



INSPECTION REPORT

Inspector: Rhonda Leib

MD: 33871 VA: 3380001802

18218 Rolling Meadow Way #45, Olney, MD 20832

Inspection prepared for: Ryan Vellek

Real Estate Agent: MUSTAPHA JOBARTEH - Long & Foster Real Estate, Inc. (LNG194

Date of Inspection: 1/15/2022 Time: 9:00 AM

Age of Home: 1987 Size: 1192

Weather: Sunny 25 degrees F

Order ID: 9780



46179 WESTLAKE DR, SUITE 200B, STERLING VA 20165



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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.

Monitor

Attic

Page 13 Item: 1	Access	<ul style="list-style-type: none"> • Attic access was difficult to reach due to shelving placement. Hatches must be readily accessible. Recommend exploring ways to create unobstructed access.
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Water Heater

Page 50 Item: 4	Overflow Condition	<ul style="list-style-type: none"> • Unable to view end of discharge pipe due to location. Recommend ensuring it discharges within 6" of overflow pan and is non-threaded.
Page 51 Item: 6	Base	<ul style="list-style-type: none"> • Unable to view entire overflow pan. Drain not visible. Recommend ensuring overflow pan has drain. Repair or replace pan as needed.

Maintenance

Grounds & Exterior

Page 9 Item: 3	Grounds Electrical	<ul style="list-style-type: none"> • Exterior lights did not function at time of inspection. Recommend replacing bulbs and checking for operation. Repair by licensed electrician as needed.
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Living Room

Page 22 Item: 7	Fireplace	<ul style="list-style-type: none"> • The flue was dirty; soot buildup noted. Recommend clean and sweep the chimney by a certified professional.
Page 24 Item: 9	Balcony Door	<ul style="list-style-type: none"> • Gaps and cracks noted around the door frame. Recommend caulk or seal as needed.

Kitchen

Page 32 Item: 14	Vent Condition	<ul style="list-style-type: none"> • Vent louvers were covered at time of inspection. Recommend removing cover to allow vent to operate properly.
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Dinette

Page 36 Item: 5	Window Condition	<ul style="list-style-type: none"> • Deteriorated caulk noted. Recommend sealing or repair as needed.
Page 38 Item: 8	Balcony Door	<ul style="list-style-type: none"> • Gaps and cracks noted around the door frame. Recommend caulk or seal as needed.

Laundry

Page 44 Item: 9	Dryer Vent	<ul style="list-style-type: none"> • Gap observed at vent penetration to exterior. Recommend sealing to prevent pest intrusion.
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HVAC Zone 1

Page 52 Item: 2	Refrigerant Lines	• Deteriorated insulation on the refrigerant line noted. Replace as needed.
Page 53 Item: 4	Indoor Unit	• HVAC system service date was over 12 months ago or unable to be determined. Recommend the HVAC system be serviced and cleaned by a licensed HVAC specialist.
Page 54 Item: 5	Filters	• The filter was dirty and oversized. Recommend replacement.
Page 54 Item: 6	Enclosure	• Some grime was noted inside the enclosure. Recommend cleaning by a HVAC specialist.
Page 55 Item: 7	Enclosure Base	• Dust and corrosion noted in unit. Service by HVAC specialist is recommended.

Bathroom-01

Page 57 Item: 4	Floor Condition	• Gaps observed around floor perimeter. Recommend sealing voids to prevent water intrusion to subfloor.
Page 60 Item: 13	Plumbing	• Loose and broken escutcheon observed. Recommend repair and seal with caulk.

Bathroom-02

Page 65 Item: 4	Floor Condition	• Gaps observed around the floor perimeter. Recommend sealing all gaps to prevent water intrusion to subfloor.
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Repair**Grounds & Exterior**

Page 8 Item: 2	Cladding Condition	• Vinyl siding damage observed. Recommend repair or replacement of damaged section to keep moisture and insect intrusion.
Page 9 Item: 4	GFCI	• Exterior outlet was not operational. Recommend repair or replace by a licensed electrician.

Roof

Page 11 Item: 2	Vent Stack	• Deteriorated vent stack collar observed. Recommend repair or replace as needed.
Page 11 Item: 3	Flashing	• Sidewall flashing appeared to be installed incorrectly. Recommend review and repair by a qualified contractor or roofing specialist.

Attic

Page 15 Item: 5	Exhaust Vent	• Exhaust fan duct appeared to be terminating in attic. Have duct routed to exterior to minimize moisture and possible development of mold.
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Living Room

Page 24 Item: 10	Screen Door	• Sliding screen door was bent but still functional. Repair or replace as needed.
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Kitchen

Page 29 Item: 7	Cabinets	• Warped cabinet base noted under sink. No moisture indicated on moisture meter. Recommend repair or replace as needed.
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Page 32 Item: 13	Plumbing	<ul style="list-style-type: none"> • Loose escutcheon observed on water supply pipe. Recommend securing to cover penetration hole.
Page 32 Item: 14	Vent Condition	<ul style="list-style-type: none"> • Vent hood appeared to be dented. Recommend replacing as needed.
Dinette		
Page 36 Item: 5	Window Condition	<ul style="list-style-type: none"> • Windows didn't latch due to misalignment or improper installation. Recommend repair or replace as needed. • Damaged screens observed. Repair or replace as needed.
Page 38 Item: 7	Closets	<ul style="list-style-type: none"> • Door stop was missing. Recommend installing to prevent damage to door and/or window.
Laundry		
Page 42 Item: 2	Doors	<ul style="list-style-type: none"> • Door stop was missing. Recommend installing door stop to avoid wall and/or door damage.
Page 42 Item: 3	Floor Condition	<ul style="list-style-type: none"> • Overflow pan was missing at washer. Recommend installing to prevent damage to floor or subfloor.
Electrical		
Page 46 Item: 5	Breakers	<ul style="list-style-type: none"> • 50-amp breaker observed for furnace. Max protection for furnace was 15-amps. Repair by a licensed electrician recommended.
Water Heater		
Page 49 Item: 3	Plumbing	<ul style="list-style-type: none"> • Electrical tape observed as support for water supply hose. Recommend repair by a licensed plumber using approved pipe supports and/or clamps.
Page 50 Item: 4	Overflow Condition	<ul style="list-style-type: none"> • Non-approved material used for discharge pipe. Recommend replacing with copper or CPVC pipe by a licensed plumber. • Electrical tape observed as a connector at discharge pipe elbow. Recommend repair by a licensed plumber.
Bathroom-01		
Page 59 Item: 9	GFCI	<ul style="list-style-type: none"> • There was no power to the bathroom outlet. Recommend review and repair by a licensed electrician.
Page 61 Item: 14	Showers	<ul style="list-style-type: none"> • Shower head leaked. Recommend repair. • Shower diverter did not engage completely. Repair or replace as needed.
Page 62 Item: 15	Shower Walls	<ul style="list-style-type: none"> • Missing or damaged grout observed. Recommend grout or seal as necessary. • Deteriorated caulk observed. Recommend sealing gaps.
Page 62 Item: 16	Bath Tub	<ul style="list-style-type: none"> • Loose and leaking regulator handle noted. Recommend repair.
Bathroom-02		
Page 68 Item: 14	Showers	<ul style="list-style-type: none"> • Shower head leaked. Recommend repair. • Shower diverter did not engage completely. Repair or replace as needed.
Page 70 Item: 17	Toilets	<ul style="list-style-type: none"> • Loose anchor bolt observed. Recommend securing or replacing as needed.

