

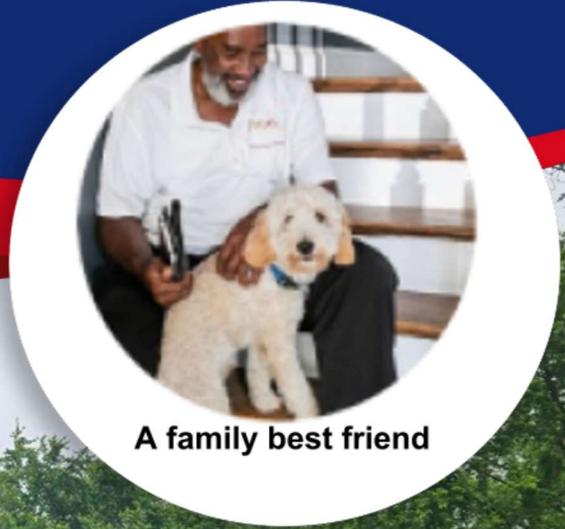
# Property Inspection Report



SABREEZZ HOME INSPECTION

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A family best friend



Robert sabree 450-011071

Sabreezz Home Inspection

● Cloverleaf Road

Inspection Prepared For: [REDACTED]

Agent: Ramone Hankle -

Date of Inspection: 6/13/2025

Year Built: 50 Size: 1735

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 8 Item: 2	Driveway/Parking	<ul style="list-style-type: none"> <li>The driveway/parking material is asphalt. Asphalt should be kept sealed and larger cracks filled to prevent frost damage. Consult a professional contractor as needed.</li> <li>The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.</li> </ul>
Page 9 Item: 4	Steps/Stoop	<ul style="list-style-type: none"> <li>The exterior stair handrails don't wrap back to the wall/post. This is a safety concern. Recommend a professional contractor install handrails that wrap back to the wall/ post.</li> <li>The step risers are uneven on the exterior steps, which may present a trip hazard. Recommend a licensed general contractor repair or replace as needed.</li> </ul>
Page 9 Item: 5	Patio	<ul style="list-style-type: none"> <li>The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.</li> <li>The patio had some settlement and is pitched toward the house, which may allow water to drain toward the house and foundation. Recommend a licensed contractor repair.</li> </ul>
Page 10 Item: 11	Hose Bibs	<ul style="list-style-type: none"> <li>Hose bib operational. Rear only. Front bib is not operational and is loose.</li> <li>At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.</li> </ul>

## Roof

Page 13 Item: 7	Condition of Roof Covering	<ul style="list-style-type: none"> <li>One or more broken/loose tiles exist on the roof. Recommend a licensed roofer to replace the damaged tiles.</li> <li>A number of roof shingles are missing granules. Recommend a licensed roofer evaluate and repair/replace shingles as needed.</li> <li>The roof is considered marginal and requires repair. Recommend a licensed contractor repair all affected areas.</li> <li>Recommend removing moss from the roof to prolong its life</li> </ul>
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## Exterior

