



# Inspection Report

Inspection Date: 6/1/2010

## Town House Sample Report

Property Address:

Address

City State Zip



**All In One Home Inspection LLC**

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<b>Date:</b> 6/1/2010	<b>Time:</b> 09:00 AM	<b>Report ID:</b> Town House Sample Report
<b>Property:</b> Address City State Zip	<b>Customer:</b> Town House Sample Report	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**This Condominium or Town House inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.**

This home is older than 20 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Style of Home:**  
Town Home

**Age Of Home:**  
Over 25 Years

**Home Faces:**  
Western Direction

**Client Is Present:**  
Yes

**Realtor Is Present:**  
Yes

**Temperature:**  
Over 70

**Weather:**  
Clear

**Rain in last 3 days:**  
Yes

**Property Occupied:**  
Yes

**Electric Turned On:**  
Yes

**Gas Turned On:**  
Yes

**Water Turned On:**  
Yes

## 1. Exterior

Common areas may include: lots, grounds, siding, roofing, interior hallways, interior stairwells, storage areas, laundry areas, parking, entrance doors, etc. These areas are usually operated and maintained by the Condo/Townhouse Association.

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



### Styles & Materials

**Siding Material:**

Shingles  
Wood

**Exterior Entry Doors:**

Sliding Glass  
Steel

**Driveway:**

Asphalt

**Window Types:**

Casement

**Front Entryway:**

Covered Porch  
Sidewalk  
Stoop

**Outlet Style:**

3 Prong Regular  
GFCI

**Side and Rear Entryway:**

Deck with steps

### Inspection Items

#### 1.0 WALL CLADDING / SIDING, FLASHING AND TRIM

**Comments:** Repair or Replace

Exterior siding is generally maintained by the management association, check the bylaws of the association.

The holes for wires and piping to pass through siding should be sealed and plugged to prevent the ingress of moisture, insects or vermin.



1.0 Picture 1

**1.1 EAVES, SOFFITS AND FASCIAS****Comments:** Inspected

Eaves, soffits and fascias are generally maintained by the management association, check the bylaws of the association.

**1.2 PLUMBING WATER FAUCETS (hose bibs)****Comments:** Inspected**1.3 OUTLETS & LIGHTING (exterior)****Comments:** Repair or Replace

(1) The GFCI failed to trip when tested. This is considered a safety hazard until repaired. Recommend replacement by a licensed electrician.



1.3 Picture 1



1.3 Picture 2

(2) No power at exterior outlet when tested. All circuit breakers are on at the main electric panel. The exterior outlets may be controlled by an interior/exterior switch, consult with the homeowner. Otherwise, recommend repair of the outlet by a licensed electrician.



1.3 Picture 3

(3) The exterior outlet is loose. An electrical shock and fire hazard is present until repaired. Repair recommended by a licensed electrician.



1.3 Picture 4

**1.4 EXTERIOR VENTS**

**Comments:** Inspected

**1.5 WINDOWS (exterior)**

**Comments:** Repair or Replace

(1) Upstairs Back Bedroom - The wood frame around the windows are rotted. Wood frames need repair to prevent further accelerated deterioration and leakage into homes interior spaces. Evaluation and repair recommended by a qualified contractor.



1.5 Picture 1

(2) Upstairs Back Bedroom - An active carpenter ant nest is present in the window frames. I recommend treatment for the control of carpenter ants.



1.5 Picture 2

**1.6 DOORS (exterior)**

**Comments:** Inspected

**1.7 STOOPS, STEPS, PORCHES AND APPLICABLE RAILINGS**

**Comments:** Inspected

The stoops and steps are probably maintained by the management association, check the bylaws of the association.

**1.8 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)****Comments:** Inspected

Walkways and areaways are generally maintained by the local Association.

**1.9 DRIVEWAYS (With respect to their effect on the condition of the building)****Comments:** Inspected

Driveways are generally maintained by the local Association.

**1.10 VEGETATION (With respect to their effect on the condition of the building)****Comments:** Inspected

Landscaping is generally maintained by the local Association.

**1.11 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)****Comments:** Inspected

Lots and grounds are generally maintained by the local Association.

**1.12 RETAINING WALLS (With respect to their effect on the condition of the building)****Comments:** Repair or Replace

Landscaping is generally maintained by the local Association.

Vermin living in retaining wall in garden area are digging holes through garden bed that can upset the health of plants, retaining wall drainage and installed appliances. Recommend relocating vermin.



1.12 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Roofing / Chimneys and Roof Structure / Attic

Common areas may include: lots, grounds, siding, roofing, interior hallways, interior stairwells, storage areas, laundry areas, parking, entrance doors, etc. These areas are usually operated and maintained by the Condo/Townhouse Association.

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components.

