

# *Inspect Des Moines* Property Inspection Report



4625 Buckpasser Ave, Sampleville, Iowa 50263  
Inspection prepared for: John Doe  
Real Estate Agent: Jane Doe - Sample Realty

Date of Inspection: 6/20/2017 Time: 1:00 pm  
Age of Home: 10 years Size: 1780 sq ft  
Weather: Overcast

Inspector: Paul Gehrke  
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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.

Bedrooms		
Page 7 Item: 14	Ceiling Condition	<ul style="list-style-type: none"><li>• Moisture stain noted on the ceiling in large spare bedroom. It tested dry at the time of the inspection. It is located below the attic furnace which appeared to have a condensation problem which was repaired. Recommend checking with current owner or hiring a qualified professional for further review.</li></ul>
Laundry		
Page 12 Item: 4	Dryer Vent	<ul style="list-style-type: none"><li>• The dryer vent does not extend to the exterior, it terminates in the vented soffit. It also appears longer than typically allowed by the manufacturer. Exhausting warm moist air into the house can cause moisture and environmental (mold) problems. Recommend review by a qualified professional.</li></ul>

## **INTRODUCTION:**

We appreciate the opportunity to provide this inspection for you. Please carefully read your entire Inspection Report. If you have any questions, please call us after you have reviewed your report. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time and Inspect Des Moines cannot be held liable in the event a component becomes defective after we finish the on-site inspection and leave the property. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

This inspection has been performed according to the International Association of Certified Home Inspectors (InterNACHI) Standards of Practice. Payment in full is required before the report can be delivered.

# Inspection Details

## 1. Attendance

In Attendance: Client present to review at end of inspection.

## 2. Home Type

Home Type: Detached • Single Family Home

## 3. Occupancy

Occupancy: Vacant - Furnished

### Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Bar

Good	Fair	Poor	N/A	None
				X

#### 2. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

#### 3. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

#### 4. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

#### 5. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- The back door is difficult to open due to weather stripping. When closing, be sure to firmly shut door to completely engage the weather seal. Back door opens to a step off and fall situation, needs a landing and step built on exterior. At lease put up a sign during any open house viewing of the property.
- Kitchen pantry door rubs and is difficult to open. Recommend adjusting.
- Missing door stops at several locations. Recommend adding to prevent damage to walls.

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.

#### 7. Security Bars

Good	Fair	Poor	N/A	None
				X

### 8. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

### 9. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Stairs covered in carpet. Unable to assess the integrity of the stringer and tread structure.

### 10. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

### 11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 12. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The hinged patio door was functional during the inspection.

### 13. Screen Doors

Good	Fair	Poor	N/A	None

### 14. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

### 15. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

### 16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Observations:

- Operated windows appeared functional, at time of inspection
- Damaged screens observed.

### Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

#### 1. Locations

Locations: Master#1 • South East#2 • South West#3

#### 2. Cabinets

Good	Fair	Poor	N/A	None
				X

#### 3. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations:

- Operated normally when tested, at time of inspection. Pull chains make slight ticking noise, possible adjustment may help.
- Ceiling fan observed in the master bedroom. Due to the amount of insulation or type of construction, it was not possible to determine the method of attachment to the ceiling. These units are heavy and due to the designed movement, must have the proper style mounting boxes for correct and safe attachment. Recommend confirming the method of attachment prior to use. This may require the removal of the fan or insulation to visually verify proper support.

#### 4. Closets

Good	Fair	Poor	N/A	None
X				

Observations:

- The closet is in serviceable condition.

#### 5. Doors

Good	Fair	Poor	N/A	None
X				

#### 6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Arc-Fault Circuit Interrupter (**AFCI**) protection was installed to protect electrical circuits in bedrooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.
- Some outlets not accessible due to furniture and or stored personal items.

#### 7. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Decorative electric fireplace noted. This is not inspected.

#### 8. Floor Condition

Good	Fair	Poor	N/A	None
	X			

Flooring Types: Carpet is noted.

### 9. Security Bars

Good	Fair	Poor	N/A	None
				X

**Observations:**

- No security bars are present in this room. If you add security bars in the future, we recommend they be operable from the inside in case of emergency exit.

### 10. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Smoke detectors were tested and are functional. Remember to check detectors regularly, and replace when needed according to manufacturer and fire safety guidelines.

### 11. Wall Condition

Good	Fair	Poor	N/A	None
X				

**Materials:** Drywall walls noted.

**Observations:**

- Some areas not accessible due to stored personal items.