Bedroom-01

Page 72 Item: 6	Window Condition	<ul style="list-style-type: none"> • Some windows were difficult to open. Repair as needed. • Broken or cracked glass pane noted. Repair or replace as needed. • Damaged screens observed. Repair or replace as needed.
Page 73 Item: 8	Closets	<ul style="list-style-type: none"> • Broken tile observed in water heater closet. Recommend repair or replace as needed.

Bedroom-02

Page 75 Item: 6	Window Condition	<ul style="list-style-type: none"> • Damaged screens observed. Repair or replace as needed. • Deteriorated glazing bead observed. Recommend repair or replace as needed.
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Safety**Attic**

Page 13 Item: 2	Structure	<ul style="list-style-type: none"> • Large holes and/or gaps in firewall observed. Recommend repair for safety.
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Foyer Entrance Area

Page 17 Item: 2	Doors	<ul style="list-style-type: none"> • Keyed deadbolt observed. Egress doors require keyless operation from interior side. Recommend replacing lock for safety.
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Kitchen

Page 29 Item: 6	GFCI	<ul style="list-style-type: none"> • No GFCI protection present. Recommend installing GFCI protected receptacles for safety.
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Interior Areas

Page 40 Item: 2	Smoke Detectors	<ul style="list-style-type: none"> • Improve: Recommend installing one in each bedroom to bring up to modern safety standards.
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Electrical

Page 45 Item: 2	Electrical Panel	<ul style="list-style-type: none"> • Some wiring was painted, perhaps during wall construction, and appeared to be white (neutral) rather than black (hot). Recommend cleaning or labeling wiring as needed for safety.
Page 46 Item: 5	Breakers	<ul style="list-style-type: none"> • White wires connected to hot breaker switches observed. White wires are designated to neutral bus connection. Replace or label as needed.

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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 age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Vacant

Grounds & Exterior

1. Balcony

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at the time of inspection.



2. Cladding Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Vinyl siding.**Observations:**

- Vinyl siding damage observed. Recommend repair or replacement of damaged section to keep moisture and insect intrusion.



Hole

3. Grounds Electrical

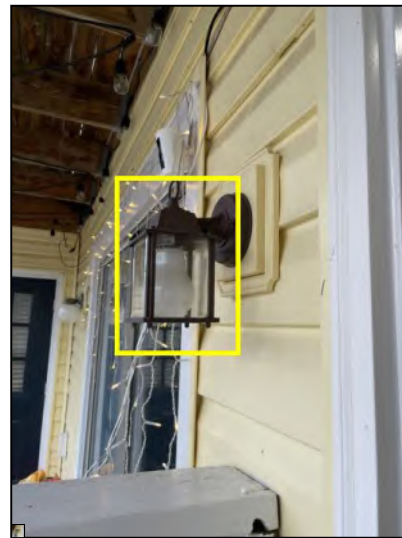
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exterior lights did not function at time of inspection. Recommend replacing bulbs and checking for operation. Repair by licensed electrician as needed.



Did not work



Did not work

4. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exterior outlet was not operational. Recommend repair or replace by a licensed electrician.



No power

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
✓				

Inspection view: Inspected from ground level with extended "Eyestick" and camera. Some areas of the roof may be visually restricted from inspection.
Materials: Asphalt shingles.

Observations:

- No major system safety or function concerns noted at the time of inspection.



2. Vent Stack

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Deteriorated vent stack collar observed. Recommend repair or replace as needed.



Deteriorated collar

3. Flashing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Sidewall flashing appeared to be installed incorrectly. Recommend review and repair by a qualified contractor or roofing specialist.



Not under siding

4. Spark Arrestor

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared in good condition at the time of inspection.



Attic

1. Access

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Bedroom closet.
- Attic access was difficult to reach due to shelving placement. Hatches must be readily accessible. Recommend exploring ways to create unobstructed access.



2. Structure

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Large holes and/or gaps in firewall observed. Recommend repair for safety.





Gaps in firewall



Gap in firewall

3. Insulation Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Fiberglass batts.

Depth: Insulation averaged about 8-10 inches in depth

Observations:

- Insulation appeared adequate and in good condition.



4. Ventilation

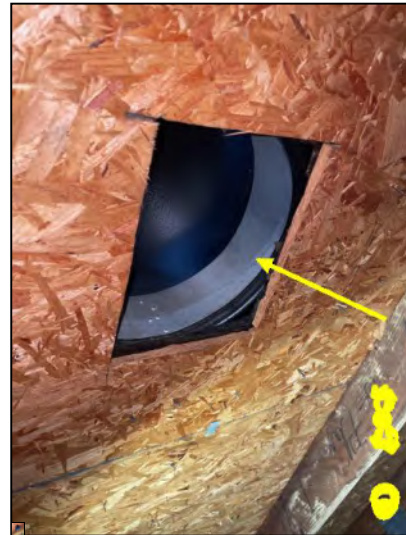
Good	Fair	Poor	N/A	None
✓				

Observations:

- Soffit vent.
- Fixed vents.
- Appeared functional.



Static vent



Static vent



Soffit vent

5. Exhaust Vent

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exhaust fan duct appeared to be terminating in attic. Have duct routed to exterior to minimize moisture and possible development of mold.



Not exterior vented

6. Attic Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- **PVC** plumbing vents
- No deficiencies noted in plumbing vent piping at the time of the inspection.



Plumbing vent

Foyer Entrance Area

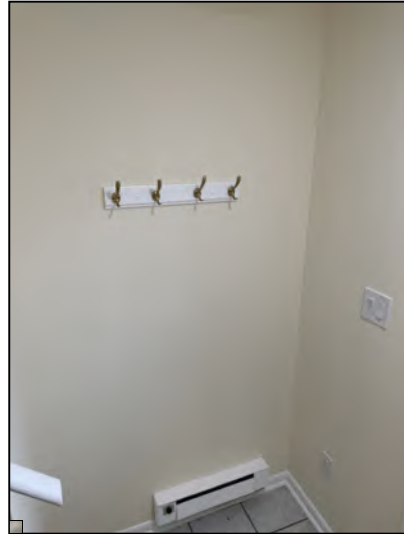
1. Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Lower Level

Observations:

- Acceptable. Some repairs recommended.

