



INSPECTION REPORT

Inspector: Paulo Narduche

License # 3380001301

10000 Sample St, Sample VA 10000

Inspection prepared for: Sample Client

Real Estate Agent: Sample Agent

Date of Inspection: 12/30/2021 Time: 8:00 AM

Year Built: 2002 Size (sqft): 2135

Weather: Raining 45 to 50 degrees F

Order ID: 9577



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**Grounds & Exterior**

Page 20 Item: 8	Cladding Condition	• Monitor: Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.
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Water & Sewer

Page 51 Item: 2	Pressure Regulator	• There is corrosion present around the pressure regulator no leaks noted at the time of the inspection, monitor for worsening condition.
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Bathroom-01

Page 65 Item: 13	Shower Walls	• Monitor: Keep all components properly grouted, caulked or otherwise appropriately sealed to prevent water infiltration.
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Bathroom-02

Page 71 Item: 13	Shower Walls	• Monitor: Keep all components properly grouted, caulked or otherwise appropriately sealed to prevent water infiltration.
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Maintenance**Roof**

Page 10 Item: 2	Gutter	• Roof aggregate and granules noted in the gutter system, Recommend cleaning the gutter.
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Grounds & Exterior

Page 16 Item: 2	Grading	• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of six (6) inches within the first ten (10) feet around the perimeter of the building.
Page 16 Item: 3	Vegetation Observations	• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

Page 17 Item: 4	Deck	• MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be re coated with a high quality deck sealant.
Garage		
Page 22 Item: 2	Garage Door Condition	• All doors require routine maintenance in order to continue functioning properly. Recommended periodic door maintenance.
HVAC Zone 1		
Page 56 Item: 1	AC Compress Condition	• Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.
Page 57 Item: 4	Heater Condition	• HVAC system service date was over 12 months or not being able to be determined. We recommend the HVAC system be serviced and cleaned by a licensed HVAC specialist.
Page 58 Item: 5	Filters	• MAINTENANCE: The air filter(s) 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.

Repair**Attic**

Page 13 Item: 4	Ventilation	• Thermostatically controlled Power Ventilator on roof field noted and appeared to be non-functional. Recommend repair/replace as needed by a qualified specialist.
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Grounds & Exterior

Page 17 Item: 4	Deck	• One or more deck posts are bow, damaged and/or out of plane. Recommend consulting with a deck specialist for further evaluation and repair/replace as needed.
Page 18 Item: 5	Stairs & Handrail	• Loose/wobbly guardrails noted. Repair as needed.

Living Room

Page 27 Item: 6	Window Condition	• Window difficult to operate at one or more locations. Recommend review and repair as needed by qualified window contractor.
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Electrical

Page 48 Item: 5	Breakers	• White wire connected to hot breaker switch, white wires are designated to neutral bus connection, replace or label as needed.
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HVAC Zone 1

Page 58 Item: 5	Filters	The HVAC filter was not present or not located at the time of the inspection. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep HVAC components working efficiently. It is recommended to install a filter and then regular inspection & maintenance is advised.
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Bathroom-01

Page 62 Item: 3	Doors	Door stopper was missing. Recommend installation to avoid unnecessary wall or door damage.
Page 65 Item: 12	Showers	Shower escutcheon is loose, recommend repairing as needed.

Bathroom-02

Page 70 Item: 12	Showers	- The escutcheon at the shower head is loose and detached from the wall, repair as needed. - Shower diverter does not engage completely. Repair or replace as needed.
Page 72 Item: 14	Bath Tubs	Missing stopper noted, repair as needed.

Safety**Garage**

Page 23 Item: 5	Fire Door	No auto closure present. Recommend installing an auto closure for safety.
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Kitchen

Page 39 Item: 6	GFCI	One or more outlets in the kitchen did not respond to GFCI test. Recommend replacing for safety.
Page 42 Item: 13	Oven & Range	Range missing anti -tip bracket. Recommend installing the anti - tip bracket for safety.

Laundry

Page 46 Item: 6	GFCI	The laundry receptacle should be GFCI protected type. Recommend upgrade as needed.
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Gas

Page 50 Item: 1	Main Gas Valve Condition	CSST gas pipes bonding and grounding was not visible at the time of the inspection, recommend insuring proper bonding and grounding of the CSST pipe by a certified electrician or plumber.
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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: Attached • Single Family, 3 Level Townhouse

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture, personal belongings, and/or household items. Any such items are excluded from this inspection report.

Inspection Type

1. Limitations

Good	Fair	Poor	N/A	None
			✓	

Materials: Residential Home Inspection

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Materials: 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. Gutter

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Roof aggregate and granules noted in the gutter system, Recommend cleaning the gutter.



3. Vent Stack

Good	Fair	Poor	N/A	None
✓				

Observations:

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



4. Furnace Flue

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:
• No major system safety or function concerns noted at time of inspection.



Attic

1. Access

Good	Fair	Poor	N/A	None
✓				

- Observations:
- Bedroom closet.
 - Appeared functional with adequate insulation.



2. Structure

Good	Fair	Poor	N/A	None
✓				

- Observations:
- Visible structure of attic/roof sheathing appeared to be good, no issues observed at the time of inspection.



3. Insulation Condition

Good	Fair	Poor	N/A	None
✓				

- Materials: Loose fill insulation. • Fiberglass batts.
Depth: Insulation averages about 10-12 inches in depth
Observations:
- Insulation appeared adequate and in good condition.



4. Ventilation

Good	Fair	Poor	N/A	None
	✓			

- Observations:
- Soffit and ridge vent.
 - **Thermostatically controlled Power Ventilator on roof field noted and appeared to be non-functional. Recommend repair/replace as needed by a qualified specialist.**



5. Duct Work

Good	Fair	Poor	N/A	None
✓				

- Observations:
- Functional.



6. Exhaust Vent

Good	Fair	Poor	N/A	None
✓				

Observations:
• Functional.



7. Attic Plumbing

Good	Fair	Poor	N/A	None
✓				

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



8. Chimney

Good	Fair	Poor	N/A	None
✓				

Observations:
• Double wall metal B-Vent pipe noted.