### 12. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
				X

### 13. Window Condition

Good	Fair	Poor	N/A	None
X				

**Materials:** Vinyl framed single hung window noted.

### 14. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

**Materials:** There are drywall ceilings noted.

**Observations:**

- Moisture stain noted on the ceiling in large spare bedroom. It tested dry at the time of the inspection. It is located below the attic furnace which appeared to have a condensation problem which was repaired. Recommend checking with current owner or hiring a qualified professional for further review.



Staining on ceiling under attic air handler.



### Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

#### 1. Locations

Locations: Master Bathroom • Main floor bath #2

#### 2. Cabinets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Most not accessible due to stored personal items.
- There appears to be water damage under sink. This tested dry at the time of the inspection, but monitor for any further intrusion.
- Master bath missing top drawer.

#### 3. Ceiling Condition

Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Minor damage from what appears to be from excess moisture noted. Recommend review of current vent fan and possibly installing a timer to assure that fan is used during showers.

#### 4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

#### 5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

#### 6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Smoke detector(s) nearing end of useful life. Recommend replacing every 10 years.
- **GFCI** protection is provided to all bathrooms. If tripped reset is in each bathroom.

#### 7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

#### 8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

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

#### 9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Carpet is noted.

### 10. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

### 11. Mirrors

Good	Fair	Poor	N/A	None
X				

### 12. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

- Most not accessible due to personal items.

### 13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- functional
- Drain cover is missing in master shower.
- Caulking is loose around shower controls and spout. Recommend removing old and re-caulking.

### 14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic tub/shower surround noted.
- Caulking needed around perimeter.

### 15. Bath Tubs

Good	Fair	Poor	N/A	None
				X

### 16. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

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

### 17. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Slow drain at master bathroom sink. Recommend clearing.
- No deficiencies observed.
- Operated normally, at time of inspection.

### 18. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Observed as functional and in good visual condition.
- Toilet loose in master bathroom and may need re-anchoring.

### 19. Window Condition

Good	Fair	Poor	N/A	None
				X

### Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

#### 1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- Most not accessible due to stored personal items.
- Appeared functional and in satisfactory condition, at time of inspection.

#### 2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Granite tops noted.
- Granite backsplash appears to not have been caulked when installed--except just behind sink. Recommend sealing with clear silicone caulk along entire length of backsplash. This prevents water leaks from spills and counter cleanups.

#### 3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.
- Dishwasher is draining upstream of the trap. This is the proper positioning to ensure sewer gases do not enter the appliance.

#### 4. Doors

Good	Fair	Poor	N/A	None
				X

#### 5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

#### 6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

#### 7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.

#### 8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven: Electric

### 9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Stains from presumed past leaks noted. Stains were dry at the time of testing, recommend monitoring.
- Suggest caulking around sink and faucet penetrations as necessary.
- Spray wand functioned but didn't extend far out of housing. Recommend adjusting ballast under sink if more reach is desired.

### 10. Trash Compactor

Good	Fair	Poor	N/A	None
				X

### 11. Vent Condition

Good	Fair	Poor	N/A	None

Materials: Recirculating

Observations:

- Recommend cleaning filter regularly for fire safety.

### 12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

### 13. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

### 14. Plumbing

Good	Fair	Poor	N/A	None
X				

### 15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 16. Electrical

Good	Fair	Poor	N/A	None
X				

### 17. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI tested and functioned properly.

### 18. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Limited review due to storage of personal property and finished walls.

Laundry

1. Locations

Locations: Between garage and back hallway.

2. Cabinets

Good	Fair	Poor	N/A	None
				X

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Plastic laminate tops noted.

4. Dryer Vent

Good	Fair	Poor	N/A	None
		X		

Observations:  
 • The dryer vent does not extend to the exterior, it terminates in the vented soffit. It also appears longer than typically allowed by the manufacturer. Exhausting warm moist air into the house can cause moisture and environmental (mold) problems. Recommend review by a qualified professional.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 240 volt outlet at dryer noted.

6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:  
 • No GFCI protection present, suggest installing GFCI protected receptacles for safety.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

8. Gas Valves

Good	Fair	Poor	N/A	None
				X

9. Wash Basin

Good	Fair	Poor	N/A	None
				X

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

11. Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • Not accessible, behind washing machine.

### 12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

### 13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

### 14. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

### 15. Window Condition

Good	Fair	Poor	N/A	None
				X

### Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

#### 1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: Attic

Materials: The home has a split system with the air handler in the attic, and heat pump outside on the south side of the home. This furnace is equipped with emergency heat which uses only electricity to heat.

Observations:

- Condensation previously leaked at the heater, recommend review.
- Could not test due to exterior temperature. Operating when outdoor temperatures are over 65 degrees can damage the unit.

#### 2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

#### 3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

- Staining noted under the condensation line. It appears the current owner has made repairs. The stains tested dry. Recommend asking current owner and monitoring in the future for any further moisture.



Air handler staining on sub floor

#### 4. Venting

Good	Fair	Poor	N/A	None
			X	

### 5. Gas Valves

Good	Fair	Poor	N/A	None
			X	

### 6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No defects found.

### 7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric  
 Location: The compressor is located on the exterior grounds.  
 Observations:  
 • Appeared functional at the time of inspection.  
 • The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of 17 degrees F.  
 • Annual HVAC service contract is recommended.

### 8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The return air supply system appears to be functional.

### 9. Registers

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The return air supply system appears to be functional.  
 • There is a bent return air grill lever that prevents closing of the vent.



Bent adjustment lever won't allow vent to be closed.

### 10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located in back hallway, above coat closet, and in bonus room above garage. Three total, 14" x 20" x 1"



### 11. Thermostats

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Location: Back hallway
- Digital - programmable type.
- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.

### Water Heater

#### 1. Base

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater base is functional.

#### 2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

#### 3. Combusion

Good	Fair	Poor	N/A	None
			X	

#### 4. Venting

Good	Fair	Poor	N/A	None
			X	

#### 5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric  
 Location: The heater is located in the garage.  
 Observations:  
 • Tank appears to be in satisfactory condition -- no concerns.  
 • No major system safety or function concerns noted at time of inspection.  
 • No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.  
 • Water temperature observed to be: 120 degree F. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation. If children are present in the home, recommend lowering the thermostat temperature as a safety precaution.

#### 6. TPRV

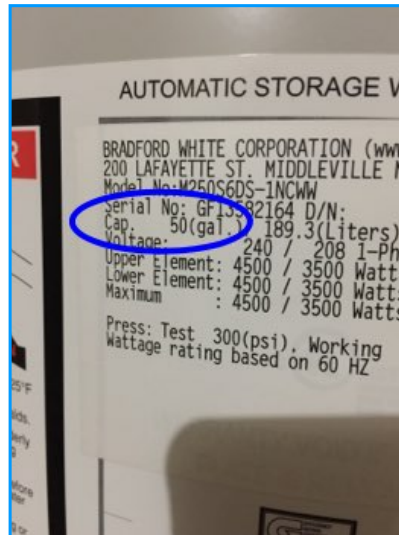
Good	Fair	Poor	N/A	None
X				

Observations:  
 • A pressure & temperature relief valve & extension is present and appears satisfactory. Recommend a qualified professional do a tune up annually.

#### 7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:  
 • 50 gallons



### 8. Gas Valve

Good	Fair	Poor	N/A	None
			X	

### 9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Aquapex

Observations:

- No deficiencies observed at the visible portions of the supply piping.

### 10. Overflow Condition

Good	Fair	Poor	N/A	None

Materials: PVC

Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.

### 11. Strapping

Good	Fair	Poor	N/A	None
				X

Observations:

- The water heater is not strapped.

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roofing is the same as main structure. • Inspected from ladder.  
 Materials: Composition shingles noted.  
 Observations:  
 • Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.  
 • Exposed nails on roofing material. Recommend sealing all fastener heads.  
 • Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared satisfactory, at time of inspection.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • The anchor bolts were not visible.

4. Floor Condition

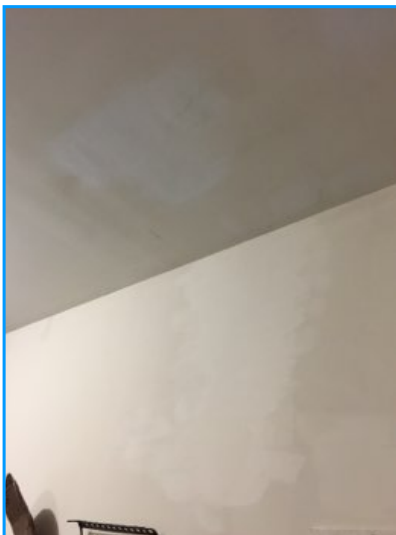
Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Wall and ceiling patch work as described in seller disclosure form. No active moisture at the time of testing



Wall and ceiling patchwork.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Some outlets not accessible due to furniture and or stored personal items.  
 • The majority of grounded receptacles , were tested and found to be wired correctly.

**7. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • GFCI in place and operational

**8. 240 Volt**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • There are no 240 volt outlets visible in this room.

**9. Exterior Door**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Appeared functional, at time of inspection.

**10. Fire Door**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

**11. Garage Door Condition**

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Door bottom metal and weatherstripping is damaged. Recommend repair or replacement.  
 • DEFFERED COST: Upgrade to newer metal insulated door.

**12. Garage Door Parts**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • The garage door appeared functional during the inspection.

**13. Garage Opener Status**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Automatic chain drive opener noted.  
 • The garage door opener is functional, safety features are built in.

**14. Garage Door's Reverse Status**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Eye beam system present and operating.

**15. Ventilation**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.  
 • Ridge exhaust venting noted.

**16. Vent Screens**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

**17. Cabinets**

Good	Fair	Poor	N/A	None
				X

### 18. Counters

Good	Fair	Poor	N/A	None
				X

### 19. Wash Basin

Good	Fair	Poor	N/A	None
				X

## Electrical

### 1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in garage.

Location: No Sub Panels located.

Observations:

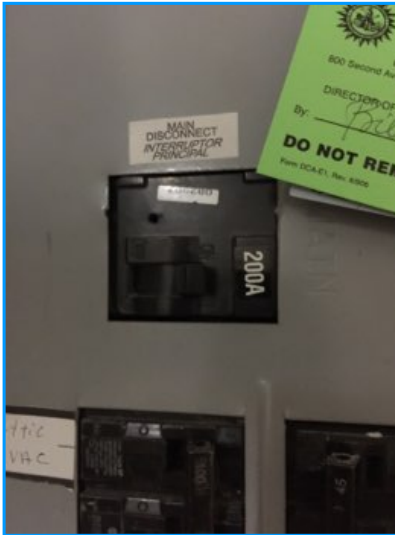
- No major system safety or function concerns noted at time of inspection at main panel box.
- Bushings missing from around branch wire(s) entering panel box.

### 2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp



Main Electrical Shut Off Switch

### 3. Breakers in off position

Good	Fair	Poor	N/A	None
				X

### 4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.

### 5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- AFCI breakers noted.

### 6. Fuses

Good	Fair	Poor	N/A	None
				X

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Roofing is the same as main structure. • Inspected on roof. Walked accessible portions

Materials: Composition shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Exposed nails on roofing material. Recommend sealing all fastener heads.



Exposed nail heads.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
				X

4. Sky Lights

Good	Fair	Poor	N/A	None
				X

5. Spark Arrestor

Good	Fair	Poor	N/A	None
				X

6. Vent Caps

Good	Fair	Poor	N/A	None
				X

7. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

- Extensions insufficient: Install to divert water away from the foundation. 5 feet minimum is recommended.



Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Walk in attic access in bonus room over garage and access panel in master bedroom closet ceiling.
- Recommend adding weather stripping at attic access door to help with energy efficiency.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Limited review due to insulation installed between the rafters.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- Ductwork wrapped in insulation.

6. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:

- Most areas not accessible due to insulation.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- PVC plumbing vents
- PVC plumbing vent pipe appeared functional, at time of inspection.

8. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Unfinished fiberglass blown insulation noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- No insulation over attic hatch; recommend installation, then sealing hatch with caulk to minimize heat loss.
- Fiberglass insulation appears adequate.



Attic Insulation

9. Chimney

Good	Fair	Poor	N/A	None
				X

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:  
• Functional.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- Hardware is damaged on rear patio door. Recommend replacing to prevent water infiltration.
- Wood deterioration observed. Suggest repairs/replacement as needed.



Rotted door jamb.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Components appeared in satisfactory condition at time of inspection.
- Some window screens missing and some appear to be damaged by house pets.

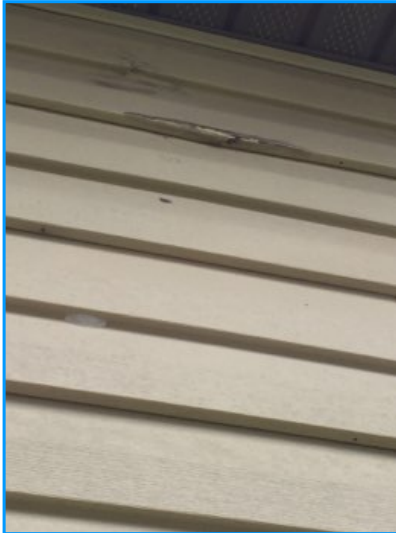
3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Vinyl siding and brick, wood frame construction, concrete / block foundation

Observations:

- Metal trim at south side of house needs to be resealed. Vinyl siding has some holes that have been sealed. Recommend monitoring and re-sealing as necessary.
- Fresh paint was observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.
- Dryer vent terminates into vented soffit over the front entry. Recommend a qualified professional review and properly terminate it outside.



Monitor sealant and maintain as necessary.

#### 4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

#### 5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.
- All exterior trim covered with aluminum cladding - except front door trim and wood surfaces of front porch. These areas should be routinely examined and re-painted as needed.

#### 6. Stucco

Good	Fair	Poor	N/A	None
				X

### Foundation

#### 1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete slab on grade. Not visible due to floor coverings.
- Visible areas appear satisfactory

#### 2. Foundation Perimeter

Good	Fair	Poor	N/A	None
				X

#### 3. Foundation Walls

Good	Fair	Poor	N/A	None
				X

#### 4. Cripple Walls

Good	Fair	Poor	N/A	None
				X

#### 5. Ventilation

Good	Fair	Poor	N/A	None
			X	

#### 6. Vent Screens

Good	Fair	Poor	N/A	None
			X	

#### 7. Access Panel

Good	Fair	Poor	N/A	None
			X	

#### 8. Post and Girders

Good	Fair	Poor	N/A	None
			X	

#### 9. Sub Flooring

Good	Fair	Poor	N/A	None
				X

Observations:

- Slab on grade. No subfloor.

#### 10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

#### 11. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not visible.

### 12. Foundation Plumbing

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • Not visible.

### 13. Sump Pump

Good	Fair	Poor	N/A	None
				X

Observations:  
 • No sump pump installed.

### 14. Ducting

Good	Fair	Poor	N/A	None
				X

Observations:  
 • No ductwork installed sub slab.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.  
 Observations:  
 • Driveway in good shape for age and wear. No deficiencies noted.

2. Grading

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Inadequate downspout extensions. Recommend extending 5 feet minimum away from home.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No major system safety or functional concerns noted at time of inspection.  
 • Maintenance Tip: When landscaping, keep plants, even at full growth, at least 12-18 inches from the house. New trees should be planted a minimum of 12 feet away from the house.

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

Observations:  
 • Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
				X

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
				X

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No weather proof cover at front porch outlet. Recommend adding to protect the outlet.



Recommend adding weather proof outlet cover.

**8. GFCI**

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.
- Reset GFCI outlet is in the garage.

**9. Main Gas Valve Condition**

Good	Fair	Poor	N/A	None
				X

Observations:

- There is no gas connection on this property.

**10. Plumbing**

Good	Fair	Poor	N/A	None
X				

Materials: Aquapex piping noted.

Observations:

- Water is from public supply
- Main water shut off valve is located next to the water heater.

**11. Water Pressure**

Good	Fair	Poor	N/A	None
X				

**12. Pressure Regulator**

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator noted.

**13. Exterior Faucet Condition**

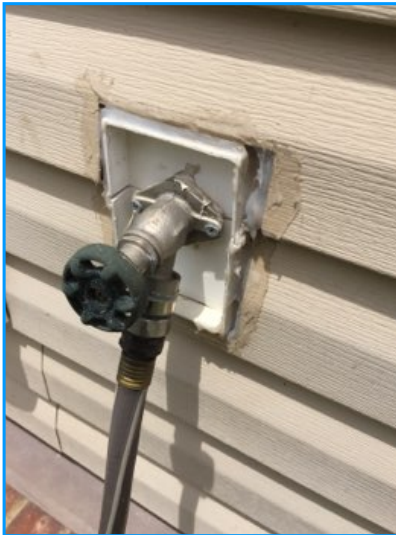
Good	Fair	Poor	N/A	None
	X			

Location: South side of house.

Observations:

- Hose bib at south side of house needs sealant around cutout.





Recommend monitoring and resealing as necessary.

**14. Balcony**

Good	Fair	Poor	N/A	None
				X

**15. Patio Enclosure**

Good	Fair	Poor	N/A	None
				X

**16. Patio and Porch Condition**

Good	Fair	Poor	N/A	None
				X

**17. Fence Condition**

Good	Fair	Poor	N/A	None
				X

**18. Sprinklers**

Good	Fair	Poor	N/A	None
				X

## 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.