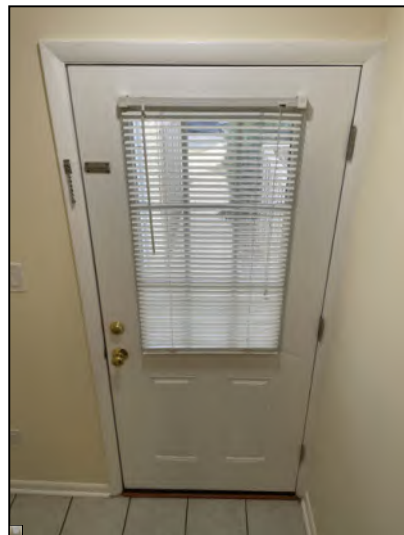


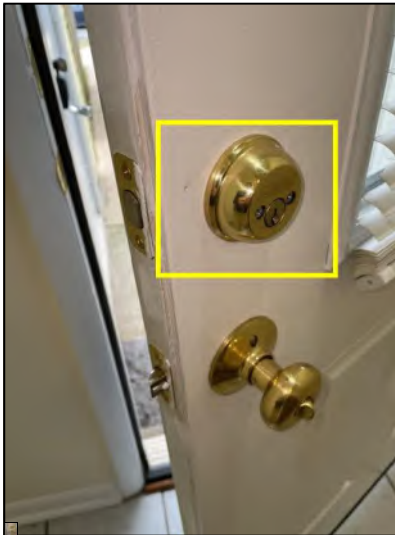
2. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Keyed deadbolt observed. Egress doors require keyless operation from interior side. Recommend replacing lock for safety.





Inside keyed deadbolt

3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- Ceiling appeared to be in good condition at the time of inspection.

4. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- Appeared to be in good condition at the time of inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Ceramic tile

Observations:

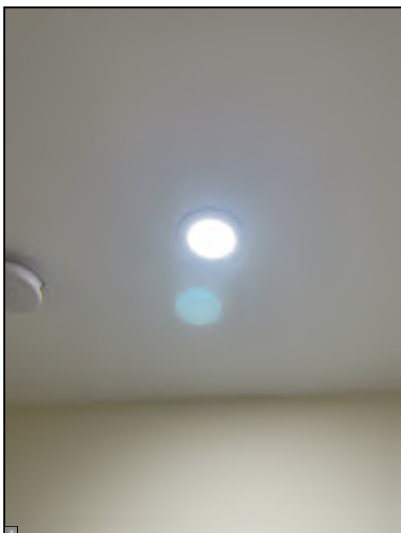
- Flooring appeared in serviceable condition at the time of inspection.

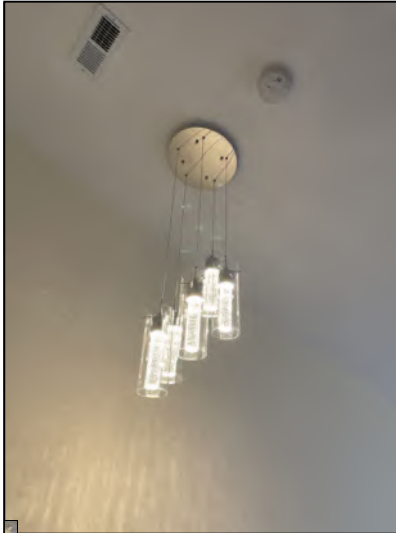
6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies noted.



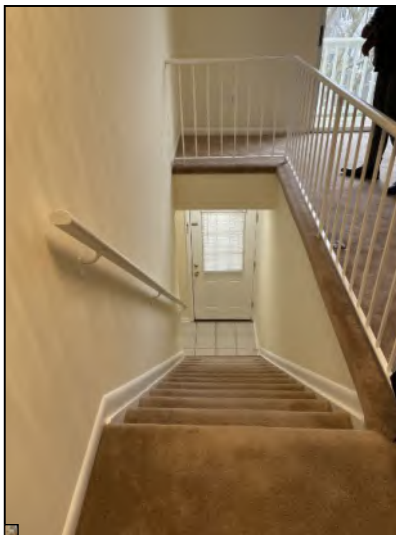


7. Stairs & Handrail

Good	Fair	Poor	N/A	None
✓				

Observations:

- Stairs and handrail appeared in good condition at the time of inspection.



8. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
✓				

Observations:

- Wall heater appeared functional at time of inspection.



Base heater

Living Room

1. Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Main Level

Observations:

- Acceptable. Some repairs recommended.



2. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- Ceiling appeared to be in good condition at the time of inspection.

3. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- Appeared to be in good condition at the time of inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Carpet

Observations:

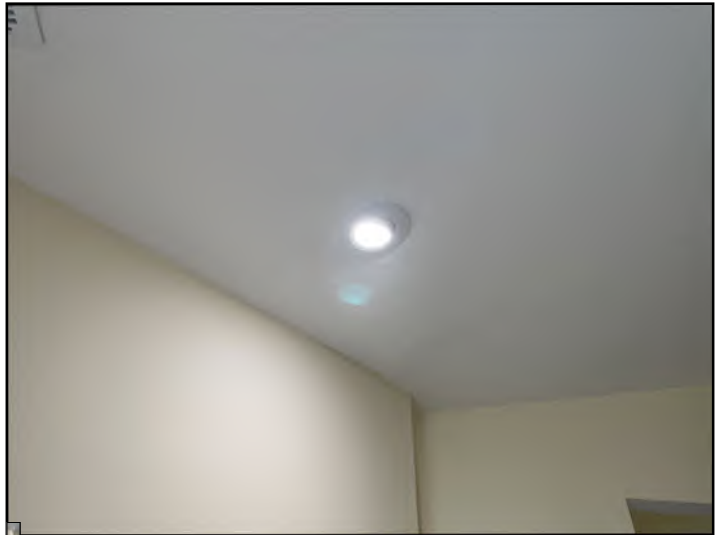
- Flooring appeared in serviceable condition at the time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies noted.



6. Ceiling Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally when tested at the time of inspection.



7. Fireplace

Good	Fair	Poor	N/A	None
	✓			

Materials: Living Room

Materials: Prefabricated fireplace noted.

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- The flue was dirty; soot buildup noted. Recommend clean and sweep the chimney by a certified professional.



Damper closed



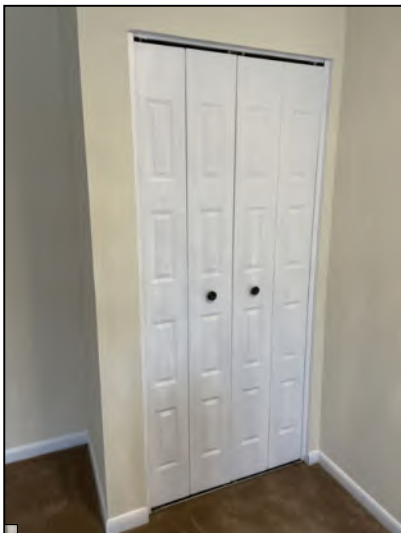
Damper open

8. Closets

Good	Fair	Poor	N/A	None
✓				

Observations:

- The closet was in serviceable condition at the time of inspection.



9. Balcony Door

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Gaps and cracks noted around the door frame. Recommend caulk or seal as needed.



Gaps



Gap

10. Screen Door

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Sliding screen door was bent but still functional. Repair or replace as needed.



