



INSPECTION REPORT

Inspector: Paulo Narduche

License # 3380001301

10000 Sample Street, Sample, VA 10000

Inspection prepared for: Sample Client

Real Estate Agent: Sample Agent

Date of Inspection: 12/21/2021 Time: 9:00 AM

Year Built: 1963 Size (sqft): 2400

Weather: Cloudy 30 to 35 degrees F

Order ID: 9504



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		
Roof		
Page 13 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Roof appears to be in functional shape with normal wear for its age. Shingle are possibly near the end of its useful life. • Moss or organic growth on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit http://bryophytes.science.oregonstate.edu/page24.htm.
Grounds & Exterior		
Page 25 Item: 8	Cladding Condition	<ul style="list-style-type: none"> • 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.
Basement & Crawlspace		
Page 30 Item: 2	Access	<ul style="list-style-type: none"> • MONITOR; Keep all exterior drains free of leaves and debris, clog drains can potentially lead to water intrusion.
Water & Sewer		
Page 58 Item: 1	Water Main	<ul style="list-style-type: none"> • Corrosion noted around valve, no leaks noted at the time of the inspection, monitor the area for worsening condition.
Bathroom-01		
Page 73 Item: 11	Shower Walls	<ul style="list-style-type: none"> • Monitor: Keep all components properly grouted, caulked or otherwise appropriately sealed to prevent water infiltration.
Bathroom-02		
Page 77 Item: 9	Plumbing	<ul style="list-style-type: none"> • Stains noted under the sink, tested dry at the time of the inspection, monitor the areas for possible water leaks. • Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.
Bathroom-03		
Page 83 Item: 10	Plumbing	<ul style="list-style-type: none"> • Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.
Bedroom-01		
Page 87 Item: 6	Window Condition	<ul style="list-style-type: none"> • Stains noted around window frame, areas tested dry at the time of the inspection, monitor the areas for possible water intrusion.

Bedroom-03

Page 93 Item: 3	Ceiling Condition	• Small stains noted on the ceiling. They tested dry at the time of the inspection.
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Maintenance**Roof**

Page 14 Item: 2	Gutter	• Clean gutters: Debris evident.
Page 17 Item: 5	Furnace Flue	• Chimney rain cap is rusted, suggest painting to preserve its remaining life.

Grounds & Exterior

Page 22 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 24 Item: 7	Exterior Faucet Condition	• Recommend upgrading to a frost proof type hose bib to prevent possible damage due to cracking of water line in below freezing temperatures.

HVAC Zone 1

Page 63 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 64 Item: 4	Heater Condition	• Recommend the unit to be serviced seasonally by a qualified HVAC specialist.
Page 65 Item: 5	Filters	• The filter is dirty. Needs replacement.

Repair**Roof**

Page 13 Item: 1	Roof Condition	• Clean roof areas: Significant amounts of organic debris evident.
Page 14 Item: 2	Gutter	• Extensions/splash blocks missing or insufficient at one or more downspouts. Recommend installing a 6-foot extension to divert water away from the foundation.
Page 16 Item: 4	Chimney	• Chimney Cap with mortar deterioration and cracks noted, potential moisture intrusion. Recommend having a licensed qualified professional evaluate and correct as necessary.

Attic

Page 20 Item: 4	Ventilation	• Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.
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Grounds & Exterior		
Page 21 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
Page 22 Item: 4	Gate Condition	<ul style="list-style-type: none"> • Gate doesn't close, locking hardware is missing/not operable. Repair/replace as needed.
Page 24 Item: 7	Exterior Faucet Condition	<ul style="list-style-type: none"> • Gaps around exterior wall penetration. Recommend sealing/caulking all gaps to prevent water penetration to the wall structure.(back faucet)
Page 25 Item: 8	Cladding Condition	<ul style="list-style-type: none"> • Minor settlement, or "hairline" crack(s) in break walls, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.
Foundation		
Page 27 Item: 1	Foundation Walls	<ul style="list-style-type: none"> • High Moisture was observed in numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. It is recommended to have a basement specialist review the foundation for correcting the moisture intrusion and advise as needed before closing.
Basement & Crawlspace		
Page 30 Item: 2	Access	<ul style="list-style-type: none"> • Lower level storm door hardware damage/inoperable, repair/replace as needed.
Page 31 Item: 5	Slab Floor	<ul style="list-style-type: none"> • Some cracks observed(common), suggest sealing cracks as necessary.
Page 32 Item: 6	Insulation	<ul style="list-style-type: none"> • Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.
Page 33 Item: 8	Framing	<ul style="list-style-type: none"> • Stains and wood deterioration noted, recommend consulting with a qualified contractor for further evaluation and repair options.
Living Room		
Page 39 Item: 4	Floor Condition	<ul style="list-style-type: none"> • Stains observed on the carpet. Recommend clean/replace as needed.
Page 40 Item: 6	Electrical	<ul style="list-style-type: none"> • The home contained outdated, ungrounded 2-prong electrical outlets. Consider updating the existing condition to meet current standards.
Dining Room		
Page 41 Item: 5	Electrical	<ul style="list-style-type: none"> • The home contained outdated, ungrounded 2-prong electrical outlets. Consider updating the existing condition to meet current standards.
Page 42 Item: 7	Patio Doors	<ul style="list-style-type: none"> • The patio door did not lock at the time of the inspection, repair/replace hardware as needed.
Kitchen		
Page 44 Item: 7	Cabinets	<ul style="list-style-type: none"> • Damaged /rotted wood noted under the kitchen sink, repair/replace as needed. • Loose cabinet door handle noted, repair as needed.
Page 46 Item: 10	Sinks	<ul style="list-style-type: none"> • Sink faucet is loose, suggest securing as necessary.

