

Inspection Address: ,,

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Date:

Confidential Inspection Report

,

Prepared For:



Prepared by: Bent Nail Inspections
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February 1, 2009

Joe Smith

RE:



At your request, a visual inspection of the above referenced property was conducted on . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

SITE

Gas Services:

Vents Noted From Roof View:

Stack is loose and not secured at joint.

FOUNDATION

Crawlspace:

Location of Crawlspace Entrance:

Crawl space entrances are without the benefit of insulation.

Crawlspace Ventilation:

Crawl space vent in the SW corner of home has grass growing up to it and it is pushed in. Well guard should be installed to protect vent.

INSULATION

Insulation is missing under den and part of living room area.

ROOF & ATTIC

Roofing:

Roof Gutter System:

No gutters are installed on home. Recommend installing gutters to prevent water damage and move water away from foundation.

Attic & Ventilation:

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Insulation Noted:

No insulation is installed above the master bedroom and bathroom.

PLUMBING SYSTEM

Plumbing:

Lawn Sprinkler System:

Check if lawn sprinklers have been blown out to protect from freezing this winter.

KITCHEN

Kitchen:

Microwave Oven:

Vent for microwave oven discharges and ends in the crawl space. This should vent to exterior of home.

No dish plate could be found.

LAUNDRY

Laundry:

Dryer Ventilation:

Vent line is not connected in crawl space. Line goes into crawl and has the discharge end installed but no line installed.

BATHROOMS

Master Bathroom:

Basin and Drain Fixture:

Water leak noted on right sink at drain stopper connection.

Right sink stopper did not stay down when tested.

Shower/Shower Head and Mixing Valves:

Upper shower head does not function properly. Water runs out of top and not nozzles.

Bathroom #3:jack And Jill Upstairs

Caulking/Water Contact Areas:

Caulking is needed at tub base.

GARAGE

Garage:

Lighting

Lights in garage did not work at the time of inspection. Likely bulbs are burnt out.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Bent Nail Inspections

GENERAL INFORMATION

Client & Site Information:

Inspection Date:

October 12, 2008 10:00 AM.

Client:

Joe Smith.

Inspection Site:

1234 Rose Dr.

Anywhere, ID

House Occupied?

No.

People Present:

Listing agent, Purchaser.

Building Characteristics:

Main Entry Faces:

North.

Estimated Age:

New Construction-built 2/2007.

Building Type:

1 family.

Stories:

2.

Space Below Grade:

Crawl space.

Climatic Conditions:

Weather:

Overcast.

Soil Conditions:

Damp.

Outside Temperature (F):

50-60.

Utility Services:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Payment Information:

Paid By:

Invoice.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint,

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asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

Site:

Site Drainage:

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition:

Satisfactory - The shrubs and/or bushes have a good appearance.

Paving Condition:

Driveway Paving Material:

Concrete.

Driveway Condition:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

Walkways and Stoop Materials:

Concrete.

Walkway Condition:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted. Typical cracking noted.

Entryway Stoop:

Satisfactory - The entryway stoop is in functional condition.

Front Entry Cover

Same as structure, Appears Serviceable.

Patio:

Patio Slab Materials:

Concrete.

Slab Condition:

Satisfactory - The slab is in useable condition.

Patio Lighted:

Yes

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Patio Cover Condition:

Same as Structure, Satisfactory - The patio cover is functional.

Fences & Gates:

Fencing Materials:

Vinyl.

Fence Materials Condition:

Satisfactory - The fencing materials appear to be in satisfactory condition.

Gates and Latches:



Trim that gate latch is mounted on is not finish painted.

Satisfactory - The gates and latches are performing as intended.

Utility Services:

Water Source:

City.

Electric Service:

Underground.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater. There is also a gas starter in the fireplace or a gas log fireplace.

Location of Meter:

Right side of the house.

Type of Gas Supply:

Natural Gas.

Gas Appliances in Garage Area?:

Yes - Any gas appliance located on the floor in a garage must have the combustion chamber located at least 18 inches above the floor and not accessible to damage by a vehicle, or be in a separate enclosure. Appliance installation appears to be within this general guideline. Water heater. Furnace.