Dented

Dining Room

1. Condition

Good	Fair	Poor	N/A	None
✓				

Location: Main Level

Observations:

- Acceptable. No repairs needed.



2. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- Ceiling appeared to be in good condition at the time of inspection.

3. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- Appeared to be in good condition at the time of inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Carpet

Observations:

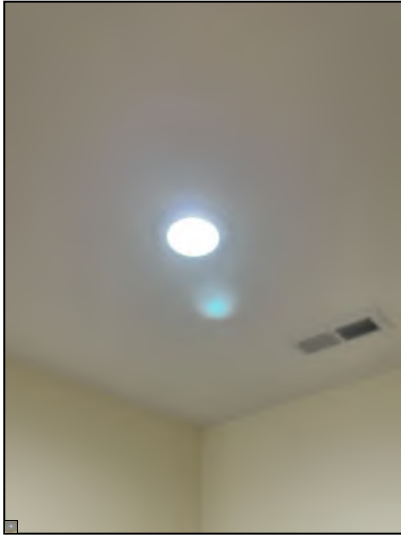
- Flooring appeared in serviceable condition at the time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies noted.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Main Level

Observations:

- Acceptable. Some repairs recommended.



2. Ceiling Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall

Observations:

- No signs of damage or leaks at the time of inspection.

3. Wall Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall.

Observations:

- Walls were in good shape at time of inspection

4. Floor Condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Laminate.

Observations:

- Appeared functional.

5. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Light fixture appeared functional.



6. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **GFCI** protected receptacles may not have been required when the house was built. Recommend upgrading with GFCIs at all kitchen counters 12" or wider.
- No GFCI protection present. Recommend installing GFCI protected receptacles for safety.



Not GFCI protected



Not GFCI protected

7. Cabinets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Warped cabinet base noted under sink. No moisture indicated on moisture meter. Recommend repair or replace as needed.



Warped base

8. Counters

Good	Fair	Poor	N/A	None
✓				

Observations:

- Plastic laminate top
- Appeared in good condition at the time of inspection.

9. Dishwasher

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally at the time of inspection.

**10. Garbage Disposal**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional when operated at the time of inspection.



11. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- Sink appeared to be in good condition at the time of inspection..



Hot water

12. Spray Wand

Good	Fair	Poor	N/A	None
✓				

Observations:

- The spray wand was functional.



13. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Loose escutcheon observed on water supply pipe. Recommend securing to cover penetration hole.



Loose escutcheon

14. Vent Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Recirculating

Observations:

- Vent hood appeared to be dented. Recommend replacing as needed.
- Vent louvers were covered at time of inspection. Recommend removing cover to allow vent to operate properly.



Dent



Vent covered

15. Cooktop condition

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Electric cooktop noted.
- All heating elements operated when tested.

**16. Oven**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Oven: Electric
- Oven operated when tested.



17. Refrigerator Condition

Good	Fair	Poor	N/A	None
✓				

Observations:

- Overall condition of refrigerator appeared functional at the time of inspection.



Freezer



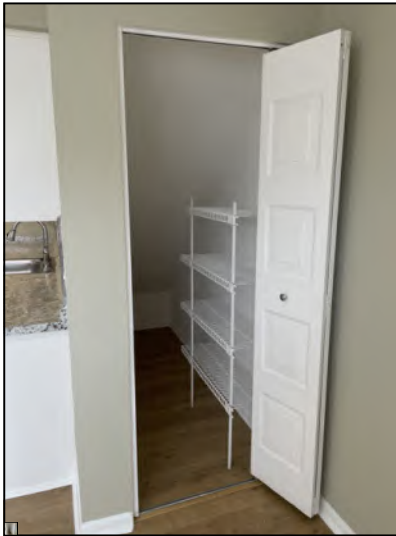
Refrigerator

18. Pantry

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at time of inspection.



Dinette

1. Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Main Level

Observations:

- Acceptable. Some repairs recommended.



2. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- Ceiling appeared to be in good condition at the time of inspection.

3. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- Appeared to be in good condition at the time of inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Laminate

Observations:

- Flooring appeared in serviceable condition at the time of inspection.

5. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Aluminum • Single Hung Windows

Observations:

- **Improve:** Windows were original, older type. Consider upgrading to double pane, thermally insulated, newer efficient type.
- **Windows didn't latch due to misalignment or improper installation. Recommend repair or replace as needed.**
- **Deteriorated caulk noted. Recommend sealing or repair as needed.**
- **Damaged screens observed. Repair or replace as needed.**



Torn screen



Did not latch



Did nnt latch



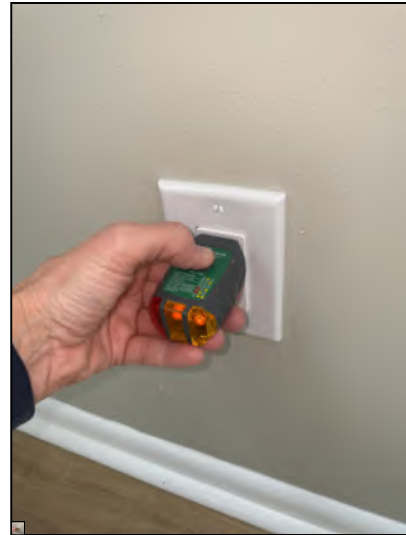
Deteriorated caulk

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

**7. Closets**

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Door stop was missing. Recommend installing to prevent damage to door and/or window.



HVAC closet



Window sill contact

8. Balcony Door

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Gaps and cracks noted around the door frame. Recommend caulk or seal as needed.



Gap



Gaps

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Stairs & Handrail

Good	Fair	Poor	N/A	None
✓				

Observations:

- Stairs and handrail appeared in good condition at the time of inspection.



To upper level

2. Smoke Detectors

Good	Fair	Poor	N/A	None
	✓			

Observations:

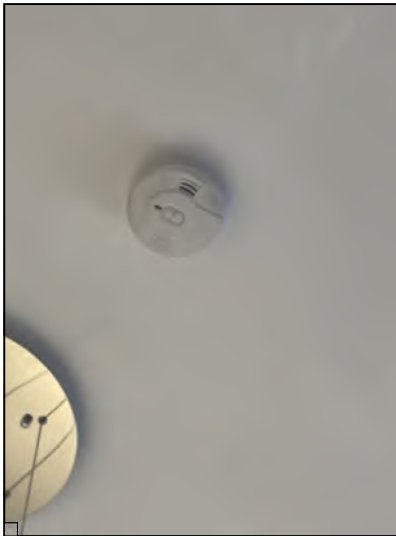
- All operated when tested.
- The life expectancy of smoke alarms is generally about 10 years, after which point their sensors can begin to lose sensitivity. If the smoke detector has some discoloration "yellowish", then it is very likely an old and noneffective smoke detector and it needs to be replaced. Most smoke detectors have an expiration date imprinted on the back. The test button only confirms that the battery, the hard-wired to the house power, the electronics, and the alert system are working; it doesn't mean that the smoke sensor is working. Battery operated smoke alarms should be checked routinely and the batteries changed frequently (at least every year). Testing of smoke detector's sensors is beyond the scope of standard home inspection. The operational test of a smoke detector is done by filling the sensor with smoke and is beyond the scope of this inspection.
- **Improve:** Recommend installing one in each bedroom to bring up to modern safety standards.