The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



**Styles & Materials**

**Viewed roof covering from:**

Ladder  
Walked roof

**Roofing Layers:**

One

**Sky Light(s):**

None

**Roof Ventilation:**

Passive Roof Vent  
Ridge vents

**Attic Insulation:**

Batt

**Roof-Type:**

Gable

**Estimated Age of Roof:**

5+ Years

**Roof Structure:**

Truss

**Method used to observe attic:**

From entry

**Roof Covering:**

Asphalt Shingle

**Chimney (exterior):**

Brick

**Ceiling Structure:**

2 X 6

**Attic info:**

Access by Ladder through Hatch  
Light in attic  
No Storage

**Inspection Items**

**2.0 ROOF COVERINGS**

**Comments:** Inspected

Roof covering is generally maintained by the management association, check the bylaws of the association.

**2.1 ROOF FLASHING**

**Comments:** Inspected

Roof flashing is generally maintained by the management association, check the bylaws of the association.

**2.2 SKYLIGHTS**

**Comments:** Not Present

**2.3 CHIMNEYS**

**Comments:** Repair or Replace

Chimneys are generally maintained by the management association, check the bylaws of the association.

The concrete chimney cap is cracked. The cracked chimney cap may let moisture enter the cavity between the chimney wall and flue pipe. Moisture in the chimney can damage bricks, block, mortar and flue pipe. I recommend patching cracks in cap or replacing cement cap to prevent deterioration of chimney.



## 2.3 Picture 1

**2.4 ROOF PENETRATIONS**

**Comments:** Repair or Replace

Roof Penetrations are generally maintained by the management association, check the bylaws of the association.

The flashing boot around the plumbing stack is cracked and has holes. The flashing around the plumbing vent needs repair or replacement by a qualified roofing contractor to prevent leakage to attic and interior spaces of home.



2.4 Picture 1



2.4 Picture 2

**2.5 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)**

**Comments:** Repair or Replace

Gutters, downspouts and leaders are generally maintained by the management association, check the bylaws of the association. Leaders are crushed and may clog.

Gutters may overflow and drain/splash against foundation in rain storms. Puddling water against foundation may leak into basement causing moisture damage. Leader repair is recommended.



2.5 Picture 1

**2.6 ROOF VENTILATION****Comments:** Repair or Replace

Attic vents and exhaust fans are generally maintained by the management association, check the bylaws of the association.

Active bees nests observed in vents. Exterminate bees for safety.

Vents have screen mesh added to help fight the ingress of vermin to attic spaces.



2.6 Picture 1



2.6 Picture 2

**2.7 ATTIC ACCESS****Comments:** Inspected**2.8 ROOF STRUCTURE (Report leak signs or condensation)****Comments:** Repair or Replace

Debris that looks like bird nesting behavior present. Presence of nest debris suggest that the attic space has openings to allow the entry of birds. Patch the holes that are allowing the entry of birds or other vermin.



2.8 Picture 1

**2.9 ATTIC INSULATION****Comments:** Inspected**2.10 VISIBLE ELECTRIC WIRING IN ATTIC****Comments:** Inspected**2.11 BATHROOM EXHAUST VENTS****Comments:** Repair or Replace

The bathroom exhaust vents discharge into the attic space. The fan should ideally vent to the exterior to avoid build up of humidity, condensation and mold in the attic space. Evaluation and repair recommended by a qualified contractor.



2.11 Picture 1



2.11 Picture 2

**2.12 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

**Comments:** Not Present

**2.13 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC**

**Comments:** Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**3. Garage**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



**Styles & Materials**

**Garage Style:**  
Attached

**Garage Door Type:**  
One automatic

**Garage Door Material:**  
Wood

**Outlet Style:**  
GFCI  
GFCI Protected

**Inspection Items**

**3.0 GARAGE CEILINGS****Comments:** Inspected**3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)****Comments:** Inspected**3.2 GARAGE FLOOR****Comments:** Repair or Replace

Note: The concrete floor of garage is cracked in areas from expansion/contraction or slight movement. I could not tell if the cracking is old or recent. I recommend patching or sealing cracks with an appropriate sealant or mortar.



3.2 Picture 1

**3.3 GARAGE DOOR (S)****Comments:** Inspected**3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME****Comments:** Inspected**3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected**3.6 OUTLETS AND WALL SWITCHES****Comments:** Inspected**3.7 GARAGE STRUCTURE - ROOF STRUCTURE, WALL FRAMING & FOUNDATION****Comments:** Inspected

The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

#### 4(A). Hall Bath

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



### Styles & Materials

**Ventilation:**  
Fan

**Electrical Outlets:**  
3 Prong Outlet

**Heat Source:**  
Heating / Cooling Register

**Cooling Source:**  
Heating / Cooling Register

### Inspection Items

#### 4.0.A CEILINGS

**Comments:** Inspected

#### 4.1.A WALLS

**Comments:** Inspected

#### 4.2.A FLOORS

**Comments:** Repair or Replace

The bathroom floor has cracked floor tile, loose floor tile & loose grout between tile. Moisture may penetrate flooring and damage the interior spaces of the flooring cavity. The floor is in need of evaluation and repair by a qualified contractor.



4.2.A Picture 1

#### 4.3.A COUNTERTOPS AND CABINETS

**Comments:** Inspected

#### 4.4.A DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 4.5.A WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

#### 4.6.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

**Comments:** Inspected

#### 4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

**4.8.A OUTLETS, LIGHTS AND SWITCHES**

**Comments:** Inspected

**4.9.A VENTILATION**

**Comments:** Inspected

**4.10.A PRESENCE OF INSTALLED HEAT SOURCE**

**Comments:** Inspected

**4.11.A PRESENCE OF INSTALLED COOLING SOURCE**

**Comments:** Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4(B). Master Bath**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



**Styles & Materials**

**Ventilation:**  
Fan

**Electrical Outlets:**  
3 Prong Outlet

**Heat Source:**  
Heating / Cooling Register

**Cooling Source:**  
Heating / Cooling Register

**Inspection Items**

**4.0.B CEILINGS**

**Comments:** Inspected

**4.1.B WALLS**

**Comments:** Inspected

**4.2.B FLOORS**

**Comments:** Repair or Replace

The bathroom floor has cracked floor tile, loose floor tile & loose grout between tile. Moisture may penetrate flooring and damage the interior spaces of the flooring cavity. The floor is in need of evaluation and repair by a qualified contractor.



4.2.B Picture 1

**4.3.B COUNTERTOPS AND CABINETS**

**Comments:** Repair or Replace

The mirror reflective coating is damaged. Repair or replacement by a qualified contractor.



4.3.B Picture 1

**4.4.B DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**4.5.B WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Not Present

**4.6.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES**

**Comments:** Inspected

**4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

**Comments:** Repair or Replace

The sink is draining slowly. The sink drain needs cleaning or repair.



4.7.B Picture 1

**4.8.B OUTLETS, LIGHTS AND SWITCHES****Comments:** Inspected**4.9.B VENTILATION****Comments:** Inspected**4.10.B PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Inspected**4.11.B PRESENCE OF INSTALLED COOLING SOURCE****Comments:** Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**4(C). Powder Room**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



### Styles & Materials

**Ventilation:**  
Fan

**Electrical Outlets:**  
3 Prong Outlet

**Heat Source:**  
Heating / Cooling Register

**Cooling Source:**  
Heating / Cooling Register

### Inspection Items

#### 4.0.C CEILINGS

**Comments:** Inspected

#### 4.1.C WALLS

**Comments:** Inspected

#### 4.2.C FLOORS

**Comments:** Repair or Replace

The bathroom floor has cracked floor tile, loose floor tile & loose grout between tile. Moisture may penetrate flooring and damage the interior spaces of the flooring cavity. The floor is in need of evaluation and repair by a qualified contractor.



4.2.C Picture 1

#### 4.3.C COUNTERTOPS AND CABINETS

**Comments:** Inspected

#### 4.4.C DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 4.5.C WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 4.6.C PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

**Comments:** Inspected

#### 4.7.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

**4.8.C OUTLETS, LIGHTS AND SWITCHES**

Comments: Inspected

**4.9.C VENTILATION**

Comments: Inspected

**4.10.C PRESENCE OF INSTALLED HEAT SOURCE**

Comments: Inspected

**4.11.C PRESENCE OF INSTALLED COOLING SOURCE**

Comments: Inspected

The bathroom in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5(A). Bedrooms**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**Styles & Materials****Ceiling Materials:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Carpet

**Interior Doors:**

Hollow core

**Heat Source:**

Heating / Cooling Register

**Cooling Source:**

Heating / Cooling Register

**Inspection Items****5.0.A CEILINGS**

Comments: Inspected

**5.1.A WALLS**

Comments: Inspected

**5.2.A FLOORS**

Comments: Inspected

**5.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)**

Comments: Not Present

**5.4.A DOORS (REPRESENTATIVE NUMBER)**

Comments: Repair or Replace

The door is binding on frame. The door needs adjustment or repair to work properly.



5.4.A Picture 1

### 5.5.A CLOSETS

**Comments:** Repair or Replace

Tape on seams in the corners of wall is torn. The tape in corners may have become damaged from slight localized movement. I recommend tape, spackle and paint repairs by a qualified contractor.



5.5.A Picture 1



5.5.A Picture 2

### 5.6.A WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

### 5.7.A OUTLETS, LIGHTS AND WALL SWITCHES

**Comments:** Inspected

### 5.8.A PRESENCE OF INSTALLED HEAT SOURCE

**Comments:** Inspected

### 5.9.A PRESENCE OF INSTALLED COOLING SOURCE

**Comments:** Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5(B). Living Room Area

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



### Styles & Materials

**Ceiling Materials:**  
Sheetrock

**Wall Material:**  
Sheetrock

**Floor Covering(s):**  
Carpet

**Interior Doors:**  
None

**Heat Source:**  
Heating / Cooling Register

**Cooling Source:**  
Heating / Cooling Register

### Inspection Items

#### 5.0.B CEILINGS

**Comments:** Inspected

#### 5.1.B WALLS

**Comments:** Inspected

#### 5.2.B FLOORS

**Comments:** Inspected

#### 5.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

**Comments:** Not Present

#### 5.4.B DOORS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

#### 5.5.B CLOSETS

**Comments:** Not Present

#### 5.6.B WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 5.7.B OUTLETS, LIGHTS AND WALL SWITCHES

**Comments:** Inspected

#### 5.8.B PRESENCE OF INSTALLED HEAT SOURCE

**Comments:** Inspected

#### 5.9.B PRESENCE OF INSTALLED COOLING SOURCE

**Comments:** Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 5(C). Dining Room Area

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



### Styles & Materials

**Ceiling Materials:**  
Sheetrock

**Wall Material:**  
Sheetrock

**Floor Covering(s):**  
Carpet

**Interior Doors:**  
None

**Heat Source:**  
Heating / Cooling Register

**Cooling Source:**  
Heating / Cooling Register

### Inspection Items

#### 5.0.C CEILINGS

**Comments:** Inspected

#### 5.1.C WALLS

**Comments:** Inspected

#### 5.2.C FLOORS

**Comments:** Inspected

#### 5.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

**Comments:** Not Present

#### 5.4.C DOORS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

#### 5.5.C CLOSETS

**Comments:** Not Present

#### 5.6.C WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

#### 5.7.C OUTLETS, LIGHTS AND WALL SWITCHES

**Comments:** Inspected

#### 5.8.C PRESENCE OF INSTALLED HEAT SOURCE

**Comments:** Inspected

#### 5.9.C PRESENCE OF INSTALLED COOLING SOURCE

**Comments:** Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 5(D). Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows.

The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



### Styles & Materials

**Ceiling Materials:**  
Sheetrock

**Wall Material:**  
Sheetrock

**Floor Covering(s):**  
Carpet  
Tile

**Interior Doors:**  
None

**Heat Source:**  
None

**Cooling Source:**  
None

### Inspection Items

#### 5.0.D CEILINGS

**Comments:** Inspected

#### 5.1.D WALLS

**Comments:** Inspected

#### 5.2.D FLOORS

**Comments:** Repair or Replace

Floor tiles are cracked, split, damaged and missing. Some tiles are loose and constitute a tripping and slipping hazard. Recommend repair or replacement.



5.2.D Picture 1



5.2.D Picture 2

#### 5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

**Comments:** Inspected

#### 5.4.D DOORS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

#### 5.5.D CLOSETS

**Comments:** Inspected

#### 5.6.D WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

#### 5.7.D OUTLETS, LIGHTS AND WALL SWITCHES

**Comments:** Inspected

**5.8.D PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Not Present**5.9.D PRESENCE OF INSTALLED COOLING SOURCE****Comments:** Not Present

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. Also shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks and Sump pumps. Also operate: All plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

**Styles & Materials****Cabinetry:**  
Wood**Refrigerator:**  
GENERAL ELECTRIC**Built in Microwave:**  
NOT PRESENT**Trash Compactors:**  
NONE**Countertop:**  
Laminate**Range/Oven:**  
GENERAL ELECTRIC**Electrical Outlets:**  
3 Prong**Heat Source:**  
Heating / Cooling Register**Dishwasher Brand:**  
GENERAL ELECTRIC**Exhaust/Range hood:**  
NONE**Disposer Brand:**  
NONE**Cooling Source:**  
Heating / Cooling Register**Inspection Items****6.0 CEILINGS****Comments:** Inspected**6.1 WALLS**

**Comments:** Inspected

## 6.2 FLOORS

**Comments:** Inspected

## 6.3 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

## 6.4 PANTRY/CLOSET DOORS

**Comments:** Not Present

## 6.5 WINDOWS

**Comments:** Not Present

## 6.6 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

## 6.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

**Comments:** Inspected

## 6.8 PLUMBING DRAINS / VENT SYSTEMS

**Comments:** Inspected

## 6.9 OUTLETS, LIGHTS AND WALL SWITCHES

**Comments:** Inspected

## 6.10 REFRIGERATOR

**Comments:** Inspected

## 6.11 DISHWASHER

**Comments:** Inspected

## 6.12 MICROWAVE COOKING EQUIPMENT

**Comments:** Not Present

## 6.13 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

## 6.14 RANGE HOOD

**Comments:** Not Present

## 6.15 TRASH COMPACTOR

**Comments:** Not Present

## 6.16 FOOD WASTE DISPOSER

**Comments:** Not Present

## 6.17 PRESENCE OF INSTALLED HEAT SOURCE

**Comments:** Inspected

## 6.18 PRESENCE OF INSTALLED COOLING SOURCE

**Comments:** Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Laundry Room/Area

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate safety valves or shut-off valves; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



### Styles & Materials

**Ceiling:**  
Sheetrock

**Doors:**  
Bi-fold  
Louvered

**Dryer Fuel/Power:**  
Natural Gas and 110 VAC

**Heat Source:**  
None

**Walls:**  
Sheetrock

**Laundry Room/Area Location:**  
1st Floor  
Hall

**Washer Drain:**  
Wall Mount

**Cooling Source:**  
None

**Floor:**  
Tile

**Dyer Vent:**  
Metal Flex Hose

**Laundry Area Floor Drain:**  
None

### Inspection Items

#### 7.0 CEILINGS

**Comments:** Inspected

#### 7.1 WALLS

**Comments:** Inspected

#### 7.2 FLOORS

**Comments:** Inspected

#### 7.3 DOORS

**Comments:** Inspected

#### 7.4 WINDOWS

**Comments:** Not Present

#### 7.5 LAUNDRY AREA OUTLETS AND LIGHTING

**Comments:** Inspected

#### 7.6 WASHER VALVES AND DRAIN

**Comments:** Repair or Replace

The wall mounted drain assembly is corroded and rusted. The wall mounted drain assembly should be repaired or replaced to prevent further rust corrosion that would lead to eventual leakage to interior spaces of home. Evaluation and repair recommended by a licensed plumber.



7.6 Picture 1

### 7.7 DRYER POWER/FUEL SUPPLY AND VENTING

**Comments:** Repair or Replace

The dryer vents to the interior of the garage. Build up of humidity, condensation, lint and mold possible in garage area. Recommend venting the dryer outside.



7.7 Picture 1

### 7.8 PRESENCE OF INSTALLED HEAT SOURCE

**Comments:** Not Present

### 7.9 PRESENCE OF INSTALLED COOLING SOURCE

**Comments:** Not Present

The laundry room or area in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels.

The home inspector shall report any observed aluminum branch circuit wiring.

The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



**Styles & Materials**

**Electrical Service Conductors:**  
220 volts  
Aluminum

**Main Panel Manufacturer:**  
SIEMENS

**Main Panel Type:**  
Circuit breakers

**Main Breaker Location:**  
Garage

**Main Panel Capacity:**  
200 AMP

**Branch wire 15 and 20 AMP:**  
Copper

**Main Panel Location:**  
Garage

**Main Breaker Size:**  
200 A

**Wiring Methods:**  
Romex

**Inspection Items**

**8.0 SERVICE ENTRANCE CONDUCTORS**

**Comments:** Inspected

**8.1 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT**

**Comments:** Repair or Replace

Corrosion is present on the circuit breakers and wire connections. The moisture source is typically leakage from outside at the mast head, service wire entrance at the meter box or the meter box enclosure cover. Repair of the moisture leakage source and clean up of the corrosion in the enclosure is recommended by a licensed electrician.



8.1 Picture 1

**8.2 OVERCURRENT DEVICES, BRANCH CIRCUIT CONDUCTORS AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Comments:** Inspected

**8.3 OPERATION OF PANEL INSTALLED GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)**

**Comments:** Not Present

#### 8.4 SMOKE DETECTORS

**Comments:** Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

#### 8.5 CARBON MONOXIDE DETECTORS

**Comments:** Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 9. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.





**Styles & Materials**

**Gas Shut Off Location:**  
Outside Area

**Water Shut Off Location:**  
Basement

**Plumbing Water Distribution (inside home):**  
Copper

**Water Heater #1 Location:**  
Basement

**Water Heater #1 Capacity:**  
50 Gallon (2-3 people)

**Gas Types Present:**  
Natural Gas

**Water Filters:**  
None

**Sewage Disposal:**  
City

**Water Heater #1 Manufacturer:**  
A.O. SMITH

**Water Heater #1 Age:**  
3+ Years

**Water Source:**  
Public

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Waste:**  
PVC

**Water Heater #1 Power Source:**  
Natural Gas

**Inspection Items**

**9.0 MAIN FUEL SHUT OFF**

**Comments:** Inspected

**9.1 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

**Comments:** Inspected

**9.2 MAIN WATER SHUT-OFF DEVICE**

**Comments:** Inspected

**9.3 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Comments:** Repair or Replace

Corrosion present at pipe joints and fittings from prior chronic intermittent leakage. Repair recommended to prevent an untimely plumbing leak. Recommend evaluation and repair by a licensed plumber.



9.3 Picture 1

**9.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

**Comments:** Inspected

**9.5 FUNCTIONAL FLOW (water volume test)**

**Comments:** Inspected

**9.6 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**

**Comments:** Inspected

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The home inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The home inspector shall operate the systems using normal operating controls.

The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



**Styles & Materials**

**#1 Heat System Location:**  
Basement

**#1 Heating Equipment Energy Source:**  
Natural gas

**#1 Central Air Manufacturer:**  
UNITARY PRODUCTS

**#1 AC System Age:**  
15+ Years

**#1 Filter Location:**  
HVAC Local Ductwork

**Operable Fireplaces:**  
None

**#1 Heat System Brand:**  
UNITARY PRODUCTS

**#1 Heating System Age:**  
8+ Years

**#1 Cooling Equipment Type:**  
Central Air Conditioning

**#1 Cooling Equipment Operation:**  
greater than 15 degrees differential

**Ductwork:**  
Insulated

**Number of Woodstoves:**  
None

**#1 Heat Type:**  
Forced Air

**#1 Central Air Location:**  
Next to Building

**#1 Cooling Equipment Energy Source:**  
Electricity

**#1 Filter Type:**  
Disposable

**Types of Fireplaces:**  
None

**Inspection Items**

**10.0 HEATING EQUIPMENT / AIR HANDLER**

**Comments:** Inspected

**10.1 CHIMNEYS, FLUES AND VENTS (for heat systems)**

**Comments:** Inspected

**10.2 HUMIDIFIER**

**Comments:** Not Present

**10.3 COOLING EQUIPMENT / AIR HANDLER**

**Comments:** Repair or Replace

(1) Note: AC condensers that have reached the age of 15 years and are still in operation are considered to be at the end of their design lives. Not all Hot AC condenser units reach the age of 15 years, many fail as they near this age. Consider replacing older AC condensers prior to their failure. AC condensers left in service beyond 15 years are not generally a problem, but may fail at an inconvenient moment and cost more to replace in an emergency than when replaced at your leisure.



10.3 Picture 1

(2) Debris from the garden and yard cover the base of the AC condenser. Debris will trap moisture against metallic surfaces to promote rust and corrosion. Debris in cooling fins will reduce cooling efficiency. I recommend placing the AC condenser(s) on a pad and regrading garden surfaces to keep condensers free of garden and yard debris.



10.3 Picture 2

(3) The condensate pump discharges outside against the foundation. Moisture build up against the foundation on a continual basis can result in moisture leakage into the basement area of the home. Recommend discharging condensate a downspout leader, a wall mounted drain for a washer or to a slop sink.



10.3 Picture 3

#### 10.4 AIR FILTERS

**Comments:** Inspected

After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure out how often to change filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the HVAC system to run inefficiently.



10.4 Picture 1

#### 10.5 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 10.6 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

#### 10.7 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 10.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Comments:** Not Present

#### 10.9 GAS/LP FIRELOGS AND FIREPLACES

**Comments:** Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Structural Components

The home inspector shall observe: Structural components including foundations, floors, walls, columns or piers, ceilings and roof. Also shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. Also shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. Also shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



**Styles & Materials**

**Foundation:**

Basement  
Masonry Block

**Basement/Lower Level Floor:**

Concrete

**Columns or Piers:**

Steel Columns

**Floor Structure:**

Floor Truss

**Floor System Insulation:**

None

**Wall Structure:**

2 X 4 Wood

**Basement Ventilation:**

Windows

**Basement Heat Source:**

None

**Inspection Items**

**11.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Repair or Replace

(1) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

Note: The condensation discharge for the AC system is in the garden bed outside the basement foundation area may be responsible for the efflorescence.



11.0 Picture 1

(2) Crickets present near electrical panel. Crickets can sometimes be found in basement areas where high levels of moisture and humidity are present. Recommend moisture control of basement area and extermination of crickets.



11.0 Picture 2

(3) Leakage stains from past moisture leakage on subflooring under the living room windows that the homeowner disclosed were recently replaced.



11.0 Picture 3

#### 11.1 BASEMENT/CRAWLSPACE FLOOR (Concrete Slab)

Comments: Inspected

#### 11.2 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

Comments: Inspected

#### 11.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

**11.4 INSULATION UNDER FLOOR SYSTEM**

Comments: Not Present

**11.5 FLOORS (Structural, Beams, Joists, Flooring, etc.)**

Comments: Inspected

**11.6 CEILINGS (Structural, 1st Floor Ceiling and up)**

Comments: Inspected

**11.7 WALLS (Structural, Framing, Masonry, Veneer, etc.)**

Comments: Inspected

**11.8 COLUMNS OR PIERS**

Comments: Not Present

**11.9 BASEMENT DOOR (To Interior of Home)**

Comments: Inspected

**11.10 BASEMENT STAIRS (To Interior of Home)**

Comments: Inspected

**11.11 BASEMENT WINDOWS**

Comments: Inspected

**11.12 BASEMENT/CRAWLSPACE WINDOWS**

Comments: Inspected

**11.13 BASEMENT OUTLETS, SWITCHES, LIGHTING AND WIRING**

Comments: Repair or Replace

Open electrically active connections and wire ends present. Active joints and ends should be terminated in a junction box. An electrical safety hazard is present until repaired.



11.13 Picture 1

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To All In One Home Inspection LLC

## General Summary



**All In One Home Inspection LLC**

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### Customer

Town House Sample Report

### Address

Address

City State Zip

Please read the Introduction and Chapter 1 of "How to Operate Your Home". There may be useful tips on what to look for during the pre-closing walk through and what to do the first few days in your new home.

We also advise that the first few weeks in your new home that you monitor the function of your installed system and appliances for proper operation. In particular:

- The first few rain storms observe that the downspouts and leaders are carrying water away from the foundation in a satisfactory way.
- Make sure that pipes, hoses and drains to and from dishwashers, washing machines and refrigerator ice makers are free of leaks when operated.
- During the home inspection the operational check of appliances are cursory in nature to demonstrate basic functionality. Monitor operation of refrigerators, dishwashers, washing machines, dryers, etc. for satisfactory functionality.

Please note the following about possible conditions of the inspected home:

- Health - Lead Paint & other Lead products - Lead may be found in paint, plumbing and water. Please note we do not inspect for the presence of lead. When the presence of Lead is a concern, we recommend consulting with a licensed Lead Inspection Company.
- Health - Asbestos - Many common building materials are known to latently contain asbestos. During the inspection we visually look for the presence of friable (loose) Asbestos. If during the inspection we observe possible presence of asbestos, we suggest positive identification be provided through lab analysis of samples.
- Chimney Flue - Due to the nature of the chimney flue's construction the internal portions of the flue are not readily accessible and as such are not included in this inspection.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Exterior

### 1.0 WALL CLADDING / SIDING, FLASHING AND TRIM

## 1. Exterior

### Repair or Replace

Exterior siding is generally maintained by the management association, check the bylaws of the association.

The holes for wires and piping to pass through siding should be sealed and plugged to prevent the ingress of moisture, insects or vermin.

### 1.3 OUTLETS & LIGHTING (exterior)

#### Repair or Replace

(1) The GFCI failed to trip when tested. This is considered a safety hazard until repaired. Recommend replacement by a licensed electrician.

(2) No power at exterior outlet when tested. All circuit breakers are on at the main electric panel. The exterior outlets may be controlled by an interior/exterior switch, consult with the homeowner. Otherwise, recommend repair of the outlet by a licensed electrician.

(3) The exterior outlet is loose. An electrical shock and fire hazard is present until repaired. Repair recommended by a licensed electrician.

### 1.5 WINDOWS (exterior)

#### Repair or Replace

(1) Upstairs Back Bedroom - The wood frame around the windows are rotted. Wood frames need repair to prevent further accelerated deterioration and leakage into homes interior spaces. Evaluation and repair recommended by a qualified contractor.

(2) Upstairs Back Bedroom - An active carpenter ant nest is present in the window frames. I recommend treatment for the control of carpenter ants.

### 1.12 RETAINING WALLS (With respect to their effect on the condition of the building)

#### Repair or Replace

Landscaping is generally maintained by the local Association.

Vermin living in retaining wall in garden area are digging holes through garden bed that can upset the health of plants, retaining wall drainage and installed appliances. Recommend relocating vermin.

## 2. Roofing / Chimneys and Roof Structure / Attic

### 2.3 CHIMNEYS

#### Repair or Replace

Chimneys are generally maintained by the management association, check the bylaws of the association.

The concrete chimney cap is cracked. The cracked chimney cap may let moisture enter the cavity between the chimney wall and flue pipe. Moisture in the chimney can damage bricks, block, mortar and flue pipe. I recommend patching cracks in cap or replacing cement cap to prevent deterioration of chimney.

### 2.4 ROOF PENETRATIONS

#### Repair or Replace

Roof Penetrations are generally maintained by the management association, check the bylaws of the association.

The flashing boot around the plumbing stack is cracked and has holes. The flashing around the plumbing vent needs repair or replacement by a qualified roofing contractor to prevent leakage to attic and interior spaces of home.

### 2.5 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

#### Repair or Replace

Gutters, downspouts and leaders are generally maintained by the management association, check the bylaws of the association. Leaders are crushed and may clog.

Gutters may overflow and drain/splash against foundation in rain storms. Puddling water against foundation may leak into basement causing moisture damage. Leader repair is recommended.

### 2.6 ROOF VENTILATION

## 2. Roofing / Chimneys and Roof Structure / Attic

### Repair or Replace

Attic vents and exhaust fans are generally maintained by the management association, check the bylaws of the association.

Active bees nests observed in vents. Exterminate bees for safety.

Vents have screen mesh added to help fight the ingress of vermin to attic spaces.

### 2.8 ROOF STRUCTURE (Report leak signs or condensation)

#### Repair or Replace

Debris that looks like bird nesting behavior present. Presence of nest debris suggest that the attic space has openings to allow the entry of birds. Patch the holes that are allowing the entry of birds or other vermin.

### 2.11 BATHROOM EXHAUST VENTS

#### Repair or Replace

The bathroom exhaust vents discharge into the attic space. The fan should ideally vent to the exterior to avoid build up of humidity, condensation and mold in the attic space. Evaluation and repair recommended by a qualified contractor.

## 3. Garage

### 3.2 GARAGE FLOOR

#### Repair or Replace

Note: The concrete floor of garage is cracked in areas from expansion/contraction or slight movement. I could not tell if the cracking is old or recent. I recommend patching or sealing cracks with an appropriate sealant or mortar.

## 4(A). Hall Bath

### 4.2.A FLOORS

#### Repair or Replace

The bathroom floor has cracked floor tile, loose floor tile & loose grout between tile. Moisture may penetrate flooring and damage the interior spaces of the flooring cavity. The floor is in need of evaluation and repair by a qualified contractor.

## 4(B). Master Bath

### 4.2.B FLOORS

#### Repair or Replace

The bathroom floor has cracked floor tile, loose floor tile & loose grout between tile. Moisture may penetrate flooring and damage the interior spaces of the flooring cavity. The floor is in need of evaluation and repair by a qualified contractor.

### 4.3.B COUNTERTOPS AND CABINETS

#### Repair or Replace

The mirror reflective coating is damaged. Repair or replacement by a qualified contractor.

### 4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Repair or Replace

The sink is draining slowly. The sink drain needs cleaning or repair.

## 4(C). Powder Room

### 4.2.C FLOORS

#### Repair or Replace

The bathroom floor has cracked floor tile, loose floor tile & loose grout between tile. Moisture may penetrate

**4(C). Powder Room**

flooring and damage the interior spaces of the flooring cavity. The floor is in need of evaluation and repair by a qualified contractor.

**5(A). Bedrooms****5.4.A DOORS (REPRESENTATIVE NUMBER)****Repair or Replace**

The door is binding on frame. The door needs adjustment or repair to work properly.

**5.5.A CLOSETS****Repair or Replace**

Tape on seams in the corners of wall is torn. The tape in corners may have become damaged from slight localized movement. I recommend tape, spackle and paint repairs by a qualified contractor.

**5(D). Hallway and Other Rooms****5.2.D FLOORS****Repair or Replace**

Floor tiles are cracked, split, damaged and missing. Some tiles are loose and constitute a tripping and slipping hazard. Recommend repair or replacement.

**7. Laundry Room/Area****7.6 WASHER VALVES AND DRAIN****Repair or Replace**

The wall mounted drain assembly is corroded and rusted. The wall mounted drain assembly should be repaired or replaced to prevent further rust corrosion that would lead to eventual leakage to interior spaces of home. Evaluation and repair recommended by a licensed plumber.

**7.7 DRYER POWER/FUEL SUPPLY AND VENTING****Repair or Replace**

The dryer vents to the interior of the garage. Build up of humidity, condensation, lint and mold possible in garage area. Recommend venting the dryer outside.

**8. Electrical System****8.1 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT****Repair or Replace**

Corrosion is present on the circuit breakers and wire connections. The moisture source is typically leakage from outside at the mast head, service wire entrance at the meter box or the meter box enclosure cover. Repair of the moisture leakage source and clean up of the corrosion in the enclosure is recommended by a licensed electrician.

**9. Plumbing System****9.3 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Repair or Replace**

Corrosion present at pipe joints and fittings from prior chronic intermittent leakage. Repair recommended to prevent an untimely plumbing leak. Recommend evaluation and repair by a licensed plumber.

**10. Heating / Central Air Conditioning****10.3 COOLING EQUIPMENT / AIR HANDLER**

## 10. Heating / Central Air Conditioning

### Repair or Replace

(2) Debris from the garden and yard cover the base of the AC condenser. Debris will trap moisture against metallic surfaces to promote rust and corrosion. Debris in cooling fins will reduce cooling efficiency. I recommend placing the AC condenser(s) on a pad and regrading garden surfaces to keep condensers free of garden and yard debris.

## 11. Structural Components

### 11.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

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### 11.13 BASEMENT OUTLETS, SWITCHES, LIGHTING AND WIRING

#### Repair or Replace

Open electrically active connections and wire ends present. Active joints and ends should be terminated in a junction box. An electrical safety hazard is present until repaired.

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Home inspectors are not required to report on the following:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections (If provided, cost of correction estimates from All In One Home Inspection LLC are for informational purposes only and should not be used in place of actual quotations from qualified contractors in evaluating the impact of repairs for the home.);
- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- The market value of the property or its marketability;
- The advisability or inadvisability of purchase of the property;
- Any component or system that was not observed;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

- Offer warranties or guarantees of any kind;
- Calculate the strength, adequacy, or efficiency of any system or component;
- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;

- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components.

Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To All In One Home Inspection LLC*



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