Grounds & Exterior

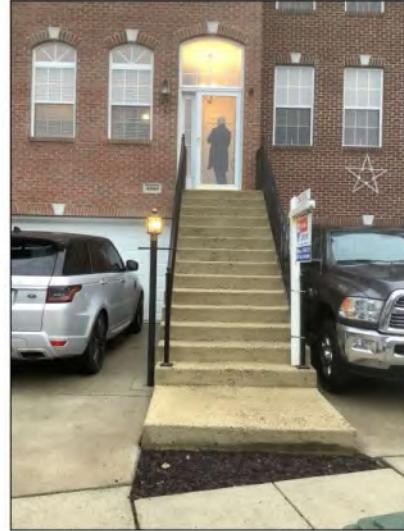
1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Concrete driveway • Concrete walkway

Observations:

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

**2. Grading**

Good	Fair	Poor	N/A	None
✓				

Observations:

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

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of six (6) inches within the first ten (10) feet around the perimeter of the building.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
✓				

Observations:

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

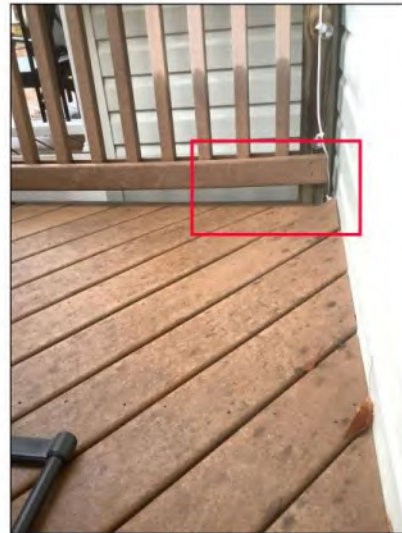
• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

4. Deck

Good	Fair	Poor	N/A	None
	✓			

Observations:

- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be re coated with a high quality deck sealant.
- One or more deck posts are bow, damaged and/or out of plane. Recommend consulting with a deck specialist for further evaluation and repair/replace as needed.



Uneven deck boards



Out of plane



5. Stairs & Handrail

Good	Fair	Poor	N/A	None
☐	☒	☐	☐	☐

Observations:

- Loose/wobbly guardrails noted. Repair as needed.





6. Gate Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Wood

Observations:

- Gates appeared to be functional at the time of inspection



7. Fence Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Wood

Observations:

- Fencing appeared functional with normal wear for its age.



8. Cladding Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Brick veneer. • Vinyl siding. • Wood frame construction. • Poured concrete foundation.

Observations:

- No major system or safety concerns noted.
- Monitor: Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.



9. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI receptacles observed operational at the time of the inspection.
- Reset is in the Garage



Garage

1. General Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Materials: Attached 2-car garage

Observations:

- Accessible, acceptable condition



2. Garage Door Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Materials: Roll-up door. • One 16' upgraded insulated steel door

Observations:

- No deficiencies observed at the time of the inspection.
- All doors require routine maintenance in order to continue functioning properly. Recommended periodic door maintenance.

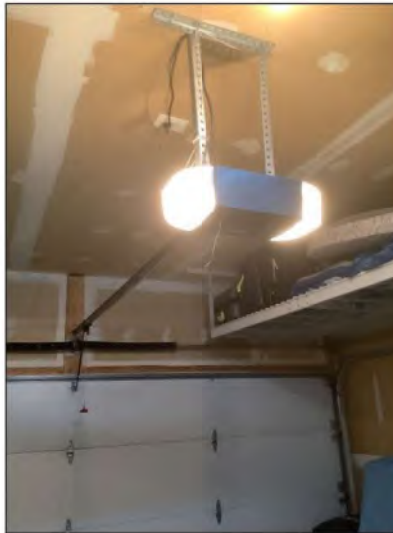


3. Garage Opener Status

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:

- Belt drive opener.
- Appeared functional using normal controls at the time of inspection.



4. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
✓				

Observations:

- The garage door auto-reverse/eye beam systems were functional at the time of inspection.

5. Fire Door

Good	Fair	Poor	N/A	None
	✓			

Observations:

- No auto closure present. Recommend installing an auto closure for safety. Fire doors and auto closure are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses.
- No auto closure present. Recommend installing an auto closure for safety.



6. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Concrete floors.

Observations:

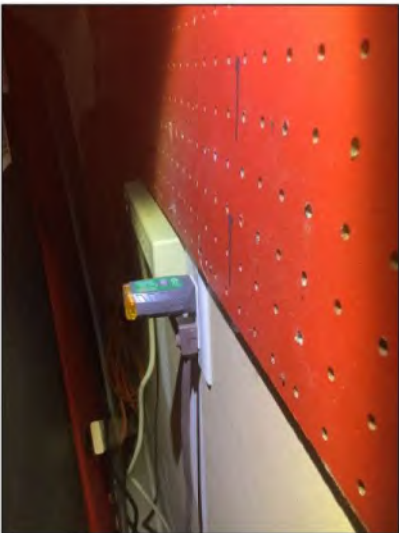
- Functional in good condition



7. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:
• GFCI in place and operational.



Upstairs Hallway

1. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- All tested electrical outlets were functional at the time of inspection.

