

Inspection Report

Provided by: Michael Helms



H3 Inspection and Services

Inspector: Michael Helms

Michael Helms
256-975-8859
H3inspectionandservices@gmail.com
www.H3inspection.com
Alabama License: HI4457

Property Address

1234 Happy Ave
Huntsville AL 35763



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Report Information

Client Information

Client Name	Client: Mr. And Mrs. Smith
Client Phone	256-975-5555

Property Information

Approximate Year Built	2010
Approximate Square Footage	3600 Square Feet
Number of Bedroom	4/5
Number of Bath	3. Full
Direction House Faces	West.

Inspection Information

Inspection Date	06/2020
Inspection Time	12:00 pm
Weather Conditions	Dry.
Outside Temperature	96
Price for Inspection	\$400.

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.) - The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. -The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item. - The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

MI = The item, component, or system while perhaps functioning as intended is in need of minor repair, service or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future. Items falling into this category can frequently be addressed by a homeowner or general contractor and are considered to be routine homeowner maintenance.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Grounds		
Driveway Conditions	1.2	Common cracks and settlement were observed. The driveway has some surface erosion and minor deterioration.
Sidewalk Conditions	1.3	Common cracks of up to ¼ inch were observed. The surface was raised or settled. This may cause tripping hazards. These should be repaired for safety.
Exterior		
Front Entrance Conditions	2.1	Minor slab settlement was observed. Some repair may be warranted. The front porch steps foundation has settled. You can see railing has slightly come loose from house and slight separation of stairs from house foundation. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Exterior Wall Conditions	2.3	Moisture damage and possible evidence of water penetration were observed above back covered porch wall. Due to conditions observed, hidden damage may exist in areas not visible or readily accessible.
Window Conditions	2.4	The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).
Exterior Door Conditions	2.5	All doors appear serviceable. There were a few issues observed. 1. "Man door" to garage has small area of rotted wood at bottom of the frame(casing) the "man" door was also difficult to operate deadbolt. 2. Back door to sun room trim has damage toward the bottom of the trim 3. Back door from sun room into house has damage to trim. Pet related scratching / damage was observed at door(s).
Roofing		
Flashing Conditions	3.2	The exposed flashings appeared to be in serviceable condition at the time of inspection. Separations were observed in the exposed flashing at the roof to wall connections. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.
Gutter & Downspout Conditions	3.3	The gutters at the rear corner of the sun porch were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

Report Summary Page

Attic Conditions	3.4	Evidence of rodents () were observed. While this observation may exist now, the occurrence may have been some time ago. Client should contact a pest control company for further evaluation.
Heating - Air		
Unit Conditions	4.1	Heat was off for the season. Heat within the unit could not be tested.
Primary Bedroom		
Ceiling Conditions	10.2	There were stains at primary bedroom closet. The stain was dry at time of inspection. The inspector was unable to determine if the leak was active at the time of the inspection. Further evaluation by a qualified contractor is recommended. Please refer to limitations of inspection regarding mold / moisture related conditions.
Interior Window Conditions	10.5	The thermal pane window(s) at front side of house appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).
Interior Door Conditions	10.6	Pet related scratching / damage was observed at doors.
Upstairs Bedroom 1 (front of house)		
Interior Window Conditions	11.5	Some of the window screens were missing or not installed at time of inspection.
Upstairs Bedroom 2 (back of house)		
Floor Conditions	12.3	The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Some staining was found on the carpets.
Bonus Room 1 (upstairs Bedroom 3)		
Floor Conditions	13.3	The carpet has stains in a couple areas
Kitchen		
Floor Conditions	15.3	The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. There was one section of hardwood in the breakfast area that is slightly warped
Kitchen Window Conditions	15.5	Cracked glass pane(s) were observed at breakfast room top left window. There is a small chip in the window. Recommend repair as needed.
Primary Bathroom		