Page 14 Item: 3	Siding	<ul style="list-style-type: none"> <li>The siding needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.</li> <li>The siding had some damage, recommend a licensed contractor repair/replace damaged sections.</li> <li>The stucco was in need of routine patching and crack sealing to help prevent moisture from penetrating and causing damage to the stucco. Recommend a licensed professional repair.</li> <li>The stucco siding had typical cracking or hole present in one or more areas. Monitor and repair as needed.</li> </ul>
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Page 16 Item: 13	Exterior Receptacles	<ul style="list-style-type: none"> <li>• <b>GFCI</b> receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.</li> <li>• There is open ground on at least one outside receptacle. This is a safety concern. Recommend a licensed electrician repair.</li> <li>• There are one or more electrical outlets that appear to be worn out and will no longer hold a plug securely and make good electrical contact, this is an electrical hazard. Recommend a licensed electrician replace the outlet.</li> </ul>
<b>Garage/Carport</b>		
Page 19 Item: 3	Safety Reverse	<ul style="list-style-type: none"> <li>• The garage door electric eyes are too high above the ground, which is a potential safety hazard. Recommend adjusting to 6" from the floor.</li> </ul>
Page 21 Item: 13	Electrical Receptacles	<ul style="list-style-type: none"> <li>• GFCI receptacles are not installed in the garage. This 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.</li> <li>• There are no GFCI's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.</li> <li>• Reverse polarity is a potential safety hazard at the garage receptacles. Recommend repair by a licensed electrician.</li> </ul>
<b>Family Room</b>		
Page 24 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• There are loose receptacles present in the family room, which is a potential safety concern. Recommend a licensed electrician repair.</li> </ul>
<b>Kitchen</b>		
Page 27 Item: 4	Plumbing	<ul style="list-style-type: none"> <li>• Flex tubing is being used as part of the drain system in the kitchen. This is a nonprofessional installation of drain piping. Recommend a licensed plumber repair.</li> </ul>
Page 28 Item: 9	Appliances	<ul style="list-style-type: none"> <li>• The refrigerator doesn't have a water line connecting it to a water source. Recommend installing the water line to the refrigerator by licensed plumber.</li> </ul>
<b>Bathroom 1</b>		
Page 31 Item: 5	Toilet	<ul style="list-style-type: none"> <li>• The floor tile around the toilet is cracked in bathroom 1. Recommend a qualified contractor evaluate and repair.</li> <li>• The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.</li> </ul>
<b>Bedroom 1</b>		
Page 37 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• There are loose receptacles present, which is a potential safety concern in bedroom 1. Recommend a licensed electrician repair.</li> <li>• Open ground exists at 1 of the receptacles in bedroom 1, which is a safety hazard. Recommend a licensed electrician repair.</li> </ul>
<b>Bedroom 3</b>		
Page 39 Item: 5	Electrical	<ul style="list-style-type: none"> <li>• There is 1 loose receptacles present, which is a potential safety concern in bedroom 3. Recommend a licensed electrician repair.</li> </ul>
<b>Stairs, Steps, Hallways</b>		
Page 40 Item: 1	Stairs, Steps, Hallways	<ul style="list-style-type: none"> <li>• Balusters are missing on the interior stairs, for additional safety recommend balusters be a maximum of 4" apart - safety concern for small children.</li> <li>• The handrail doesn't wrap to the wall, which is a safety concern. Recommend installing a hand railing that properly wraps to the wall.</li> <li>• The bluster on steps leading to the second floor was missing on the interior stairs, which is a safety concern. Recommend a professional contractor install a handrail.</li> </ul>

### Smoke/Carbon Monoxide Detectors

Page 41 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> <li>Some of the smoke detectors appear to be malfunctioning as the beeping sound doesn't stop at the time of inspection when tested. Recommend evaluation by licensed electrician</li> </ul>
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### Attic/Structure/Framing/Insulation

Page 42 Item: 3	Insulation	<ul style="list-style-type: none"> <li>The attic insulation is not sufficient for current building standards. Recommend a licensed professional add additional insulation.</li> <li>Insulation is displaced in the attic. Recommend a professional contractor re-distribute the insulation.</li> </ul>
Page 43 Item: 7	Fans exhaust to	<ul style="list-style-type: none"> <li>Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.</li> </ul>
Page 44 Item: 16	Electrical	<ul style="list-style-type: none"> <li>Wiring in the attic is not correctly enclosed in conduit, which is a safety concern. Recommend a licensed electrician repair.</li> </ul>

### Crawl Space

Page 45 Item: 3	Foundation Walls	<ul style="list-style-type: none"> <li>Some of the foundation walls were covered with insulation and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.</li> </ul>
Page 46 Item: 10	Subfloor	<ul style="list-style-type: none"> <li>The subfloor</li> </ul>
Page 46 Item: 11	Electrical	<ul style="list-style-type: none"> <li>The crawlspace light doesn't operate when the light switch is engaged. Recommend changing the bulb and re testing. Consult a licensed electrician as needed.</li> </ul>
Page 47 Item: 13	Vapor Barrier	<ul style="list-style-type: none"> <li>The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.</li> </ul>

### Water Heater

Page 50 Item: 5	Combustion Air Venting Present	<ul style="list-style-type: none"> <li>The water heater combustion venting is missing, which is a safety hazard. Recommend a licensed plumber repair before closing.</li> </ul>
Page 50 Item: 9	Comments	<ul style="list-style-type: none"> <li>There is improper makeup air for the combustion at the water heater, which is a safety concern. Recommend a professional technician repair.</li> </ul>