Laundry		
Page 52 Item: 7	Wash Basin	<ul style="list-style-type: none"> • Drain line leaks under sink. Repair//replace as needed. • The laundry faucet leaks. Repair/replace as needed.
Electrical		
Page 54 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Panel cover screw(s) missing. Recommend installing the missing screws.
Page 55 Item: 5	Breakers	<ul style="list-style-type: none"> • White wire connected to hot breaker switch, white wires are designated to neutral bus connection, replace or label as needed.
Bathroom-01		
Page 70 Item: 3	Doors	<ul style="list-style-type: none"> • Door stopper was missing. Recommend installation to avoid unnecessary wall or door damage.
Page 71 Item: 5	Walls Condition	<ul style="list-style-type: none"> • Minor cracks noted, recommend repair/seal as needed.
Page 71 Item: 8	Sinks	<ul style="list-style-type: none"> • Inoperable stopper noted. Recommend repair/replace as needed. • Sink is loose, recommend repair/secure as needed.
Page 73 Item: 13	Toilets	<ul style="list-style-type: none"> • Not operated due to active leak noted on the door by the Homeowner, Recommend consulting with a qualified plumber for further evaluation and repair options.
Bathroom-02		
Page 75 Item: 4	Floor Condition	<ul style="list-style-type: none"> • Gaps noted between floor and tub, recommend sealing all gaps to prevent possible water filtration to the sub floor.
Page 76 Item: 5	Walls Condition	<ul style="list-style-type: none"> • Loose baseboards noted, repair/secure as needed.
Page 76 Item: 8	Sinks	<ul style="list-style-type: none"> • Inoperable stopper noted. Recommend repair/replace as needed. • Damaged faucet handle noted, repair/replace as needed.
Page 78 Item: 11	Shower Walls	<ul style="list-style-type: none"> • Caulk deterioration observed, repair/ re caulk as needed.
Bathroom-03		
Page 81 Item: 3	Doors	<ul style="list-style-type: none"> • Door stopper was missing. Recommend installation to avoid unnecessary wall or door damage.
Page 82 Item: 7	Exhaust Fan	<ul style="list-style-type: none"> • Missing fan cover noted at the time of the inspection Repair as needed.
Page 82 Item: 8	Electrical	<ul style="list-style-type: none"> • Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.
Page 83 Item: 9	Sinks	<ul style="list-style-type: none"> • Inoperable stopper noted. Recommend repair/replace as needed.
Page 83 Item: 11	Toilets	<ul style="list-style-type: none"> • Toilet did not flush at the time of the inspection, loose handle noted. Repair as needed.
Page 84 Item: 12	Heating	<ul style="list-style-type: none"> • Missing register cover noted. Repair as needed.
Bedroom-01		
Page 85 Item: 2	Doors	<ul style="list-style-type: none"> • Bedroom door didn't latch when tested. Recommend repair as needed.

Page 85 Item: 4	Wall Condition	<ul style="list-style-type: none"> • Large stains noted on the walls. They tested dry at the time of the inspection. Recommend consulting with the appropriate contractor for further evaluation and repair /replace the damaged areas as needed.
Page 86 Item: 5	Floor Condition	<ul style="list-style-type: none"> • Stains observed on the carpet. Recommend clean/replace as needed.
Page 88 Item: 7	Electrical	<ul style="list-style-type: none"> • The home contained outdated, ungrounded 2-prong electrical outlets. Consider updating the existing condition to meet current standards.
Page 89 Item: 8	Ceiling Fans	<ul style="list-style-type: none"> • Ceiling fan light fixture missing or not working light bulbs, repair as needed
Bedroom-02		
Page 90 Item: 2	Doors	<ul style="list-style-type: none"> • Door stopper is missing/broken. Recommend installation of door stoppers to prevent damage to walls and other doors.
Page 91 Item: 4	Wall Condition	<ul style="list-style-type: none"> • Large stains noted on the walls. They tested dry at the time of the inspection. Recommend consulting with the appropriate contractor for further evaluation and repair /replace the damaged areas as needed.
Page 91 Item: 5	Floor Condition	<ul style="list-style-type: none"> • Stains observed on the carpet. Recommend clean/replace as needed.
Page 92 Item: 7	Electrical	<ul style="list-style-type: none"> • The home contained outdated, ungrounded 2-prong electrical outlets. Consider updating the existing condition to meet current standards.
Bedroom-03		
Page 93 Item: 2	Doors	<ul style="list-style-type: none"> • Bedroom door didn't latch when tested. Recommend repair as needed.
Page 94 Item: 5	Floor Condition	<ul style="list-style-type: none"> • Stains observed on the carpet. Recommend clean/replace as needed.
Rec Room		
Page 97 Item: 6	Fireplace	<ul style="list-style-type: none"> • Crack in fireplace box noted. Crack less than 1/16 of an inch wide or if you can not fit a dime into the crack, that it may be OK or that just a limited repair would be wise. • The flue is dirty, creosote buildup noted, recommend clean and sweep the chimney by a certified professional. • Loose bricks and mortar deterioration noted, repair/replace as needed.
Page 99 Item: 8	Electrical	<ul style="list-style-type: none"> • Light fixtures or bulbs inoperable. Change bulb and check.

Safety**Attic**

Page 18 Item: 2	Structure	<ul style="list-style-type: none"> • Possible organic substance noted. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present.
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Grounds & Exterior

Page 26 Item: 9	GFCI	<ul style="list-style-type: none"> • Outdoor receptacles are not GFCI protected. Recommend updating to GFCI by a licensed electrician.
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Basement & Crawlspace

Page 32 Item: 7	Electrical condition	<ul style="list-style-type: none"> • Noted multiple receptacles and switches boxes hanging loose. Re-attache and secure all receptacle and switches boxes in its place for safety.
Page 33 Item: 8	Framing	<ul style="list-style-type: none"> • Mold like spores present, recommend further investigation by means of testing the indoor air quality for elevated mold spore counts
Page 35 Item: 10	Smoke Detector Condition	<ul style="list-style-type: none"> • SAFETY CONCERN: There are no visible smoke detectors on the lower level. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.

Interior Areas

Page 36 Item: 1	Stairs & Handrail	<ul style="list-style-type: none"> • Loose or wobbly guardrail and handrail observed. Recommend repair/secure as needed. • Missing handrails for stairs to the lower level, recommend installation for safety.
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Upstairs Hallway

Page 37 Item: 1	Smoke Detectors	<ul style="list-style-type: none"> • SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm.
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Kitchen

Page 44 Item: 6	GFCI	<ul style="list-style-type: none"> • No GFCI protection present. Recommend installing GFCI protected receptacles for safety.
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Laundry

Page 52 Item: 6	GFCI	<ul style="list-style-type: none"> • The laundry receptacle should be GFCI protected type. Recommend upgrade as needed.
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Bedroom-01

Page 89 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detectors present in the bedroom(s).
Page 89 Item: 10	Closets	<ul style="list-style-type: none"> • Mold like spores present, recommend further investigation by means of testing the indoor air quality for elevated mold spore counts.

Bedroom-02

Page 92 Item: 8	Smoke Detectors	<ul style="list-style-type: none"> • There were no smoke detectors present in the bedroom(s).
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Bedroom-03

Page 95 Item: 9	Smoke Detectors	• There were no smoke detectors present in the bedroom(s).
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Rec Room

Page 99 Item: 9	Smoke Detectors	• SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm.
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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: Detached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

Inspection Type

1. Limitations

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

Materials: Residential Home Inspection

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	✓			

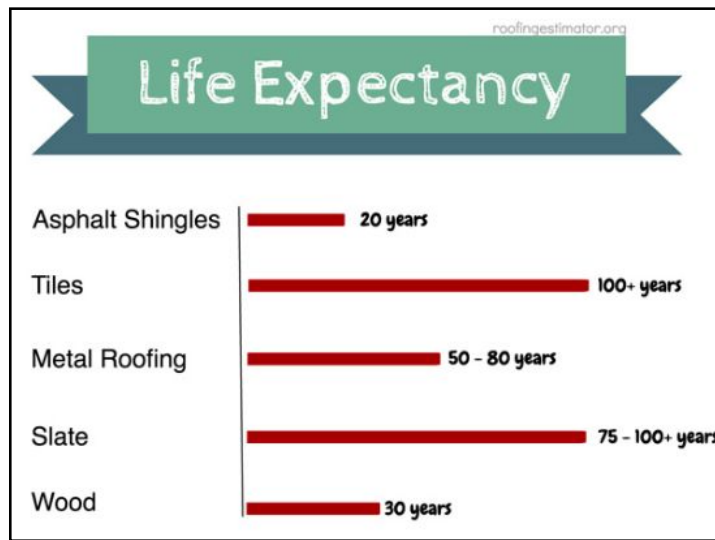
Materials: Inspected by mounting and walking on roof.

