



INSPECTION REPORT

Inspector: Thomas Tripline Licensed # 34193

10000 Sample Road, Sample, MD 10000

Inspection prepared for: Sample Client

Date of Inspection: 1/13/2022 Time: 10:00 AM

Year Built: 1995 Size (Sqft): 2500

Weather: 34 Sunny

Order ID: 9756



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.

Repair		
Roof		
Page 10 Item: 2	Gutter	<ul style="list-style-type: none"> • 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 12 Item: 4	Flashing	<ul style="list-style-type: none"> • Previous repairs with mastic material around several flashing, recommend review and repair by a certified roofing specialist.
Page 12 Item: 5	Eave and rake	<ul style="list-style-type: none"> • Rotted wood observed on the dormer rake edge. Recommend repair/replace as needed.
Grounds & Exterior		
Page 16 Item: 2	Grading	<ul style="list-style-type: none"> • Several areas by the structure were low or had a negative grade. Recommend repair
Page 16 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways for wood destroying insects.
Page 17 Item: 4	Deck	<ul style="list-style-type: none"> • There is wood and soil contact at deck columns. Some wood deterioration was noted, repair as needed. • Missing damaged balusters recommend repair/replacement by qualified contractor.
Page 21 Item: 9	Cladding Condition	<ul style="list-style-type: none"> • Rotting wood observed, suggest scraping, wood repair/replacing and painting as necessary by a qualified siding specialist • Some areas need priming and repainting recommend repair by qualified contractor. • Major cracks/gaps or holes noted at the brick wall and siding boards. Recommend repair/seal all gaps and holes to prevent water or moisture penetration to the wall structure.
Page 22 Item: 10	Window Condition	<ul style="list-style-type: none"> • Deterioration, gaps and cracks noted at window frames and/or sills. Recommend repair and seal/caulk as needed.
Garage		
Page 24 Item: 3	Garage Opener Status	<ul style="list-style-type: none"> • Garage vehicle door opener didn't not operate at the time of inspection. Recommend repair/replace as needed.
Interior Areas		
Page 29 Item: 4	Door Bell	<ul style="list-style-type: none"> • Damaged button. Replace as needed.
Kitchen		
Page 31 Item: 5	Window Condition	<ul style="list-style-type: none"> • Screens were not installed at time of inspection. Recommend replacement

Page 32 Item: 9	Counters	<ul style="list-style-type: none"> • The counter tops appear to be worn and may have reached the end of their useful life. Recommend replacement
Page 32 Item: 10	Dishwasher	<ul style="list-style-type: none"> • No high drain loop noted. Dishwasher high drain loop is to prevent back flow of water into the dishwasher.
Page 33 Item: 11	Garbage Disposal	<ul style="list-style-type: none"> • The disposal was not functional at the time of the inspection, repair/replace as needed.
Attic		
Page 40 Item: 1	Access	<ul style="list-style-type: none"> • Access cover has no insulation. Recommended insulating the access cover to minimize the heat loss.
Page 41 Item: 3	Insulation Condition	<ul style="list-style-type: none"> • Uninsulated areas observed. Recommend to insulate properly to reduce heat escape.
Water Heater		
Page 48 Item: 7	Base	<ul style="list-style-type: none"> • No drip pan and drain line noted. It's generally recommended to install a drip pan with a drain line beneath the water heater tank, recommend installation.
Bath-01		
Page 57 Item: 3	Doors	<ul style="list-style-type: none"> • The door sticking at the top maybe the door needs to be adjusted or shaving 1/8-1/4 inch. Recommend repair
Page 60 Item: 17	Bath Tubs	<ul style="list-style-type: none"> • Whirlpool is inoperable, recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.
Page 61 Item: 18	Toilets	<ul style="list-style-type: none"> • Gap between toilet base and floor noted. Recommend caulk/seal as needed. • Toilet loose and may need re-anchoring.
Page 62 Item: 20	Window Condition	<ul style="list-style-type: none"> • Hardware difficult to operate at one or more locations. Recommend review and repair as needed by qualified window contractors.
Bath-02		
Page 66 Item: 17	Toilets	<ul style="list-style-type: none"> • Gap between toilet base and floor noted. Recommend caulk/seal as needed.
Bath-03		
Page 68 Item: 8	Electrical	<ul style="list-style-type: none"> • Light bulbs are not working or missing at some fixtures recommend replacement
Page 69 Item: 11	Counters	<ul style="list-style-type: none"> • The counter tops appear to be worn and may have reached the end of their useful life recommend replacement due to stains.
Page 70 Item: 14	Toilets	<ul style="list-style-type: none"> • Gap between toilet base and floor noted. Recommend caulk/seal as needed.
Bath-04		
Page 75 Item: 15	Toilets	<ul style="list-style-type: none"> • Gap between toilet base and floor noted. Recommend caulk/seal as needed. • Toilet loose and may need re-anchoring. Recommend repair by licensed contractor.
Dinning Room		
Page 82 Item: 5	Window Condition	<ul style="list-style-type: none"> • Missing or damaged screen on several windows noted. Recommend installing screen.

Family Room		
Page 83 Item: 2	Ceiling Condition	• Cracks on ceiling noted. Recommend repair as needed.
Page 84 Item: 4	Floor Condition	• Carpet stains observed on all house floors. Recommend clean/replace as needed.
Rec Room		
Page 88 Item: 2	Doors	• Damaged/broken frame on door observed. Recommend replacing the door frame.
Page 89 Item: 5	Floor Condition	• Carpet ripples observed on all house floors. Recommend clean/replace as needed.
Page 90 Item: 6	Window Condition	• Missing screen on several windows noted. Recommend installing screen.
BEDROOM-01		
Page 94 Item: 5	Floor Condition	• Carpet in the Master bedroom Rippling, recommend repair or replace
BEDROOM-02		
Page 95 Item: 2	Doors	• Bedroom door didn't latch when tested. Recommend repair as needed.
Page 96 Item: 5	Floor Condition	• Stains observed on the carpet. Recommend clean/replace as needed.
BEDROOM-03		
Page 98 Item: 2	Doors	• Bedroom door didn't latch when tested. Recommend repair as needed.
Page 99 Item: 5	Floor Condition	• Carpet in the Master bedroom Rippling, recommend repair or replace
Page 99 Item: 6	Window Condition	• Damaged or missing screens observed. Recommend replacement
BEDROOM-04		
Page 101 Item: 3	Ceiling Condition	• Previous repair noted, inspector couldn't determine the cause of the damage or the quality of the repair.