Stairs to upper level



Foyer



Main level

Laundry

1. Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Upper Level

Observations:

- Acceptable. Some repairs recommended.

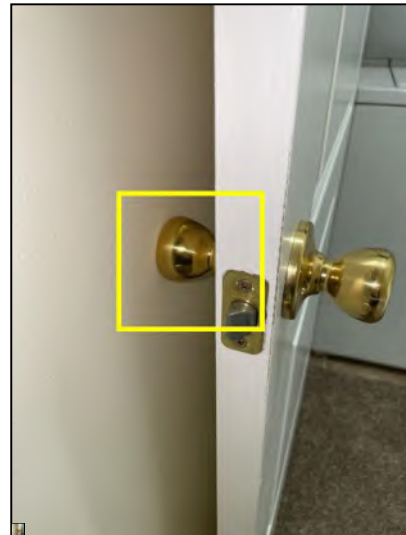
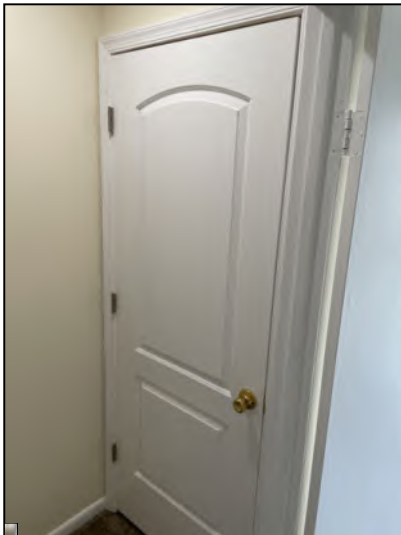


2. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Door stop was missing. Recommend installing door stop to avoid wall and/or door damage.



Wall contact

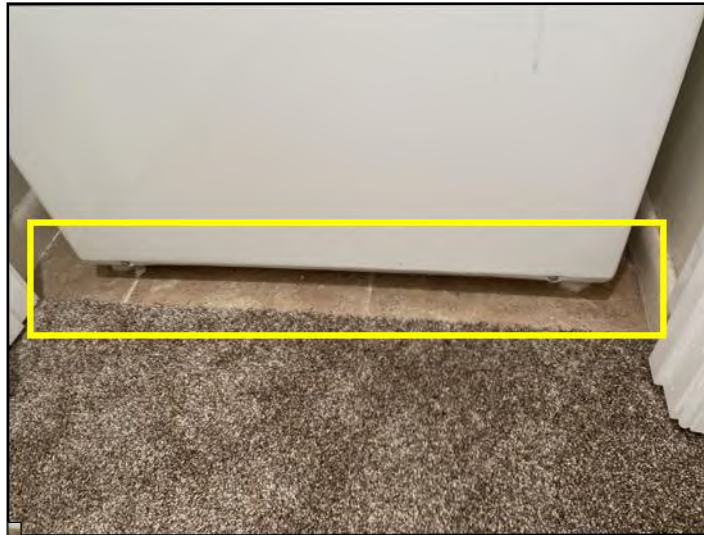
3. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Sheet vinyl

Observations:

- Overflow pan was missing at washer. Recommend installing to prevent damage to floor or subfloor.



Missing overflow pan

4. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- No deficiencies observed at the time of inspection.

5. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- Appeared in good shape at the time of inspection.

6. Washer

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at the time of inspection.

7. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared to be in good shape at the time of inspection. Access limited.



Limited access

8. Dryer

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at the time of inspection.

9. Dryer Vent

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Gap observed at vent penetration to exterior. Recommend sealing to prevent pest intrusion.



Gap

10. Electrical

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Electrical not tested due to limited space/inaccessible outlet.

Electrical

1. Cable Feeds

Good	Fair	Poor	N/A	None
✓				

Observations:

- Underground service lateral.

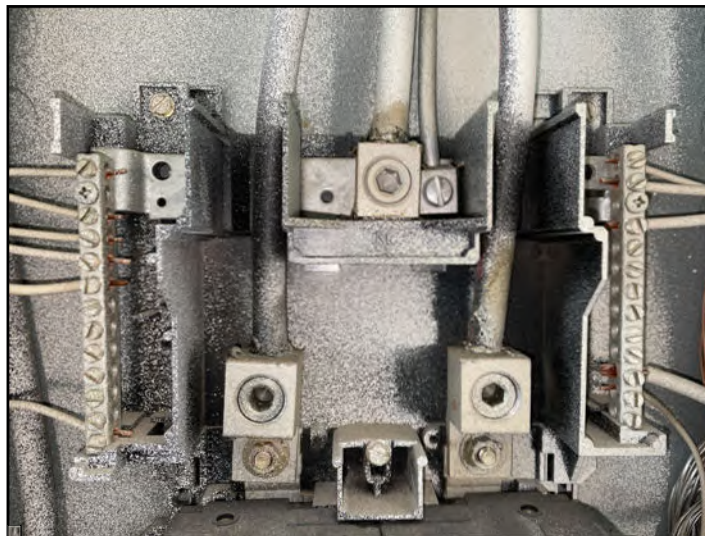
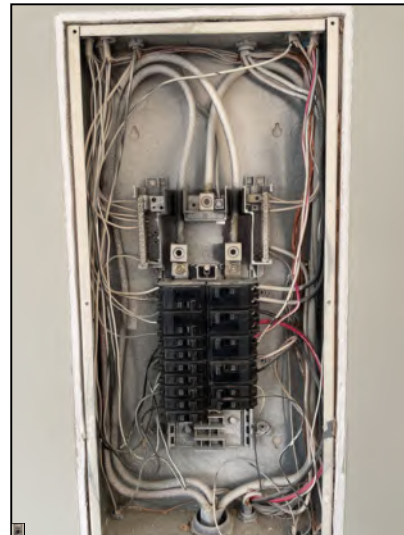
2. Electrical Panel

Good	Fair	Poor	N/A	None
	✓			

Location: Kitchen.

Observations:

- Some wiring was painted, perhaps during wall construction, and appeared to be white (neutral) rather than black (hot). Recommend cleaning or labeling wiring as needed for safety.



3. Main Amp Breaker

Good	Fair	Poor	N/A	None
				✓

Observations:

- Unknown amperage.
- Main shutoff breaker was missing. If electricity in the whole house can be turned off with six breakers or fewer, the Main breaker is not required, but it is a better practice to have a main breaker switch.