Materials: Asphalt shingles.

Observations:

- Roof appears to be in functional shape with normal wear for its age. Shingle are possibly near the end of its useful life.
- Moss or organic growth on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.
- Clean roof areas: Significant amounts of organic debris evident.



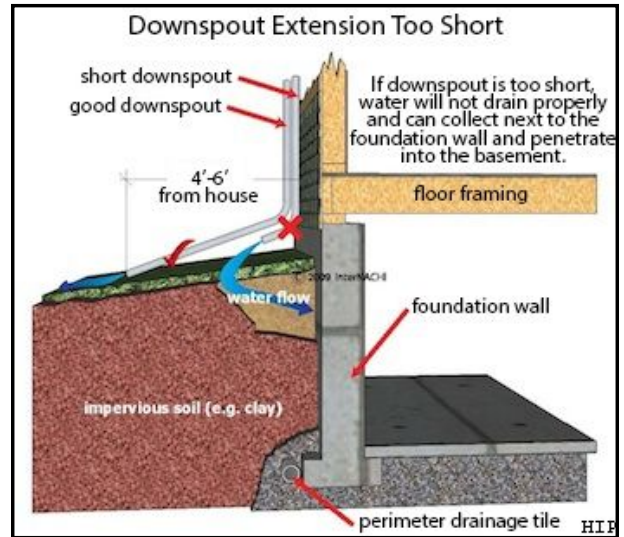


2. Gutter

Good	Fair	Poor	N/A	None
✓				

Observations:

- Extensions/splash blocks missing or insufficient at one or more downspouts. Recommend installing a 6-foot extension to divert water away from the foundation.
- Clean gutters: Debris evident.



3. Vent Stack

Good	Fair	Poor	N/A	None
✓				

Observations:

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



4. Chimney

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Chimney Cap with mortar deterioration and cracks noted, potential moisture intrusion. Recommend having a licensed qualified professional evaluate and correct as necessary.



5. Furnace Flue

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Chimney rain cap is rusted, suggest painting to preserve its remaining life.



Attic

1. Access

Good	Fair	Poor	N/A	None
✓				

Observations:
• Bedroom closet.



2. Structure

Good	Fair	Poor	N/A	None
		✓		

Observations:
• Possible organic substance noted. The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA). If any area of the residence is suspected of having organic growth, or any member of your family or household is sensitive to mold, we are lab-certified to conduct a Mold Inspection / Sampling to identify the types of mold (or any other airborne allergens) present.





3. Insulation Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Blown in **cellulose** insulation noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation appeared adequate and in good condition.



4. Ventilation

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Gable louver vents noted.
- Recommend adding additional ventilation to avoid premature aging of roof and help to maintain proper humidity and temperature control.



5. Attic Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

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

6. 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 walkway • Concrete sidewalk

Observations:

- Typical cracking was observed at the concrete surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.





2. Grading

Good	Fair	Poor	N/A	None
✓				

Observations:

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

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. Gate Condition

Good	Fair	Poor	N/A	None
		✓		

Materials: Wood

Observations:

- Gate doesn't close, locking hardware is missing/not operable. Repair/replace as needed.



5. Fence Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Wood

Observations:

- Appeared serviceable at the time of inspection.



6. Patio

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared in satisfactory and functional condition with normal wear for its age. Appeared to be sound structure.



7. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	✓			

Location: Front of the house • Rear of the house

Observations:

- Appeared functional.
- Recommend upgrading to a frost proof type hose bib to prevent possible damage due to cracking of water line in below freezing temperatures.
- Gaps around exterior wall penetration. Recommend sealing/caulking all gaps to prevent water penetration to the wall structure.(back faucet)



Back



Back faucet



Front

8. Cladding Condition

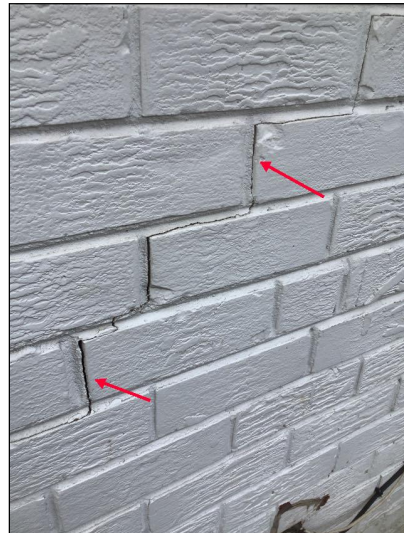
Good	Fair	Poor	N/A	None
	✓			

Materials: Brick veneer. • Wood siding.

- Wood frame construction. • Concrete blocks foundation.

Observations:

- 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.
- Minor settlement, or "hairline" crack(s) in break walls, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.





Peeling paint

9. 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.
- **Outdoor receptacles are not GFCI protected. Recommend updating to GFCI by a licensed electrician.**



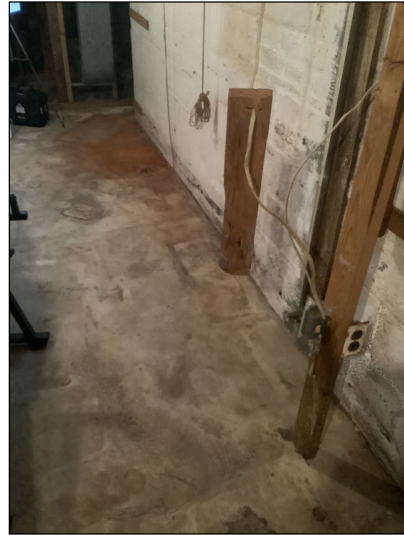
Foundation

1. Foundation Walls

Good	Fair	Poor	N/A	None
	✓			

Observations:

• High Moisture was observed in numerous areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. It is recommended to have a basement specialist review the foundation for correcting the moisture intrusion and advise as needed before closing.



High moisture readings



High moisture readings



High moisture readings



High moisture readings

Basement & Crawlspace

1. General Condition

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

Materials: Walk-out

Observations:

- Appears in serviceable condition.