Monitor

Water Heater

Page 47 Item: 4	Plumbing	• Corrosion observed. No active leak noted. Monitor for worsening corrosion.
BEDROOM-02		
Page 95 Item: 4	Wall Condition	• Minor crack in the wall corner. We recommend monitor/repair if gaps widen.

Safety

Grounds & Exterior

Page 15 Item: 1	Driveway and Walkway Condition	• Uneven slabs at the garage entrance. . This is a potential tripping hazard. Recommend repair and or replacement of the displaced section.
Page 19 Item: 5	Stairs & Handrail	• Loose handrail noted. Recommend repair/secure as needed for safety.

Garage

Page 26 Item: 7	Electrical	• Recommend upgrading ALL receptacle to GFCI protection within 6 feet of all potential wet locations, garage, and exterior withing 7 ft from ground for safety.
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Attic

Page 42 Item: 6	Electrical	• Electric wires on top of joists. For safety, the wires should be routed through the joists or rerouted to attic areas with less than 18" head clearance.
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Bath-01

Page 58 Item: 9	GFCI	• GFCI did not respond to test, suggest replacing for safety.
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Bath-02

Page 64 Item: 9	GFCI	• GFCI did not respond to test, suggest replacing for safety.
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Bath-03

Page 69 Item: 9	GFCI	• GFCI did not respond to test, suggest replacing for safety.
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Upstairs Hallway

Page 87 Item: 7	Smoke Detectors	• Old detectors. Smoke detectors last 6-10 years. Recommend replacing for safety.
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Rec Room

Page 90 Item: 6	Window Condition	• Mold-like bio growth observed. Professional testing & evaluation advised for safety.
Page 90 Item: 7	Electrical	• Missing several outlet covers. Recommend replacement for safety
Page 90 Item: 8	Smoke Detectors	• Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

BEDROOM-03

Page 98 Item: 2	Doors	• Loose door handle noted, repair/replace as needed for safety.
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Maintenance

HVAC Zone 1

Page 52 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.
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Family Room

Page 84 Item: 5

Fireplace

- Level II inspection—The National Fire Protection Association (www.nfpa.org) recommend that each chimney receive a Level II inspection each time a residence is sold.

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 • Ranch Style

3. Occupancy

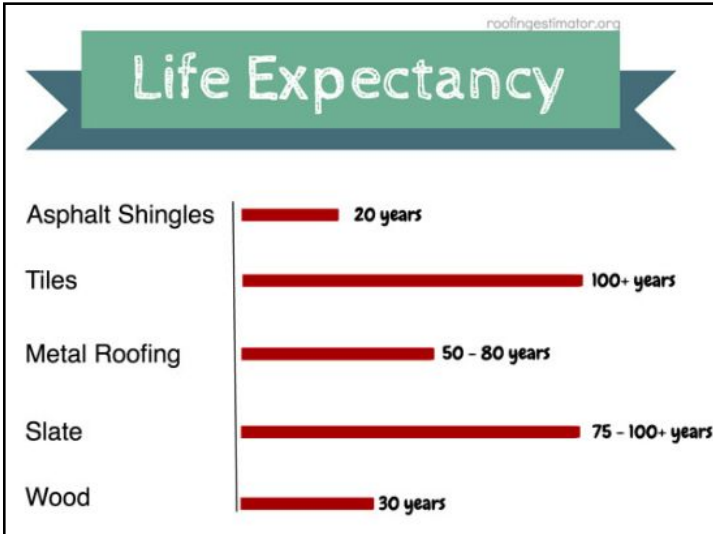
Occupancy: Vacant • The utilities were on at the time of inspection. • ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT. • Some breakers turned off some appliances not inspected due to no power at the time of inspection.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
			✓	

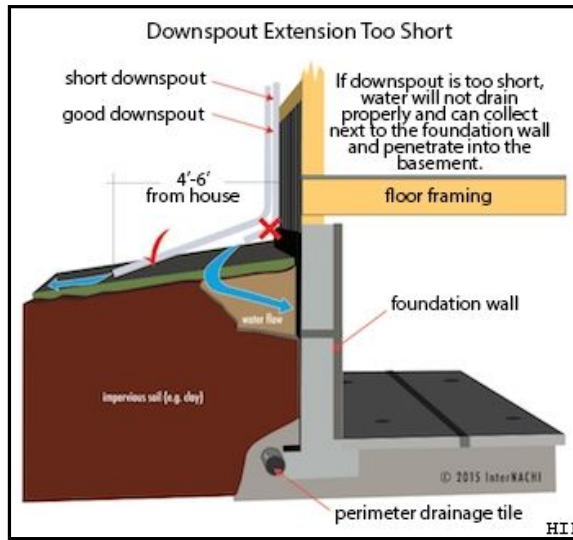
Materials: Inspected from ground level with extended "Eyestick" and camera. Some areas of the roof may be visually restricted from inspection. • Inspected from ground level with binoculars. Some areas of the roof may be visually restricted from inspection. • Limited inspection, the roof covered with ice and snow at the time of inspection. Recommend referring to the Seller Disclosure Statement regarding the condition of the roof.
 Materials: Asphalt shingles.
 Observations:
 • Life expectancy of asphalt roof is 20 years



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.



3. Vent Stack

Good	Fair	Poor	N/A	None
✓				

Observations:

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

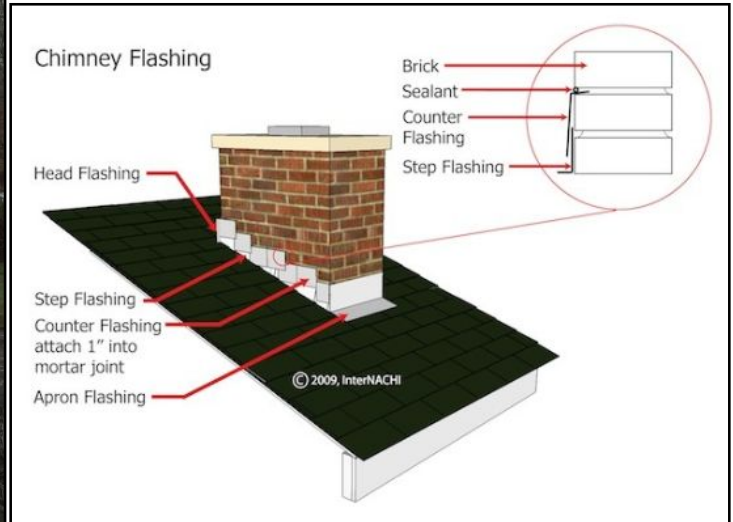


4. Flashing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Previous repairs with mastic material around several flashing, recommend review and repair by a certified roofing specialist.