### Heating System

Page 52 Item: 12	Operation	<ul style="list-style-type: none"> <li>There is improper makeup air for the combustion at the water heater, which is a safety concern. Recommend a professional technician repair by adding a vent in the door or wall for makeup air for proper combustion.</li> </ul>
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### Electric - Main Panel

Page 53 Item: 1	Main Panel General	<ul style="list-style-type: none"> <li>The electrical panel cover was not flush with the box recommend a licensed electrician repair.</li> <li>Panel door has pointed screws, safety hazard</li> </ul>
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### Cooling System - Interior

Page 55 Item: 6	Differential	<ul style="list-style-type: none"> <li>Recommend license hvac technician evaluate for proper refrigerant level</li> </ul>
Page 56 Item: 7	Condition	<ul style="list-style-type: none"> <li>Recommend an HVAC contractor examine the air conditioner compressor and coils before closing. When the thermostat was turned on, the condenser made a humbling sound for a few seconds before the sound dissipated.</li> </ul>

# 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. Main Entrance Faces

• For the purpose of this inspection, this house faces east.

## 3. State of Occupancy

• Vacant

## 4. Weather Conditions

• Cloudy

## 5. Recent Rain/Snow

• No

## 6. Ground Cover

• Dry

## 7. Approximate Age

- 30-35 years
- Unknown

# 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



### 2. Driveway/Parking



Materials:

- Asphalt

Condition:

- Settling cracks
- Fill cracks and seal

Observations:

- The Driveway View

- The driveway/parking material is asphalt. Asphalt should be kept sealed and larger cracks filled to prevent frost damage. Consult a professional contractor as needed.
- The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.



### 3. Porch



# Grounds (continued)

## 4. Steps/Stoop



Materials:

- Concrete

Condition:

- Railing recommended
- Safety hazard

Observations:

- The Steps/Stoop View

• The exterior stair handrails don't wrap back to the wall/post. This is a safety concern. Recommend a professional contractor install handrails that wrap back to the wall/ post.

• The step risers are uneven on the exterior steps, which may present a trip hazard. Recommend a licensed general contractor repair or replace as needed.



## 5. Patio



Materials:

- Concrete

Condition:

- Settling cracks
- Pitched toward home
- Typical cracks

Observations:

- The Patio View

• The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.

• The patio had some settlement and is pitched toward the house, which may allow water to drain toward the house and foundation. Recommend a licensed contractor repair.



## 6. Deck/Balcony



# Grounds (continued)

## 7. Deck/Porch/Patio Covers



## 8. Fence/Wall



Materials:

- Chain link

Observations:

- The Fence View

• The fence is excluded from the home inspection. All comments are made for courtesy purposes only.



## 9. Landscape Affecting Foundation



Condition:

- Recommend additional backfill

## 10. Retaining Wall



## 11. Hose Bibs



Hose Bibs:

- Yes, operable rear, only

Condition:

- No anti-siphon valve
- Recommend anti-siphon valve

Observations:

- **Hose bib operational. Rear only. Front bib is not operational and is loose.**
- **At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.**

# Grounds (continued)



# Roof

## 1. Roof View

Roof View:  
• The Roof View

**Satisfactory**



# Roof (continued)



## 2. Roof General: Visibility

Visibility:

- All
- Limited by: Height

Inspected From:

- With binoculars

## 3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable

Layers/Age/Location:

- Layers 1+
- Unknown
- Age: 5-10+
- Unknown
- Location: House
- Location: Garage

## 4. Ventilation System



Type:

- Soffit
- Roof vents

Observations:

- The Soffit Vent
- The Roof Vent



## 5. Flashing



Materials:

- Galv/Alum
- Asphalt

# Roof (continued)

## 6. Valleys



- Materials:
- Galvanized/Aluminum
- Observations:
- The **Valley**

## 7. Condition of Roof Covering



- Condition:
- Granules missing
  - Moss buildup
  - Nail popping
  - Recommend roofer evaluate
- Observations:
- Some nail popping has occurred on the roof. Recommend a licensed roofer repair.
  - **One or more broken/loose tiles exist on the roof. Recommend a licensed roofer to replace the damaged tiles.**
  - **A number of roof shingles are missing granules. Recommend a licensed roofer evaluate and repair/replace shingles as needed.**
  - **The roof is considered marginal and requires repair. Recommend a licensed contractor repair all affected areas.**
  - **Recommend removing moss from the roof to prolong its life**