Gas Line Primary Piping Material:

Black Iron Pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Satisfactory - Gas supply piping as installed appears adequate.

Gas Odors Noted:

No.

Vents Noted From Roof View:



There is at least one gas-fired vent stack through the roofline. The stacks appear to be installed two feet higher than the adjacent roof line.

Stack is loose and not secured at joint.

FOUNDATION

Foundation:

Type of Foundation:

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

Foundation Materials:

Poured in place concrete, 8 inches or more thick.

Visible Foundation Wall Cracks Noted From Exterior:

Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.

Perimeter Foundation Drainage Surface:

Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Crawlspace:

Crawlspace Entrance:

Satisfactory - The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:



There is an interior entry to the crawlspace. Hall closet and master bedroom closet.

Crawl space entrances are without the benefit of insulation.

Sill Plates Percentage Visible:

Only about 5% to 25%

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Evidence of Water Entry in the crawlspace Noted:

None evident.

Crawlspace Ventilation:

Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

Crawl space vent in the SW corner of home has grass growing up to it and it is pushed in. Well guard should be installed to protect vent.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

Crawlspace Floor:

Soil.

Vapor Barrier Installed:

Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

Floor Joists

Appears Serviceable.

Condition of Piers:

Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.

INSULATION

Insulation is missing under den and part of living room area.

ROOF & ATTIC

Roofing:**Type Roof:**

Gable.

Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

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Cover Layers:

The roof covering on the main structure appears to be the first covering.

Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Condition of Roof Covering Material:



Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

Caulk nails on roof to prevent water intrusion.

Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Roof Vents

Appears Serviceable.

Evidence of Leakage:

No -

Roof Gutter System:



No gutters are installed on home. Recommend installing gutters to prevent water damage and move water away from foundation.

Attic & Ventilation:

Attic Access Location:

Garage ceiling, downstairs hall bathroom, upstairs bathroom.

Attic Accessibility:

Ceiling scuttle hole.

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Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafter spacing is 24 inch on center. The rafters or truss system appears to be in satisfactory condition.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The roof decking material is 1/2" plywood sheeting. The builder installed ply clips when installing the sheeting to prevent the sheeting from sagging at the joints.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Insulation Noted:



No insulation is installed above the master bedroom and bathroom. This area is accessed from the downstairs hall ceiling hole.

Attic ventilation fan:

None installed.

STRUCTURAL

Structural:

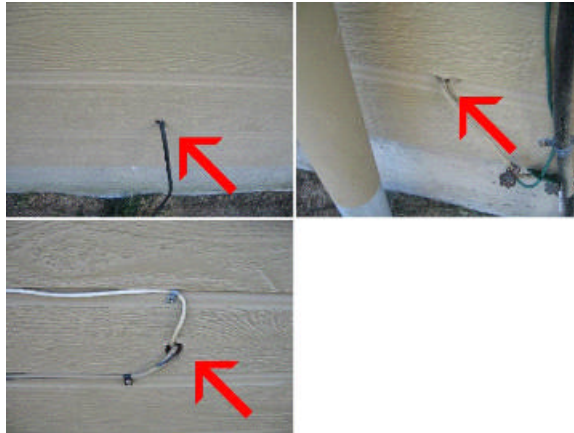
Type of Construction:

Frame.

Exterior Siding Materials:

Vertical Plywood. Stone.

Siding Condition:



Satisfactory - The siding is in serviceable condition.
Caulk where lines run into siding on west side of home.

Trim Condition:



Satisfactory - The trim is intact and satisfactory.
Minor damage noted on trim, west side of home.

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

Outside Entry Doors:

Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior. There is a deadbolt installed on the entry door, and it is operational. This is a recommended safety feature.

Windows Type:

Double Hung. Insulated glass windows.

Window Condition:

Satisfactory - The window framing and glass are in a satisfactory condition.

Wall Covering Material:

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sheetrock. Appears Serviceable. Minor cracks in the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling. Next to fireplace.

Other



Damage to wall in the front den.

Ceiling Covering Material:

sheetrock. Appears Serviceable.