2. Access

Good	Fair	Poor	N/A	None
	✓			

Materials: Exterior stairway. • Walk-out basement door

Observations:

- Exterior entrance is in serviceable condition.
- **MONITOR**; Keep all exterior drains free of leaves and debris, clog drains can potentially lead to water intrusion.
- **Lower level storm door hardware damage/inoperable, repair/replace as needed.**

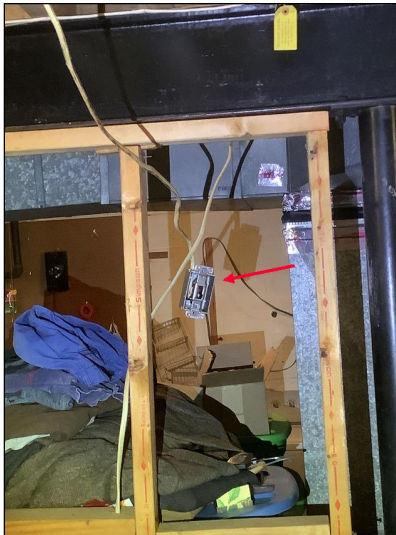


3. Columns

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



4. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
✓				

Observations:
• Functional



5. Slab Floor

Good	Fair	Poor	N/A	None
	✓			

Observations:
• Some cracks observed(common), suggest sealing cracks as necessary.



6. Insulation

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.

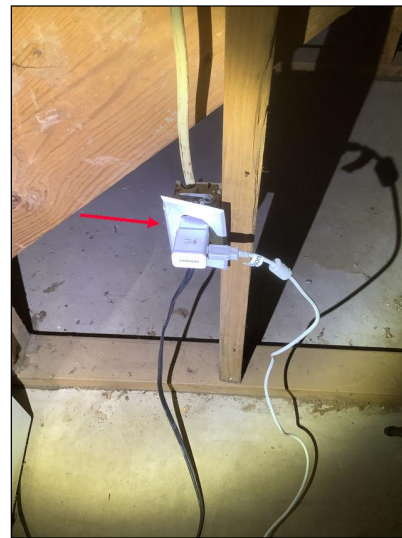
7. Electrical condition

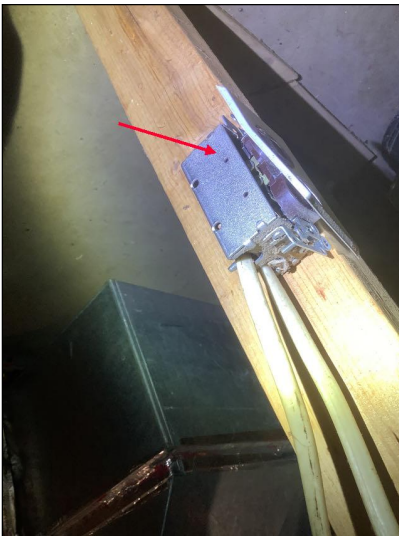
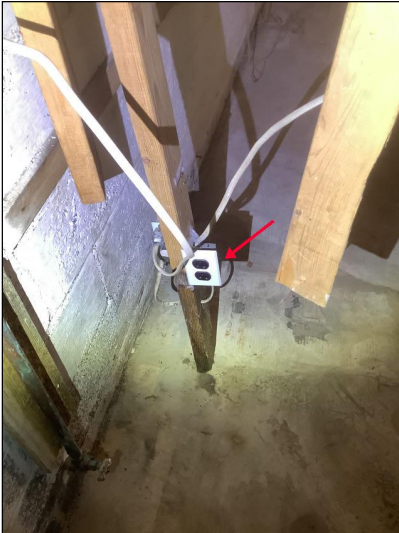
Good	Fair	Poor	N/A	None
		✓		

Materials: Lights • Outlets

Observations:

- Noted multiple receptacles and switches boxes hanging loose. Re-attache and secure all receptacle and switches boxes in its place for safety.





8. Framing

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

Observations:

- Mold like spores present, recommend further investigation by means of testing the indoor air quality for elevated mold spore counts
- Stains and wood deterioration noted, recommend consulting with a qualified contractor for further evaluation and repair options.



9. Windows Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Sliding Windows

Observations:

- All tested windows were functional at the time of the inspection



10. Smoke Detector Condition

Good	Fair	Poor	N/A	None
		✓		

Observations:

- **SAFETY CONCERN:** There are no visible **smoke detectors** on the lower level. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.

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:

- Loose or wobbly guardrail and handrail observed. Recommend repair/secure as needed.
- Missing handrails for stairs to the lower level, recommend installation for safety.



Upstairs Hallway

1. Smoke Detectors

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Old detectors. Smoke detectors last 6-10 years. Recommend replacing.
- 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.
- **SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm.**



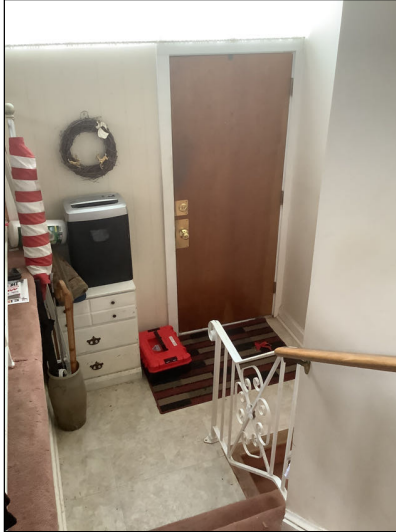
Foyer Entrance Area

1. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

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



Living Room

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Upper Level

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. • Walls are clad in a laminate material.

Observations:

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

4. Floor Condition

Good	Fair	Poor	N/A	None
		✓		

Materials: Carpeted floors.

Observations:

- Stains observed on the carpet. Recommend clean/replace as needed.



5. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Sliding Windows • Vinyl • double pane

Observations:

- All tested windows were functional.



6. Electrical

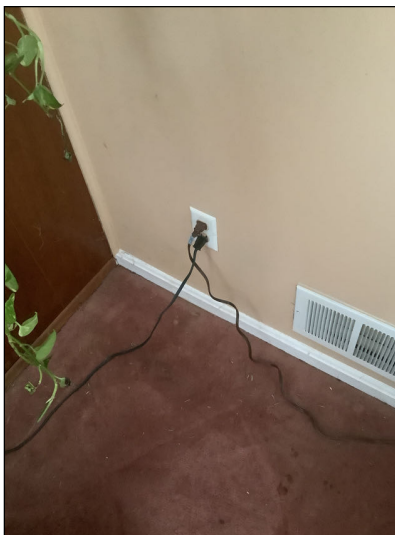
Good	Fair	Poor	N/A	None
		✓		

Observations:

- 2-prong outlets -

The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.

- The home contained outdated, ungrounded 2-prong electrical outlets. Consider updating the existing condition to meet current standards.



Dining Room

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Upper Level
 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. • Walls are clad in a laminate material.
 Observations:
 • Appeared to be in good condition at the time of inspection.
 • Some areas not accessible due to stored personal items.

4. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Carpeted floors.
 Observations:
 • Flooring appeared in serviceable condition at the time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
		✓		

Observations:
 • The home contained outdated, ungrounded 2-prong electrical outlets.
 Consider updating the existing condition to meet current standards.



6. Ceiling Fans

Good	Fair	Poor	N/A	None
✓				

Observations:

- Operated normally when tested at the time of inspection.

7. Patio Doors

Good	Fair	Poor	N/A	None
		✓		

Observations:

- The patio door did not lock at the time of the inspection, repair/replace hardware as needed.



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: Walls are clad in a laminate material.

Observations:

- Walls were in good shape at time of inspection

4. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Vinyl squares (tiles).

Observations:

- No damage noted at the time of inspection.

5. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Sliding Windows

Observations:

- Operated windows appeared functional at the time of inspection.



6. GFCI

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

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 within 6' from water sources, at kitchen island, and at kitchen counter-tops 12" or wider.
- **No GFCI protection present. Recommend installing GFCI protected receptacles for safety.**



7. Cabinets

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

Observations:

- **Damaged /rotted wood noted under the kitchen sink, repair/replace as needed.**
- **Loose cabinet door handle noted, repair as needed.**



8. Dishwasher

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

Observations:

- The dishwasher appears in functional condition. It was not operated during the inspection because it was full of dishes and personal items.



9. Garbage Disposal

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

Observations:

- Appeared functional when operated at the time of inspection.



10. Sinks

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Sink faucet is loose, suggest securing as necessary.



11. Spray Wand

Good	Fair	Poor	N/A	None
✓				

Observations:

- The spray wand was operated and was functional.



12. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- No active leaks in supply or drain lines observed at the time of inspection.



13. Microwave

Good	Fair	Poor	N/A	None
✓				

Observations:

- Microwave was functioning at the time of the inspection



14. Oven & Range

Good	Fair	Poor	N/A	None
✓				

Observations:

- Oven: gas burners
- The burners operated properly when tested.
- Oven(s) operated when tested.



15. Vent Condition

Good	Fair	Poor	N/A	None
			✓	

Materials: Exterior Vented

Observations:

- Not tested due to vent being cover at the time of the inspection.



16. Refrigerator Condition

Good	Fair	Poor	N/A	None
✓				

Observations:

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





Laundry

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Basement

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.

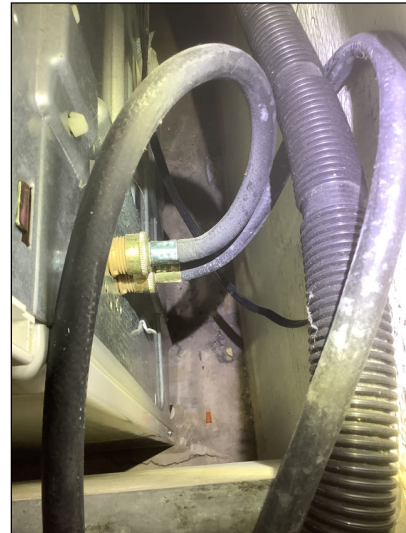


5. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

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

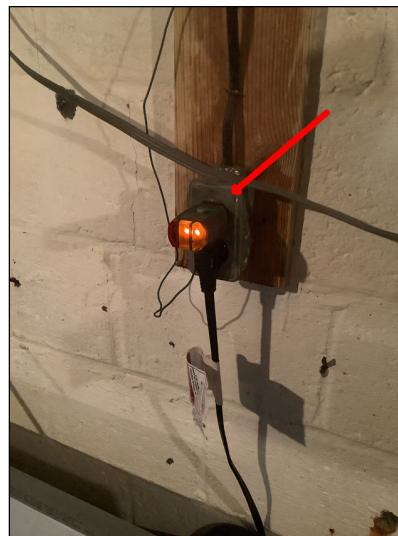


6. GFCI

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.



7. Wash Basin

Good	Fair	Poor	N/A	None
		✓		

Observations:

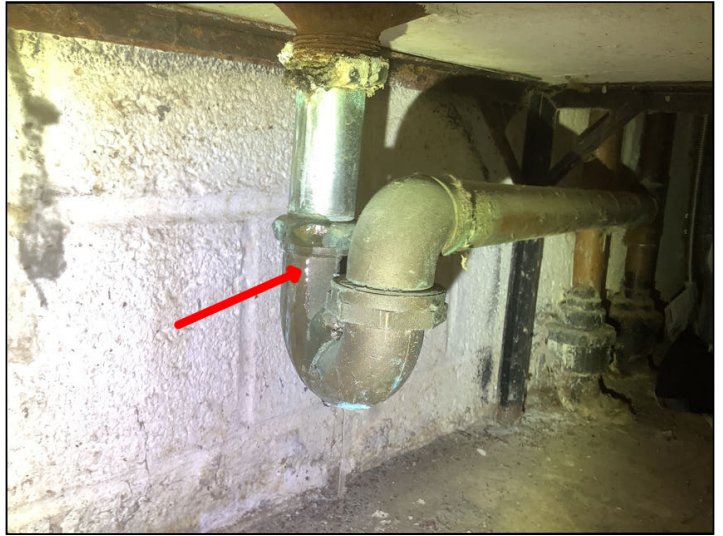
- Drain line leaks under sink. Repair//replace as needed.
- The laundry faucet leaks. Repair/replace as needed.



Leak



Leak



Leak

8. Gas Valves

Good	Fair	Poor	N/A	None
✓				

Observations:

- Gas shut off valves were present and functional.



Electrical

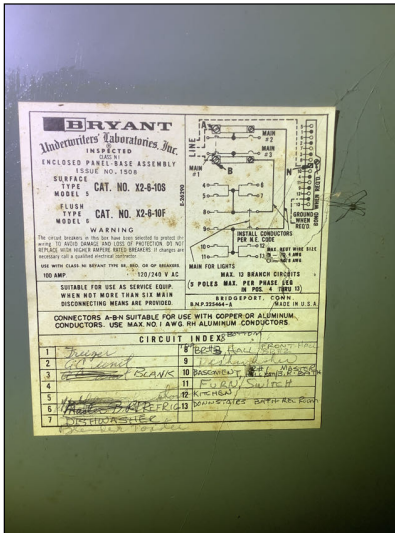
1. Electrical Panel

Good	Fair	Poor	N/A	None
	✓			

Location: Panel box located in basement.

Observations:

- Panel cover screw(s) missing. Recommend installing the missing screws.



2. Cable Feeds

Good	Fair	Poor	N/A	None
✓				

Observations:

- Overhead service drop.

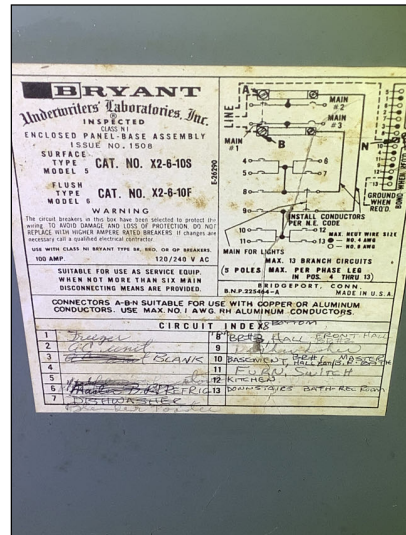
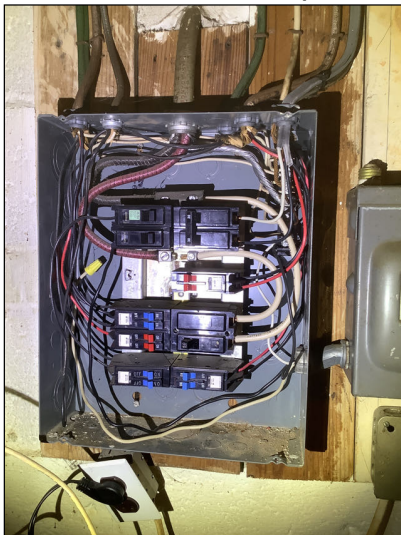


3. Main Amp Breaker

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Split bus panel, there is no main switch in the electrical panel, breakers have to be turned off individually with 6 or less trows of the hand.
- 100 amp



4. Breakers in off position

Good	Fair	Poor	N/A	None
✓				

Observations:

- 0

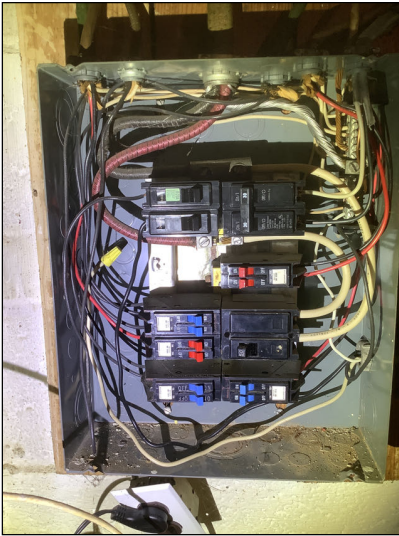
5. Breakers

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.



Water & Sewer

1. Water Main

Good	Fair	Poor	N/A	None
	✓			

Location:

- Public Water
- 3/4 inch
- Copper pipes
- Corrosion noted around valve, no leaks noted at the time of the inspection, monitor the area for worsening condition.



Corrosion water main valve.

2. Plumbing

Good	Fair	Poor	N/A	None
	✓			





3. Hose bib shut off valve

Good	Fair	Poor	N/A	None
✓				

Observations:

- Located in basement
- No issues noted at the time of inspection.



Front



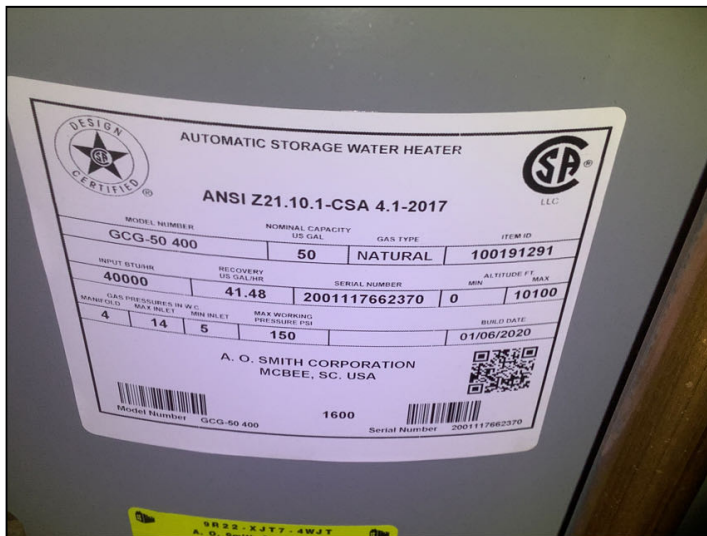
Back

Water Heater

1. Heater Enclosure

Good	Fair	Poor	N/A	None
✓				

Observations:
 • The water heater enclosure was functional.



MFD 2020—50 gal.

2. Number Of Gallons

Good	Fair	Poor	N/A	None
✓				

Observations:
 • 50 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
 Location: The heater is located in the basement.
 Observations:
 • Tank appears to be in satisfactory condition.
 • Manufacture date:(2020). 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. 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:(2019). 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 2019-410A

2. Refrigerant Lines

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies found.



3. Thermostats

Good	Fair	Poor	N/A	None
✓				

Observations:

- Located in the hallway
- Digital - programmable type.
- Functional at the time of inspection.



Set to 74F

4. Heater Condition

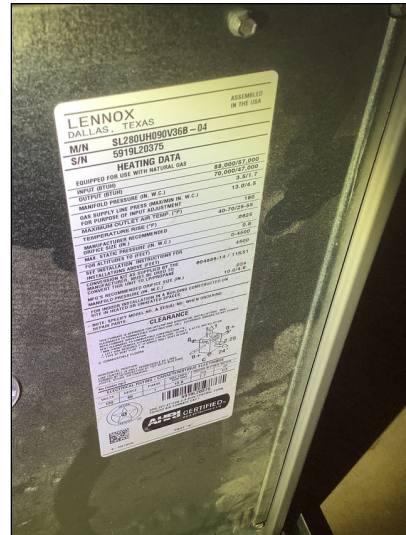
Good	Fair	Poor	N/A	None
✓				

Location: The furnace is located in the basement.

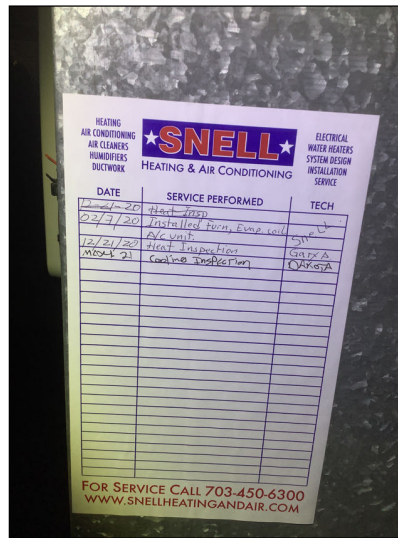
Type: Gas fired forced hot air.

Observations:

- Unit appeared to operate properly using normal operating controls at the time of inspection.
- Manufacture date:(2019). Life expectancy around 20 years.
- [Recommend the unit to be serviced seasonally by a qualified HVAC specialist.](#)



MFD 2019



5. Filters

Good	Fair	Poor	N/A	None
	✓			

Location: Located left side of the heater in a slot cut into the ductwork.
 Observations:

- The furnace filter is dirty. 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 these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
- The filter is dirty. Needs replacement.



6. Venting

Good	Fair	Poor	N/A	None
✓				

Observations:

- Metal double wall chimney vent pipe noted.

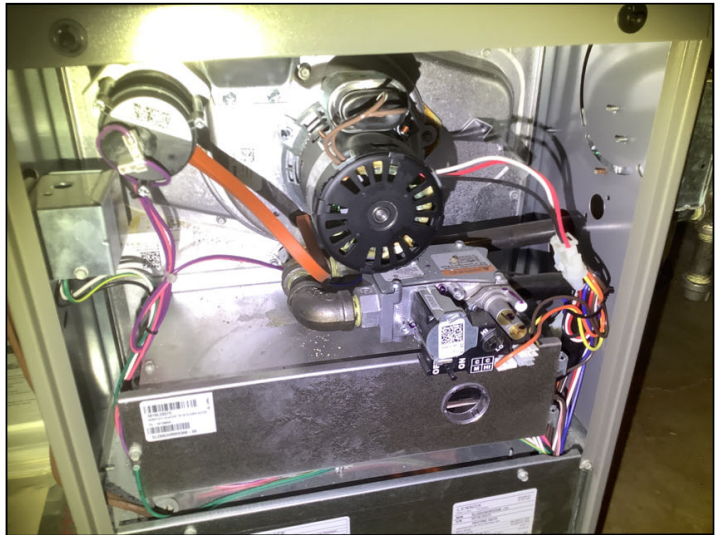


7. Enclosure

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.



8. Registers

Good	Fair	Poor	N/A	None
✓				

Observations:

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



Heating mode supply



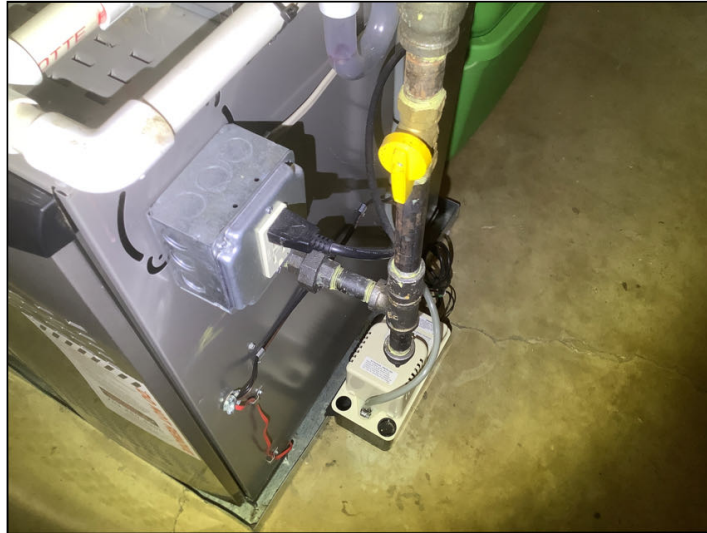
Heating mode return

9. Gas Valves

Good	Fair	Poor	N/A	None
✓				

Observations:

- Gas shut off valves were present and functional.



10. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional and in good condition.



Radon Unit Placement

1. Radon Placement

Good	Fair	Poor	N/A	None
✓				

Materials: Basement



Bathroom-01

1. Locations

Locations: Upper Floor, Master Bathroom

2. General View

Good	Fair	Poor	N/A	None
✓				

Materials: Full Bath

Observations:

- Functional, repairs recommended



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:

- Minor cracks noted, recommend repair/seal as needed.



6. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall

Observations:

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

7. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI in place and operational.



8. Sinks

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Inoperable stopper noted. Recommend repair/replace as needed.
- Sink is loose, recommend repair/secure as needed.



Loose sink

9. 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.



10. Showers

Good	Fair	Poor	N/A	None
✓				

Observations:

- Functional.



11. 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.**



12. Shower Door

Good	Fair	Poor	N/A	None
✓				

Observations:

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

13. Toilets

Good	Fair	Poor	N/A	None
		✓		

Observations:

- **Not operated due to active leak noted on the door by the Homeowner, Recommend consulting with a qualified plumber for further evaluation and repair options.**



14. Window Condition

Good	Fair	Poor	N/A	None
✓				

Type: Vinyl • Sliding Windows • Double pane

Observations:

- Appeared in good condition.



Bathroom-02

1. Locations

Locations: Upper level

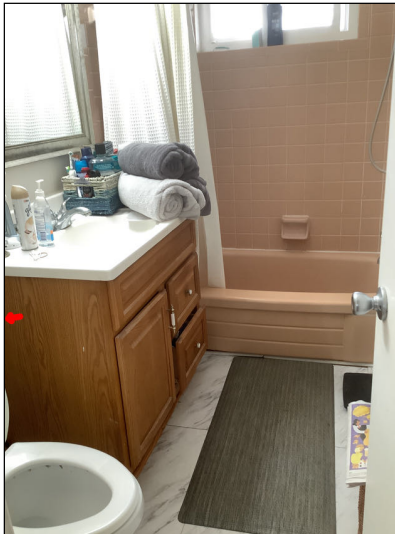
2. General View

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: Vinyl squares (tiles) are noted

Observations:

- Gaps noted between floor and tub, recommend sealing all gaps to prevent possible water filtration to the sub floor.



5. Walls Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Drywall walls.

Observations:

- Loose baseboards noted, repair/secure as needed.



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. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:

- GFCI in place and operational.



8. Sinks

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Inoperable stopper noted. Recommend repair/replace as needed.
- Damaged faucet handle noted, repair/replace as needed.



9. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Stains noted under the sink, tested dry at the time of the inspection, monitor the areas for possible water leaks.
- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.





10. Showers

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Functional.



11. Shower Walls

Good	Fair	Poor	N/A	None
	✓			

Observations:
 • Ceramic tile.
 • Caulk deterioration observed, repair/ re caulk as needed.

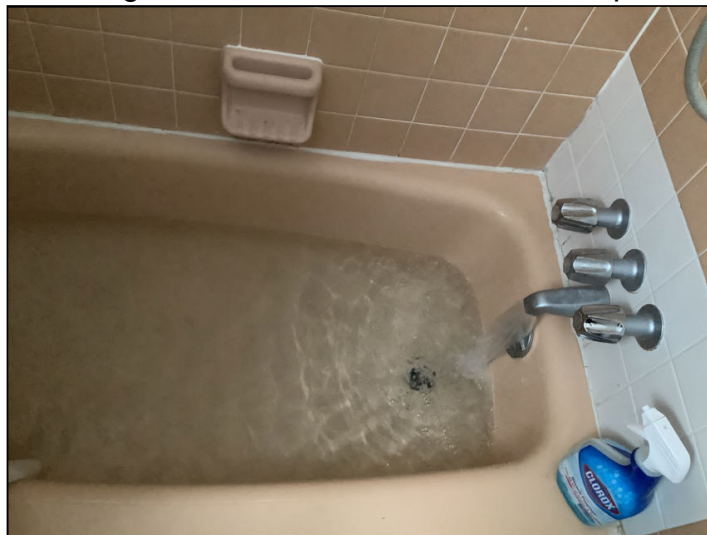


12. Bath Tubs

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.



13. Toilets

Good	Fair	Poor	N/A	None
✓				

Observations:

- Observed functional and in good visual condition.



14. Window Condition

Good	Fair	Poor	N/A	None
✓				

Type: Vinyl • Sliding Windows • Double pane

Observations:

- Appeared in good condition.



Bathroom-03

1. Locations

Locations: Lower Level

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.
- Door stopper was missing. Recommend installation to avoid unnecessary wall or door damage.



4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl squares (tiles) are 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 bath fan did operate when tested.
- Missing fan cover noted at the time of the inspection Repair as needed.



8. Electrical

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.



9. Sinks

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Inoperable stopper noted. Recommend repair/replace as needed.



10. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Older style metal traps noted. Buyer is cautioned that these traps can leak at any time due to corrosion.



11. Toilets

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Toilet did not flush at the time of the inspection, loose handle noted. Repair as needed.



12. Heating

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Missing register cover noted. Repair as needed.



Missing register

Bedroom-01

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Upper Floor

Observations:

- Acceptable, some repairs needed



2. Doors

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Bedroom door didn't latch when tested. Recommend repair as needed.



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
		✓		

Observations:

- Large stains noted on the walls. They tested dry at the time of the inspection. Recommend consulting with the appropriate contractor for further evaluation and repair /replace the damaged areas as needed.



Areas tested dry at the time of the inspection.



5. Floor Condition

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

Flooring Types: Carpet.

Observations:

- Stains observed on the carpet. Recommend clean/replace as needed.



6. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Vinyl • Sliding Windows • double pane

Observations:

- Operational at the time of the inspection.
- Stains noted around window frame, areas tested dry at the time of the inspection, monitor the areas for possible water intrusion.





7. Electrical

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

Observations:

- The home contained outdated, ungrounded 2-prong electrical outlets. Consider updating the existing condition to meet current standards.



8. Ceiling Fans

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Operated normally when tested at the time of inspection.
- Ceiling fan light fixture missing or not working light bulbs, repair as needed



9. Smoke Detectors

Good	Fair	Poor	N/A	None
				✓

Observations:

- There were no smoke detectors present in the bedroom(s).

10. Closets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Mold like spores present, recommend further investigation by means of testing the indoor air quality for elevated mold spore counts.



Bedroom-02

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Upper Floor

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.
- Door stopper is missing/broken. Recommend installation of door stoppers to prevent damage to walls and other doors.



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:

- Large stains noted on the walls. They tested dry at the time of the inspection. Recommend consulting with the appropriate contractor for further evaluation and repair /replace the damaged areas as needed.



Tested dry at the time of the inspection.

5. Floor Condition

Good	Fair	Poor	N/A	None
		✓		

Flooring Types: Carpet.

Observations:

- Stains observed on the carpet. Recommend clean/replace as needed.



6. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Sliding Windows • double pane

Observations:

- Operational and no deficiencies noted.

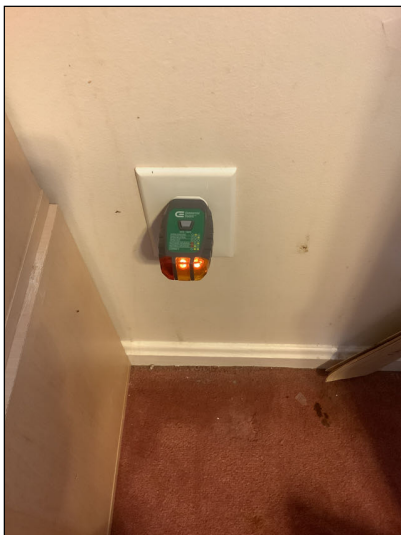


7. Electrical

Good	Fair	Poor	N/A	None
		✓		

Observations:

- The home contained outdated, ungrounded 2-prong electrical outlets. Consider updating the existing condition to meet current standards.



Two prong

8. Smoke Detectors

Good	Fair	Poor	N/A	None
				✓

Observations:

- There were no smoke detectors present in the bedroom(s).

Bedroom-03

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Upper Floor

Observations:

- Acceptable, some repairs needed



2. Doors

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Bedroom door didn't latch when tested. Recommend repair as needed.



3. Ceiling Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Drywall ceilings.

Observations:

- Small stains noted on the ceiling. They tested dry at the time of the inspection.



Tested dry at the time of the inspection

4. Wall Condition

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

Materials: Drywall.

Observations:

- Some areas not accessible due to stored personal items.

5. Floor Condition

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

Flooring Types: Carpet.

Observations:

- Stains observed on the carpet. Recommend clean/replace as needed.



6. Window Condition

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

Materials: Vinyl • Sliding Windows • double pane

Observations:

- Not accessible at the time of the inspection.



7. Electrical

Good	Fair	Poor	N/A	None
			✓	

Observations:

- 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:

- There were no smoke detectors present in the bedroom(s).

Rec Room

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Lower Level
 Observations:
 • Not accessible



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: Walls are clad in paneling.
 Observations:
 • Some areas not accessible due to stored personal items.

5. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Carpeted floors.

Observations:

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

6. Fireplace

Good	Fair	Poor	N/A	None
		✓		

Materials: Recreation room

Materials: Masonry fireplace.

Observations:

- Damper was opened and closed several times. Damper appeared to be in good condition at the time of inspection.
- 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).
- Crack in fireplace box noted. Crack less than 1/16 of an inch wide or if you can not fit a dime into the crack, that it may be OK or that just a limited repair would be wise.
- The flue is dirty, creosote buildup noted, recommend clean and sweep the chimney by a certified professional.
- Loose bricks and mortar deterioration noted, repair/replace as needed.





7. Window Condition

Good	Fair	Poor	N/A	None
			✓	

Materials: Sliding Windows • Vinyl • double pane
 Observations:
 • No accessible



8. Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Light fixtures or bulbs inoperable. Change bulb and check.



9. Smoke Detectors

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Old detectors. Smoke detectors last 6-10 years. Recommend replacing.
- 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.
- **SAFETY CONCERN: The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm.**



Mold Test

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Living room interior sample • Back patio exterior sample
Observations:
• Acceptable



Living room



F053056



Temp 73F—RH 32%



Back patio



F227231



Temp 47.3/ RH 34%

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Smoke Detector	<p>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.</p> <p>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.</p> <p>The operational test of a smoke detector is done by filling the sensor with smoke and is beyond the scope of this inspection.</p>
TPR Valve	<p>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</p>