## 8. Skylights



## 9. Vents



- Observations:
- The Roof Vent(s)
  - The Plumbing Vent(s)

# Exterior

## 1. Chimney Chase



General:

- Location: Middle of the Roof
- Viewed From: Ground (Inspection Limited)
- Viewed From: With Binoculars
- Rain Cap/Spark Arrestor: Yes
- Chase: Metal

Observations:

- Flue: Metal
- Observations:
- The Chimney Chase



## 2. Gutters



Materials:

- Galvanized/Aluminum

## 3. Siding



Materials:

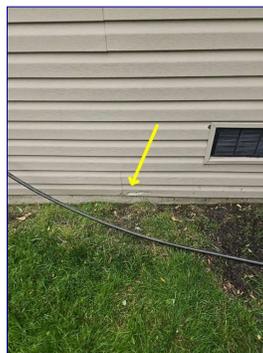
- Stucco
- Metal/Vinyl

Condition:

- Typical cracks
- Loose/Missing/Holes in front stucco

Observations:

- Recommend cleaning all moss build-up on siding to prolong its life
- The siding needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.
- The siding had some damage, recommend a licensed contractor repair/replace damaged sections.
- The stucco was in need of routine patching and crack sealing to help prevent moisture from penetrating and causing damage to the stucco. Recommend a licensed professional repair.
- The stucco siding had typical cracking or hole present in one or more areas. Monitor and repair as needed.



# Exterior (continued)



## 4. Trim



Materials:  
• Wood

## 5. Soffit



Materials:  
• Wood

## 6. Fascia



Materials:  
• Wood

## 7. Flashing



Materials:  
• Wood  
• Aluminum/Steel

## 8. Caulking



## 9. Windows/Screens



Materials:  
• Aluminum/Vinyl clad

## 10. Storm Windows



Materials:  
• Not installed

# Exterior (continued)

## 11. Slab-On-Grade Foundation



- Materials/Condition:
- Not visible
  - Not evaluated

## 12. Service Entry



- Location:
- Underground



## 13. Exterior Receptacles



- Receptacles/Condition:
- Exterior receptacles: Yes
  - Exterior receptacles, operable: Yes
  - **GFCI** present: No
  - Recommend GFCI receptacles
  - Safety Hazard
  - Open ground(s)

Observations:

- GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
- There is open ground on at least one outside receptacle. This is a safety concern. Recommend a licensed electrician repair.
- There are one or more electrical outlets that appear to be worn out and will no longer hold a plug securely and make good electrical contact, this is an electrical hazard. Recommend a licensed electrician replace the outlet.



# Exterior (continued)

## 14. Building Exterior Wall Construction



Materials:  
• Framed

## 15. Exterior Doors



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

Observations:

- The Main Entrance Door
- The Patio Door
- The Rear Door



# Exterior A/C - Heat Pump 1

## 1. Exterior A/C - Heat Pump 1



- Location: rear yard
- Brand: Goodman
- Approximate Age: 1-5+ years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes
- Insulation: Yes

Observations:

- The condenser was making humbling sounds and recommended hvac contractor evaluation and serviced

# Exterior A/C - Heat Pump 1 (continued)



## Garage/Carport

### 1. Type



Type:  
• Attached

### 2. Automatic Opener



Operation:  
• Operable



# Garage/Carport (continued)

## 3. Safety Reverse



Operation:

- Operable

Observations:

- The garage door electric eyes are too high above the ground, which is a potential safety hazard. Recommend adjusting to 6" from the floor.



## 4. Roofing



## 5. Gutters



## 6. Siding



Materials:

- Same as house

## 7. Trim



Materials:

- Same as house

## 8. Window

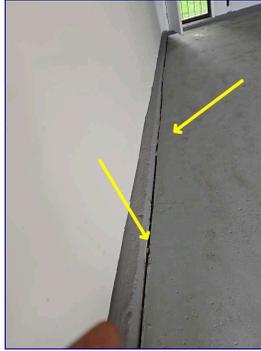


# Garage/Carport (continued)

## 9. Floor



Materials:  
• Concrete



## 10. Sill Plates

Type:  
• Not visible

## 11. Overhead Door(s)



Materials:  
• Metal



# Garage/Carport (continued)

## 12. Exterior Service Door



Observations:

- Garage exterior service door view.