Fireplace:

Location of Fireplace:

Living room.

Type of Fireplace:

Gas Insert.

Fireplace Fuel:

Gas - The fireplace is designed to use gas fuel only.

Firebox Condition:

Appears serviceable.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Type:

Central Air.

Unit Tested:

No - The air conditioning unit was not tested either due to ambient temperatures or because the unit was shut down. The inspector may not activate a unit that has been disconnected or does not activate using normal controls. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer.

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Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Heating Unit # 1:

Heating System Location:

Garage.

Heating System Type:

A forced air furnace is installed as the primary source of heat. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.

Fuel Source:

The fuel source is natural gas.

Flue Type:

The flue pipe is plastic from the furnace to the exterior.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition. During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

Unit Tested:

Yes.

Furnace Temperature output within manufacturer specifications:

Yes.

Heat Exchanger Inspected:

No, The heat exchanger is a high efficiency 90% sealed combustion chamber. Therefore, there is very limited visibility. Most furnaces have an inspection glass of only 2 inches in diameter or less which makes inspection limited.

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

Filter Condition:



Attention Needed - The filter is in need of cleaning or replacement. Replacing or cleaning filters every 30 to 45 days is recommended.

Ducts Condition:

Satisfactory - The ductwork appears to be properly installed and supported.

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Duct Insulation in Unheated Spaces:

Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

Thermostat Location:

Downstairs hall.

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

Furnace Condition

Appears Serviceable.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter:

Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

Main Power Panel & Circuitry

Main Power Distribution Panel Location:

Garage.

Main Power Panel Size:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Service Cable to Panel Type:

Aluminum.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed:

Yes.

Condition of Wiring in Panel:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets:

. At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement. Ground fault protection is provided by use of interrupt resets at the outlets rather than the main panel. Ground fault protection is provided using breakers in the main panel. When the circuit is interrupted, resetting must be done at the main panel.

Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector.

Outlets

Appears Serviceable.

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Smoke Detectors:

Yes - The structure is equipped with functioning smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). The installed smoke detector(s) are wired into the electrical system. If a hardwired smoke detector is installed, be sure it is a battery backup type or install a battery backup type as a safety, in case power goes off before the alarm sounds. Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least.

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Electrical Service:

Patio:

Yes, The outlet is Ground Fault Circuit Interrupt protected.

Garage:

Satisfactory - The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards.

Electric Service Condition:

Utility Services:

Satisfactory - The underground service appears adequate.

Lighting:

Kitchen:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Laundry:

Satisfactory - Lighting in the laundry is adequate.

Master Bathroom:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #2:Downstairs Hall

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Bathroom #3:Jack and Jill Upstairs

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Electrical Outlets:

Kitchen:

Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.

Laundry:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Ground Fault Interrupt Outlets:

Laundry:

Yes, Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed in the laundry room.

Master Bathroom:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #2:Downstairs Hall

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #3:Jack and Jill Upstairs

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Master Bathroom:

Satisfactory - The light switch is satisfactory.

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Bathroom #2:Downstairs Hall

Satisfactory - The light switch is satisfactory.

Bathroom #3:Jack and Jill Upstairs

Satisfactory - The light switch is satisfactory.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

1" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is plastic.

Main Water Line Cutoff Location:

At master bedroom crawl space entrance.

Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Material:

Pex plastic piping.

Water Pressure:

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Exterior Hose Bibs Functional:

Satisfactory - The exterior hose bib(s) appeared to function normally. The external hose bibs are frostproof. Do not leave garden hoses connected to hose bibs when freezing temperatures are possible. Damage to the valve or piping could result.

Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominant waste line material is plastic.

Waste Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Material

The vent material, as it passes through the roof, is plastic.

Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Water Softener:

Plumbing is installed.

Lawn Sprinkler System:

There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company.

Check if lawn sprinklers have been blown out to protect from freezing this winter.

Water Heater:

Location:

Garage.

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Age

2007.

Tank Capacity:

65 gallons.

Fuel Source for Water Heater:

The water heater is gas-fired.

Exposed Water Heater Condition:

Satisfactory - It shows some age, but it appears sound.

Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is metal.

Water Piping Condition:

Satisfactory - The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

KITCHEN

Kitchen:

Countertops:

Granite tile, Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

Sink

Stainless Steel, Appears Serviceable.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.

Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Caulking Water Contact Areas:

Satisfactory - The caulking in water contact areas appears to be satisfactory.

Food Waste Disposal:

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

The normal service life for a dishwasher is 8 - 12 years. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

Range/Oven Fuel Source:

Electric - There is a 220-volt hookup for an electric range/oven.

Range/Oven:

Free Standing - There is a removable range/oven installed. It appeared to function correctly at the inspection. The timers and temperature settings were not tested and are not a part of this inspection. All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested. Appears Serviceable.

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Microwave Oven:



Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.
Vent for microwave oven discharges and ends in the crawl space. This should vent to exterior of home.
No dish plate could be found.

Water For Refrigerator:

There is a water line for the refrigerator. There is a water valve noted in the area of the refrigerator.

LAUNDRY

Laundry:

Location:

Service Main Floor.

Entry Door:

Satisfactory - The entry door to the laundry room is functional.

Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

Dryer Hookup:

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed. Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

Dryer Ventilation:



Vent line is not connected in crawl space. Line goes into crawl and has the discharge end installed but no line installed.

Area Ventilation:

Satisfactory - The area ventilation seems adequate.

Laundry Basin:

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

BATHROOMS

Master Bathroom:

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:



Water leak noted on right sink at drain stopper connection.
Right sink stopper did not stay down when tested.

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Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.

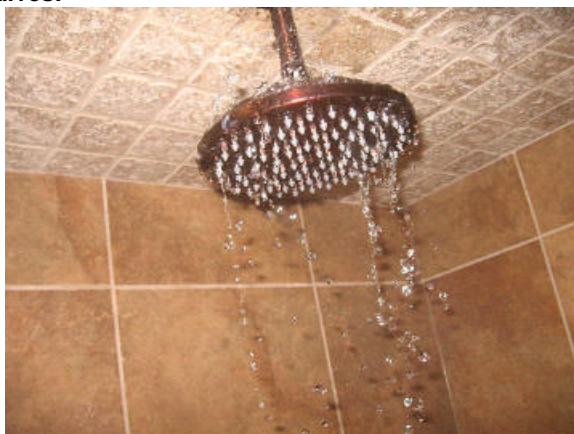
Tub:

There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:



Upper shower head does not function properly. Water runs out of top and not nozzles.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:

Caulk as necessary.

Entry Door:



Satisfactory - The entry door to the bathroom is as I expected, and it is functional.
Finish paint scratched off above door.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Inspection Address: ,,

Bathroom #2:downstairs Hall

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appears to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition

Satisfactory - The toilet in the master bathroom appears to be functional.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Bathroom #3:jack And Jill Upstairs

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Right sink stopper does not stay down when tested.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition



Satisfactory - The toilet in the master bathroom appears to be functional.
No toilet paper holder is noted and damage from one being installed.

Tub:

Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:



Caulking is needed at tub base.

Entry Door:

Satisfactory - The entry door to the bathroom is as I expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

OTHER LIVING SPACES

Front Entry & Main Hallway:

Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.

Floors

Wood, Tile, Carpet, Serviceable.

Windows

Appears Serviceable.

Interior Doors

Appears Serviceable.

Exterior Doors

Appears Serviceable.

Stairs

Appears Serviceable, Handrail serviceable, Lighting serviceable.

GARAGE

Garage:

Garage Type

The garage is attached.

Size of Garage:

Three car garage.

Number of Overhead Doors

There are two overhead doors.

Overhead Door and Hardware Condition:

Satisfactory - The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

No openers could be found.

Inspection Address: ,,

Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch.

Outside Entry Door:

The outside entry door to the garage is satisfactory. There is an operational deadbolt installed on the entry door. This is a recommended safety feature.

Garage Walls Condition:



Cracks noted on garage ceiling.

Garage Roof Condition:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.

Lighting



Lights in garage did not work at the time of inspection. Likely bulbs are burnt out.