

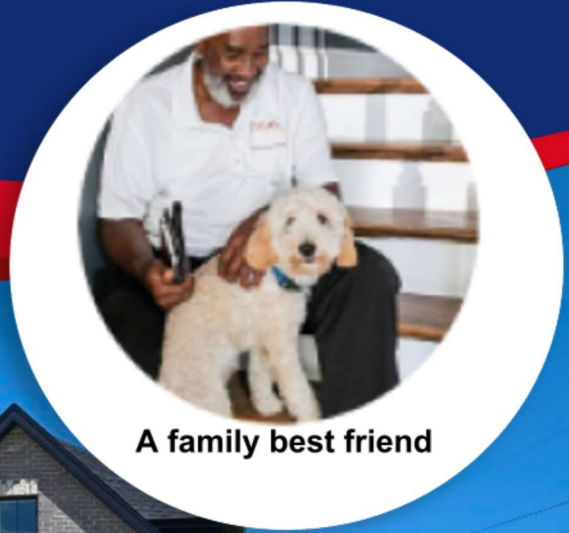
Property Inspection Report



SABREEZZ HOME INSPECTION

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A family best friend



Robert sabree 450-011071
Sabreezz Home Inspection

██████████ Port Washington Drive
Inspection Prepared For: ██████████
Agent: Charmaine. Hatfield -

Date of Inspection: 6/23/2025
Year Built: 0 Size: 3828
Weather:

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

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

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

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

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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.

Grounds		
Page 6 Item: 3	Porch	<ul style="list-style-type: none"> The porch was missing one or more handrails. This is a safety hazard. A licensed contractor should install proper railing.
Page 8 Item: 9	Landscape Affecting Foundation	<ul style="list-style-type: none"> Window well covers are missing in one or more locations. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard. Recommend adding window well covers. Recommend installing window well covers, safety concern
Exterior		
Page 12 Item: 12	Service Entry	<ul style="list-style-type: none"> There is an unidentified low voltage wire hanging from the service meter, recommend licensed electrician repair
Living Room		
Page 17 Item: 5	Electrical	<ul style="list-style-type: none"> Unidentified wires protruding from wall. Recommend repair
Laundry Room		
Page 25 Item: 7	Electrical	<ul style="list-style-type: none"> GFCI receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety. There are missing GFCI receptacles in the laundry room, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
Bedroom 1		
Page 37 Item: 5	Electrical	<ul style="list-style-type: none"> There are loose receptacles present, which is a potential safety concern in bedroom 1. Recommend a licensed electrician repair.
Plumbing		
Page 50 Item: 1	Main Shut-off Location	<ul style="list-style-type: none"> The main gas shutoff meter is not visible
Water Heater		
Page 52 Item: 1	Brand Name	<ul style="list-style-type: none"> The water heater hasn't been installed. Recommend installing water heater.

Overview

1. Scope of Inspection

- All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. State of Occupancy

- Vacant

3. Weather Conditions

- Sunny

4. Recent Rain/Snow

- No

5. Ground Cover

- Dry

6. Approximate Age

- 1-5 years

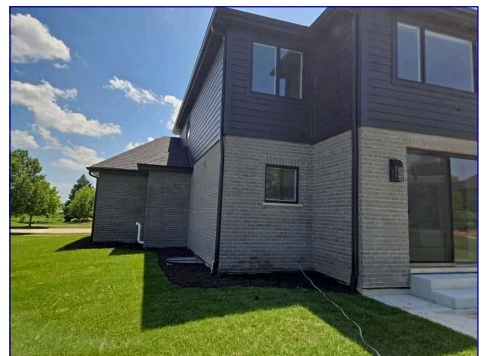
House Photos

1. House Photo's



Observations:

- The front of the house
- The side of the house
- The back of the house



House Photos (continued)



Grounds

1. Service Walks

- Materials:
- Not visible



2. Driveway/Parking

- Materials:
- Concrete
- Observations:
- The Driveway View



3. Porch

- Materials:
- Concrete
 - Composite
- Condition:
- Railing recommended
- Observations:
- The Porch View



• The porch was missing one or more handrails. This is a safety hazard. A licensed contractor should install proper railing.