## 13. Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: No
- Recommend GFCI receptacles

Condition:

- Reverse polarity: Yes
- Open ground: No
- Safety Hazard

Observations:

- GFCI receptacles are not installed in the garage. This 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 no GFCI's installed in the garage, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
- Reverse polarity is a potential safety hazard at the garage receptacles. Recommend repair by a licensed electrician.



## 14. Fire Separation Walls & Ceiling



Fire Wall:

- Fire door: Not verifiable

# Garage/Carport (continued)



# Living Room

## 1. Location



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



## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan



# Living Room (continued)

## 5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Loose receptacles
- Safety Hazard

### Observations:

- There are loose receptacles present in the living room, which is a potential safety concern. Recommend a licensed electrician repair.

## 6. Heating Source



- Heating source present: Yes

## 7. Doors



## 8. Windows



## 9. Other



# Family Room

## 1. Location



### Location:

- Lower level
- Split-level

### Observations:

- The Family Room View

# Family Room (continued)



## 2. Walls & Ceiling

Satisfactory



## 3. Floor

Satisfactory



## 4. Ceiling Fan

N/A



## 5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Loose receptacles
- Safety Hazard

Observations:

- There are loose receptacles present in the family room, which is a potential safety concern. Recommend a licensed electrician repair.

## 6. Heating Source

- Heating source present: Yes

Satisfactory



## 7. Doors

Satisfactory



# Dining Room

## 1. Location



Location:

- First floor

Observations:

- The Dining 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

## 6. Heating Source



- Heating source present: Yes

# Dining Room (continued)

## 7. Doors

Condition:  
• None



## 8. Windows



## 9. Other



# Kitchen

## 1. Kitchen Photo

Photos  
• The Kitchen View



## 2. Countertops



## 3. Cabinets



# Kitchen (continued)

## 4. Plumbing



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

### Observations:

- Kitchen plumbing view
- Flex tubing is being used as part of the drain system in the kitchen. This is a nonprofessional installation of drain piping. Recommend a licensed plumber repair.



## 5. Walls & Ceiling



## 6. Windows



## 7. Heating/Cooling Source

- Heating source: Yes



# Kitchen (continued)

## 8. Floor



## 9. Appliances



### Appliances:

- Oven, operable: Yes
- Range, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No

### Observations:

- The refrigerator doesn't have a water line connecting it to a water source. Recommend installing the water line to the refrigerator by licensed plumber.



# Laundry Room

## 1. Doors/Walls/Ceiling

### Observations:

- The Laundry Room



# Laundry Room (continued)



## 2. Window

Installed:  
• No



## 3. Laundry Sink

• Laundry sink: N/A  
• Cross connections: No



## 4. Heat Source Present

Heat Source Present:  
• Yes



## 5. Room Vented

Room Vented:  
• No



## 6. Dryer Vented

Dryer Vented:  
• Wall



## 7. Electrical

Electrical:  
• GFCI present: Yes  
• GFCI operable: Yes  
• Open ground/reverse polarity: No



# Laundry Room (continued)

## 8. Appliances



- Appliances:
- Water heater
  - Furnace/Boiler

## 9. Washer Hook-up Lines



- Washer Hook-up Lines:
- Satisfactory

## 10. Gas Shut-off Valve



- Gas Shut-off:
- Yes

# Bathroom 1

## 1. Location



- Location:
- Second floor bath
- Observations:
- Bathroom 1 View



## 2. Sinks



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

## Bathroom 1 (continued)



### 3. Bathtubs



- Faucet leak: No
- Pipes leak: Not visible



### 4. Showers



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



### 5. Toilet



- Bowl loose: Yes
- Operable: Yes

Observations:

- The floor tile around the toilet is cracked in bathroom 1. Recommend a qualified contractor evaluate and repair.
- The toilet bowl is loose. Since movement of the toilet will damage the wax ring, recommend replacing the wax ring. While the toilet is removed verify the subfloor is still in good condition. Repair as needed.