**2. Smoke Detectors**

Good	Fair	Poor	N/A	None
✓				

Observations:

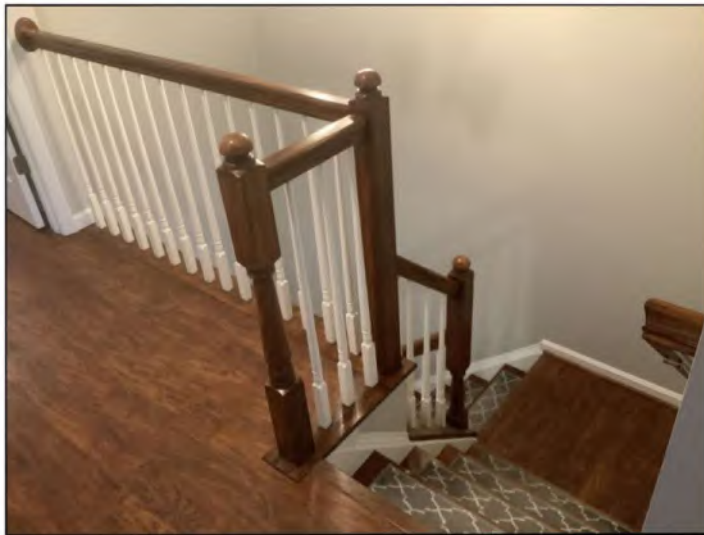
- All operated when tested.
- Testing of **smoke detectors** is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

**3. Stairs & Handrail**

Good	Fair	Poor	N/A	None
✓				

Observations:

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



Living Room

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: 1st Floor

Observations:

- Acceptable

**2. Doors**

Good	Fair	Poor	N/A	None
✓				

Observations:

- All doors and locks appeared functional and operated normally at the time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall ceilings.

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.
- Some areas not accessible due to stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Engineered Hardwood flooring.

Observations:

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

6. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Single Hung Windows • Vinyl • double pane

Observations:

- Window difficult to operate at one or more locations. Recommend review and repair as needed by qualified window contractor.



Difficult to operate

7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- All tested electrical outlets were functional at the time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.



Dining Room

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: 1st Floor

Observations:

- Acceptable

**2. Ceiling Condition**

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall ceilings.

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: Engineered Hardwood flooring.

Observations:

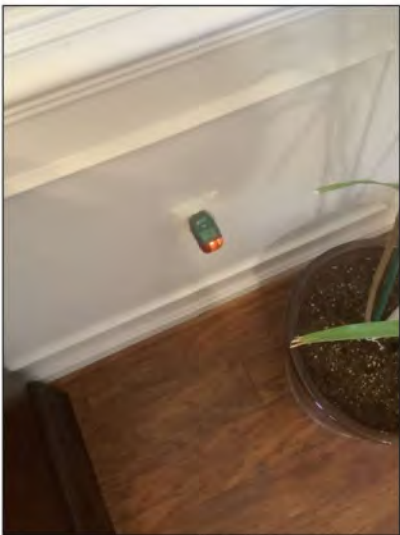
- Flooring appeared in good condition at the time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- All tested electrical outlets were functional at the time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.

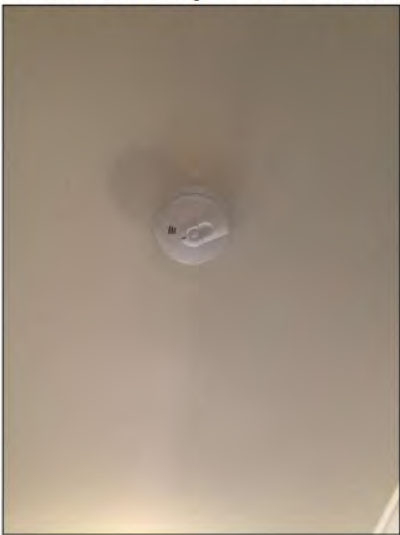


6. Smoke Detectors

Good	Fair	Poor	N/A	None
✓				

Observations:

- All operated when tested.
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

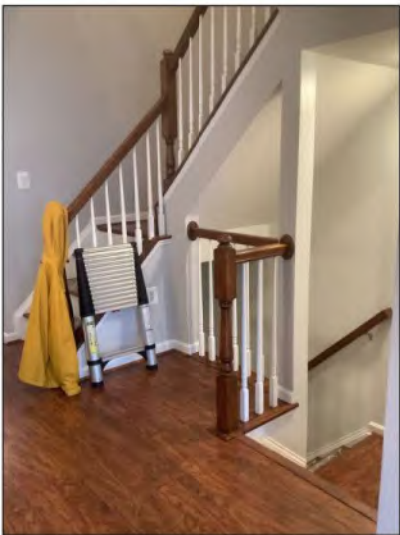


7. Stairs & Handrail

Good	Fair	Poor	N/A	None
✓				

Observations:

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



8. Door Bell

Good	Fair	Poor	N/A	None
✓				

Observations:
• Operated normally when tested.



Family Room

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Lower Level

Observations:

- Acceptable

**2. Doors**

Good	Fair	Poor	N/A	None
✓				

Observations:

- All doors and locks appeared functional and operated normally at the time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall ceilings.

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.
- Some areas not accessible due to stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Laminate flooring.

Observations:

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

6. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Single Hung Windows • Vinyl • double pane

Observations:

- All tested windows were functional.



7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- All tested electrical outlets were functional at the time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.



8. Smoke Detectors

Good	Fair	Poor	N/A	None
✓				

Observations:

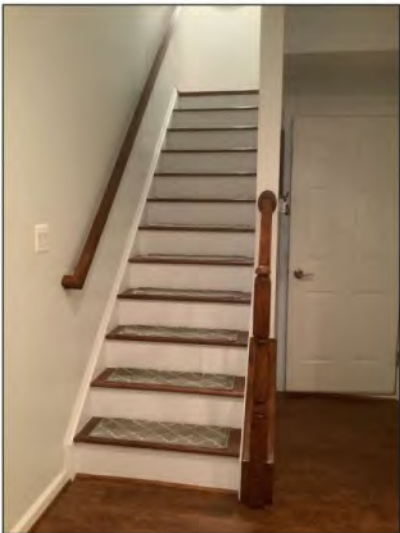
- All operated when tested.
- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.



9. Stairs & Handrail

Good	Fair	Poor	N/A	None
✓				

Observations:
• Stairs and handrail appeared in good condition at the time of inspection.



Family Room 2

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Main Level

Observations:

- Acceptable

**2. Doors**

Good	Fair	Poor	N/A	None
✓				

Observations:

- All doors and locks appeared functional and operated normally at the time of inspection.

3. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall ceilings.

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.
- Some areas not accessible due to stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Engineered Hardwood flooring.

Observations:

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

6. Fireplace

Good	Fair	Poor	N/A	None
			✓	

Materials: Family Room

Materials: Gas Fireplace

Observations:

- The fireplace appears to be in fair visual condition. Was not operated because the gas pilot was turned off.



7. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Single Hung Windows • Vinyl • double pane

- Observations:
- All tested windows were functional.



8. Electrical

Good	Fair	Poor	N/A	None
✓				

- Observations:
- All tested electrical outlets were functional at the time of inspection.
 - Some outlets not accessible due to furniture and or stored personal items.



9. Ceiling Fans

Good	Fair	Poor	N/A	None
✓				

Observations:
• Operated normally when tested at the time of inspection.

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
✓				

Materials: First Floor

Observations:

- Condition: Acceptable

**2. Ceiling Condition**

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall ceilings.

Observations:

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

3. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- Walls were in good shape at time of inspection

4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Engineered wood flooring noted.

Observations:

- No damage noted at the time of inspection.

5. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Single Hung Windows

Observations:

- Operated windows appeared functional at the time of inspection.



6. GFCI

Good	Fair	Poor	N/A	None
		✓		

Observations:
• One or more outlets in the kitchen did not respond to GFCI test.
Recommend replacing for safety.



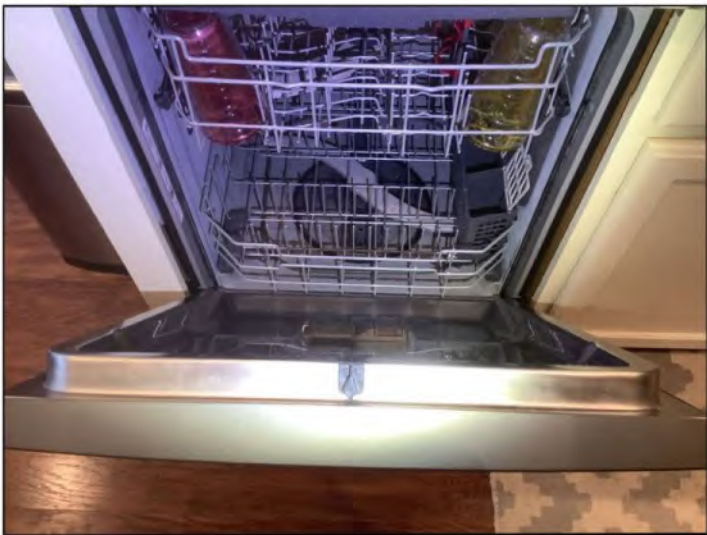
Did not respond to test



7. Dishwasher

Good	Fair	Poor	N/A	None
✓				

Observations:
• Operated normally at the time of inspection.



8. Garbage Disposal

Good	Fair	Poor	N/A	None
✓				

Observations:
• Appeared functional when operated at the time of inspection.



9. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:
• Sink appeared to be in good condition at the time of inspection..



10. Spray Wand

Good	Fair	Poor	N/A	None
✓				

Observations:
• The spray wand was operated and was functional.



11. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:
• No active leaks in supply or drain lines observed at the time of inspection.



12. Microwave

Good	Fair	Poor	N/A	None
✓				

Observations:

- Microwave was functioning at the time of the inspection



13. Oven & Range

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Oven: gas burners
- The burners operated properly when tested.
- Oven(s) operated when tested.
- Anti-tip bracket is missing from range installation. See label inside oven door. All free-standing, slide-in ranges include an anti-tip device that is essential for the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Carried by home building centers.
- Range missing anti -tip bracket. Recommend installing the anti - tip bracket for safety.



14. Vent Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Materials: Recirculating

Observations:

- Tested exhaust fan was operational at the time of inspection.



15. Refrigerator Condition

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Ice maker: Ice maker was functional at the time of inspection

Observations:

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



Laundry

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Upstairs Hallway
Observations:
• Functional



2. Washer

Good	Fair	Poor	N/A	None
✓				

Observations:
• Appeared functional at the time of inspection.

3. Dryer

Good	Fair	Poor	N/A	None
✓				

Observations:
• Appeared functional at the time of inspection.

4. Dryer Vent

Good	Fair	Poor	N/A	None
✓				

Observations:
• No deficiencies noted.



5. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

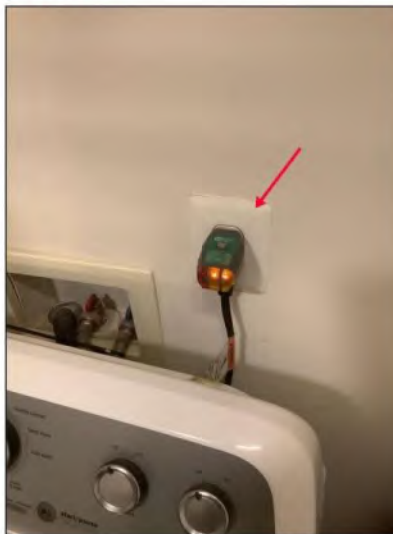
- Appeared to be in good shape at the time of inspection, access limited.

**6. GFCI**

Good	Fair	Poor	N/A	None
				✓

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
- The laundry receptacle should be GFCI protected type. Recommend upgrade as needed.



Electrical

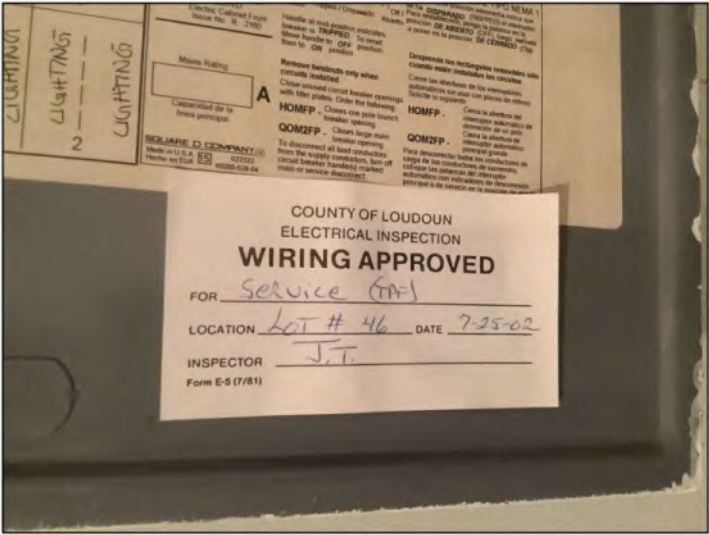
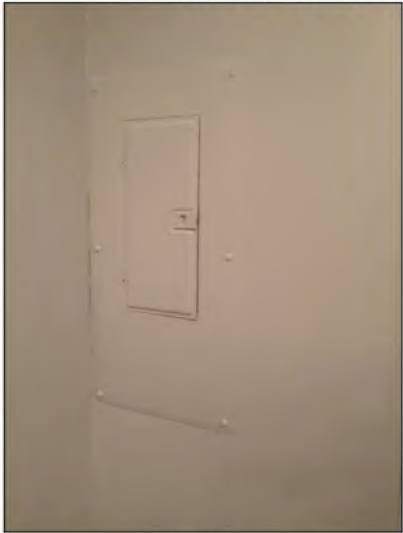
1. Electrical Panel

Good	Fair	Poor	N/A	None
✓				

Location: Panel box located in basement.

Observations:

- No major system safety or function concerns noted at the time of inspection on main panel box.



2. Cable Feeds

Good	Fair	Poor	N/A	None
✓				

Observations:

- Underground service lateral.



3. Main Amp Breaker

Good	Fair	Poor	N/A	None
✓				

Observations:
• 200 amp



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:
• All of the circuit breakers appeared serviceable.
• White wire connected to hot breaker switch, white wires are designated to neutral bus connection, replace or label as needed.



Gas

1. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Rear of structure.

Observations:

- Appeared in good shape at the time of inspection.
- **CSST** gas pipes bonding and grounding was not visible at the time of the inspection, recommend insuring proper bonding and grounding of the CSST pipe by a certified electrician or plumber.



CSST



CSST gas pipes

Water & Sewer

1. Water Main

Good	Fair	Poor	N/A	None
✓				

Location:

- Public Water
- 3/4 inch
- Copper pipes
- No deficiencies noted.



2. Pressure Regulator

Good	Fair	Poor	N/A	None
	✓			

Observations:

- There is corrosion present around the pressure regulator no leaks noted at the time of the inspection, monitor for worsening condition.



3. Plumbing

Good	Fair	Poor	N/A	None
✓				

Materials: Copper piping. • PVC piping.

Observations:

- No deficiencies noted.



4. Hose bib shut off valve

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:
• No issues noted at the time of inspection.



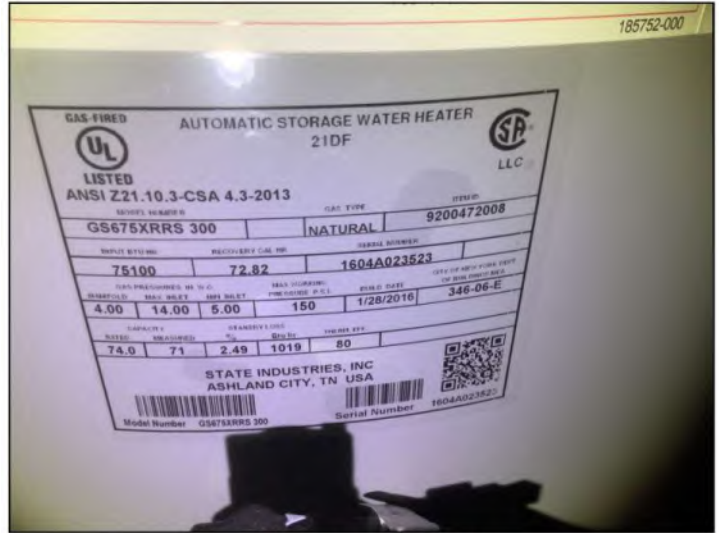
Water Heater

1. Heater Enclosure

Good	Fair	Poor	N/A	None
✓				

Observations:

- The water heater enclosure was functional.



MFD 2016–74 gal

2. Number Of Gallons

Good	Fair	Poor	N/A	None
✓				

Observations:

- 74 gallons

3. Venting

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared in good condition at the time of inspection.



4. Water Heater Condition

Good	Fair	Poor	N/A	None
✓				

Heater Type: Gas

Observations:

- Tank appears to be in satisfactory condition.
- Manufacture date:(2016). Life expectancy around 12 years.

5. Plumbing

Good	Fair	Poor	N/A	None
✓				

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

**6. TPRV**

Good	Fair	Poor	N/A	None
✓				

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.
- A Temperature Pressure Relief Valve (TPR Valve) is present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

**7. Base**

Good	Fair	Poor	N/A	None
✓				

Observations:

- The water heater base was functional.

8. Gas Valve

Good	Fair	Poor	N/A	None
✓				

Observations:
• Gas valve present and appeared functional.



HVAC Zone 1

1. AC Compress Condition

Good	Fair	Poor	N/A	None
☐	☐	☐	☒	☐

Compressor Type: Electric

Location: The compressor is located on the back yard.

Observations:

- NOTE: Unit(s) 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.
- Manufacture date:(2009). Life expectancy around 20 years.
- Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.



MFD 2009-R410A

2. Refrigerant Lines

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:

- No deficiencies found.



3. Thermostats

Good	Fair	Poor	N/A	None
✓				

Observations:

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



Set at Heat 69F

4. Heater Condition

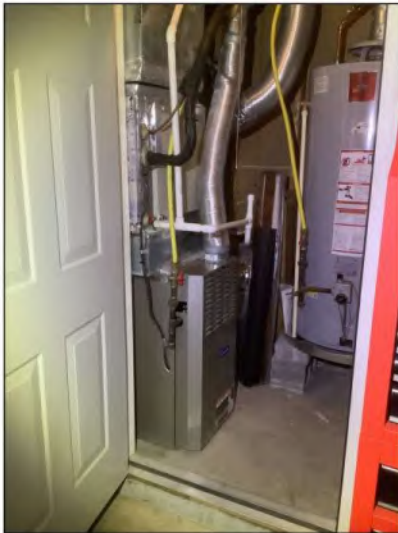
Good	Fair	Poor	N/A	None
✓				

Location: The furnace is located in the garage utility closet

Type: Gas fired forced hot air.

Observations:

- Unit appeared to operate properly using normal operating controls at the time of inspection.
- Manufacture date:(2010). Life expectancy around 20 years.
- HVAC system service date was over 12 months or not being able to be determined. We recommend the HVAC system be serviced and cleaned by a licensed HVAC specialist.



MFD 2010

5. Filters

Good	Fair	Poor	N/A	None
☐	☐	☐	☐	☒

Observations:

- **MAINTENANCE:** The air filter(s) 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 HVAC filter was not present or not located at the time of the inspection. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep HVAC components working efficiently. It is recommended to install a filter and then regular inspection & maintenance is advised.



6. Venting

Good	Fair	Poor	N/A	None
☒	☐	☐	☐	☐

Observations:

- Metal double wall chimney vent pipe noted.



7. Enclosure

Good	Fair	Poor	N/A	None
✓				

- Observations:
- Appeared to be in good shape at the time of inspection.
 - The blower appear to operate normal at the time of the inspection.
 - Burner Flames appear in good condition; blue and uniform.



8. Air Supply

Good	Fair	Poor	N/A	None
✓				

- Observations:
- The air supply system appeared to be functional. Manual dampers noted.



9. Registers

Good	Fair	Poor	N/A	None
✓				

Observations:

- Functional and achieved adequate differential temperature between supply and return air.



Heating mode supply



Heating mode return

10. Gas Valves

Good	Fair	Poor	N/A	None
✓				

Observations:

- Gas shut off valves were present and functional.



11. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:
• Appeared functional and in good condition.



Bathroom-01

1. Locations

Locations: Master Bathroom, Upper Floor

2. General View

Good	Fair	Poor	N/A	None
✓				

Materials: Full bath seperate bathtub & shower
Observations:
• Acceptable



3. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:
• The doors were functional and latched properly at the time of inspection.
• Door stopper was missing. Recommend installation to avoid unnecessary wall or door damage.



4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Ceramic tiles
Observations:
• No deficiencies observed at the time of inspection.

5. Walls Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall walls.

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 operated and no issues were found.

**8. Electrical**

Good	Fair	Poor	N/A	None
✓				

Observations:

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

9. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI in place and operational.
- GFCI in this bathroom resets other bathroom receptacles



10. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:
• No deficiencies observed.



11. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:
• All fixtures tested and operated normally. No functional or safety concerns noted at the time of inspection.
• Limited review due to personal property stored in undersink cabinet.

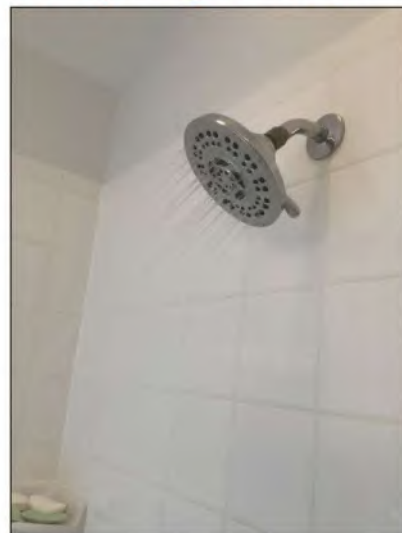
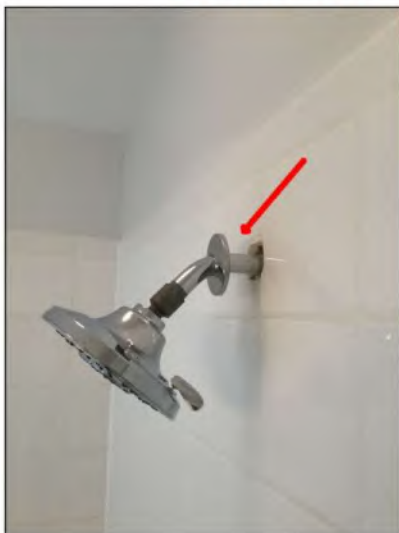


12. Showers

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Functional.
- Shower escutcheon is loose, recommend repairing as needed.

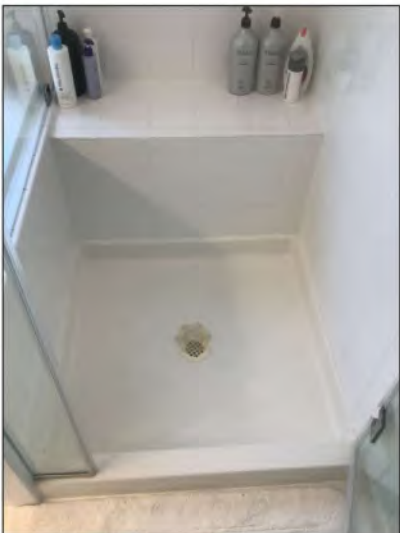


13. Shower Walls

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.
- Monitor: Keep all components properly grouted, caulked or otherwise appropriately sealed to prevent water infiltration.



14. Shower Door

Good	Fair	Poor	N/A	None
✓				

Observations:

- The shower enclosure was functional at the time of the inspection.



15. Bath Tubs

Good	Fair	Poor	N/A	None
✓				

Observations:

- Whirlpool
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.



16. Toilets

Good	Fair	Poor	N/A	None
✓				

Observations:
• Observed functional and in good visual condition.



Bathroom-02

1. Locations

Locations: Second Floor

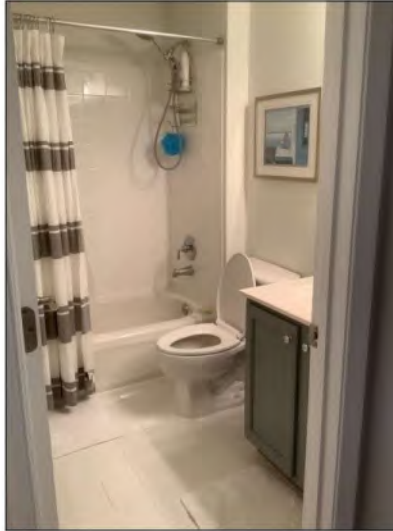
2. General View

Good	Fair	Poor	N/A	None
✓				

Materials: Full bath, bathtub and shower combo

Observations:

- Acceptable

**3. Doors**

Good	Fair	Poor	N/A	None
✓				

Observations:

- The doors were functional and latched properly at the time of inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Ceramic tile.

Observations:

- No deficiencies observed at the time of inspection.

5. Walls Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall walls.

Observations:

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

6. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall ceilings.

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 normal at the time of the inspection.



8. Electrical

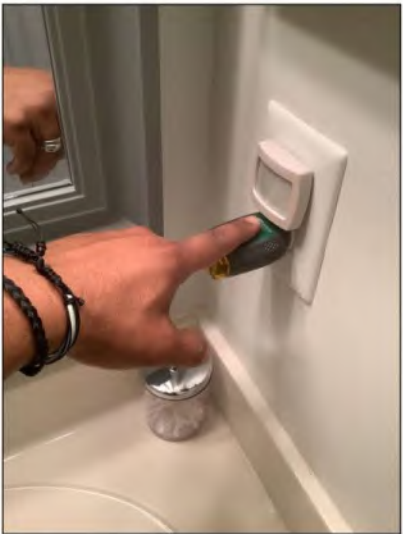
Good	Fair	Poor	N/A	None
✓				

Observations:
• No major system safety or function concerns noted at the time of inspection.

9. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:
• GFCI in place and operational.
• Reset for the GFCI is in the master bath.



10. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:
• No deficiencies observed.



11. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- All fixtures tested and operated normally. No functional or safety concerns noted at the time of inspection.
- Limited review due to personal property stored in undersink cabinet.



12. Showers

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Functional.
- The escutcheon at the shower head is loose and detached from the wall, repair as needed.
- Shower diverter does not engage completely. Repair or replace as needed.



13. 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.
 - Monitor: Keep all components properly grouted, caulked or otherwise appropriately sealed to prevent water infiltration.



14. Bath Tubs

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Tub
- Bathtubs appeared in good condition, water supply appeared adequate, and drainage was functional at the time of inspection.
- Missing stopper noted, repair as needed.



15. Toilets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Observed functional and in good visual condition.



Bathroom-03

1. Locations

Locations: First Floor

2. General View

Good	Fair	Poor	N/A	None
✓				

Materials: Half Bath

Observations:

- Acceptable

**3. Doors**

Good	Fair	Poor	N/A	None
✓				

Observations:

- The doors were functional and latched properly at the time of inspection.

4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Engineered wood flooring noted.

Observations:

- No deficiencies observed at the time of inspection.

5. Walls Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall walls.

Observations:

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

6. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall ceilings.

Observations:

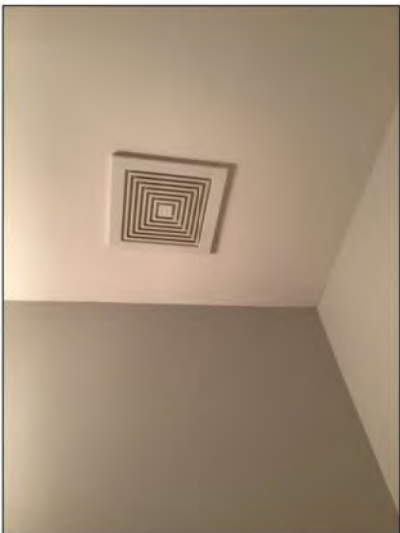
- No major deficiencies or concerns noted at the time of inspection.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
✓				

Observations:

- The bathroom fan was operated and no issues were found.



8. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

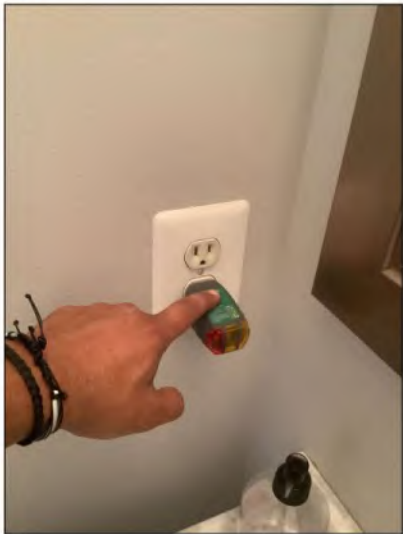
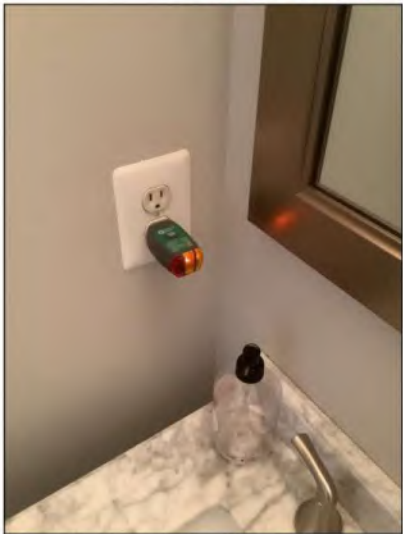
- No major system safety or function concerns noted at the time of inspection.

9. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI in place and operational.
- Reset for the GFCI is in the master bath.



10. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.



11. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- All fixtures tested and operated normally. No functional or safety concerns noted at the time of inspection.



12. Toilets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Observed functional and in good visual condition.



Bedroom-01

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Second Floor

Observations:

- Acceptable

**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 ceilings.

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.
- Some areas not accessible due to stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Flooring Types: Engineered Hardwood flooring.

6. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Single Hung Windows • double pane

Observations:

- Operational and no deficiencies noted.



7. Electrical

Good	Fair	Poor	N/A	None
✓				

- Observations:
- All tested outlets in the bedrooms worked normally at the time of inspection.
 - Some outlets not accessible due to furniture and or stored personal items.



8. Ceiling Fans

Good	Fair	Poor	N/A	None
✓				

- Observations:
- Operated normally when tested at the time of inspection.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
✓				

- Observations:
- The smoke detectors operated during the inspection.



Bedroom-02

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Second Floor

Observations:

- Acceptable

**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 ceilings.

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.
- Some areas not accessible due to stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Flooring Types: Engineer Hardwood flooring.

Observations:

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

6. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Single Hung Windows • double pane

Observations:

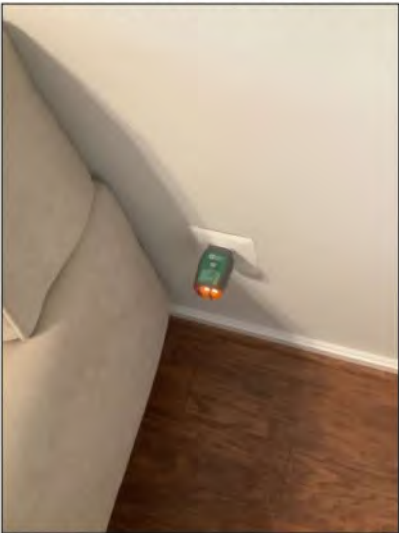
- Operational and no deficiencies noted.



7. Electrical

Good	Fair	Poor	N/A	None
✓				

- Observations:
- All tested outlets in the bedrooms worked normally at the time of inspection.
 - Some outlets not accessible due to furniture and or stored personal items.



8. Ceiling Fans

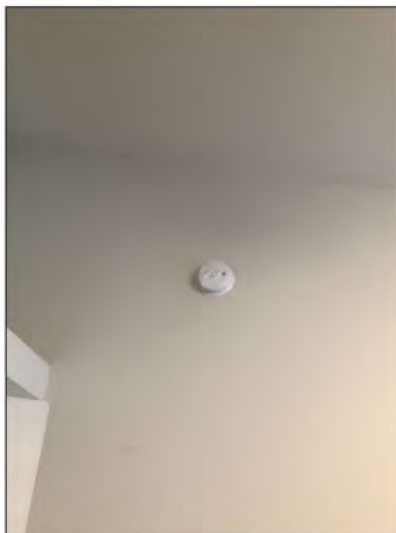
Good	Fair	Poor	N/A	None
✓				

- Observations:
- Operated normally when tested at the time of inspection.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
✓				

- Observations:
- The smoke detectors operated during the inspection.



Bedroom-03

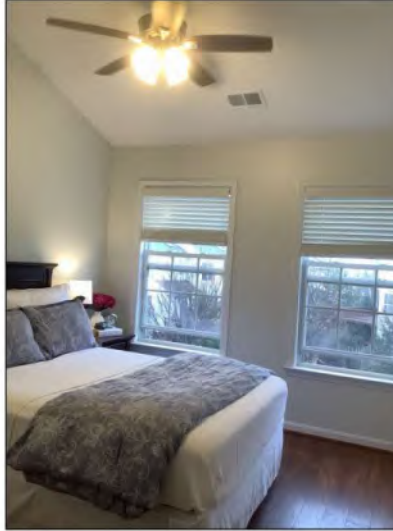
1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Second Floor

Observations:

- Acceptable

**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 ceilings.

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
✓				

Flooring Types: Engineer Hardwood flooring.

Observations:

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

6. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Single Hung Windows • double pane

Observations:

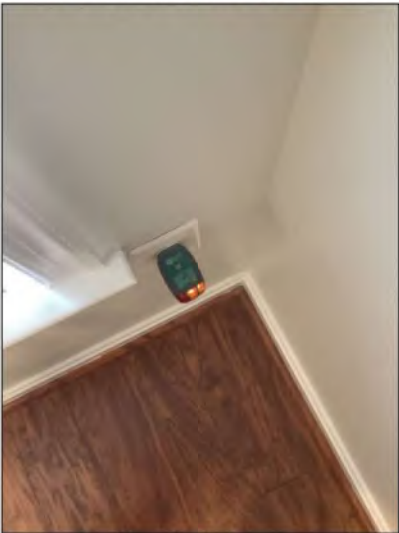
- Operational and no deficiencies noted.



7. Electrical

Good	Fair	Poor	N/A	None
✓				

- Observations:
- All tested outlets in the bedrooms worked normally at the time of inspection.
 - Some outlets not accessible due to furniture and or stored personal items.



8. Ceiling Fans

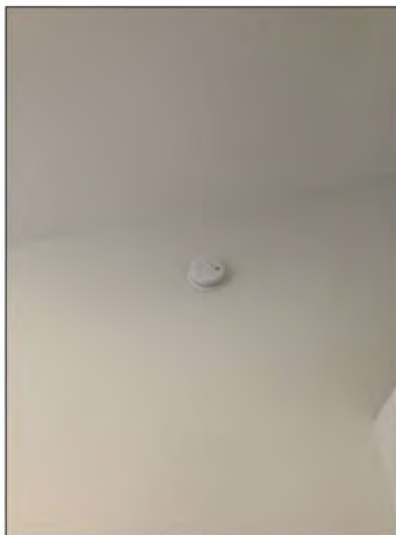
Good	Fair	Poor	N/A	None
✓				

- Observations:
- Operated normally when tested at the time of inspection.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
✓				

- Observations:
- The smoke detectors operated during the inspection.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
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.
Smoke Detector	The life expectancy of smoke alarms is generally 10 years, after which point their sensors can begin to lose sensitivity. If the smoke detector has some discoloration "yellowish", then 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-wire to the house power, the electronics, and the alert systems are working; it does not 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 the smoke detector's sensor 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.
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