drainage: Satisfactory

9. Fuel Line



Materials:

- Interior fuel storage system: N/A
- Fuel line: Black iron

Plumbing (continued)

10. Main Fuel Shut-off Location



Materials:

- On the side exterior wall
- In the basement

11. Well Pump



12. Sanitary/Grinder Pump



13. Sump Pump



14. Water Softener



Water Heater

1. Brand Name



Brand Name::

- Brand: AO Smith

Observations:

- The Water Heater Area
 - The Water Heater Data Tag
- S/N 0820A012923
2008



The Water Heater Area

Water Heater (continued)

2. Approximate Age



Materials:

- 15-20+

Observations:

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

3. Capacity



Capacity

- 40 gallons

4. Fuel



Fuel:

- Gas

5. Combustion Air Venting Present



Combustion Venting:

- No

6. Seismic Restraints Needed



Seismic Restraints Needed:

- No

7. Relief Valve



Relief Vave:

- Relief valve installed
- Extension proper: Yes

8. Vent Pipe



Vent Pipe:

- Satisfactory

9. Comments



Observations:

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

Heating System

1. Brand



Brand:

- Brand: Trane

Observations:

- The furnace area
 - The furnace, data tag
- M/N TUD2C100A9482AD
S/N 164542121G
2016



The furnace area

2. Energy Source/Warm Air System



- Gas

3. Heat Exchanger



Heat Exchanger:

- Not visible

4. Carbon Monoxide



Carbon Monoxide:

- Not tested

5. Combustion Air Venting Present



Combustion Air Venting:

- No

6. Safety Controls



Safety Controls:

- Disconnect: Yes
- Normal operating and safety controls observed
- Gas shut off valve: Yes

7. Distribution



Distribution:

- Metal duct
- Cold air returns

Heating System (continued)

8. Flue Piping



- Flue Piping:
- Properly installed

9. Filter



- Filter:
- Standard
 - Needs cleaning/replacement

10. When Turned On By Thermostat



- When Turned On:
- Fired
 - Proper operation: Yes

11. Other

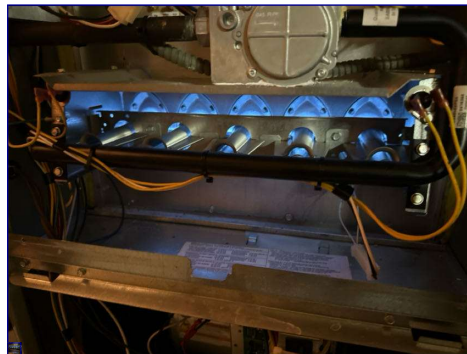


- Other:
- Heat pump: N/A
 - Sub-slab ducts: N/A

12. Operation



- Observations:
- The furnace, operating



The furnace, operating

Electric - Main Panel

1. Main Panel General



- Observations:
- The main electrical service panel breaker locations are marked on service panel cover.

Electric - Main Panel (continued)



The main electrical service panel breaker locations are marked on service panel cover.

2. Location



- Location:
- Basement

3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

4. Amperage/Voltage



- Amperage/Voltage:
- 120/240a

5. Breakers/Fuses



- Breakers/Fuses: Breakers

6. Appears Grounded



- Appears Grounded: Yes

7. GFCI/AFI Breaker



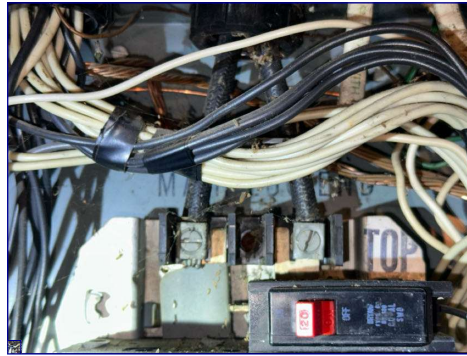
- GFCI breaker installed: No

8. Main Wire



- Main Wire:
- Copper
- Observations:
- The main electric breaker showed no signs of overheating.

Electric - Main Panel (continued)



The main electric breaker showed no signs of overheating.

9. Branch Wire



Type:

- Copper
- Romex

Observations:

- Branch service wires appeared to be in satisfactory condition at time of inspection. No signs of overheating or double tapping.



Branch service wires appeared to be in satisfactory condition at time of inspection. No signs of overheating or double tapping.

Cooling System - Interior

1. Cooling System: General



General:

- Central System

2. Age



Age:

- Age: 10-15+ years

Observations:

- The average life expectancy for an air conditioning system is 8-15years. Recommend budgeting for repairs and/or replacement.

Cooling System - Interior (continued)

3. Evaporator Coil



Evaporator Coil:
• Not visible

4. Condensate Line



Materials:
• Floor drain

5. Secondary Condensate Line



Secondary Condensate Line:
• Present: No
• Needed: No

6. Differential



7. Condition



Condition:
• Not operated due to exterior temperature

Observations:

• The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the AC performance prior to using.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
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.