Report Summary Page

Shower - Tub Conditions	16.12	<p>The sunken tub has a leak when you fill the tub up to the top jet intakes and motor for "whirlpool" does not work.</p> <p>the steam shower does not produce steam. Steam generator does not appear to work. In addition the steam shower has a leak as evident when inspecting the subfloor in the crawlspace.</p>
Downstairs Bathroom		
Electrical Conditions	17.6	GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended next to sink.
Garage - Laundry		
Door Conditions	19.7	Moisture related damage was observed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.
Foundation - Crawl Space		
Flooring Support Conditions	20.2	The steam shower in the master bathroom appears to have a leak. The subfloor is wet. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

1 Grounds

Grading

Grading Slope

The site grading slope is steep in some area and moderately sloped in others



1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material

Asphalt.

1.2) Driveway Conditions

MI

Common cracks and settlement were observed. The driveway has some surface erosion and minor deterioration.

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Sidewalk Material

Concrete.

1.3) Sidewalk Conditions

AS

Common cracks of up to ¼ inch were observed. The surface was raised or settled. This may cause tripping hazards. These should be repaired for safety.



Retaining Wall

Retaining Wall Material

Block.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

1.4) Retaining Wall Conditions

AS

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.

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2 Exterior

Front - Back Entrance

Front Entrance Type

Covered Porch.

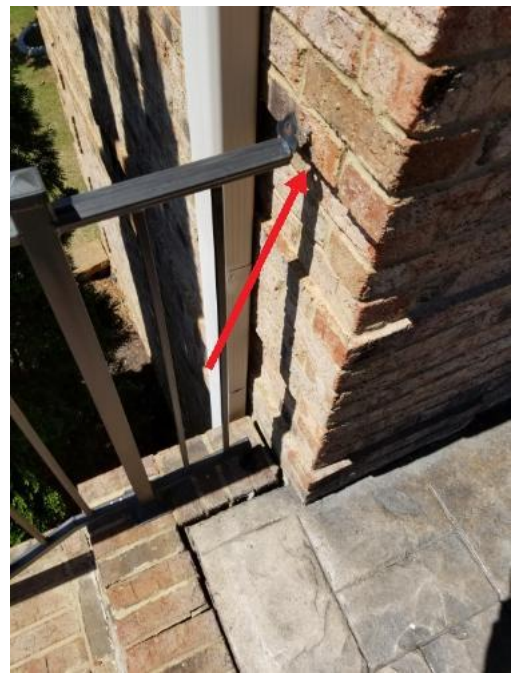
2.1) Front Entrance Conditions

AS

Minor slab settlement was observed. Some repair may be warranted. The front porch steps foundation has settled. You can see railing has slightly come loose from house and slight separation of stairs from house foundation. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Brick step foundation has settled



Railing slight separation from brick

Back Entrance Type

Covered Patio.

2.2) Back Entrance Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type

Concrete Block. Brick.

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are brick. The visible and accessible areas of the exterior siding material are vinyl.

2.3) Exterior Wall Conditions

R

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

Moisture damage and possible evidence of water penetration were observed above back covered porch wall. Due to conditions observed, hidden damage may exist in areas not visible or readily accessible.



Some discoloration on siding



Exterior Windows - Doors

Window Type

Double Hung.

Window Material

Vinyl.

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2.4) Window Conditions

R

The thermal pane window(s) at appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).



Thermal seal broken



Thermal seal broken

2.5) Exterior Door Conditions

R

All doors appear serviceable. There were a few issues observed.

1. "Man door" to garage has small area of rotted wood at bottom of the frame(casing) the "man" door was also difficult to operate deadbolt.
2. Back door to sun room trim has damage toward the bottom of the trim
3. Back door from sun room into house has damage to trim. Pet related scratching / damage was observed at door(s).

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



1. Rotted trim



2. Trim damage



Exterior Water Faucet(s)

Faucet Location

South side of home.

2.6) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Chimney

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

2.7) Chimney Conditions

AS

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. Due to height and / or conditions observed, chimney was viewed from the ground only using high-powered binoculars.