5. Eave and rake

Good	Fair	Poor	N/A	None
		✓		

Materials: Wood

Observations:

- Rotted wood observed on the dormer rake edge. Recommend repair/replace as needed.





6. Chimney

Good	Fair	Poor	N/A	None
✓				

Observations:

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



7. Spark Arrestor

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared in good condition at the time of inspection.



Grounds & Exterior

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
		✓		

Materials: Concrete driveway • Concrete walkway

Observations:

- Uneven slabs at the garage entrance. . This is a potential tripping hazard. Recommend repair and or replacement of the displaced section.



Trip hazard



Uneven trip hazard



Needs reseat



Damaged

2. Grading

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Several areas by the structure were low or had a negative grade. Recommend repair



Negative grading

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	✓			

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.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways for wood destroying insects.



Vegetation against cladding (noted)



Vegetation on cladding

4. Deck

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

Observations:

- There is wood and soil contact at deck columns. Some wood deterioration was noted, repair as needed.
- Missing damaged balusters recommend repair/replacement by qualified contractor.



Wood soil contact (noted)



Loose



5. Stairs & Handrail

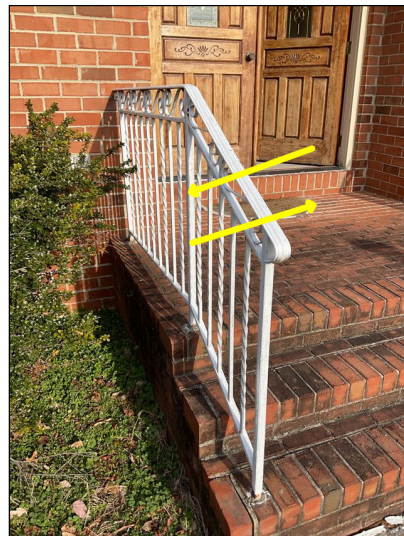
Good	Fair	Poor	N/A	None
		✓		

Observations:

- Loose handrail noted. Recommend repair/secure as needed for safety.



Loose balusters



Loose



6. Patio

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Recommend cleaning off all vegetation off patio areas to inhibit further damages and deterioration.



7. Patio and Porch Roof Condition

Good	Fair	Poor	N/A	None
✓				

Materials: The patio/porch roof is the same as main structure.

Observations:

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



8. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
✓				

Location: Front of the house • Rear of the house

Observations:

- Appeared functional.



9. Cladding Condition

Good	Fair	Poor	N/A	None
		✓		

Materials: Brick veneer. • Wood siding.

Observations:

- Rotting wood observed, suggest scraping, wood repair/replacing and painting as necessary by a qualified siding specialist
- Some areas need priming and repainting recommend repair by qualified contractor.
- Major cracks/gaps or holes noted at the brick wall and siding boards. Recommend repair/seal all gaps and holes to prevent water or moisture penetration to the wall structure.



Damaged

10. Window Condition

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

Observations:

- Deterioration, gaps and cracks noted at window frames and/or sills. Recommend repair and seal/caulk as needed.



Need seal

11. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared in functional condition at the time of inspection.



Garage

1. General Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Attached 2-car garage

Observations:

- Accessible in general, acceptable condition, some areas are not accessible.



2. Garage Door Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: One 16' upgraded insulated steel door

Observations:

- No deficiencies observed at the time of the inspection.

3. Garage Opener Status

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Chain drive opener.
- Garage vehicle door opener didn't not operate at the time of inspection. Recommend repair/replace as needed.



4. Exterior Door

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at the time of inspection.



5. Fire Door

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared satisfactory and functional, at time of inspection.
- Garage door appeared to be fire rated.



6. Floor Condition

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

Materials: Concrete floors.

Observations:

- Limited view due to stored personal items and/or parked vehicles in the garage.



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:

- All appeared functional and in satisfactory condition at the time of inspection.

- Recommend upgrading ALL receptacle to **GFCI** protection within 6 feet of all potential wet locations, garage, and exterior withing 7 ft from ground for safety.



No GFCI

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. Doors

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

Observations:

- Thermal imaging shows limited energy loss.



2. Window Condition

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

Materials: Vinyl • Single Hung Windows • double pane

Observations:

- Thermal imaging did not show significant energy loss at the time of the inspection.





3. Smoke Detectors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- 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.

4. Door Bell

Good	Fair	Poor	N/A	None
		✓		

Observations:

- **Damaged button. Replace as needed.**



Damaged

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: Main Level

Observations:

- Acceptable, some repairs needed



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. • Wall paper finish noted.

Observations:

- Walls were in good shape at time of inspection

4. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Ceramic tile.
 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.
 • Screens were not installed at time of inspection. Recommend replacement



6. Electrical

Good	Fair	Poor	N/A	None
✓				

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

7. GFCI

Good	Fair	Poor	N/A	None
✓				

Observations:
 • GFCI in place and operational.



8. Cabinets

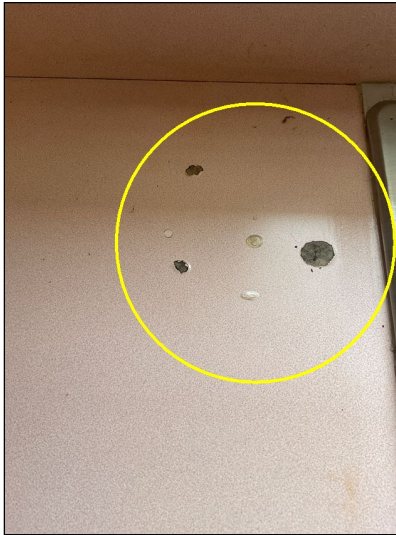
Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• No deficiencies observed.

9. Counters

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

Observations:
• Plastic laminate tops noted.
• The counter tops appear to be worn and may have reached the end of their useful life. Recommend replacement



Damaged

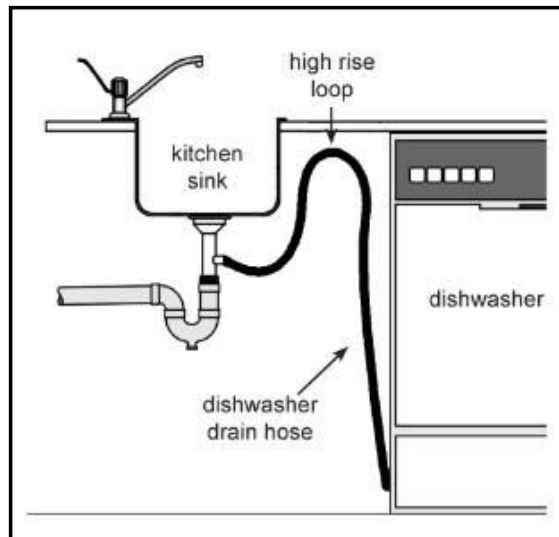
10. Dishwasher

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

Observations:
• No high drain loop noted. Dishwasher high drain loop is to prevent back flow of water into the dishwasher.



No high drain loop



11. Garbage Disposal

Good	Fair	Poor	N/A	None
		✓		

Observations:

- The disposal was not functional at the time of the inspection, repair/replace as needed.



12. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

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



13. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

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



14. Cooktop condition

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Electric cooktop noted.
- Not inspected no power at the time of inspection.

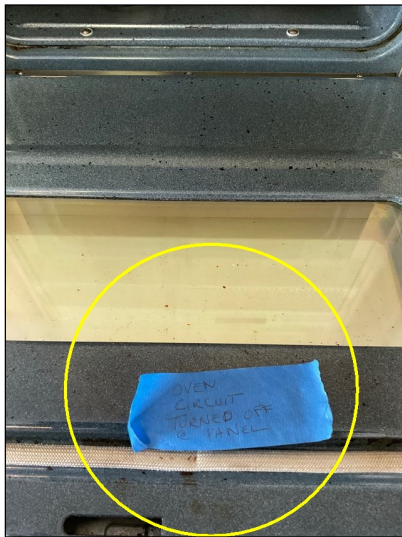


15. Oven & Range

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Oven(s): Electric
- Did not test, no power at the time of inspection.



Power Off



16. Refrigerator Condition

Good	Fair	Poor	N/A	None
			✓	

Observations:

- Unit was not tested, no power at the time of inspection.



Power Off

Laundry

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Main Level

Observations:

- Functional



2. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

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

3. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Ceramic tiles.

Observations:

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

4. Wall Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall.

Observations:

- No deficiencies observed at the time of inspection.

5. Ceiling Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Drywall ceilings.

Observations:

- Appeared in good shape at the time of inspection.

6. Washer

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at the time of inspection.



7. Dryer

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared functional at the time of inspection.



8. Dryer Vent

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies noted.

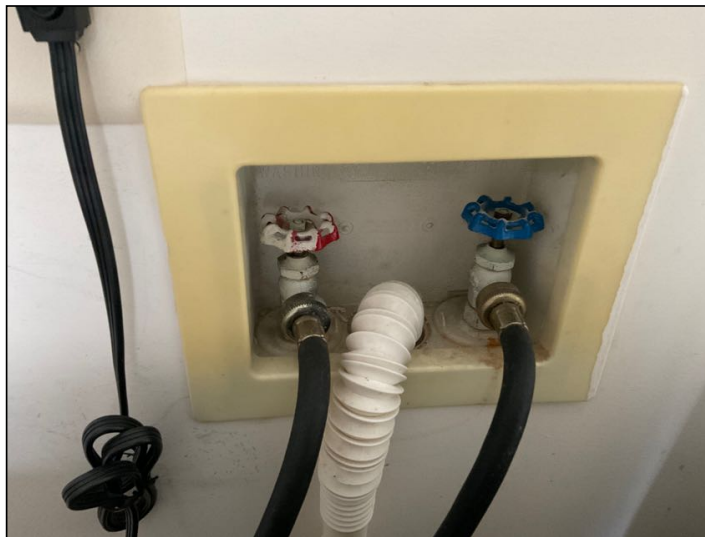


9. Plumbing

Good	Fair	Poor	N/A	None
✓				

Observations:

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



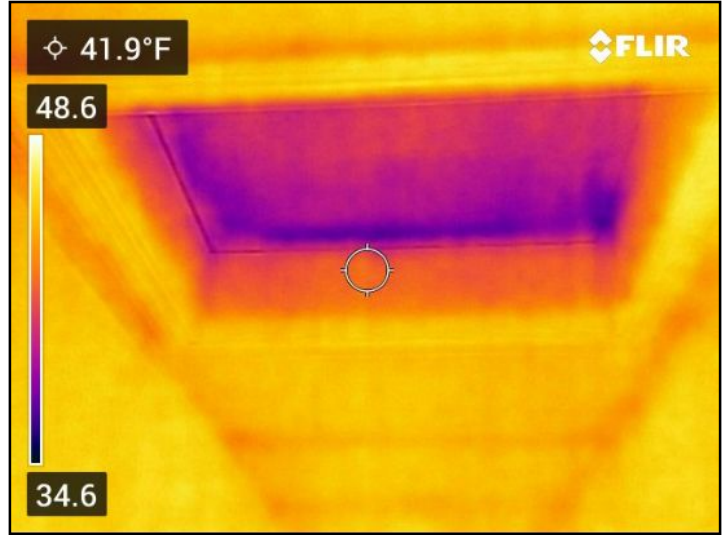
Attic

1. Access

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Access at hallway ceiling.
- Thermal images did not show significant energy loss through the attic access.
- Access cover has no insulation. Recommended insulating the access cover to minimize the heat loss.



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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Depth: Insulation averages about 4-6 inches in depth; more recommended.

Observations:

- Uninsulated areas observed. Recommend to insulate properly to reduce heat escape.

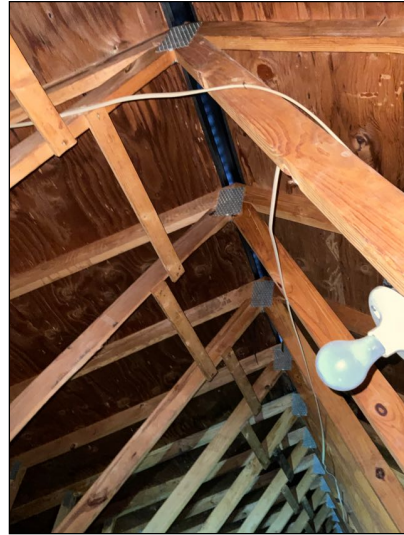


4. Ventilation

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

Observations:

- Soffit and ridge vent.
- Gable louver vents noted.
- Ventilation appears to be in satisfactory condition at the time of the inspection.



5. Vent Screens

Good	Fair	Poor	N/A	None
✓				

Observations:
• Vent screens noted as functional.

6. Electrical

Good	Fair	Poor	N/A	None
		✓		

Observations:
• Electric wires on top of joists. For safety, the wires should be routed through the joists or rerouted to attic areas with less than 18" head clearance.





Loose wires

7. Exhaust Vent

Good	Fair	Poor	N/A	None
✓				

Observations:

- Functional.



8. 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



Electrical

1. Cable Feeds

Good	Fair	Poor	N/A	None
✓				

Observations:
 • Underground service lateral.



2. Electrical Panel

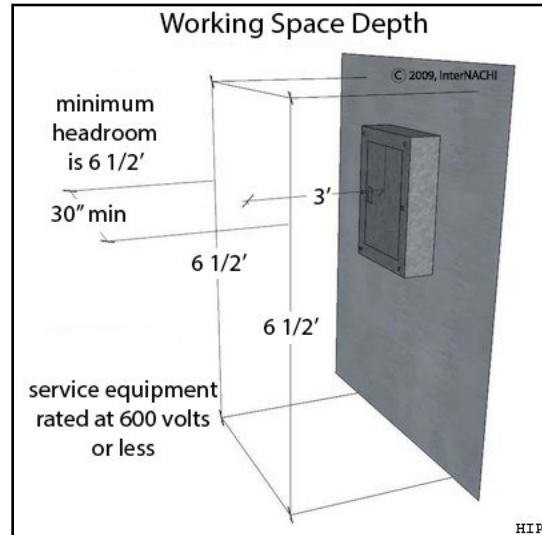
Good	Fair	Poor	N/A	None
			✓	

Location: Panel box located in basement.

Location: Located in the basement.

Observations:

- Inadequate clearance noted at the main electrical panel There should be 3 feet of clearance in front of the panel, the inspector was not able to open the electric panel due to insufficient clearance



Water Heater

1. Heater Enclosure

Good	Fair	Poor	N/A	None
✓				

Observations:

- The water heater enclosure was functional.



2. Number Of Gallons

Good	Fair	Poor	N/A	None
✓				

Observations:

- 66 gallons



3. Water Heater Condition

Good	Fair	Poor	N/A	None
	✓			

Heater Type: Electric

Location: The heater is located in the basement.

Observations:

- No major system safety or function concerns noted at the time of inspection.
- Manufacture date:(2020). Life expectancy around 12 years.
- Tank appears to be in satisfactory condition.

4. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Materials: Copper
Observations:

- Corrosion observed. No active leak noted. Monitor for worsening corrosion.



Corrosion (noted)

5. Overflow Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Copper
Observations:

- Appeared to be in satisfactory condition.



6. TPRV

Good	Fair	Poor	N/A	None
✓				

Observations:

- Appeared to be in satisfactory condition.



7. Base

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

Observations:

- No drip pan and drain line noted. It's generally recommended to install a drip pan with a drain line beneath the water heater tank, recommend installation.



Water & Sewer

1. Water Main

Good	Fair	Poor	N/A	None
✓				

Location:

- Public Water
- 1 inch
- Copper pipes
- No deficiencies noted.



2. Plumbing

Good	Fair	Poor	N/A	None
✓				

Materials: PVC piping.

Observations:

- No deficiencies noted.



3. Hose bib shut off valve

Good	Fair	Poor	N/A	None
✓				

Observations:

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



4. Water & Sewer System

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

Materials: Public Water

HVAC Zone 1

1. AC Compress Condition

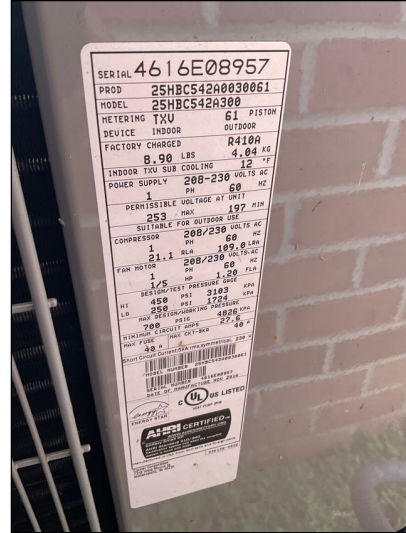
Good	Fair	Poor	N/A	None
			✓	

Compressor Type: Electric

Location: The compressor is located on the side 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:(2016). Life expectancy around 20 years.



2. Refrigerant Lines

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies found.



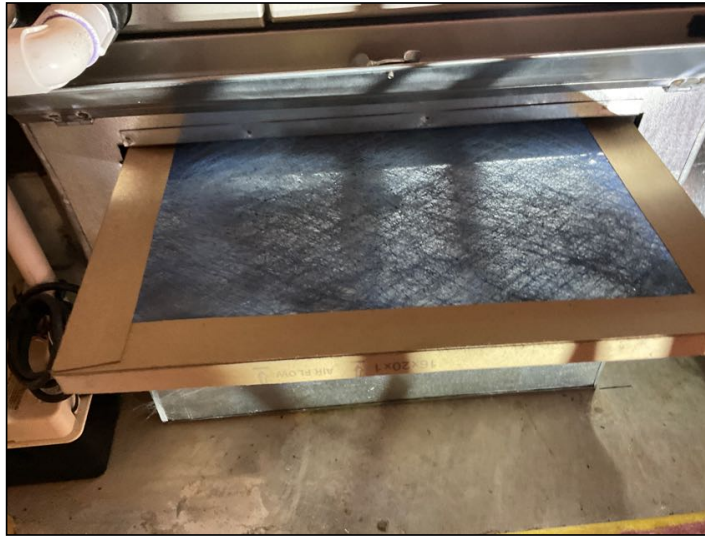
5. Filters

Good	Fair	Poor	N/A	None
✓				

Location: Located at the bottom of cabinet.

Observations:

- Filters appeared clean at the time of inspection.
- 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.



6. Venting

Good	Fair	Poor	N/A	None
✓				

Observations:

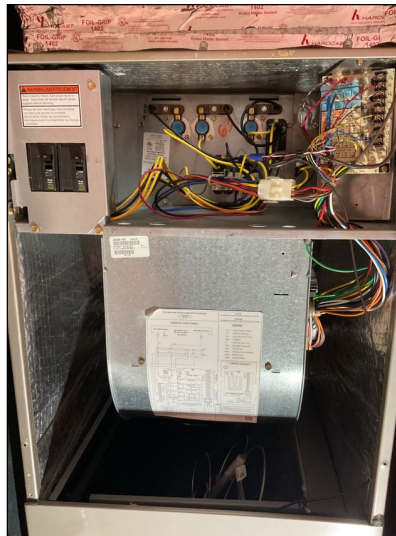
- The visible portions of the vent pipes appeared functional.

7. Enclosure

Good	Fair	Poor	N/A	None
✓				

Observations:

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



8. Enclosure Base

Good	Fair	Poor	N/A	None
✓				

Observations:

- The heater base appeared to be functional.



9. Air Supply

Good	Fair	Poor	N/A	None
✓				

Observations:

- The air supply system appeared to be functional.

10. Registers

Good	Fair	Poor	N/A	None
✓				

Observations:

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



Heating register



Heating return

11. 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

Observations:

- Continuous reading Corentium -----



Bath-01

1. Locations

Locations: Main Floor

2. General View

Good	Fair	Poor	N/A	None
	✓			

Materials: Full bath stand alone shower

Observations:

- Functional, repairs recommended



3. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- The door sticking at the top maybe the door needs to be adjusted or shaving 1/8-1/4 inch. Recommend repair

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 did not respond to test, suggest replacing for safety.



No GFCI

10. Cabinets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- No deficiencies observed.

11. Counters

Good	Fair	Poor	N/A	None
✓				

Observations:

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

12. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.
- ****SUPPLY****
- Operated normally at the time of inspection.



13. 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.



14. Showers

Good	Fair	Poor	N/A	None
✓				

Observations:

- Functional.



15. Shower Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

- Ceramic tile.
- Shower wall appears in good condition.



16. Shower Door

Good	Fair	Poor	N/A	None
✓				

Observations:

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



17. Bath Tubs

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Whirlpool
- Whirlpool is inoperable, recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.



18. Toilets

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Gap between toilet base and floor noted. Recommend caulk/seal as needed.
- Toilet loose and may need re-anchoring.



Not anchored



19. Mirrors

Good	Fair	Poor	N/A	None
✓				

Observations:

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

20. Window Condition

Good	Fair	Poor	N/A	None
		✓		

Type: Vinyl • Casement Windows • Double pane

Observations:

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



Bath-02

1. Locations

Locations: First Floor

2. General View

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

Materials: Full bath, bathtub and shower combo

Observations:

- Functional, repairs recommended



3. Doors

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

Observations:

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

4. Floor Condition

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

Materials: Ceramic tile.

Observations:

- No deficiencies observed at the time of inspection.

5. Walls Condition

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

Materials: Drywall

Observations:

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

6. Ceiling Condition

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

Materials: Drywall ceilings.

Observations:

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

7. Exhaust Fan

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

Observations:

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

8. Electrical

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

Observations:

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

9. GFCI

Good	Fair	Poor	N/A	None
		✓		

Observations:

- GFCI did not respond to test, suggest replacing for safety.



No GFCI

10. Cabinets

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

11. Counters

Good	Fair	Poor	N/A	None
✓				

Observations:

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

12. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.
- ****SUPPLY****
- Operated normally at the time of inspection.



13. 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.



14. Showers

Good	Fair	Poor	N/A	None
✓				

Observations:

- ****SHOWER BASE****



15. Shower Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

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



16. Bath 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.



17. Toilets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Gap between toilet base and floor noted. Recommend caulk/seal as needed.



Missing seal

18. Mirrors

Good	Fair	Poor	N/A	None
✓				

Observations:

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

Bath-03

1. Locations

Locations: First Floor

2. General View

Good	Fair	Poor	N/A	None
	✓			

Materials: Half 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.

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:

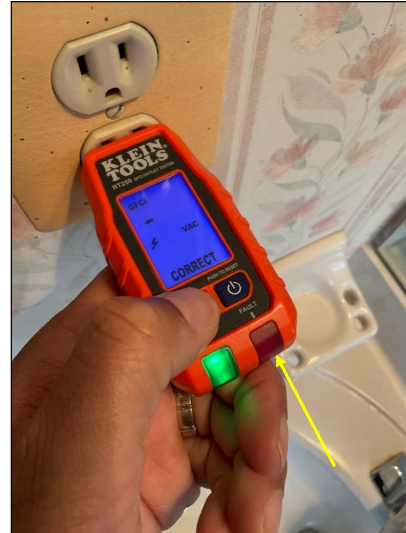
- The bathroom fan was operated and no issues were found.

8. Electrical

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Light bulbs are not working or missing at some fixtures recommend replacement



No GFCI

9. GFCI

Good	Fair	Poor	N/A	None
		✓		

Observations:

- GFCI did not respond to test, suggest replacing for safety.

10. Cabinets

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

11. Counters

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Solid surface counter-tops.
- The counter tops appear to be worn and may have reached the end of their useful life recommend replacement due to stains.

12. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.
- **SUPPLY**
- Operated normally at the time of inspection.



13. 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.



14. Toilets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Gap between toilet base and floor noted. Recommend caulk/seal as needed.



Missing seal

15. Window Condition

Good	Fair	Poor	N/A	None
✓				

Type: Vinyl • Single Hung Windows • Double pane

Observations:

- Appeared in good condition.



Bath-04

1. Locations

Locations: Basement

2. General View

Good	Fair	Poor	N/A	None
	✓			

Materials: Full bath stand alone shower

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.

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 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.



10. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.
- **SUPPLY**
- Operated normally at the time of inspection.

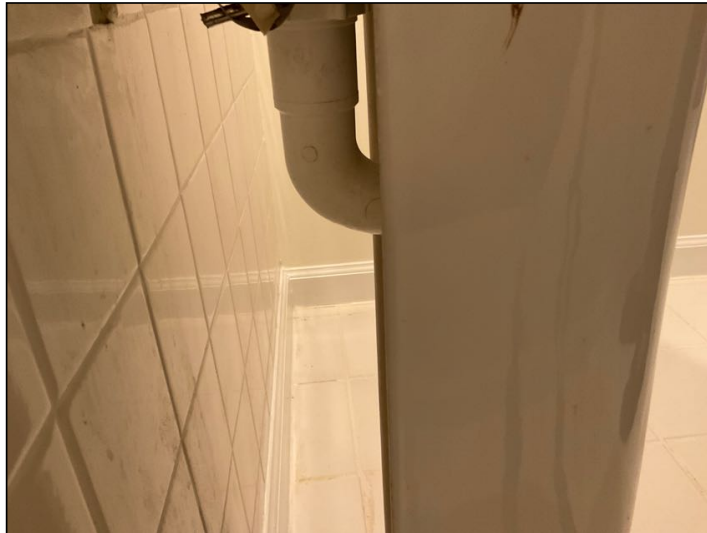


11. Plumbing

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. Showers

Good	Fair	Poor	N/A	None
			✓	



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.



14. Shower Door

Good	Fair	Poor	N/A	None
✓				

Observations:

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

15. Toilets

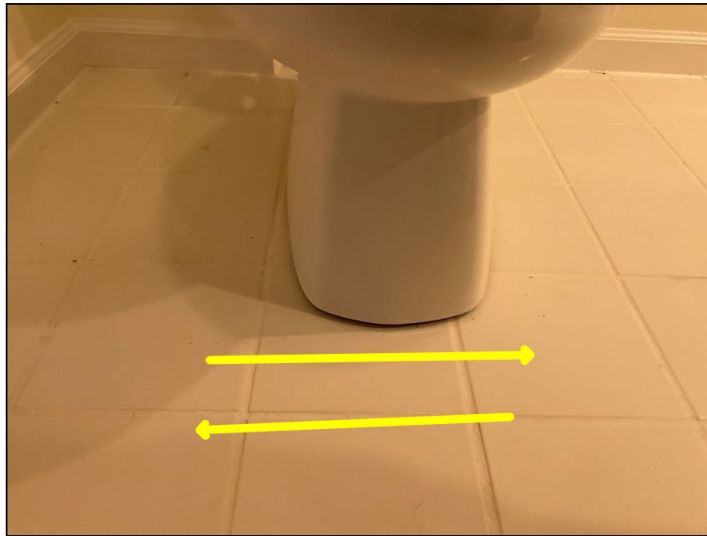
Good	Fair	Poor	N/A	None
		✓		

Observations:

- Gap between toilet base and floor noted. Recommend caulk/seal as needed.
- Toilet loose and may need re-anchoring. Recommend repair by licensed contractor.



Missing seal



Not anchored

Foyer Entrance Area

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. • Wall paper finish noted.

Observations:

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

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Ceramic tile floors.

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

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



7. Closets

Good	Fair	Poor	N/A	None
✓				

Observations:

- The closets were in serviceable condition at the time of inspection.

Living Room

1. General View Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Main 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.

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:

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

5. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Single Hung Windows • double pane

Observations:

- All tested windows were functional.



6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

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



Dinning Room

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Main Level

Observations:

- Good Condition, Some repairs recommended



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. • Wall paper finish noted.

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:

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

5. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Vinyl • Single Hung Windows • double pane

Observations:

- All tested windows were functional.
- Missing or damaged screen on several windows noted. Recommend installing screen.



Screen damaged

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

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



Family Room

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Good Condition, Some repairs recommended



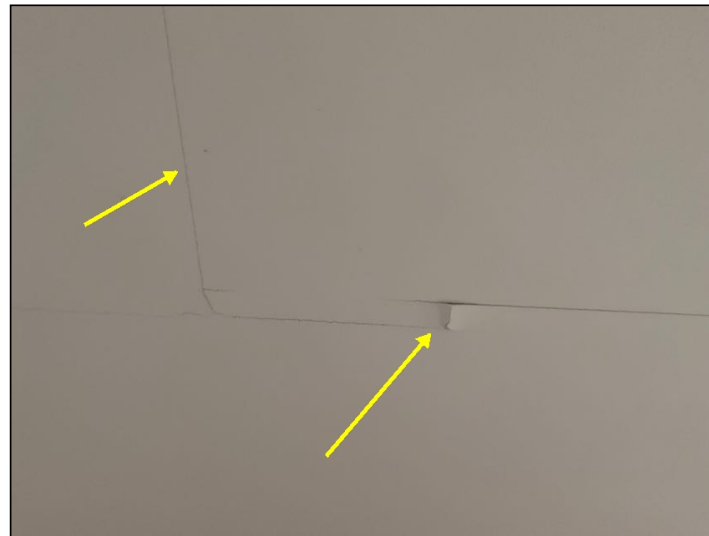
2. Ceiling Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Drywall ceilings.

Observations:

- Cracks on ceiling noted. Recommend repair as needed.



Damaged

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: Carpeted floors.

Observations:

- Carpet stains observed on all house floors. Recommend clean/replace as needed.



5. Fireplace

Good	Fair	Poor	N/A	None
	✓			

Materials: Family Room

Materials: Masonry fireplace.

Observations:

- Functional.
- **Wood Fireplaces**
- Level II inspection—The National Fire Protection Association (www.nfpa.org) recommend that each chimney receive a Level II inspection each time a residence is sold.



6. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Vinyl • Single Hung Windows

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.



Upstairs Hallway

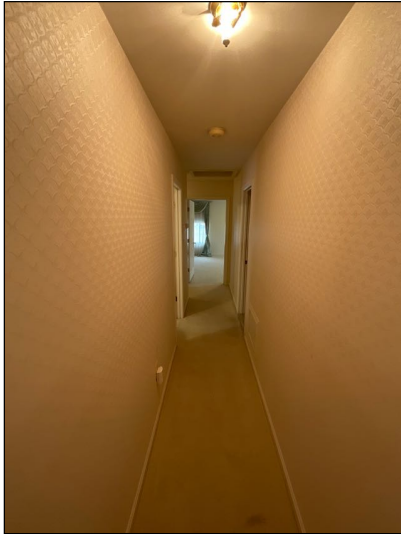
1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Main Level

Observations:

- Good Condition, Some repairs recommended



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. • Wall paper finish noted.

Observations:

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

5. Floor Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Carpeted floors.

Observations:

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

6. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

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



7. Smoke Detectors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **Old detectors.** Smoke detectors last 6-10 years. Recommend replacing for safety.



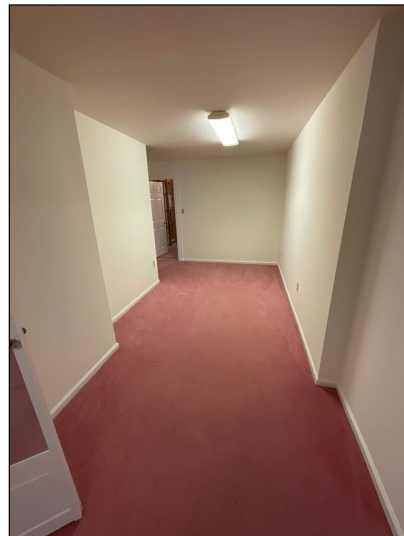
Tested

Rec Room

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Lowr Level



2. Doors

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Damaged/broken frame on door observed. Recommend replacing the door frame.



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.

5. Floor Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Carpeted floors.

Observations:

- Carpet ripples observed on all house floors. Recommend clean/replace as needed.



Ripples

6. Window Condition

Good	Fair	Poor	N/A	None
		✓		

Materials: Vinyl • Single Hung Windows • double pane

Observations:

- Missing screen on several windows noted. Recommend installing screen.
- Mold-like bio growth observed. Professional testing & evaluation advised for safety.



Organic substance

7. Electrical

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Missing several outlet covers. Recommend replacement for safety



Missing cover

8. Smoke Detectors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Old detectors. Smoke detectors last 6-10 years. Recommend replacing.



9. Stairs & Handrail

Good	Fair	Poor	N/A	None
✓				

Observations:

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



10. Patio Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

- The patio doors were functional during the inspection.



11. Screen Doors

Good	Fair	Poor	N/A	None
✓				

Observations:
• Functional

BEDROOM-01

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Main 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.

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: Carpet.

Observations:

- Carpet in the Master bedroom Rippling, recommend repair or replace

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.



8. Closets

Good	Fair	Poor	N/A	None
✓				

Observations:

- The closet was in serviceable condition.

BEDROOM-02

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Main Floor

Observations:

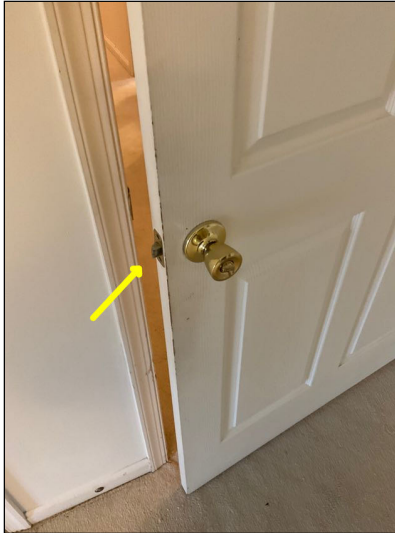
- Acceptable, some repairs needed

2. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

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



Not latching

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:

- Minor crack in the wall corner. We recommend monitor/repair if gaps widen.



Cracking

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.



Stains

6. Window Condition

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

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.



8. Closets

Good	Fair	Poor	N/A	None
✓				

Observations:

- The closet was in serviceable condition.

BEDROOM-03

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Main Floor

Observations:

- Acceptable, some repairs needed

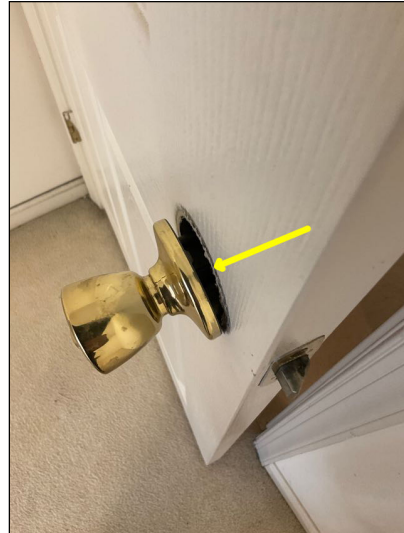


2. Doors

Good	Fair	Poor	N/A	None
		✓		

Observations:

- Bedroom door didn't latch when tested. Recommend repair as needed.
- Loose door handle noted, repair/replace as needed for safety.



Loose hardware

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: Carpet.

Observations:

- Carpet in the Master bedroom Rippling, recommend repair or replace

6. Window Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Vinyl • Single Hung Windows • double pane

Observations:

- Damaged or missing screens observed. Recommend replacement



Missing screen

7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- All tested outlets in the bedrooms worked normally at the time of inspection.



8. Closets

Good	Fair	Poor	N/A	None
✓				

Observations:

- The closet was in serviceable condition.

BEDROOM-04

1. General View Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Basement

Observations:

- Acceptable, some repairs needed



2. Doors

Good	Fair	Poor	N/A	None
✓				

Observations:

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

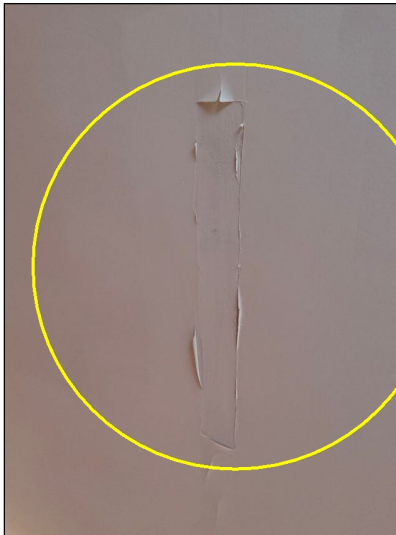
3. Ceiling Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Drywall ceilings.

Observations:

- Previous repair noted, inspector couldn't determine the cause of the damage or the quality of the repair.



Damage previous repair (noted)

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: Carpet.

Observations:

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

6. Window Condition

Good	Fair	Poor	N/A	None
✓				

Materials: Aluminum • Sliding Windows • Single pane

Observations:

- Operational and no deficiencies noted.

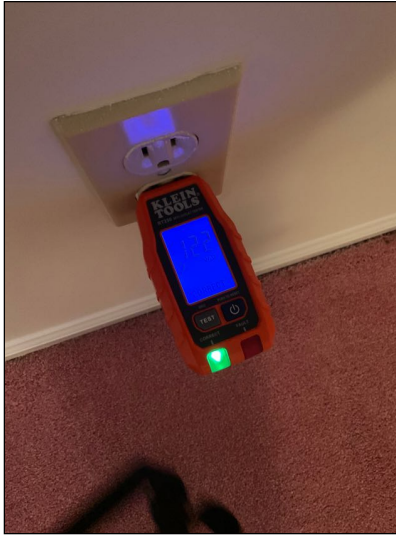


7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- All tested outlets in the bedrooms worked normally at the time of inspection.



8. Closets

Good	Fair	Poor	N/A	None
✓				

Observations:

- The closet was in serviceable condition.

Inspection Type

1. Inspection Limitations

Good	Fair	Poor	N/A	None

Materials: Residential Home Inspection

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.