4. Breakers in off position

Good	Fair	Poor	N/A	None
✓				

Observations:

• 0

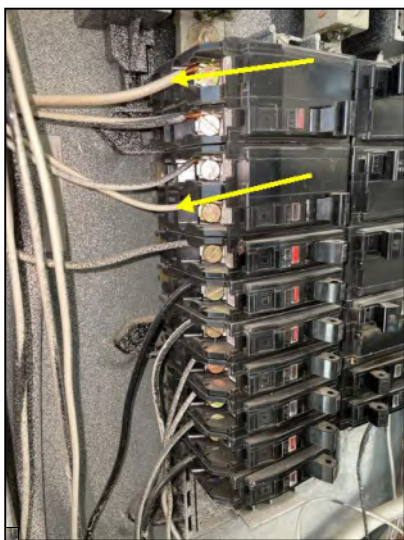
**5. Breakers**

Good	Fair	Poor	N/A	None
	✓			

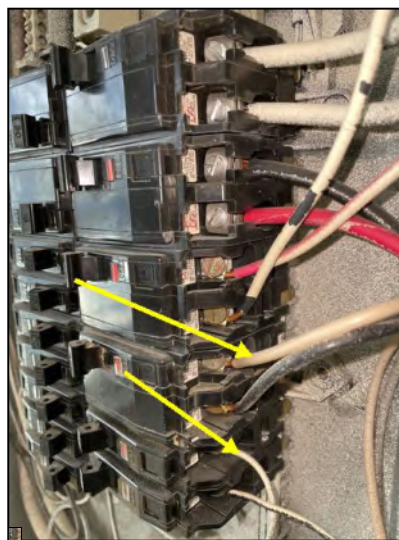
Materials: Copper non-metallic sheathed cable.

Observations:

- White wires connected to hot breaker switches observed. White wires are designated to neutral bus connection. Replace or label as needed.
- 50-amp breaker observed for furnace. Max protection for furnace was 15-amps. Repair by a licensed electrician recommended.



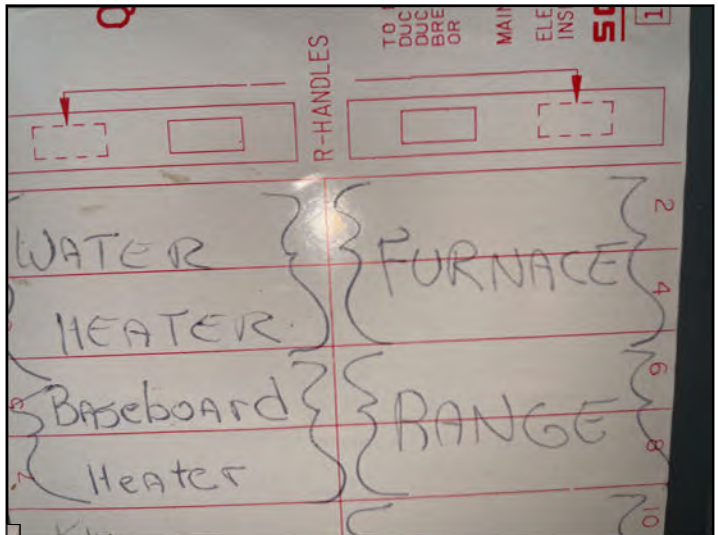
Neutrals as hots



Neutrals as hots



50 amp furnace breaker



Water

1. Water Main

Good	Fair	Poor	N/A	None
✓				

Observations:

- Public Water
- Copper pipes
- Location: Kitchen pantry
- No deficiencies noted.



Main water shut off valve

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
✓				

Heater Type: Electric

Location: The heater was located in the primary bedroom closet.

Observations:

- Manufacture date: 2020. Life expectancy around 12 years.



2. Number Of Gallons

Good	Fair	Poor	N/A	None
✓				

Observations:

- 50 gallons.



50 Gallons

3. Plumbing

Good	Fair	Poor	N/A	None
	✓			

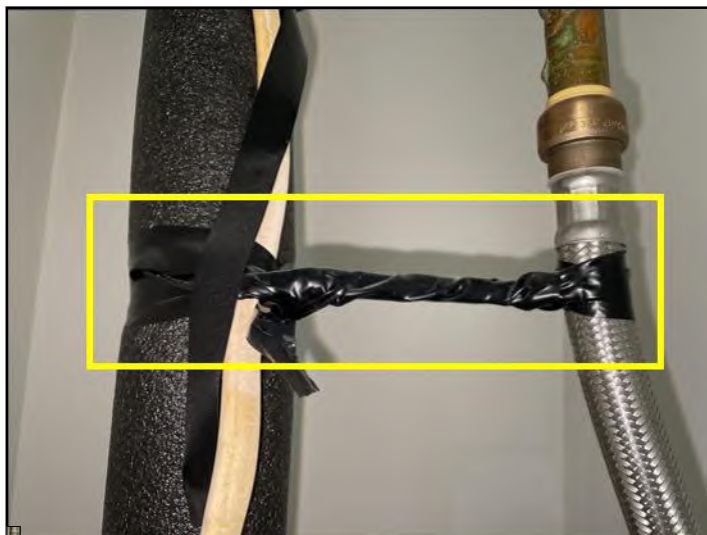
Materials: Copper • Stainless steel

Observations:

- Electrical tape observed as support for water supply hose. Recommend repair by a licensed plumber using approved pipe supports and/or clamps.



Water shut off valve



Unconventional support

4. Overflow Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: PVC

Observations:

- Non-approved material used for discharge pipe. Recommend replacing with copper or CPVC pipe by a licensed plumber.
- Electrical tape observed as a connector at discharge pipe elbow. Recommend repair by a licensed plumber.
- Unable to view end of discharge pipe due to location. Recommend ensuring it discharges within 6" of overflow pan and is non-threaded.



Electrical tape



Not CPVC

5. TPRV

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared to be in satisfactory condition.



TPR valve

6. Base

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Unable to view entire overflow pan. Drain not visible. Recommend ensuring overflow pan has drain. Repair or replace pan as needed.



No visible drain on pan

HVAC Zone 1

1. AC Compressor Condition

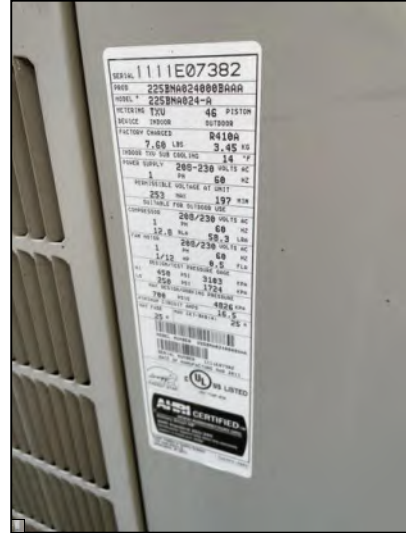
Good	Fair	Poor	N/A	None
	✓			

Compressor Type: Electric

Location: The compressor was located at the front of the house.

Observations:

- Manufacture date: 2011. Life expectancy around 20 years.
- **Note:** Unit not tested in the cooling mode. **A/C** units should not be operated when the ambient temperature is below 65°F as damage to the unit could occur. This test is excluded from the scope of this inspection due to the ambient temperature.



MFD: 2011

2. Refrigerant Lines

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Deteriorated insulation on the refrigerant line noted. Replace as needed.