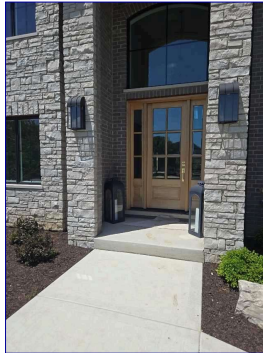
Grounds (continued)



4. Steps/Stoop



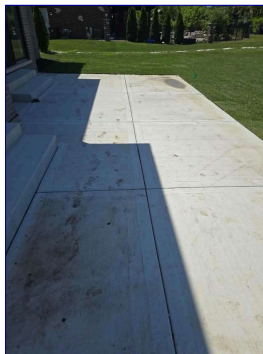
Materials:
• Concrete



5. Patio



Materials:
• Concrete
Observations:
• The Patio View



6. Deck/Balcony



Grounds (continued)

7. Deck/Porch/Patio Covers



8. Fence/Wall



9. Landscape Affecting Foundation

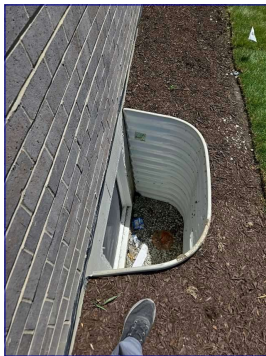


Condition:

- Recommend window well covers

Observations:

- Window well covers are missing in one or more locations. Adding window well covers will help prevent moisture and debris from entering the window wells. In addition, an open window well is a falling hazard. Recommend adding window well covers.
- Recommend installing window well ladders, safety concern



10. Retaining Wall



11. Hose Bibs



Hose Bibs:

- Yes, operable

Observations:

- Hose bib operational.
- Hoses were attached to the exterior hose bibs. In the wintertime, this will increase the chances of frozen pipes. Recommend removing the hoses during freezing weather.

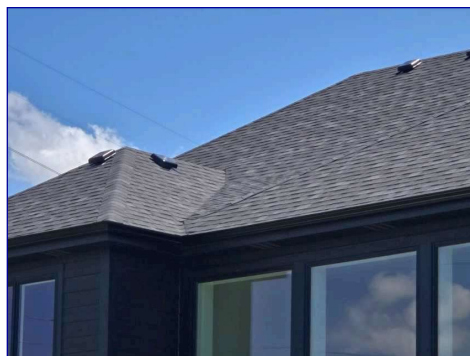
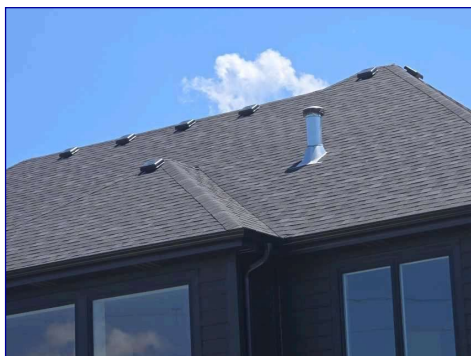


Roof

1. Roof View



Roof View:
• The Roof View



2. Roof General: Visibility

Visibility:
• All
Inspected From:
• With binoculars

3. Roof Style: Type/Style

Type/Style:
• Asphalt Shingle
• Gable
• Hip
Layers/Age/Location:
• Layers 1+
• Age: 1-5+
• Location: House
• Location: Garage

Roof (continued)

4. Ventilation System



Type:

- Soffit
- Roof mushroom vents

Observations:

- The Soffit Vent
- The Roof Vent

5. Flashing



Materials:

- Galv/Alum
- Asphalt

6. Valleys



Materials:

- Asphalt
- Observations:
- The **Valley**

7. Condition of Roof Covering



8. Skylights



9. Vents



Observations:

- The HVAC Vent(s)
- The Roof Vent(s)
- The Plumbing Vent(s)
- The Bathroom Vent(s)

Exterior

1. Chimney Chase



General:

- Location: Middle of the Roof
- Viewed From: With Binoculars
- Rain Cap/Spark Arrestor: Yes
- Chase: Metal

Observations:

- Evidence of: No apparent defects
- Flue: Metal
- Evidence of: No apparent defects

Exterior (continued)

2. Gutters



Materials:
• Galvanized/Aluminum

3. Siding



Materials:
• Block/Brick
• Metal/Vinyl

4. Trim



Materials:
• Wood
• Aluminum/Steel

5. Soffit



Materials:
• Wood
• Aluminum/Steel

6. Fascia



Materials:
• Wood
• Aluminum/Steel

7. Flashing



Materials:
• Aluminum/Steel

8. Caulking



9. Windows/Screens



Materials:
• Aluminum/Vinyl clad

10. Storm Windows



Materials:
• Not installed

11. Slab-On-Grade Foundation



Materials/Condition:
• Poured concrete
• Not visible

Exterior (continued)

12. Service Entry



Location:

- Underground

Observations:

- There is an unidentified low voltage wire hanging from the service meter, recommend licensed electrician repair



13. Exterior Receptacles



Receptacles/Condition:

- Exterior receptacles: Yes
- GFCI present: Yes
- GFCI, operable: Yes

14. Building Exterior Wall Construction



Materials:

- Framed
- Masonry

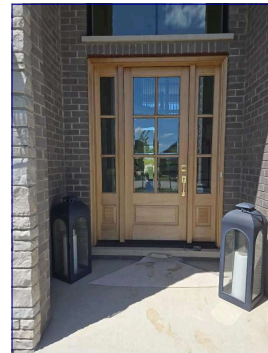
15. Exterior Doors



- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Patio door condition: Satisfactory
- Patio door weatherstripping: Poor

Observations:

- The Main Entrance Door
- The Patio Door

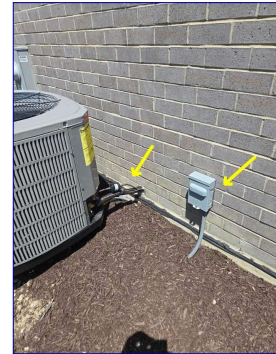


Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1



- Location: Side of house
- Brand: American Standard
- Approximate Age: 1-5+ years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No
- Observations:
- Model #



Garage/Carport

1. Type



- Type:
- Attached
 - 3-Car
- Observations:
- The Garage

2. Automatic Opener



- Operation:
- Operable

Garage/Carport (continued)



3. Safety Reverse



Operation:

- Operable



4. Roofing



Materials:

- Same as house

5. Gutters



Gutters:

- Same as house

6. Siding



Materials:

- Same as house

7. Trim



Materials:

- Same as house

8. Window



Garage/Carport (continued)

9. Floor



Materials:
• Concrete



10. Sill Plates

Type:
• Not visible



11. Overhead Door(s)



Materials:
• Fiberglass



12. Exterior Service Door



Garage/Carport (continued)

13. Electrical Receptacles



- Electrical receptacles: Yes
 - GFCI present: Yes
 - GFCI operable: Yes
- Condition:
- Reverse polarity: No
 - Open ground: No

14. Fire Separation Walls & Ceiling



- Fire Wall:
- Fire separation wall & ceiling: Present
 - Fire door: Not verifiable
- Condition:
- Moisture stains present: No
 - Typical cracks: No



Living Room

1. Location



- Location:
- First floor
- Observations:
- The Living Room View



2. Walls & Ceiling



Living Room (continued)

3. Floor



4. Ceiling Fan



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

Observations:

- Unidentified wires protruding from wall. Recommend repair



6. Heating Source

- Heating source present: Yes



7. Doors



8. Windows



9. Other



Family Room

1. Location



Location:

- First floor

Observations:

- The Family Room View



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source



- Heating source present: Yes

Family Room (continued)

7. Doors



8. Windows



9. Other



Office

1. Location

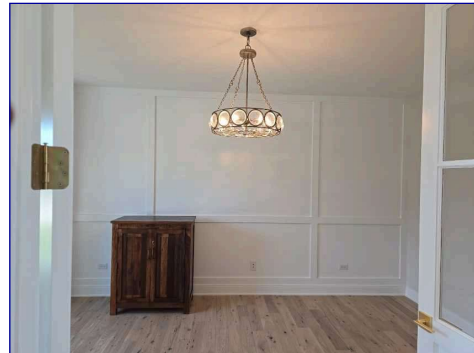


Location:

- First floor

Observations:

- The Office View



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



Office (continued)

5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source



- Heating source present: Yes

7. Doors



8. Windows



9. Other



Dining Room

1. Location



Location:

- First floor

Observations:

- The Dining Room View



Dining Room (continued)

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source

- Heating source present: Yes



7. Doors



8. Windows

Condition:

- None



9. Other



Kitchen

1. Kitchen Photo

Photos

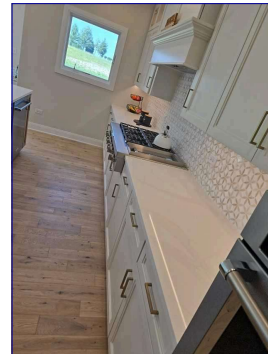
- The Kitchen View



Kitchen (continued)



2. Countertops



3. Cabinets



4. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory



Kitchen (continued)

5. Walls & Ceiling



6. Windows



7. Heating/Cooling Source

- Heating source: Yes



8. Floor



9. Appliances



Appliances:

- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- Dishwasher drain line looped: No
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No



Kitchen (continued)



Laundry Room

1. Doors/Walls/Ceiling



Observations:
• The Laundry Room



2. Window



Installed:
• No

3. Laundry Sink



• Faucet leaks: No

Laundry Room (continued)

4. Heat Source Present

Heat Source Present:
• No

5. Room Vented

Room Vented:
• No

6. Dryer Vented

Dryer Vented:
• Wall



7. Electrical

Electrical:

- GFCI present: No
- Recommend GFCI receptacles
- Open ground/reverse polarity: No

Observations:

- GFCI receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.
- There are missing GFCI receptacles in the laundry room, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.



8. Appliances

9. Washer Hook-up Lines

Washer Hook-up Lines:
• Satisfactory



10. Gas Shut-off Valve

Gas Shut-off:
• Yes



Bathroom 1

1. Location

Location:
• First floor half bath
Observations:
• Bathroom 1 View



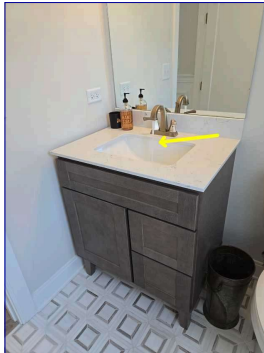
Bathroom 1 (continued)



2. Sinks



- Faucet leaks: No
- Pipes leak: No
- Observations:
- The bathroom plumbing view.



3. Bathtubs

- Bathtubs: N/A



4. Showers

- Showers:
- N/A



5. Toilet



- Bowl loose: No
- Operable: Yes



Bathroom 1 (continued)

6. Whirlpool

- Whirlpool: No



7. Shower/Bathtub Area

- Shower/Bathtub Area:
- N/A



8. Drainage



9. Water Flow



10. Moisture Stains Present

- Moisture Stains:
- No



11. Doors



12. Window



13. Receptacles

- Present: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No



14. Heat Source Present

- Heat Source:
- Yes



15. Exhaust Fan

- Exhaust Fan:
- Yes
 - Operable: Yes



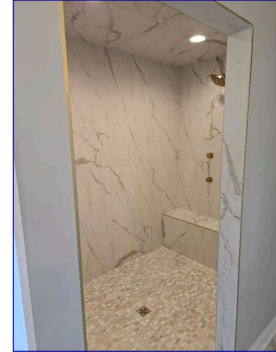
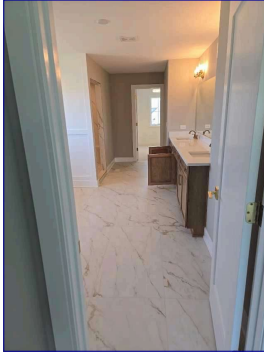
Bathroom 2

1. Location



Location:

- Master bath



2. Sinks



- Faucet leaks: No

- Pipes leak: No

Observations:

- The bathroom plumbing view.



Bathroom 2 (continued)

3. Bathtubs



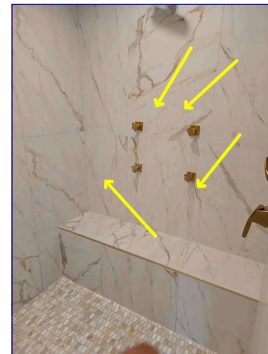
- Faucet leak: No
- Pipes leak: No
- Pipes leak: Not visible



4. Showers



- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible
- Observations:
- Recommend caulking/grouting in the shower and tub area to help prevent damage from water penetration.



5. Toilet



- Bowl loose: No
- Operable: Yes



Bathroom 2 (continued)

6. Whirlpool

- Whirlpool: No



7. Shower/Bathtub Area

Shower/Bathtub Area:

- Ceramic/Plastic
- Caulk/Grout needed: No



8. Drainage



9. Water Flow



10. Moisture Stains Present

Moisture Stains:

- No



11. Doors



12. Window



13. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No



14. Heat Source Present

Heat Source:

- Yes



15. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes



Bathroom 3

1. Location



Location:

- Master bath

Observations:

- Bathroom 3 View



2. Sinks



- Faucet leaks: No

- Pipes leak: No

Observations:

- The bathroom plumbing view.



3. Bathtubs

- Bathtubs: N/A



4. Showers



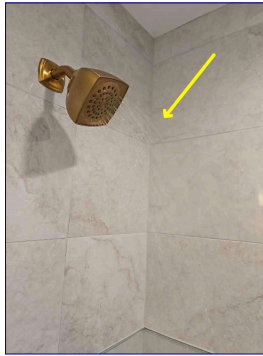
Showers:

- Faucet leaks: No

- Pipes leak: No

- Pipes leak: Not visible

Bathroom 3 (continued)



5. Toilet



- Bowl loose: No
- Operable: Yes



6. Whirlpool

- Whirlpool: No



7. Shower/Bathtub Area



- Shower/Bathtub Area:
- Ceramic/Plastic

8. Drainage



9. Water Flow



10. Moisture Stains Present



- Moisture Stains:
- No

Bathroom 3 (continued)

11. Doors



12. Window



13. Receptacles



- Present: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

14. Heat Source Present



- Heat Source:
- Yes

15. Exhaust Fan



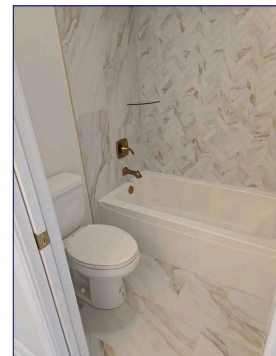
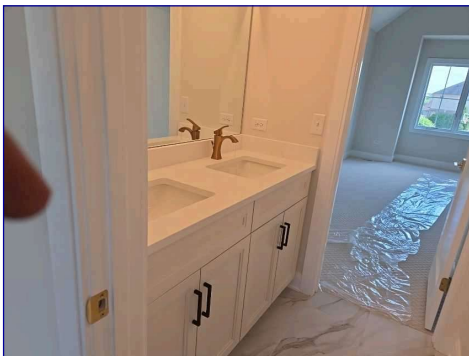
- Exhaust Fan:
- Yes
 - Operable: Yes

Bathroom 4

1. Location



- Location:
- Jack and jill
 - Second floor bath
- Observations:
- Bathroom 4 View



Bathroom 4 (continued)



2. Sinks



- Faucet leaks: No
- Pipes leak: No
- Observations:
- The bathroom plumbing view.



3. Bathtubs



- Faucet leak: No
- Pipes leak: No
- Pipes leak: Not visible



4. Showers



- Showers:
- Faucet leaks: No
 - Pipes leak: Not visible

Bathroom 4 (continued)



5. Toilet



- Bowl loose: No
- Operable: Yes



6. Whirlpool

- Whirlpool: No



7. Shower/Bathtub Area



- Shower/Bathtub Area:
- Ceramic/Plastic

8. Drainage



9. Water Flow



10. Moisture Stains Present



- Moisture Stains:
- No

Bathroom 4 (continued)

11. Doors



12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

14. Heat Source Present



- Heat Source:
- Yes

15. Exhaust Fan



- Exhaust Fan:
- Yes
 - Operable: Yes

Bedroom 1

1. Location



- Location:
- First floor
- Observations:
- Bedroom 1 View



2. Walls & Ceiling





Bedroom 1 (continued)

3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No
- Safety Hazard

Observations:

- There are loose receptacles present, which is a potential safety concern in bedroom 1. Recommend a licensed electrician repair.



6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Bedroom 2

1. Location



Location:

- Second floor

Observations:

- Bedroom 2 View



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

Bedroom 2 (continued)

8. Door



9. Window(s)



Bedroom 3

1. Location



Location:

- Second floor

Observations:

- Bedroom 3 View



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

Bedroom 3 (continued)

6. Heating Source Present



Heating Source:
• Yes

7. Bedroom Egress



Egress:
• Egress restricted: No

8. Door



9. Window(s)

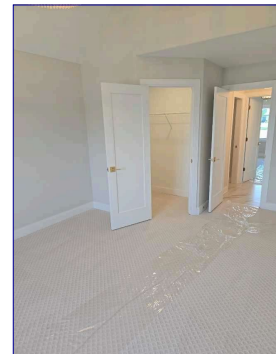


Bedroom 4

1. Location



Location:
• Second floor
Observations:
• Bedroom 4 View



2. Walls & Ceiling



3. Floor



Bedroom 4 (continued)

4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Bedroom 5

1. Location



Location:

- Second floor

Observations:

- Bedroom 5 View



Bedroom 5 (continued)

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Receptacles operable: No
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Fireplace

1. Location



Location:

- Living room

Observations:

- The Fireplace View

Fireplace (continued)



2. Type



Type:

- Gas
- Electric

3. Material



Material:

- Metal insert



4. Miscellaneous



Miscellaneous:

- There was a blower built in which is operable

Observations:

- The fireplace built-in blower fan was not tested as the inspector couldn't evaluate fireplace because it's door couldn't be open by the inspector. The gas shut off valve is located in the basement Recommend a professional fireplace technician evaluation.

5. Mantel



Materials:

- Secure

6. Fireplace



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

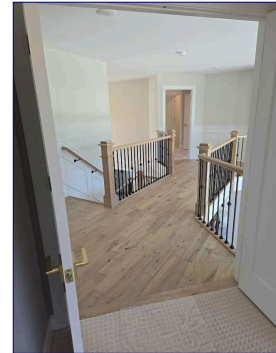
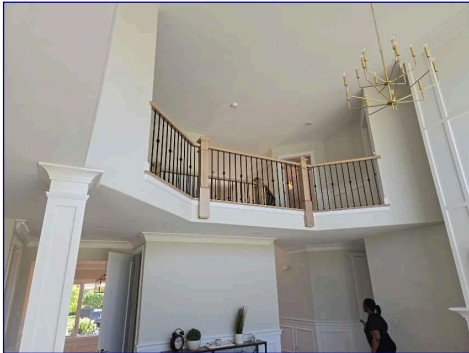


Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory

Observations:

- The Hallway View



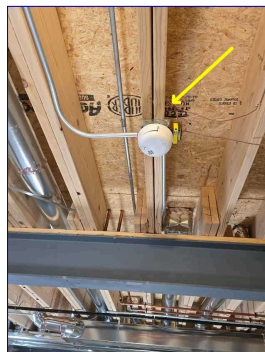
Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors are present
- Carbon monoxide detectors are operable



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

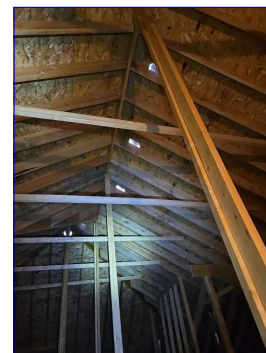
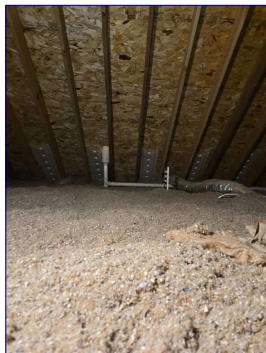
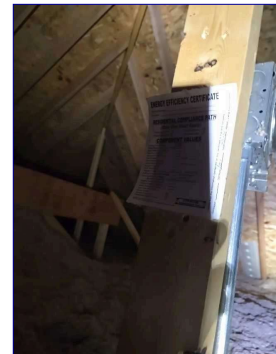
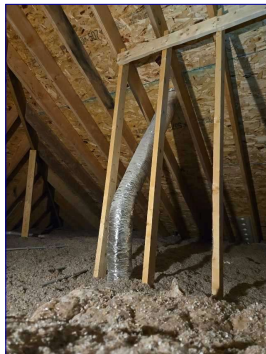
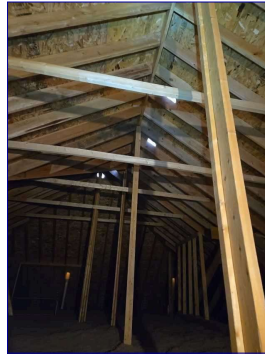


Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: Access panel
- Location: Other

Observations:

- The Attic View



Attic/Structure/Framing/Insulation (continued)

2. Flooring

Flooring:
• None

3. Insulation



Insulation:
• Cellulose

4. Insulation Installed In



Insulation Installed In:
• Between ceiling joists

5. Vapor Barriers



Vapor Barrier:
• Not visible

6. Ventilation



Ventilation:
• Ventilation appears adequate

7. Fans exhaust to



Fans Exhaust To:
• Fans exhaust to the attic: No
• Fans exhaust outside: Yes

8. HVAC Duct



9. Chimney Chase



10. Structural problems observed



Structural Problems:
• No

11. Roof Structure



Roof Structure:
• Rafters
• Wood

12. Ceiling joists

Ceiling Joists:
• Wood

Attic/Structure/Framing/Insulation (continued)

13. Sheathing



Sheathing:
• Plywood

14. Evidence of condensation/moisture/leaking



Condensation/Moisture/Leaking:
• Evidence of condensation: No
• Evidence of moisture: No
• Evidence of leaking: No

15. Firewall between units

Firewall Between Units:
• No

16. Electrical



Electrical:
• No apparent defects

17. Attic/Structure/Framing/Insulation: Other



Basement

1. Foundation



Materials:
• Poured concrete
Condition:
• Indication of moisture: No
Observations:
• The Basement View



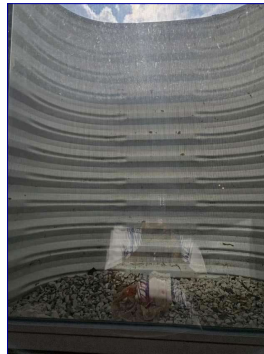
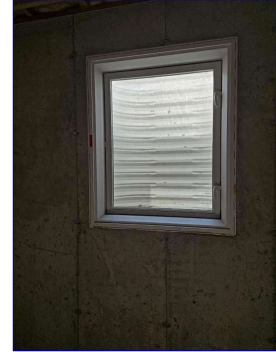
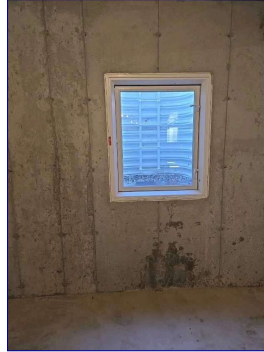
2. Basement Floor



Materials:
• Concrete

Basement (continued)

3. Window(s)



4. Drainage



Sump pump, Floor drains:

- Sump Pump: Yes
- Sump Pump: Working
- Floor drains: Yes
- Floor drains: Drains not tested

Observations:

- The floor drain, as seen in the basement, was not tested. Recommend pouring water into the drain periodically to help prevent sewer gases from backing up into the home.
- Please note; the sump pump is one part of the interior and/or exterior drain tile system. The drain is not visible and can not be evaluated as part of the home inspection. Recommend monitoring for moisture in the basement and/or crawlspace, especially after weather or plumbing leaks and related events. Consult a licensed plumber as needed.



Basement (continued)

5. Girders/Beams



Materials:
• Steel



6. Columns



Materials:
• Steel



7. Joists



Materials:
• Wood
• 2x12
Observations:
• The joists

8. Subfloor



9. Electrical



Plumbing

1. Main Shut-off Location

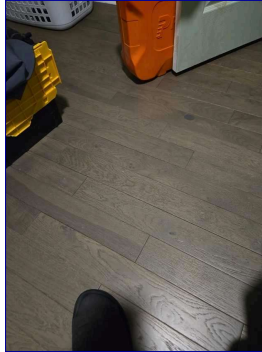


Location:

- Not Visible

Observations:

- The main gas shutoff meter is not visible
- The main gas shutoff meter is not visible



2. Water Entry Piping

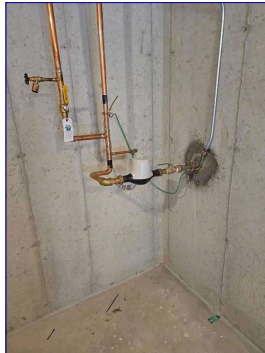


Type:

- Copper/Galvanized

Observations:

- The main water shutoff valve



3. Lead Other Than Solder Joints



Condition:

- Unknown

4. Visible Water Distribution Piping



Materials:

- Copper

5. Flow



6. Pipes Supply/Drain



Supply/Drain:

- Cross connection: No

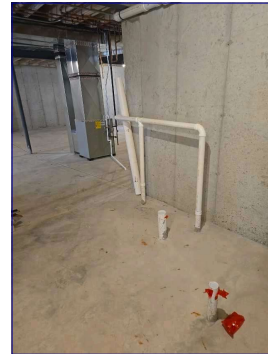
Plumbing (continued)

7. Drain/Waste/Vent Pipe



Materials:

- PVC



8. Traps - Proper P-Type/Drainage



Condition:

- Yes

9. Fuel Line



Materials:

- Interior fuel storage system: N/A
- Fuel line: Black iron

10. Main Fuel Shut-off Location

Materials:

- Not visible

11. Well Pump



Type:

- N/A

12. Sanitary/Grinder Pump



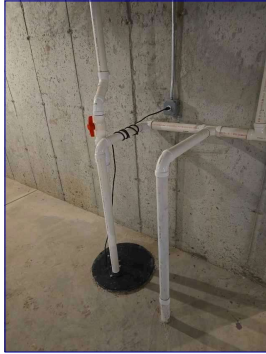
Sanitary Grinder Pump:

- Operable: Yes
- Sealed crock: Yes
- Check valve: Yes
- Shut-off valve: Yes
- Vented: Yes

Observations:

- The sanitary pump was operational when tested. Monitor and consult a licensed plumber as needed.
- The sump pump discharge lines can freeze or become covered with snow/ice and will not discharge water as designed. Recommend installing a product like an ice guard to help prevent freezing and/or flooding. Recommend a professional installation for added safety.

Plumbing (continued)



13. Sump Pump



Sump Pump:

- Operable: Yes
- Sealed crock: Yes
- Check valve: Yes
- Shut-off valve: No

Observations:

- Please note; the sump pump is one part of the interior and/or exterior drain tile system. The drain is not visible and can not be evaluated as part of the home inspection. Recommend monitoring for moisture in the basement and/or crawlspace, especially after weather or plumbing leaks and related events. Consult a licensed plumber as needed.



14. Water Softener



Water Heater

1. Brand Name

Observations:

- The water heater is not installed
- The water heater hasn't been installed. Recommend installing water heater.



Heating System

1. Brand



- Brand:
- Brand: American Standard
- Observations:
- The furnace area



2. Energy Source/Warm Air System



- Gas

3. Heat Exchanger



- Heat Exchanger:
- Sealed

4. Carbon Monoxide

- Carbon Monoxide:
- N/A
 - Not tested

5. Combustion Air Venting Present



- Combustion Air Venting:
- Yes

6. Safety Controls



- Safety Controls:
- Disconnect: Yes
 - Gas shut off valve: Yes

7. Distribution



- Distribution:
- Metal duct

8. Flue Piping



- Flue Piping:
- Properly installed



Heating System (continued)

9. Filter



Filter:

- Standard

10. When Turned On By Thermostat



When Turned On:

- Fired
- Proper operation: Yes

11. Other



Other:

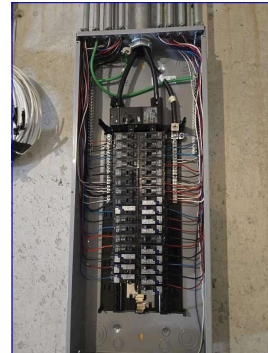
- Heat pump: N/A
- Sub-slab ducts: N/A

12. Operation



Electric - Main Panel

1. Main Panel General



2. Location



Location:

- Basement
- Exterior wall

3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

Electric - Main Panel (continued)

4. Amperage/Voltage



Amperage/Voltage:

- 200a
- 120/240a



5. Breakers/Fuses



- Breakers/Fuses: Breakers

6. Appears Grounded



- Appears Grounded: Yes

7. GFCI/AFCI Breaker



- GFCI breaker installed: No
- **AFCI** breaker installed: Yes
- AFCI breaker operable: Not tested



8. Main Wire



Main Wire:

- Copper

9. Branch Wire



Type:

- Copper

Cooling System - Interior

1. Cooling System: General



General:

- Central System

Observations:

- The evaporator coil cabinet



2. Age



Age:

- Age: 1-5+ years

3. Evaporator Coil



Evaporator Coil:

- Satisfactory
- Not visible

4. Condensate Line



Materials:

- Floor drain



5. Secondary Condensate Line



Secondary Condensate Line:

- Present: No
- Needed: No

Cooling System - Interior (continued)

6. Differential



Differential:

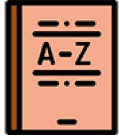
- Differential: satisfactory first floor only

7. Condition



Observations:

- Recommend an HVAC contractor examine the air conditioner compressor and coils before closing.



Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
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.
Valley	The internal angle formed by the junction of two sloping sides of a roof.