# Bathroom 1 (continued)



## 6. Whirlpool

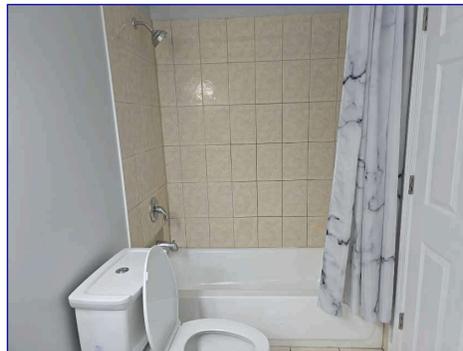
- Whirlpool: No



## 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



# Bathroom 1 (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

# Bathroom 2

## 1. Location



- Location:
- Basement half bath
- Observations:
- Bathroom 2 View

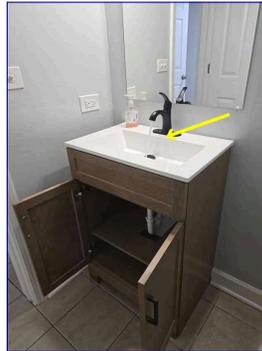


## Bathroom 2 (continued)

### 2. Sinks



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



### 3. Bathtubs



### 4. Showers

- Showers:
- N/A



### 5. Toilet



- Bowl loose: No
- Operable: Yes



### 6. Whirlpool

- Whirlpool: No



## Bathroom 2 (continued)

### 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



# Bathroom 2 (continued)

## 15. Exhaust Fan



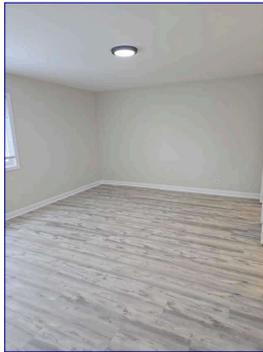
- Exhaust Fan:
- Yes
  - Operable: Yes

# Bedroom 1

## 1. Location



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



## 2. Walls & Ceiling



## 3. Floor



## Bedroom 1 (continued)

### 4. Ceiling Fan



### 5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Loose receptacles

Observations:

- There are loose receptacles present, which is a potential safety concern in bedroom 1. Recommend a licensed electrician repair.
- Open ground exists at 1 of the receptacles in bedroom 1, which is a safety hazard. 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

# Bedroom 2 (continued)



## 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

## 8. Door



# Bedroom 2 (continued)

## 9. Window(s)



# Bedroom 3

## 1. Location



Location:  
• Second floor



## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan



## 5. Electrical



Electrical:  
• Switches operable: Yes  
• Receptacles operable: Yes  
• Open ground/Reverse polarity: No

Observations:

• There is 1 loose receptacles present, which is a potential safety concern in bedroom 3. Recommend a licensed electrician repair.

## Bedroom 3 (continued)

### 6. Heating Source Present



Heating Source:  
• Yes

### 7. Bedroom Egress



Egress:  
• Egress restricted: No

### 8. Door



### 9. Window(s)



## Stairs, Steps, Hallways

### 1. Stairs, Steps, Hallways



Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Safety Hazard
- Handrail: Handrail/Railing/Balusters recommended

Observations:

- The Hallway View

- **Balusters are missing on the interior stairs, for additional safety recommend balusters be a maximum of 4" apart - safety concern for small children.**

- **The handrail doesn't wrap to the wall, which is a safety concern. Recommend installing a hand railing that properly wraps to the wall.**

- **The bluster on steps leading to the second floor was missing on the interior stairs, which is a safety concern. Recommend a professional contractor install a handrail.**



# Smoke/Carbon Monoxide Detectors

## 1. Smoke/Carbon Monoxide Detectors



### Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present
- Carbon monoxide detector: Safety Hazard

### Observations:

- At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.
- One or more carbon monoxide alarms were not operational when tested. Recommend repairing or replacing the damaged alarm(s) as needed.
- The life safety and security systems for the commercial building were not tested. Recommend consulting a licensed contractor for an evaluation before closing. Repair as needed.
- **Some of the smoke detectors appear to be malfunctioning as the beeping sound doesn't stop at the time of inspection when tested. Recommend evaluation by licensed electrician**



# Attic/Structure/Framing/Insulation

## 1. Access to Attic/Inspected From/Location



### Access Inspected From:

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

### Observations:

- The Attic View



# Attic/Structure/Framing/Insulation (continued)



## 2. Flooring

- Flooring:
- None

## 3. Insulation



- Insulation:
- Fiberglass
  - Loose

- Materials:
- Displaced
  - Recommend additional insulation

Observations:

- The attic insulation is not sufficient for current building standards. Recommend a licensed professional add additional insulation.
- Insulation is displaced in the attic. Recommend a professional contractor re-distribute the insulation.