Missing insulation

3. Thermostats

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Location: Dining room
- Digital - programmable type.
- Functional at the time of inspection.



4. Indoor Unit

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: The furnace was located in the dinette closet

Type: Electric forced hot air.

Observations:

- Manufacture date: 2011. Life expectancy around 20 years.
- Unit appeared to operate properly using normal operating controls at the time of inspection.
- HVAC system service date was over 12 months ago or unable to be determined. Recommend the HVAC system be serviced and cleaned by a licensed HVAC specialist.



Missing shut off switch



MFD: 2011

5. Filters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Located at the bottom of cabinet.

Observations:

- **Maintenance:** The air filter should be inspected at least monthly and cleaned or replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- The filter was dirty and oversized. Recommend replacement.



Filter location



Dirty filter



Larger than space

6. Enclosure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Some grime was noted inside the enclosure. Recommend cleaning by a HVAC specialist.



Dirty

7. Enclosure Base

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Dust and corrosion noted in unit. Service by HVAC specialist is recommended.



Dusty



Corrosion

8. Plumbing

Good	Fair	Poor	N/A	None
✓				

Materials: PVC plumbing.

Observations:

- Appeared functional and in good condition.



Condensate drain

Bathroom-01

1. Location

Location: Upper Level • Primary bedroom

2. General View

Good	Fair	Poor	N/A	None
	✓			

Type: Full Bath

Observations:

- Functional. Repairs recommended.

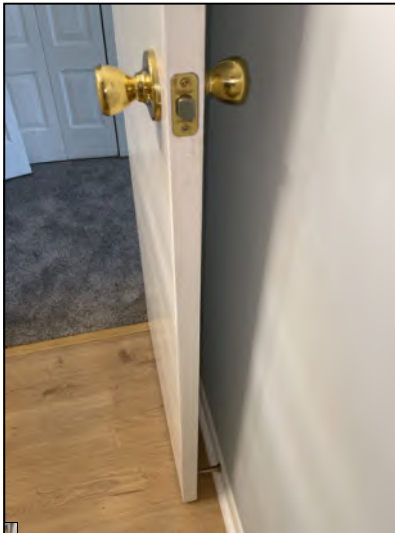


3. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- The door was functional and latched properly at the time of inspection.



4. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Laminate

Observations:

- Gaps observed around floor perimeter. Recommend sealing voids to prevent water intrusion to subfloor.



Gap



Gap

5. Walls Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- No major deficiencies or concerns noted at the time of inspection.

6. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No major deficiencies or concerns noted at the time of inspection.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- The bathroom fan was functional.



8. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- Lights appeared functional.



9. GFCI

Good	Fair	Poor	N/A	None
		✓		

Observations:

- There was no power to the bathroom outlet. Recommend review and repair by a licensed electrician.



Now power to outlet

10. Cabinets

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

11. Counters

Good	Fair	Poor	N/A	None
✓				

Observations:

- Solid surface counter-tops.
- No deficiencies observed.

12. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



Hot water

13. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Loose and broken escutcheon observed. Recommend repair and seal with caulk.



Loose and broken escutcheon

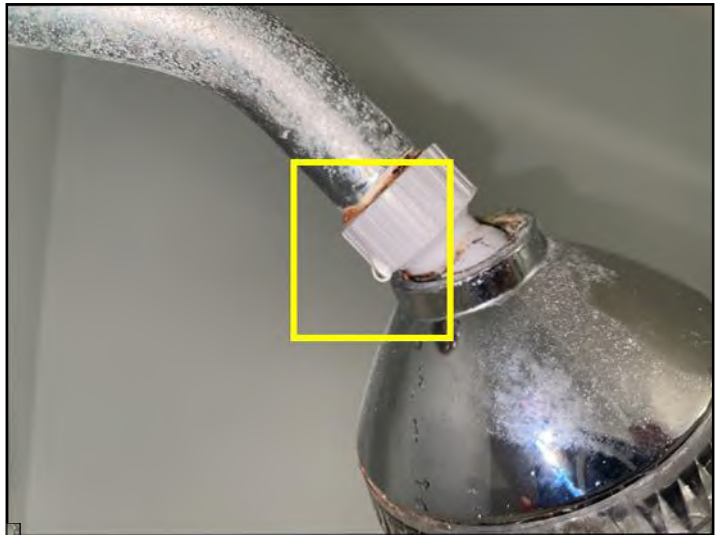


14. Showers

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Shower head leaked. Recommend repair.
- Shower diverter did not engage completely. Repair or replace as needed.



Leaked



Diverter leaked

15. Shower Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ceramic tile.
- Missing or damaged grout observed. Recommend grout or seal as necessary.
- Deteriorated caulk observed. Recommend sealing gaps.



Missing grout



Deteriorated caulk

16. Bath Tub

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Loose and leaking regulator handle noted. Recommend repair.



Loose regulator



Leaked



Hot water

17. Toilets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Observed functional and in good visual condition.



18. Mirrors

Good	Fair	Poor	N/A	None
✓				

Observations:

- Mirrors observed in good shape at the time of inspection.

Bathroom-02

1. Location

Locations: Main Level

2. General View

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Full Bath

Observations:

- Functional. Repairs recommended.



3. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The door was functional and latched properly at the time of inspection.



4. Floor Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Laminate

Observations:

- Gaps observed around the floor perimeter. Recommend sealing all gaps to prevent water intrusion to subfloor.



Gaps

5. Walls Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No major deficiencies or concerns noted at the time of inspection.

6. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No major deficiencies or concerns noted at the time of inspection.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- The exhaust fan operated normally at the time of the inspection.

**8. Electrical**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Lights appeared functional.

**9. GFCI**

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI in place and operational.

**10. Cabinets**

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

11. Counters

Good	Fair	Poor	N/A	None
✓				

Observations:

- Solid surface counter-top
- No deficiencies observed.

12. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



Hot water

13. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- Plumbing appeared functional.

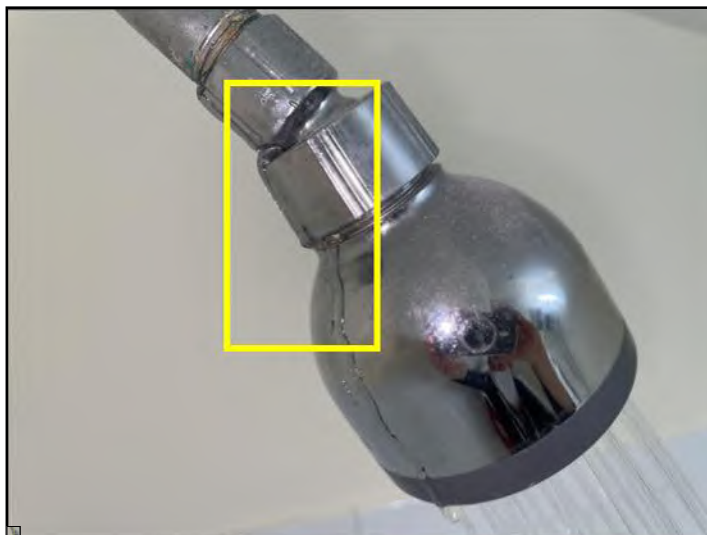


14. Showers

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Shower head leaked. Recommend repair.
- Shower diverter did not engage completely. Repair or replace as needed.