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3 Roofing

Roof Covering

Method of Inspection

The roof was inspected by observing from a ladder placed at the edge of the roof. The roof was inspected by viewing with high power binoculars. The roof was inspected by walking the safe and accessible areas.

Roof Style

Combination of gable and hip.



Roof Covering Material

Asphalt composition shingles.

Number of Layers

One.

3.1) Roof Covering Condition

AS

Minor sagging or depressions were observed to the roof sheathing and / or framing support. The general condition of the roof shingles shows signs of weathering and aging. Although replacement does not appear to be necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor.

3.2) Flashing Conditions

R

The exposed flashings appeared to be in serviceable condition at the time of inspection. Separations were observed in the exposed flashing at the roof to wall connections. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.

3.3) Gutter & Downspout Conditions

R

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

The gutters at the rear corner of the sun porch were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area. Recommend gutter downspouts be extended and routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.



Clogged and evidence of past leaks



Extend 4-6 feet away from house



Extend 4-6 feet away from house



Slight damage to gutter near garage door

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



Extend gutter 4-6 feet away from house

Attic Area

Attic Access	Guest Bedroom.
Method of Inspection	Entered attic area.
Roof Frame Type	The roof framing is constructed with rafter framing.

3.4) Attic Conditions

R

Evidence of rodents () were observed. While this observation may exist now, the occurrence may have been some time ago. Client should contact a pest control company for further evaluation.

Attic Ventilation Type	No Vents Present. Spray foam
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3.5) Attic Ventilation Conditions

AS

Appears Serviceable.

Attic Insulation Type	Spray Foam.
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3.6) Attic Insulation Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

4 Heating - Air

Heating

Location of Unit	Attic.
Heating Type	Forced Air.
Energy Source	Electric.
Approximate BTU Rating	The BTU's were not available.
4.1) Unit Conditions	NI
Heat was off for the season. Heat within the unit could not be tested.	
Distribution Type	The visible areas of the heat distribution system is ductwork with registers.

4.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.3) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.4) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System	Split system.
AC Unit Power	240V.

4.5) AC Unit Conditions

AS

An air handler is present in the attic. Air handler general cleaning and servicing is recommended on a yearly basis. Tracing of condensate piping and termination points is not performed as part of this inspection. Condition of the air handler unit base pan can only be determined by removal of factory installed insulation and or factory panels which is not performed as part of this inspection.

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5 Electrical

Service Drop - Weatherhead

Electrical Service Type

The electrical service is underground.



Electrical Service Material

Copper.

Number of Conductors

Appears Serviceable. Three.

5.1) Electrical Service Conditions

AS

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location

At Main Panel.

Electric Panel Location

The main electric panel is located at the garage.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



Panel Amperage Rating

The electrical capacity of main breaker was listed / labeled as 200 amps.

Circuit Protection Type

Breakers.



5.2) Wiring Methods

AS

Plastic insulated (romex) type wire is present.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



5.3) Electrical Panel Conditions

AS

Appears Serviceable.

Electrical Subpanel

Subpanel Location

A sub panel is located at the garage.

5.4) Subpanel Conditions

AS

The sub panel appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the crawl space.

Main Line Material

The visible material of the main line / pipe appears to be copper.

6.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

6.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are cast iron.

6.3) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type

Natural Gas.

Water Heater Location

Outside garage

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



Tankless hot water heater

Water Heater Capacity

Non applicable. Tankless hot water heater

6.4) Water Heater Conditions

AS

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

7 Downstairs study/bedroom

Walls - Ceilings - Floors

7.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



Downstairs study/bedroom

7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

7.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

7.4) Heat Source Conditions

AS

58.1 degrees

Windows - Doors

7.5) Interior Window Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

7.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

7.7) Electrical Conditions

AS

Appears Serviceable.

7.8) Lighting Conditions

AS

Appears Serviceable.

7.9) Ceiling Fan Conditions

AS

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection. Appears Serviceable.

7.10) Smoke Detector Conditions

NI

Could not reach

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

8 Dining room

Walls - Ceilings - Floors

8.1) Wall Conditions

AS

Appears Serviceable.

8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

8.4) Heat Source Conditions

AS

57.7 degrees

Windows - Doors

8.5) Interior Window Conditions

AS

Appears Serviceable.

8.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

8.7) Electrical Conditions

AS

Appears Serviceable.

8.8) Lighting Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

9 Living Room

Walls - Ceilings - Floors

9.1) Wall Conditions

AS

Appears Serviceable.

9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

9.4) Heat Source Conditions

AS

58.4

Windows - Doors

9.5) Interior Window Conditions

AS

Appears Serviceable.

Electrical Conditions

9.6) Electrical Conditions

AS

Appears Serviceable. Checked 3 accessible plugs

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



9.7) Lighting Conditions

AS

Appears Serviceable.

9.8) Ceiling Fan Conditions

AS

Appears Serviceable.

Fireplace

Fireplace Location

A fireplace is located at the living room.

Fireplace materials

The fireplace is metal/pre-fabricated.

9.9) Fireplace Conditions

AS

The fireplace is gas fired and was operable at the time of inspection. Client is advised to obtain information from the manufacturer regarding use, maintenance, and carbon monoxide risks if any. The general condition of the visible and accessible areas of the fireplace appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

10 Primary Bedroom

Walls - Ceilings - Floors

10.1) Wall Conditions

AS

Appears Serviceable.

10.2) Ceiling Conditions

R

There were stains at primary bedroom closet. The stain was dry at time of inspection. The inspector was unable to determine if the leak was active at the time of the inspection. Further evaluation by a qualified contractor is recommended. Please refer to limitations of inspection regarding mold / moisture related conditions.



Primary closet

10.3) Floor Conditions

AS

Appears Serviceable.

10.4) Heat Source Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



Windows - Doors

10.5) Interior Window Conditions

R

The thermal pane window(s) at front side of house appear to have lost its / their thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s) or window pane(s).



Cloudy window. Top sash has broken thermal pain

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

10.6) Interior Door Conditions

R

Pet related scratching / damage was observed at doors.



Apparent scratching

Electrical Conditions

10.7) Electrical Conditions

AS

Appears Serviceable. (5) easily accessible plugs were tested

10.8) Lighting Conditions

AS

Appears Serviceable.

10.9) Ceiling Fan Conditions

AS

Appears Serviceable. Slight wobbling

10.10) Smoke Detector Conditions

AS

Tested unit and smoke detector was operational at time of inspection

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

11 Upstairs Bedroom 1 (front of house)

Walls - Ceilings - Floors

11.1) Wall Conditions

AS

Appears Serviceable.

11.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

11.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

11.4) Heat Source Conditions

AS

Appears Serviceable. 58-59 degrees. Thermostat set to 73.



Windows - Doors

11.5) Interior Window Conditions

AS

Some of the window screens were missing or not installed at time of inspection.

11.6) Interior Door Conditions

AS

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

Appears Serviceable.

Electrical Conditions

11.7) Electrical Conditions

AS

Appears Serviceable. 3 accessible plugs were tested and operational at time of inspection

11.8) Lighting Conditions

AS

Appears Serviceable.

11.9) Smoke Detector Conditions

AS

Appears Serviceable. Smoke detector was tested and responded to test at time of inspection.



Upstairs front bedroom 1

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

12 Upstairs Bedroom 2 (back of house)

Walls - Ceilings - Floors

12.1) Wall Conditions

AS

Appears Serviceable.

12.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

12.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Some staining was found on the carpets.

12.4) Heat Source Conditions

AS

Appears Serviceable. Temperature 57-58 degrees. Thermostat set to 73



Windows - Doors

12.5) Interior Window Conditions

AS

The sample of windows tested were operational at the time of the inspection.

12.6) Interior Door Conditions

AS

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

12.7) Electrical Conditions AS

Appears Serviceable. 3 readily accessible outlets were tested and operational at time of inspection

12.8) Lighting Conditions AS

Appears Serviceable.

12.9) Ceiling Fan Conditions AS

Appears Serviceable.

12.10) Smoke Detector Conditions AS

Appears Serviceable.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

13 Bonus Room 1 (upstairs Bedroom 3)

Walls - Ceilings - Floors

13.1) Wall Conditions

AS

Appears Serviceable.

13.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

13.3) Floor Conditions

AS

The carpet has stains in a couple areas

13.4) Heat Source Conditions

AS

Appears Serviceable. Vents registered x degrees

Windows - Doors

13.5) Interior Window Conditions

AS

Appears Serviceable.

13.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

13.7) Electrical Conditions

AS

Appears Serviceable. Testes x visible outlets

13.8) Lighting Conditions

AS

Appears Serviceable.

13.9) Ceiling Fan Conditions

AS

Appears Serviceable.

13.10) Smoke Detector Conditions

AS

Appears Serviceable. Tested smoke detector, was operational at time of inspection

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

14 Bonus Room 2 (back of house with door leading to porch)

Walls - Ceilings - Floors

14.1) Wall Conditions

AS

Appears Serviceable.

14.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

14.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

14.4) Heat Source Conditions

AS

Appears Serviceable.

Windows - Doors

14.5) Interior Window Conditions

AS

Appears Serviceable.

14.6) Interior Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

14.7) Electrical Conditions

AS

Appears Serviceable. Tested x number of outlets

14.8) Lighting Conditions

AS

Appears Serviceable.

14.9) Ceiling Fan Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

15 Kitchen

Walls - Ceilings - Floors

15.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

15.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

15.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. There was one section of hardwood in the breakfast area that is slightly warped



Slight warping in the floor

15.4) Heat Source Conditions

AS

Appears Serviceable. Vents registered 60 degrees, thermostat set to 73 degrees

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



Windows - Doors

15.5) Kitchen Window Conditions

R

Cracked glass pane(s) were observed at breakfast room top left window. There is a small chip in the window. Recommend repair as needed.



Chip in window.

15.6) Kitchen Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

15.7) Electrical Conditions

AS

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

12 outlets tested. Appears Serviceable.

15.8) Lighting Conditions

AS

Appears Serviceable.

Kitchen Sink - Counter tops - Cabinets

15.9) Counter Conditions

AS

Appears Serviceable.

15.10) Cabinet Conditions

AS

Appears Serviceable.

15.11) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

15.12) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances

Stove - Range Type

The range is gas. The oven is electric. Appears Serviceable.

15.13) Stove - Range Condition

AS

Appears Serviceable.

15.14) Hood Fan Conditions

AS

The hood light was in operational condition at the time of the inspection. Vent in middle of burners

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



Vent in middle of burners

15.15) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

16 Primary Bathroom

Walls - Ceilings - Floors

16.1) Wall Conditions

AS

Appears Serviceable.

16.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

16.3) Floor Conditions

AS

Appears Serviceable.

16.4) Heat Source Conditions

AS

Appears Serviceable. 61.7 degrees



Windows - Doors

16.5) Bathroom Window Conditions

AS

Appears Serviceable.

16.6) Bathroom Door Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

Electrical Conditions

16.7) Electrical Conditions

AS

Appears Serviceable. 3 readily available plugs testes

16.8) Lighting Conditions

AS

Appears Serviceable.

16.9) Vent Fan Conditions

AS

Appears Serviceable.

Bathroom Sink

16.10) Counter - Cabinet Conditions

AS

Appears Serviceable.

16.11) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

Shower - Tub - Toilet

16.12) Shower - Tub Conditions

R

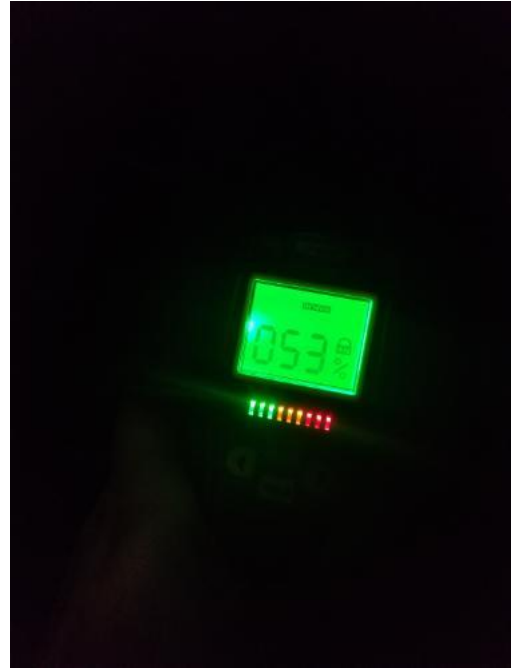
The sunken tub has a leak when you fill the tub up to the top jet intakes and motor for "whirlpool" does not work.

the steam shower does not produce steam. Steam generator does not appear to work. In addition the steam shower has a leak as evident when inspecting the subfloor in the crawlspace.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



Subfloor below steam shower is leaking



High moisture content in subflooring beneath steam shower

16.13) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

17 Downstairs Bathroom

Walls - Ceilings - Floors

17.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

17.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

17.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

17.4) Heat Source Conditions

AS

Appears Serviceable. 66.2%



Windows - Doors

17.5) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

17.6) Electrical Conditions

S

GFIC (Ground Fault Interrupter Circuit) receptacle circuit (a safety device for outlets near water) recommended next to sink.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



17.7) Lighting Conditions

AS

Appears Serviceable.

17.8) Vent Fan Conditions

AS

Appears Serviceable.

Bathroom Sink

17.9) Counter - Cabinet Conditions

AS

Appears Serviceable.

17.10) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

Shower - Tub - Toilet

17.11) Shower - Tub Conditions

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

17.12) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

18 Upstairs Bathroom

Walls - Ceilings - Floors

18.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

18.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

18.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

18.4) Heat Source Conditions

AS

Appears Serviceable.

Windows - Doors

18.5) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

18.6) Electrical Conditions

AS

Appears Serviceable.

18.7) Lighting Conditions

AS

Appears Serviceable.

18.8) Vent Fan Conditions

AS

Appears Serviceable.

Bathroom Sink

18.9) Counter - Cabinet Conditions

AS

Appears Serviceable.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

18.10) Sink Conditions

AS

The sink appeared to be in serviceable condition at the time of inspection in bath.

Shower - Tub - Toilet

18.11) Shower - Tub Conditions

AS

The bathtub, faucet, and drains appeared to be in serviceable condition.

18.12) Toilet Conditions

AS

The toilet appeared to be in serviceable condition at the time of inspection in bath.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

19 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

19.1) Siding Conditions (if detached)

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

19.2) Roof Conditions (if detached)

AS

Appears Serviceable.

19.3) Wall Conditions

AS

Appears Serviceable.

19.4) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

19.5) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

19.6) Window Conditions

AS

Appears Serviceable.

19.7) Door Conditions

R

Moisture related damage was observed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected



Man door casing shows some signs of water damage

19.8) Vehicle Door Conditions AS

Appears Serviceable.

19.9) Electrical Conditions AS

Appears Serviceable.

19.10) Lighting Conditions AS

Appears Serviceable.

Laundry Room

Location The laundry facilities are located in the laundry room.

19.11) Laundry Room Conditions AS

The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

20 Foundation - Crawl Space

Foundation

Foundation Type

Crawl Space.



Foundation Material

Block.

20.1) Foundation Conditions

AS

Appears Serviceable.

Flooring Structure

Flooring Support Type

The column / support is block columns. The wood framing floor system was constructed of 2 X 10 floor joists.

20.2) Flooring Support Conditions

R

The steam shower in the master bathroom appears to have a leak. The subfloor is wet. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | MI = Maintenance Issue | R = Repair | S = Safety | NI = Not Inspected