# Attic/Structure/Framing/Insulation (continued)

## 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: Yes
- Not visible

Observations:

- Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.

## 8. HVAC Duct



## 9. Chimney Chase



Chimney Chase:

- Not visible

## 10. Structural problems observed



Structural Problems:

- No

## 11. Roof Structure



Roof Structure:

- Trusses
- Wood

# Attic/Structure/Framing/Insulation (continued)

## 12. Ceiling joists

- Ceiling Joists:
- Not visible

## 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:
- Handyman wiring
- Observations:
- **Wiring in the attic is not correctly enclosed in conduit, which is a safety concern. Recommend a licensed electrician repair.**

## 17. Attic/Structure/Framing/Insulation: Other

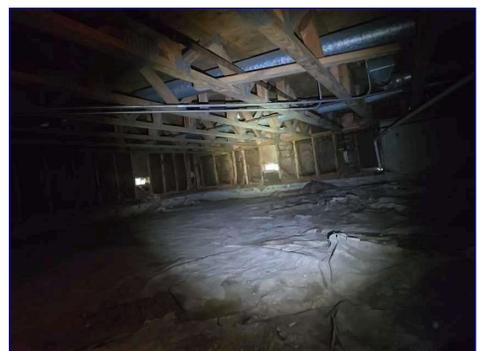


# Crawl Space

## 1. The Crawl Space



- Observations:
- The crawl space



# Crawl Space (continued)

## 2. Access



- Materials:
- Full Crawlspace
  - Conditioned: Yes

## 3. Foundation Walls



- Materials:
- Poured concrete
- Condition:
- All are not visible. Some walls are covered with insulation and not visible. Recommend monitoring for active water intrusion or evaluation by masonry contractor.
- Observations:
- **Some of the foundation walls were covered with insulation and were not visible. It is always possible that hidden damage may exist in non-visible areas. Consult a licensed contractor as needed.**

## 4. Floor



- Materials:
- Gravel
- Condition:
- Not visible
  - Vapor barrier present
- Observations:
- The crawl space floor
  - There was no evidence of moisture intrusion into the crawlspace at the time of inspection. Recommend monitoring and evaluation by contractor if needed.



## 5. Seismic Bolts



- Seismic Bolts:
- N/A

# Crawl Space (continued)

## 6. Drainage



Drainage:

- Sump pump: Yes
- Sump pump not tested
- Standing water: No
- Evidence of moisture damage: No

Observations:

- 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.
- The crawlspace sump pump was not tested. There is no apparent deficiency. Monitor and consult a licensed plumber as needed.



## 7. Ventilation



Ventilation:

- Location: Wall vents

## 8. Girders/Beams/Columns



Condition:

- Not visible
- The floor joists are made of engineering trust and don't require girder beam.

## 9. Joists



Materials:

- Wood
- Engineered I-Type

Observations:

- The joists

## 10. Subfloor



Observations:

- **The subfloor**

## 11. Electrical



Observations:

- **The crawlspace light doesn't operate when the light switch is engaged. Recommend changing the bulb and re testing. Consult a licensed electrician as needed.**

# Crawl Space (continued)

## 12. Insulation



- Materials:
- Fiberglass
- Location:
- Walls

## 13. Vapor Barrier



- Vapor Barrier:
- Present: Yes
  - Plastic
- Condition:
- Improperly installed
- Observations:

• The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.

# Plumbing

## 1. Main Shut-off Location



- Location:
- Lower level furnace room
- Observations:
- The main gas shutoff



## 2. Water Entry Piping



- Type:
- Not visible
  - Copper/Galvanized
- Observations:
- The main water shutoff valve

## 3. Lead Other Than Solder Joints

- Condition:
- Unknown

## 4. Visible Water Distribution Piping



- Materials:
- Copper

# Plumbing (continued)

## 5. Flow



## 6. Pipes Supply/Drain



Supply/Drain:  
• Cross connection: No

## 7. Drain/Waste/Vent Pipe



Materials:  
• Galvanized  
• **PVC**  
• Not visible

## 8. Traps - Proper P-Type/Drainage

Condition:  
• P-traps recommended  
• Drainage: Satisfactory

## 9. Fuel Line



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

## 10. Main Fuel Shut-off Location



## 11. Well Pump



Type:  
• N/A

## 12. Sanitary/Grinder Pump



# Plumbing (continued)

## 13. Sump Pump



Sump Pump:

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

Observations:

- The sump pump as seen in the basement or crawlspace could not be fully evaluated. The motor run test is for informational purposes, on the day of the inspection only, and does not guarantee that the sump pump is adequately sized or operating as designed. A qualified licensed contractor should be consulted for maintenance or operational concerns.
- 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



Brand Name::

- Brand: Bradford white

Observations:

- The Water Heater Area



## 2. Approximate Age



Materials:

- 5-10+

Observations:

- The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.

## 3. Capacity



Capacity

- 40 gallons

# Water Heater (continued)

## 4. Fuel



Fuel:  
• Gas

## 5. Combustion Air Venting Present



Combustion Venting:

• No

Observations:

• The water heater combustion venting is missing, which is a safety hazard. Recommend a licensed plumber repair before closing.

## 6. Seismic Restraints Needed



Seismic Restraints Needed:

• No

## 7. Relief Valve



Relief Valve:

• Relief valve installed

• Extension proper: Yes

## 8. Vent Pipe



Vent Pipe:

• Satisfactory

## 9. Comments



Observations:

• The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.

• There is improper makeup air for the combustion at the water heater, which is a safety concern. Recommend a professional technician repair.

# Heating System

## 1. Brand



Brand:

• Brand: Rheem

Observations:

• The furnace area

# Heating System (continued)



## 2. Energy Source/Warm Air System



- Gas
- Direct drive
- Central system



## 3. Heat Exchanger



## 4. Carbon Monoxide

- Carbon Monoxide:
- Not tested

## 5. Combustion Air Venting Present



- Combustion Air Venting:
- No

## 6. Safety Controls



- Safety Controls:
- Disconnect: Yes
  - Normal operating and safety controls observed
  - Gas shut off valve: Yes

# Heating System (continued)

## 7. Distribution



Distribution:  
• Metal duct

## 8. Flue Piping



## 9. Filter



Observations:  
• The furnace filter is dirty. Recommend changing the filter per the manufacturer's recommendations.

## 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



Observations:  
• The furnace, operating  
• The furnace is dirty and in need of a routine cleaning by a qualified technician. Recommend the furnace be serviced as part of its regular annual maintenance.  
• There is improper makeup air for the combustion at the water heater, which is a safety concern. Recommend a professional technician repair by adding a vent in the door or wall for makeup air for proper combustion.

# Electric - Main Panel

## 1. Main Panel General



Photo:  
 • Panel NOT evaluated -- Could not remove panel cover

- Observations:
- The main electrical service panel
  - **The electrical panel cover was not flush with the box recommend a licensed electrician repair.**
  - **Panel door has pointed screws, safety hazard**



## 2. Location



Location:  
 • Garage



## 3. Adequate Clearance To Panel



• Adequate Clearance to Panel: Yes

## 4. Amperage/Voltage



Amperage/Voltage:  
 • 100a

# Electric - Main Panel (continued)



## 5. Breakers/Fuses

- Breakers/Fuses: Breakers



## 6. Appears Grounded

- Appears Grounded: Yes



## 7. GFCI/AFCI Breaker

- GFCI breaker installed: No
- AFCI breaker installed: No



## 8. Main Wire

- Main Wire:
- Not visible

## 9. Branch Wire

- Type:
- Not visible

# Cooling System - Interior

## 1. Cooling System: General

- General:
- Central System



# Cooling System - Interior (continued)



## 2. Age



Age:

- Age: Unknown

Observations:

- The average life expectancy for an air conditioning system is 8-15years. Recommend budgeting for repairs and/or replacement.

## 3. Evaporator Coil

Evaporator Coil:

- Not visible

## 4. Condensate Line



Materials:

- Floor drain



## 5. Secondary Condensate Line

Secondary Condensate Line:

- Present: No
- Needed: No

Observations:

- There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.

## 6. Differential

Differential:

- Differential:

Observations:

- **Recommend license hvac technician evaluate for proper refrigerant level**

# Cooling System - Interior (continued)

## 7. Condition



Condition:

- Recommend HVAC technician examine/clean/service

Observations:

- Recommend an HVAC contractor examine the air conditioner compressor and coils before closing. When the thermostat was turned on, the condenser made a humbling sound for a few seconds before the sound dissipated.



# 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.
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.