Leaked



Diverter leaked

15. Shower Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

- Ceramic tile.
- Observed in good condition at the time of the inspection. Recommend periodic checking for gaps in the grout and seal as needed.

16. Bath Tub

Good	Fair	Poor	N/A	None
✓				

Observations:

- Bathtub appeared functional at the time of inspection.



Hot water

17. Toilets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Loose anchor bolt observed. Recommend securing or replacing as needed.



Loose bolt

18. Mirrors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Mirrors observed in good shape at the time of inspection.

Bedroom-01

1. Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Upper Level

Observations:

- Acceptable. Some repairs needed.

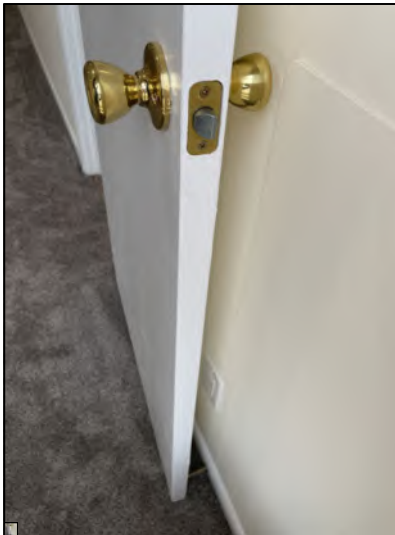


2. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- The door was functional and latched properly at the time of inspection.



3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No deficiencies or stains noted at the time of inspection.

4. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- No major defects noted at the time of inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Carpet.

Observations:

- Floor appeared to be in a good condition at the time of inspection.

6. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Aluminum • Single Hung Windows

Observations:

- Some windows were difficult to open. Repair as needed.
- Broken or cracked glass pane noted. Repair or replace as needed.
- Damaged screens observed. Repair or replace as needed.



Difficult to open



Loose screen



Cracked pane



Torn screen

7. Electrical

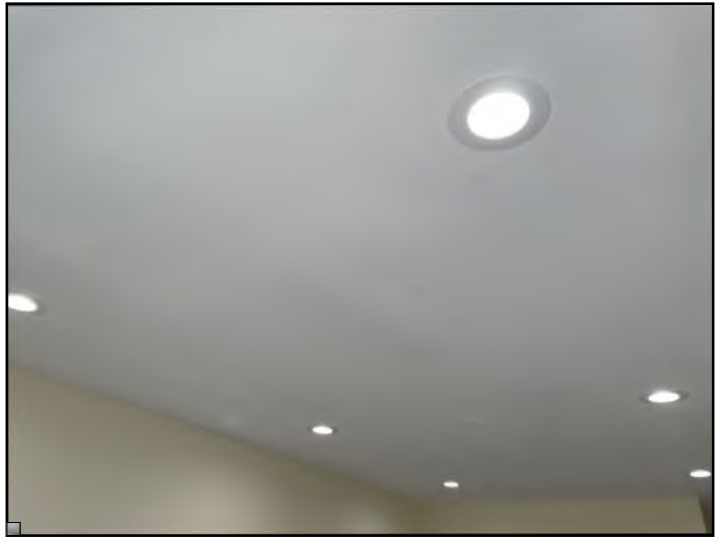
Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional.



Switched outlet



8. Closets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Broken tile observed in water heater closet. Recommend repair or replace as needed.





Cracked tile

Bedroom-02

1. Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Main Level

Observations:

- Acceptable. Some repairs recommended.



2. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- The door was functional and latched properly at the time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

- No deficiencies or stains noted at the time of inspection.

4. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- No major defects noted at the time of inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Carpet.

Observations:

- Floor appeared to be in a good condition at the time of inspection.

6. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Aluminum • Single Hung Windows

Observations:

- Damaged screens observed. Repair or replace as needed.
- Deteriorated glazing bead observed. Recommend repair or replace as needed.



Damaged screen



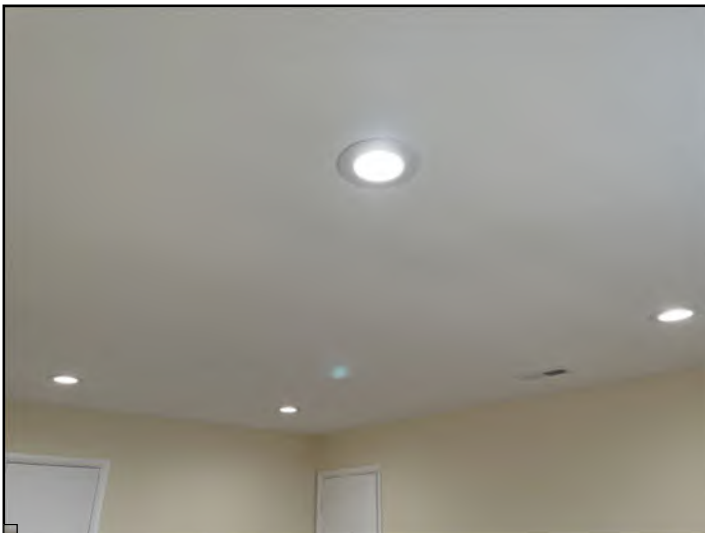
Deteriorated glazing bead

7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional.

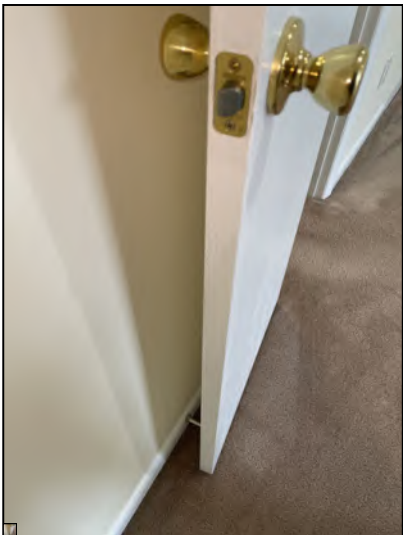
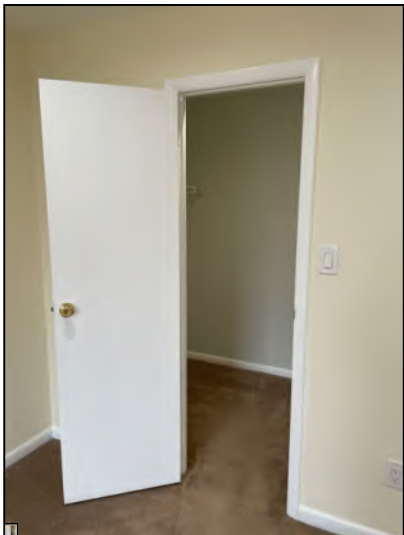


8. Closets

Good	Fair	Poor	N/A	None
✓				

Observations:

- The closet was in serviceable condition.



Plumbing access panel

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves