

Property Inspection Report



Scott Kuster
Rigorous Inspections LLC

Inspection Prepared For: [REDACTED]

Agent: [REDACTED]

Date of Inspection: [REDACTED]

Year Built: [REDACTED] **Size:** [REDACTED]

Weather: Sunny

Report Introduction

Thank you for allowing us to prepare an inspection for you. The purpose of the inspection is to help you improve your buying decision. All items noted in the inspection report reflect the condition of the home at the time of the inspection and not a warranty or guarantee of how long they will continue to work or of future damage. The inspection report should not be considered a guarantee or warranty of any kind. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is not a code inspection; any previous permits for the property will not be examined, nor does it qualify as a city occupancy inspection. We focused on the safety and function of all items inspected. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection report. Reading and reviewing the inspection report is recommended, as not all items are posted on the summary page.

Your active participation in the inspection process is crucial. We may have been unable to fully view certain areas due to finished materials, storage items, and personal belongings. These items prevent the inspector from viewing, testing, or accessing every area or component. In brief, it prevents the inspector from viewing, accessing, and checking all items. Concealed defects are NOT within the scope of our inspections. There may be deferred maintenance or items needing further evaluation, services, or repairs. We recommend that you carefully check any items you notice in the house while at the inspection and final walk-through of the home before the closing.

A licensed contractor should evaluate and repair any concerns you might have on any items in the report or any other items you are concerned about. **Please keep in mind that a condition in one area may exist in other places even if not explicitly mentioned in the report.** It is highly recommended that you and your agent complete a final walk-through immediately before you close on the property. This will give you the opportunity to verify the condition of the property and identify any issues that may have arisen since the inspection.

The legend below describes each of the report's icons. These icons are visual aids representing our best estimates of the condition on the inspection day. Use the legend below to understand each rating icon.



Acceptable – The component is functioning according to its original purpose even though it may be showing signs of age or use.



Fair – Based on our best estimate, the component might require repair or replacement within the next five years.



Poor – The component should be evaluated for repair or replacement now or in the near future.



Not Applicable/None - This rating indicates that the item may not have been present in the home or may not have been visible due to some obstruction.

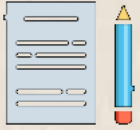


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Report Summary

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.

| Exterior | | |
|--|----------------------|--|
| Page 13 Item: 2 | Siding | <ul style="list-style-type: none"> • Old wood siding/shake needs to be painted and some areas replaced. There was a section above one of the bump outs with a piece of siding missing. Someone installed several pieces of metal flashing in place of the missing siding. Consider contacting a siding contractor for further evaluation. |
| Page 14 Item: 3 | Trim | <ul style="list-style-type: none"> • There was a lot of damaged/deteriorated trim around the outside of this house. Many of the wood trim boards around the windows were deteriorating. With the condition of the siding and wood trim I recommend contacting a siding contractor for further evaluation. |
| Page 17 Item: 10 | Exterior Receptacles | <ul style="list-style-type: none"> • Could not test exterior outlet on the East side of the house. The outlet covers wouldn't open far enough to get my tester plugged in. Also, this outlet box is loose from the wall. Exterior outlet on the West side of the house by the patio was wired properly but was not GFCI protected. |
| Bathroom 2 | | |
| Page 39 Item: 8 | Receptacles | <ul style="list-style-type: none"> • A GFCI outlet should be installed in all wet/damp locations. Recommend further evaluation by a licensed electrical contractor. |
| Basement | | |
| Page 53 Item: 7 | Joists | <ul style="list-style-type: none"> • There was a cracked floor joist in the west section of basement. In the main section of basement there were several burnt floor joists that have been piggybacked/sistered with new 2x6 boards for extra support. There was one joist above the water heater with a section cut out and replaced with a new piece of 2x6. I recommend consulting with a framing contractor for further evaluation. |
| Electric - Main Panel | | |
| Page 61 Item: 5 | Branch Wire | <ul style="list-style-type: none"> • Some of the wire was non-metallic sheathed cable without a ground. Recommend budgeting to have those wires replaced. |
| Potential Safety Hazards - Electrical | | |
| Laundry Room | | |
| Page 27 Item: 4 | Electrical | <ul style="list-style-type: none"> • There are missing GFCI receptacles in the laundry room, which is a safety concern. Recommend a licensed electrician install GFCI receptacles. |
| Dining Room | | |
| Page 33 Item: 5 | Electrical | <ul style="list-style-type: none"> • Open ground exists at the receptacles in the room which is a safety hazard. Recommend a licensed electrician repair. |

Bedroom 3

| | | |
|-----------------|------------|--|
| Page 45 Item: 3 | Electrical | <ul style="list-style-type: none">• Open ground exists at the receptacles in the bedroom, which is a safety hazard. Recommend a licensed electrician repair. |
|-----------------|------------|--|

Basement

| | | |
|-----------------|------------|--|
| Page 54 Item: 9 | Electrical | <ul style="list-style-type: none">• Open ground exists at the basement receptacles, which is a safety hazard. Recommend a licensed electrician repair. |
|-----------------|------------|--|



Overview

1. Overview

Main Entrance Faces: For the purpose of this inspection, this house faces north.

State of Occupancy: Occupied

Weather Conditions: Sunny

Recent Rain/Snow: No

Ground Cover: Dry

Approximate Age: >36



House Photos

1. House Photos

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|





Grounds

1. Service Walks

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Materials:

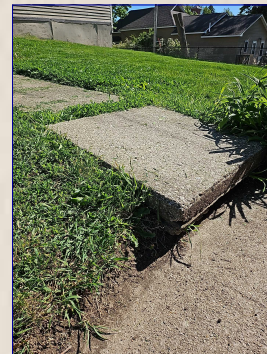
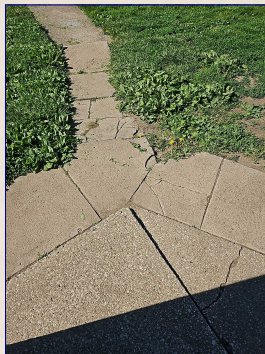
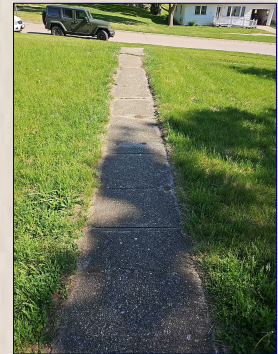
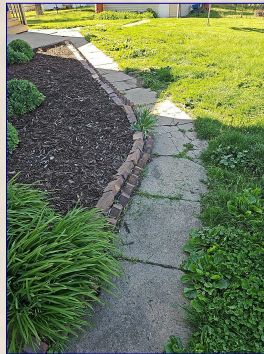
- Concrete

Condition:

- Settling cracks

Comments:

- Many of the concrete walkways had numerous cracks. Some were experiencing settlement and were slightly pitched.



2. Driveway/Parking

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:

- Gravel/Dirt

3. Porch

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

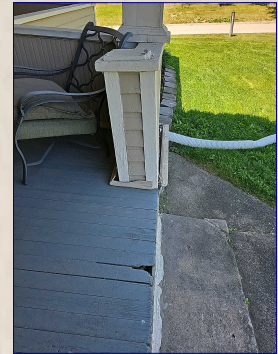
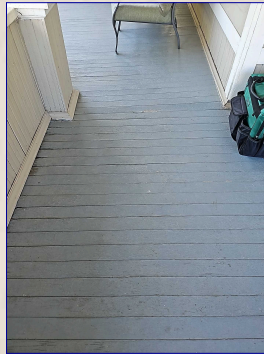
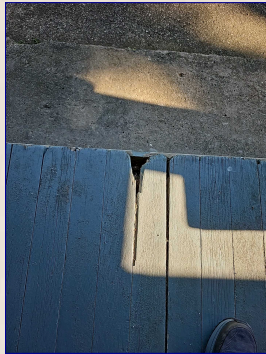
Materials:

- Porch Material: Wood
- Support Pier Material: Wood

Observations:

- The walking surface of the porch felt uneven. There may have been slight sagging in spots. The porch is in decent shape for how old the house is but will need attention in the future. The west partial wall is leaning slightly.

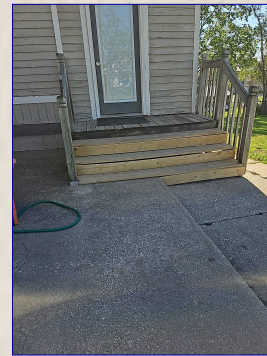
Grounds (continued)



4. Steps/Stoop

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Materials:**
- Concrete
 - Wood



5. Patio

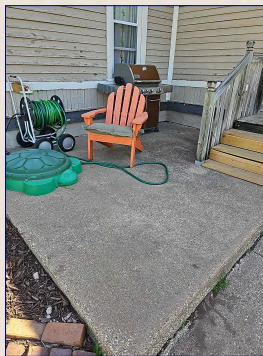
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Materials:**
- Concrete

- Condition:**
- Typical cracks

Observations:

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



6. Fence/Wall

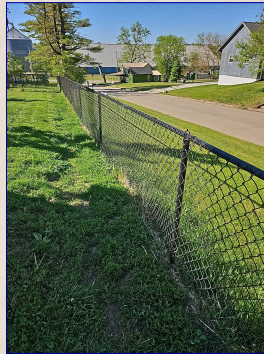
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Materials:**
- Chain link

Observations:

- 4 foot chain link installed around the back yard. Gates operated smoothly.

Grounds (continued)



7. Landscape Affecting Foundation

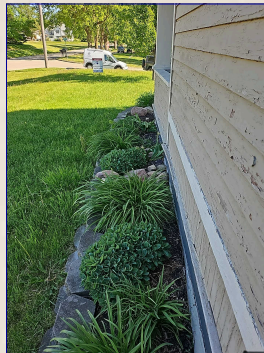
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Condition:

- Trim back trees/shrubberies

Observations:

- There is vegetation in contact with the house. Recommend trimming trees/vegetation so it doesn't come into contact with the home.

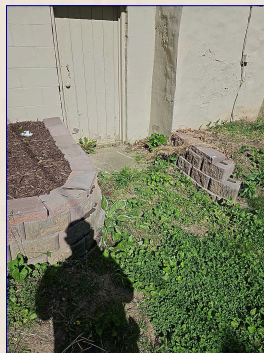


8. Retaining Wall

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:

- Concrete block



9. Hose Bibs

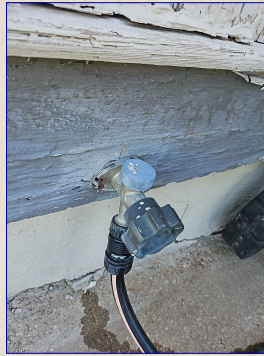
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Hose Bibs:

- Yes, operable

Observations:

- Hose bib at the back patio was loose from the wall.

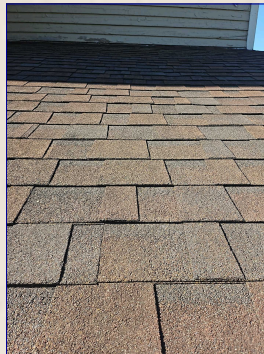


Roof

1. Roof View

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| x | | | | |
|---|--|--|--|--|



2. Roof General: Visibility

- Visibility:
- All
- Inspected From:
- Roof
 - Ladder at eaves
 - Ground
 - With drone

3. Roof Style: Type/Style

- Type/Style:
- Asphalt Shingle
 - Gable
- Layers/Age/Location:
- Layers 1+
 - Age: 5-10+
 - Location: House

Roof (continued)

4. Ventilation System

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Type:
- Ridge
 - Gable

5. Flashing

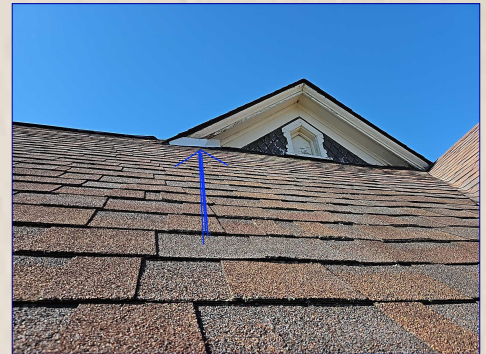
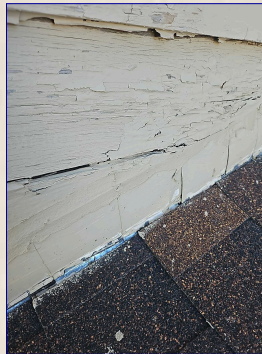
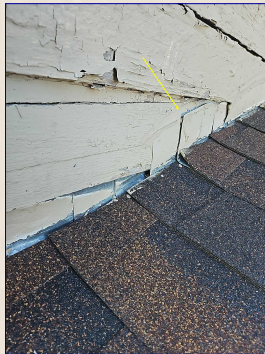
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

- Materials:
- Galv/Alum

- Condition:
- Recommend sealing

Observations:

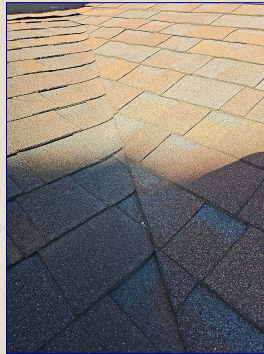
• The flashing in the image with the blue arrow is not sealed at the top. Water could get behind the flashing. That section is located at the peak facing North. The style flashing in the image with the yellow arrow should be behind whatever wall cladding material is being used. Consider having a roofing contractor evaluate further.



6. Valleys

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Materials:
- Asphalt



7. Condition of Roof Covering

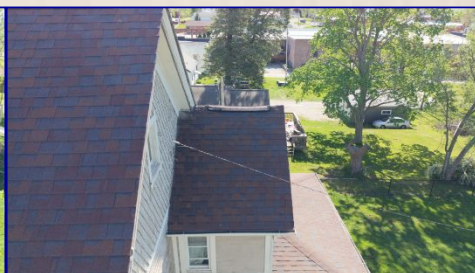
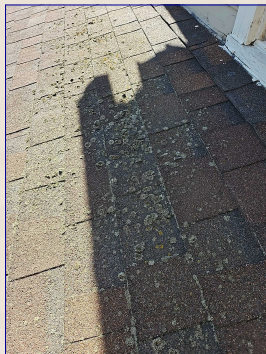
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

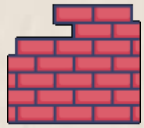
Condition:

- Moss buildup

Observations:

- On the North side of the house the lower section of the roof has exposed nails at the final run against the house. I recommend having those nail heads resealed to prevent water intrusion. Recommend resealing areas where walls meet roof as well.





Exterior

1. Gutters

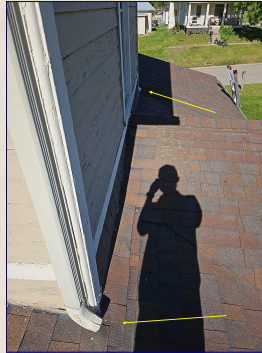
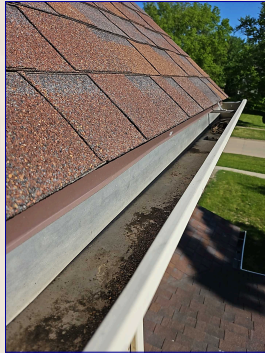
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:

- Galvanized/Aluminum

Observations:

- Consider having downspout extensions installed at all areas with a yellow arrow. Currently, the water coming through those gutters and downspouts dumps large amounts of water in one area which could cause premature wear on that section of shingle. The downspout extensions should run down to the next set of gutters.
- Proper downspout discharge extensions were observed around the home at ground level.



2. Siding

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | X | | |

Materials:

- Wood

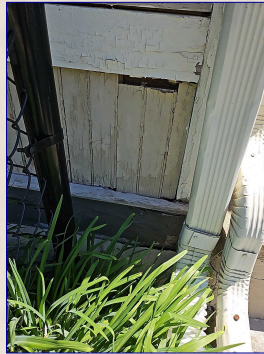
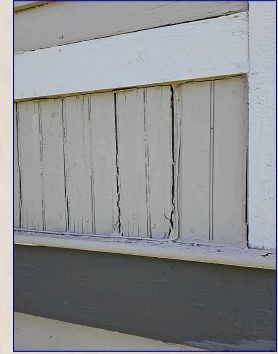
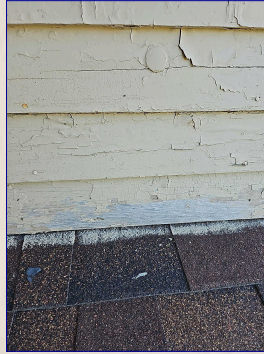
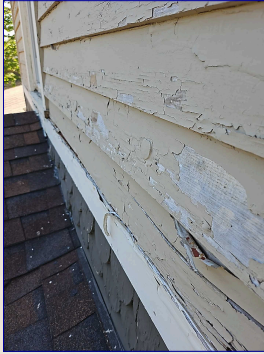
Condition:

- Peeling paint
- Recommend repair/painting/staining

Observations:

- Old wood siding/shake needs to be painted and some areas replaced. There was a section above one of the bump outs with a piece of siding missing. Someone installed several pieces of metal flashing in place of the missing siding. Consider contacting a siding contractor for further evaluation.

Exterior (continued)



3. Trim

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | X | | |

Materials:

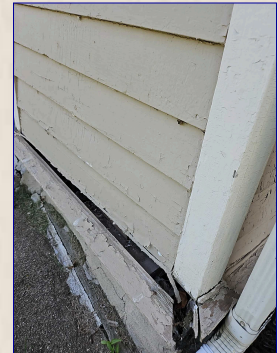
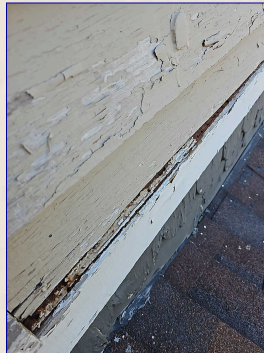
- Wood

Condition:

- Damaged wood

Observations:

- There was a lot of damaged/deteriorated trim around the outside of this house. Many of the wood trim boards around the windows were deteriorating. With the condition of the siding and wood trim I recommend contacting a siding contractor for further evaluation.



Exterior (continued)

4. Soffit

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:
• Wood

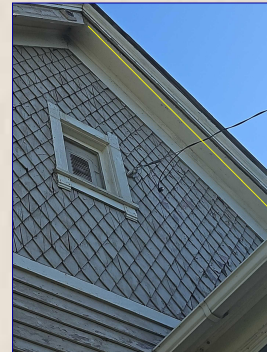


5. Fascia

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Materials:
• Wood

Observations:
• Most of the fascia boards could use a maintenance coat of paint. Some fascia boards were starting to deteriorate. There was a missing fascia board on South gable, which is marked with a yellow line.

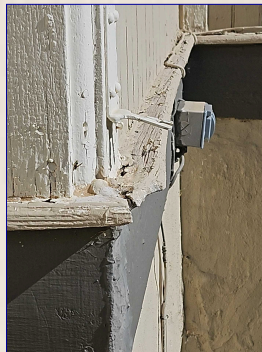


6. Caulking

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Condition:
• Caulking dried/cracked

Observations:
• The caulking is dried and cracked. Recommend removing and replacing caulking around the exterior of the home. Where trim boards meet, around windows, and where there are utilities penetrating the wall.



Exterior (continued)

7. Windows/Screens

Acceptable Fair Poor None-N/A Not Inspected

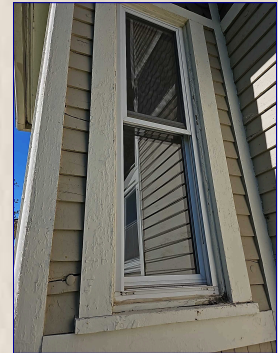
| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials:

- Wood
- Metal
- Vinyl

Observations:

- Most of the windows were vinyl. Windows in the sun room are metal and there was an old wood window for the basement.



8. Foundation

Acceptable Fair Poor None-N/A Not Inspected

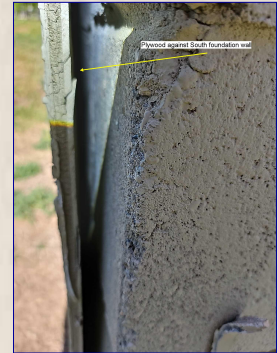
| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials/Condition:

- Concrete block

Observations:

- There were sheets of plywood attached to the South foundation wall. I could not see behind the plywood to determine the condition of this section of foundation wall.



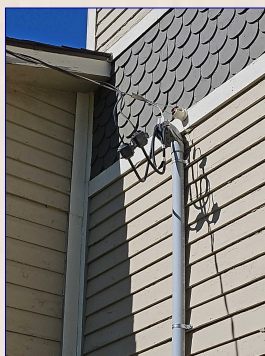
9. Service Entrance

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Location:

- Overhead



Exterior (continued)

10. Exterior Receptacles

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Receptacles/Condition:

- Exterior receptacles: Yes
- **GFCI** present: No

Observations:

- Could not test exterior outlet on the East side of the house. The outlet covers wouldn't open far enough to get my tester plugged in. Also, this outlet box is loose from the wall. Exterior outlet on the West side of the house by the patio was wired properly but was not GFCI protected.

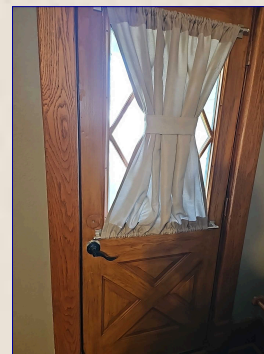
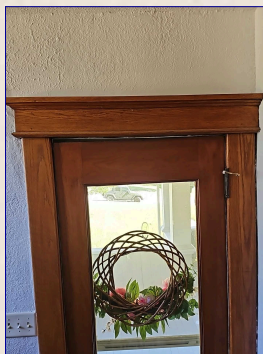
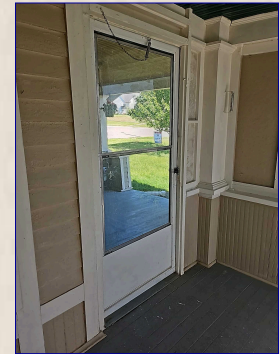
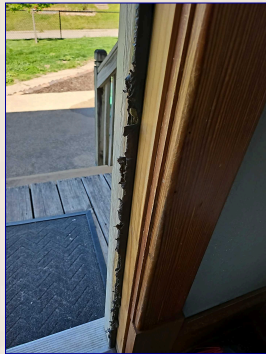


11. Exterior Doors

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Observations:

- Storm door in the sun room sticks at the top. Wooden front door is hard to open. Back door into the kitchen is in good condition but needs new weather stripping.
- Exterior door to the basement was locked.





Exterior A/C - Condenser

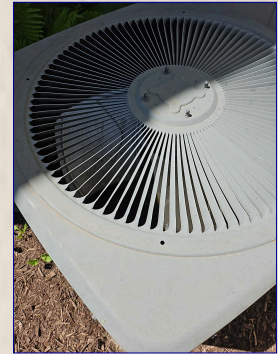
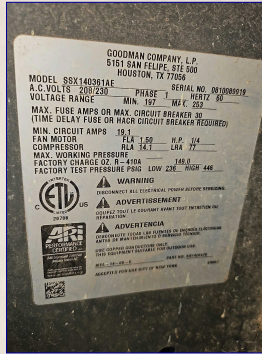
1. Exterior A/C - Heat Pump 1

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Location: East
- Approximate Age: 15-20+ years
- Serial #0810089919
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes
- Insulation: Yes

Observations:

- Split system air conditioners in general have an average estimated useful service life of 10-12 years, though routine upkeep/maintenance, regional weather/climate, and location of the condenser unit will all play critical roles in the longevity of these systems.



Garage/Carport

1. Type

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Type:

- Detached
- 1-Car

Observations:

- The garage had storage items. Limited visibility. Some defects may exist that were not visible during the home inspection. Recommend monitoring after storage items have been removed. Consult a licensed contractor as needed.

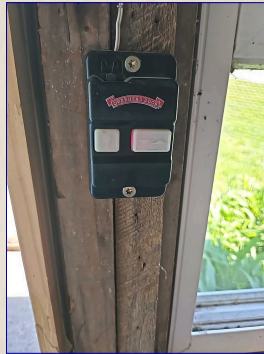
2. Automatic Opener

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Operation:

- Operable

Garage/Carport (continued)



3. Safety Reverse

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Operation:
• Operable



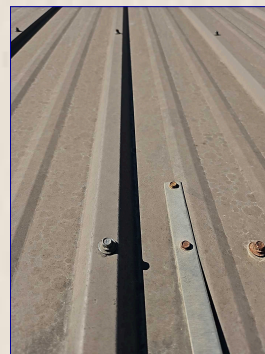
4. Roofing

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:
• Metal

Observations:

- The metal on the garage roof appeared to have some age. Consider asking the homeowner when that metal roof was installed. The screws for metal roofs should generally be replaced every 10 - 15 years.

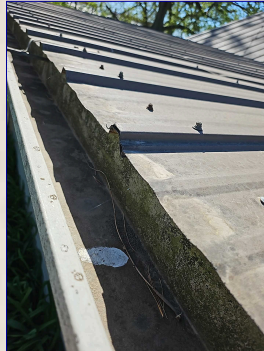


Garage/Carport (continued)

5. Gutters

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



6. Siding

Acceptable Fair Poor None-N/A Not Inspected

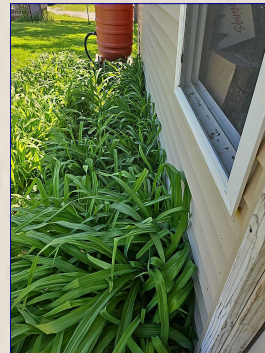
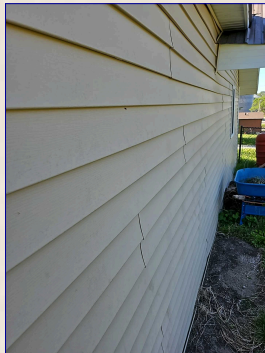
| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials:

- Vinyl

Observations:

- Vegetation should be trimmed back away from the siding.



7. Trim

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials:

- Vinyl

8. Window

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials:

- Vinyl

Garage/Carport (continued)



9. Floor

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:

- Concrete

Observations:

- The garage floor has expected cracks. Recommend a professional contractor to seal the cracks to help prevent additional damage.



10. Overhead Door(s)

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:

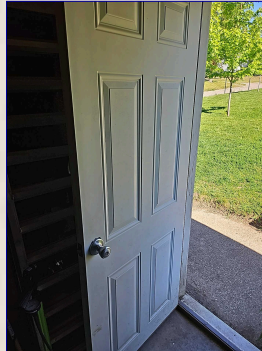
- Metal



11. Exterior Service Door

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



12. Electrical Receptacles

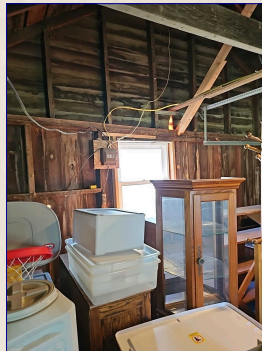
Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|--|--|--|---|
| | | | | X |
|--|--|--|--|---|

• Electrical receptacles: Yes

Observations:

• Outlets in the garage were not inspected. There were too many personal belongings in the way. The outlet I could see did not appear to be a GFCI outlet.





Kitchen

1. Kitchen Photos

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



2. Countertops

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



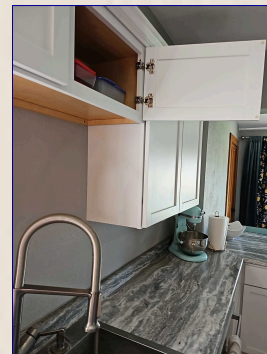
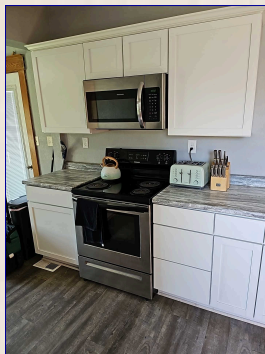
3. Cabinets

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Observations:

- Cabinet door above the sink had a loose hinge.



Kitchen (continued)

4. Plumbing

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory



5. Walls & Ceiling

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

6. Windows

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

- Condition:
- Screen missing/damaged

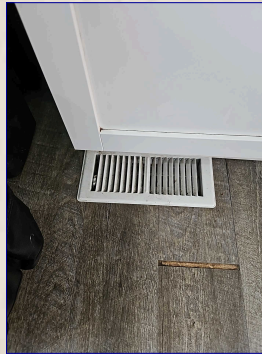


7. Heating/Cooling Source

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Heating source: Yes

Kitchen (continued)

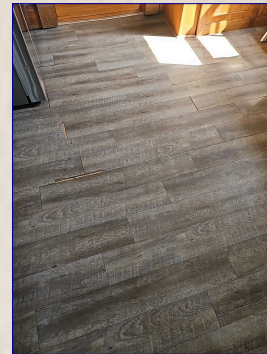


8. Floor

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | X | | |

Observations:

- Flooring installed is luxury vinyl plank(lvp). When lvp is installed it has high water resistance. However, this lvp was damaged and separating at many of the seams. In this condition water will slip between the cracks and potentially damaging the sub-floor. Recommend having the flooring replaced.



9. Appliances

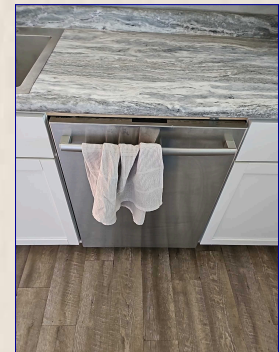
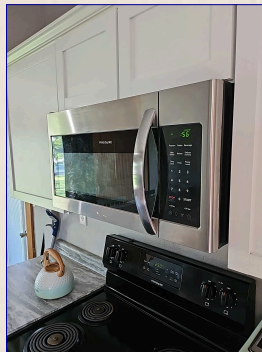
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Appliances:

- Disposal, operable: Not tested
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Trash Compactor, operable: N/A
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher drain line looped: No

Observations:

- Outlets are fed from a GFCI protected breaker.





Laundry Room

1. Doors/Walls/Ceiling

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

2. Heat Source Present

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

Heat Source Present:

- Yes

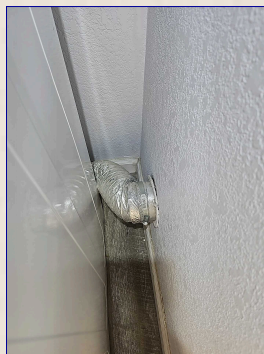
3. Dryer/Room Vented

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Dryer Vented:

- Dryer Vented: Wall
- Room Vented: No



4. Electrical

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | X | | |

Electrical:

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

Observations:

- There are missing GFCI receptacles in the laundry room, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.



5. Appliances

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | | | X |

- Appliances: Washing machine
- Appliances: Dryer



Living Room

1. Location

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- First floor

Living Room (continued)

2. Walls & Ceiling

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

3. Floor

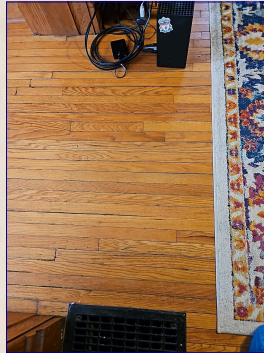
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Condition:

- Squeaks

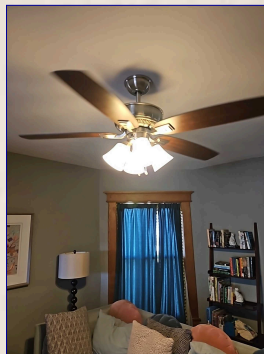
Observations:

- Hardwood flooring had some minor sagging in spots.



4. Ceiling Fan

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |



5. Electrical

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

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



6. Heating Source

Acceptable Fair Poor None-N/A Not Inspected

• Heating source present: Yes

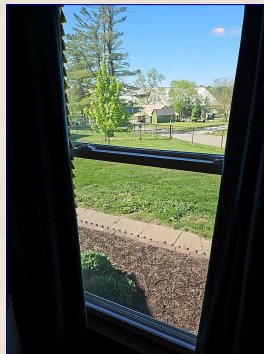
| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



7. Windows

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Family Room

1. Location

Acceptable Fair Poor None-N/A Not Inspected

- First floor

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

2. Walls & Ceiling

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

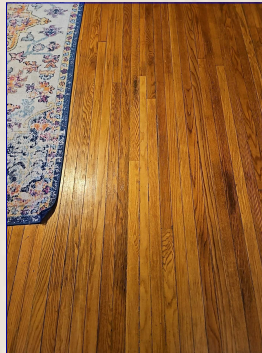
3. Floor

Acceptable Fair Poor None-N/A Not Inspected

Observations:

- Hardwood flooring had some minor sagging in spots.

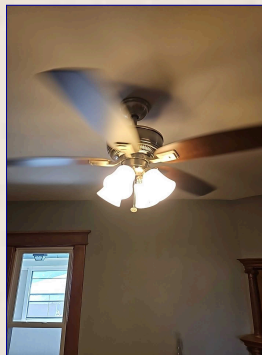
| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|



4. Ceiling Fan

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



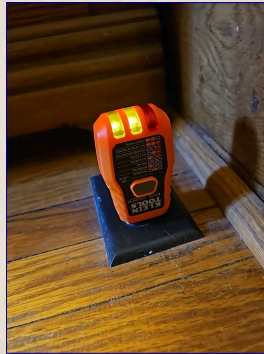
5. Electrical

Acceptable Fair Poor None-N/A Not Inspected

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

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Family Room (continued)

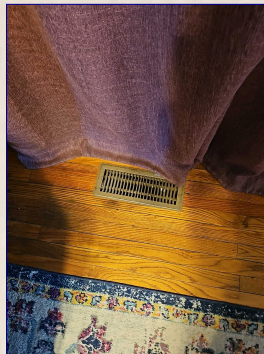


6. Heating Source

Acceptable Fair Poor None-N/A Not Inspected

• Heating source present: Yes

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



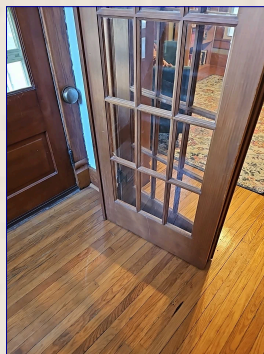
7. Doors

Acceptable Fair Poor None-N/A Not Inspected

Observations:

• Three panel folding door. Attempted to close the section that was folded and it rubbed the floor. A scuff on the floor can be seen where it has rubbed in the past.

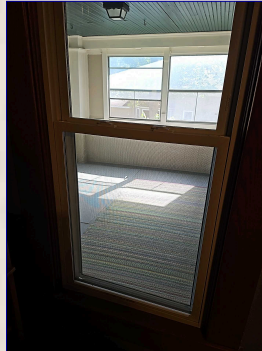
| | | | | |
|--|---|--|--|--|
| | X | | | |
|--|---|--|--|--|



8. Windows

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Dining Room

1. Location

Acceptable Fair Poor None-N/A Not Inspected • First floor

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

2. Walls & Ceiling

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

3. Floor

Acceptable Fair Poor None-N/A Not Inspected

Observations:
 • Hardwood flooring had some minor sagging in spots.

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

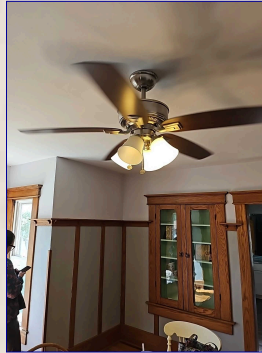


Dining Room (continued)

4. Ceiling Fan

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



5. Electrical

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|--|---|--|--|
| | | X | | |
|--|--|---|--|--|

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

Observations:

- Open ground exists at the receptacles in the room which is a safety hazard. Recommend a licensed electrician repair.

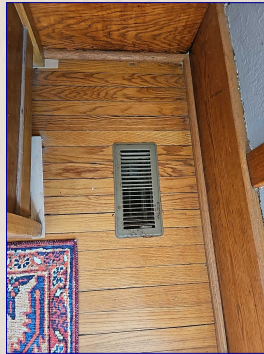


6. Heating Source

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

- Heating source present: Yes



7. Windows

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Bathroom 1

1. Location

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Location:
• Second floor bath



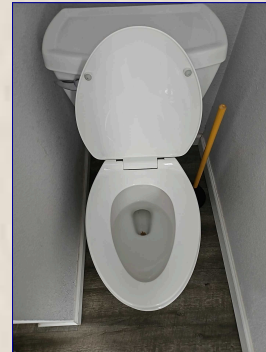
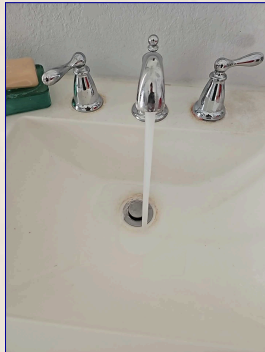
Bathroom 1 (continued)

2. Toilet/Sinks

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

- Toilet bowl loose: No
- Toilet bowl operable: Yes
- Sink(s) faucet leaks: No
- Sink(s) pipes leak: No



3. Bathtubs/Showers

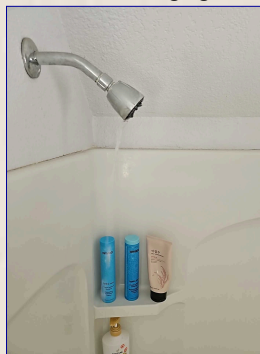
Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|---|--|--|--|
| | X | | | |
|--|---|--|--|--|

- Bathtub faucet leak: No
- Bathtub pipes leak: Not visible
- Shower faucet leak: No
- Shower pipes leak: Not visible
- Shower/Bathtub Area: Ceramic/Plastic

Observations:

• Diverter valve that switches from the bathtub faucet to the shower head may need replaced. When the diverter was engaged only a trickle was observed from the shower head



4. Drainage/Water Flow

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

5. Walls/Ceiling/Floor

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|--|---|--|--|
| | | X | | |
|--|--|---|--|--|

Observations:

• Flooring installed is luxury vinyl plank(lvp). When lvp is installed it has high water resistance. However, this lvp was damaged and separating at many of the seams. In this condition water will slip between the cracks and potentially damaging the sub-floor. Recommend having the flooring replaced.

Bathroom 1 (continued)



6. Doors

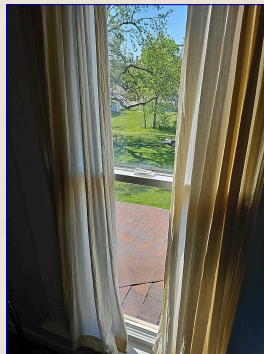
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |



7. Window

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Window:
 • Missing/Damaged screens



8. Receptacles

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | | | X |

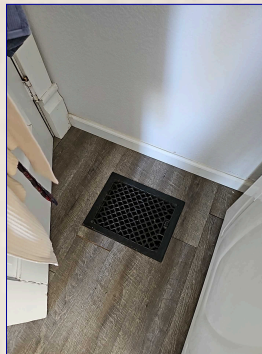
• Present: Yes
 • GFCI present: Yes
Observations:
 • Could not test GFCI outlet because the outlet was obstructed.



9. Heat Source Present

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Heat Source:
• Yes



10. Exhaust Fan

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | | X | |

Exhaust Fan:
• No

Bathroom 2

1. Location

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Location:
• First floor bath

2. Toilet/Sinks

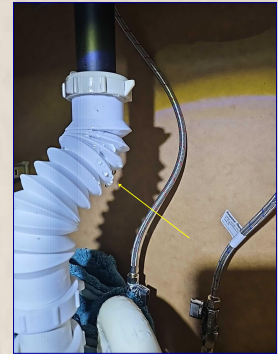
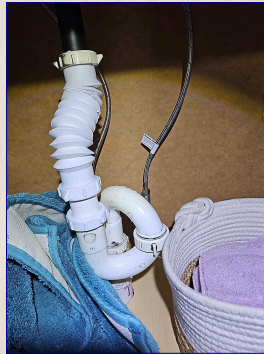
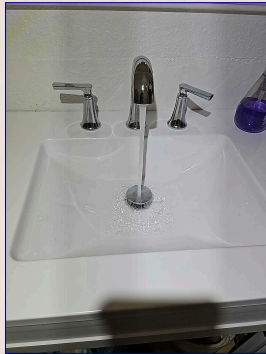
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | X | | |

- Toilet bowl loose: No
- Toilet bowl operable: Yes
- Sink(s) faucet leaks: No
- Sink(s) pipes leak: Yes

Observations:

- Drain is leaking. Also, it is not recommended to use flex drain pipe for permanent sink drain plumbing. Consider contacting a plumber for further evaluation.

Bathroom 2 (continued)



3. Bathtubs/Showers

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Bathtubs: N/A
- Shower faucet leak: No
- Shower pipes leak: Not visible



4. Drainage/Water Flow

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

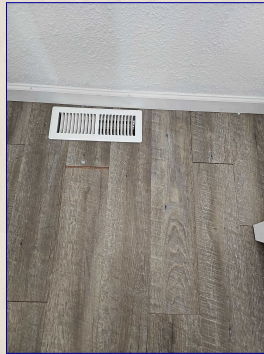
5. Walls/Ceiling/Floor

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | | | |

Observations:

- Flooring installed is luxury vinyl plank(lvp). When lvp is installed it has high water resistance. However, this lvp was damaged and separating at many of the seams. In this condition water will slip between the cracks and potentially damaging the sub-floor. Recommend having the flooring replaced.

Bathroom 2 (continued)



6. Doors

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

7. Window

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | | X | |

8. Receptacles

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | X | | |

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

Observations:

• A GFCI outlet should be installed in all wet/damp locations. Recommend further evaluation by a licensed electrical contractor.



9. Heat Source Present

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

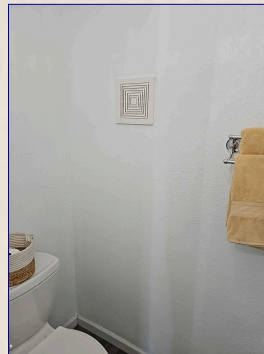
Heat Source:
• Yes



10. Exhaust Fan

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Exhaust Fan:
 • Yes
 • Operable: Yes



Bedroom 1

1. Location

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Location:
 • Second floor

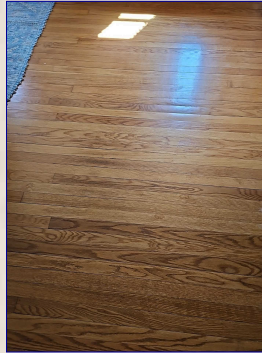


Bedroom 1 (continued)

2. Walls/Ceiling/Floor

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



3. Ceiling Fan

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|--|--|---|--|
| | | | X | |
|--|--|--|---|--|

4. Electrical

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Electrical:

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



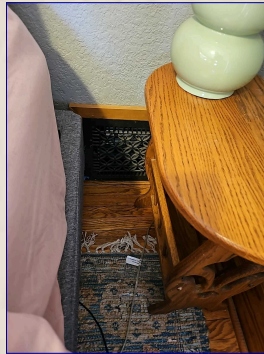
5. Heating Source Present

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Heating Source:

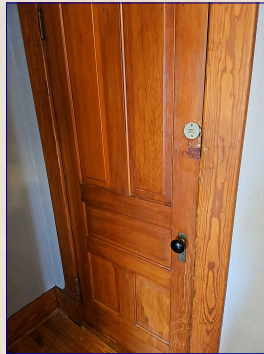
- Yes



6. Door

Acceptable Fair Poor None-N/A Not Inspected

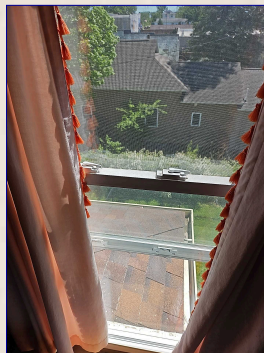
| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



7. Window(s)

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Bedroom 2

1. Location

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

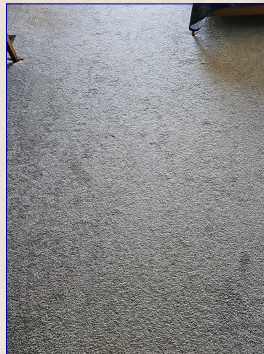
Location:
• Second floor



2. Walls/Ceiling/Floor

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

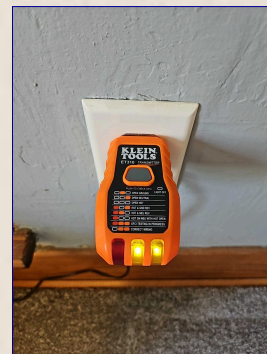


3. Electrical

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

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

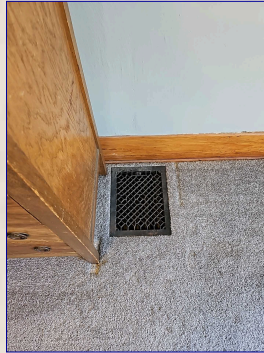


Bedroom 2 (continued)

4. Heating Source Present

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

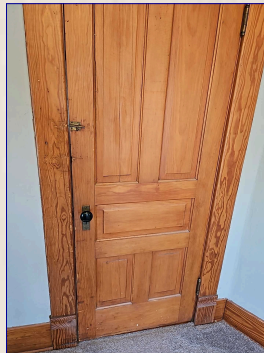


5. Door

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|---|--|--|--|
| | X | | | |
|--|---|--|--|--|

Observations:
 • Bedroom door does not latch.



6. Window(s)

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Bedroom 3

1. Location

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| x | | | | |
|---|--|--|--|--|

Location:
• Second floor



2. Walls/Ceiling/Floor

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| x | | | | |
|---|--|--|--|--|



3. Electrical

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|--|---|--|--|
| | | x | | |
|--|--|---|--|--|

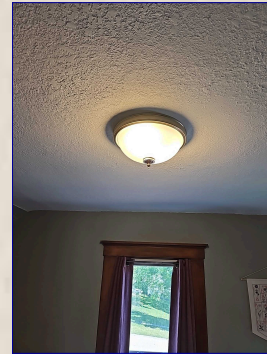
Electrical:

- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: Yes

Observations:

- Open ground exists at the receptacles in the bedroom, which is a safety hazard. Recommend a licensed electrician repair.

Bedroom 3 (continued)



4. Heating Source Present

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Heating Source:
• Yes



5. Door

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|---|--|--|--|
| | X | | | |
|--|---|--|--|--|

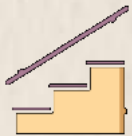
Observations:
• The door hits the frame and will not shut. Consider contacting a carpenter for adjustments/repair.



6. Window(s)

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

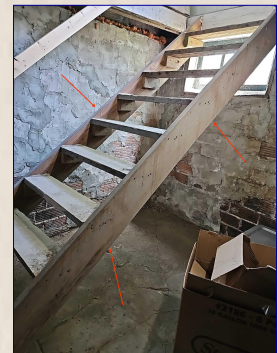
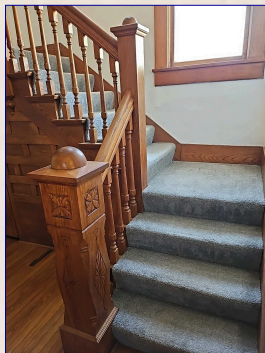
Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

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

Observations:

- The carpet at the first landing was worn in a couple spots.
- Stairs to the basement should be built with proper stringers for safety. See red arrow.





Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

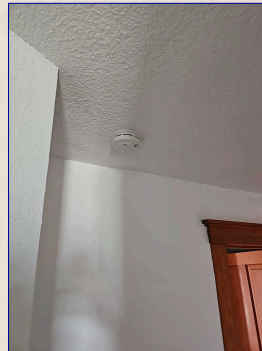
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Materials:

- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors: Recommend additional

Observations:

- There are missing carbon monoxide alarms noticed during the inspection, which is a safety hazard. Recommend installing carbon monoxide alarms per the manufacturer's specifications.



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: In the attic
- Location: Hallway

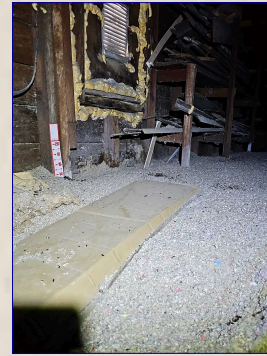


2. Insulation

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Insulation: **Cellulose**
- Insulation: Loose
- Insulation Installed In: Between ceiling joists

Attic/Structure/Framing/Insulation (continued)

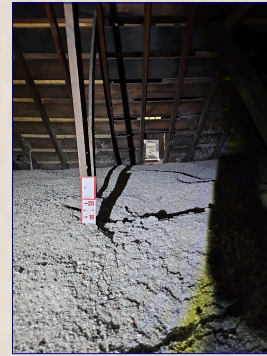
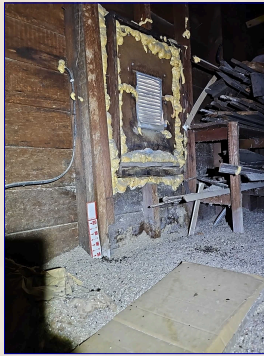


3. Ventilation

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Ventilation:

- Ventilation appears adequate
- Observations:
- Gable and ridge vents.



4. Roof Structure

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Roof Structure: Rafters
- Roof Structure: Wood
- Roof Structure: Collar ties



5. Flooring/Ceiling Joists/Sheathing

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Flooring: None
- Sheathing: Plywood
- Sheathing: Planking



6. Evidence of condensation/moisture/leaking

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | | | |

Condensation/Moisture/Leaking:

- Evidence of moisture: No
- Evidence of leaking: No



Basement

1. Foundation

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:

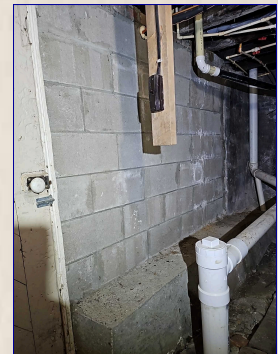
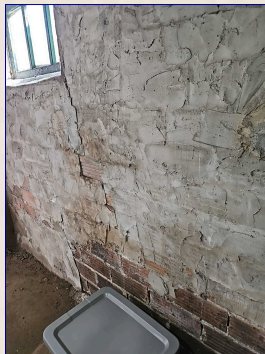
- Concrete block

Condition:

- Indication of moisture: Old stains

Observations:

- What foundation walls that could be seen looked good. Some walls appeared to have a skim coat of grout so those walls could not be properly observed.



Basement (continued)



2. Basement Floor

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Materials:

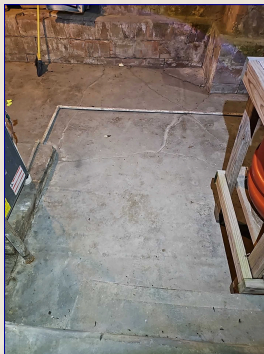
- Concrete

Condition:

- Typical cracks

Observations:

- The basement floor has expected cracks. Monitor and consult a licensed contractor if the cracks become active.
- Potential water intrusion into the basement at some point. The base of the basement stairs have moisture stains.



3. Window(s)

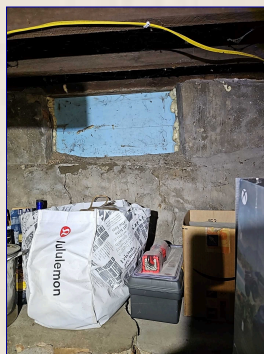
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | | | X | |

Condition:

- N/A

Observations:

- Basement windows were boarded up.



Basement (continued)

4. Drainage

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Sump pump, Floor drains:

- Floor drains: Yes
- Floor drains: Drains not tested

Observations:

- The floor drain, as seen in the basement, was not tested. Recommend pouring water into the drain periodically to help prevent sewer gases from backing up into the home.



5. Girders/Beams

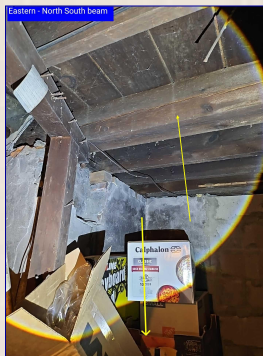
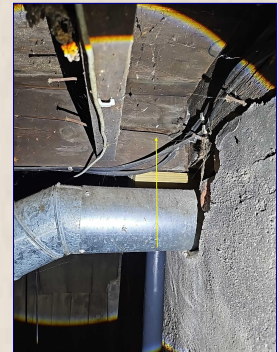
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Materials:

- Wood

Observations:

- Some of the beams had cracks. It is an older house but I would consider consulting with a framing contractor for further evaluation.



6. Columns

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

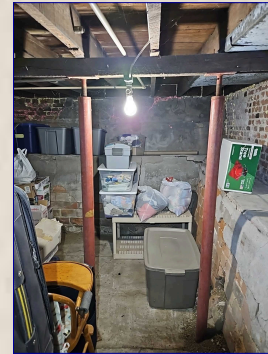
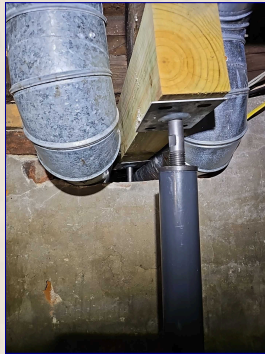
Materials:

- Steel
- Wood

Observations:

- Steel jack posts likely installed to help with joist sag due to the age of the house.

Basement (continued)



7. Joists

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| | X | | | |

Materials:

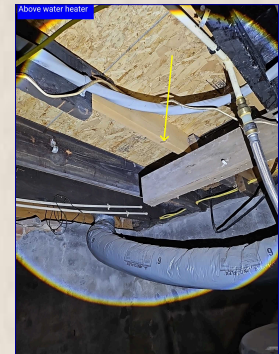
- Wood

Condition:

- Sagging/altered

Observations:

- There was a cracked floor joist in the west section of basement. In the main section of basement there were several burnt floor joists that have been piggybacked/sistered with new 2x6 boards for extra support. There was one joist above the water heater with a section cut out and replaced with a new piece of 2x6. I recommend consulting with a framing contractor for further evaluation.



8. Subfloor

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



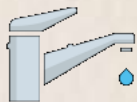
9. Electrical

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|--|---|--|--|--|
| | X | | | |
|--|---|--|--|--|

Observations:

- Open ground exists at the basement receptacles, which is a safety hazard. Recommend a licensed electrician repair.



Plumbing

1. Main Gas Shut-off Location

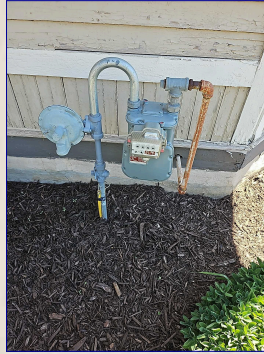
Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Location:

- On the side exterior wall
- Main fuel: Natural Gas

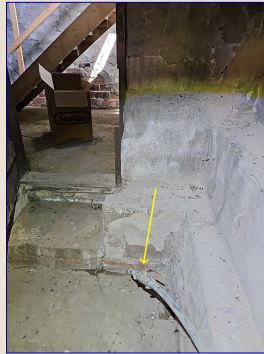
Plumbing (continued)



2. Main Water Shut-off Location

Acceptable Fair Poor None-N/A Not Inspected • In the basement

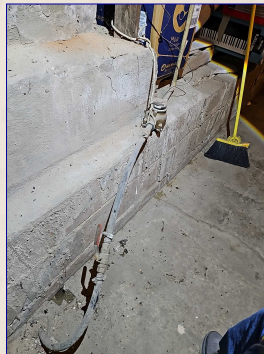
| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



3. Water Entry Piping

Acceptable Fair Poor None-N/A Not Inspected Type:
• Polyethylene

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

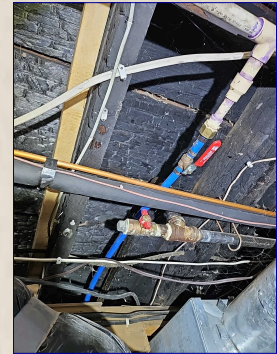
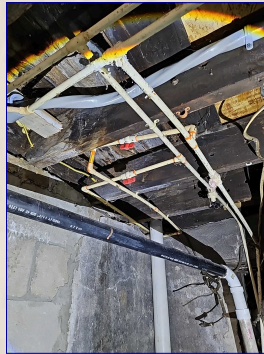


4. Visible Water Distribution Piping

Acceptable Fair Poor None-N/A Not Inspected Materials:
• PVC Plastic
• PEX Plastic

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Plumbing (continued)



5. Flow

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

6. Pipes Supply/Drain

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

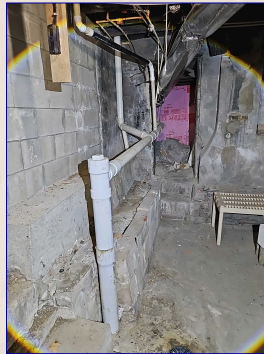
Supply/Drain:
• Cross connection: No

7. Drain/Waste/Vent Pipe

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials:
• PVC



8. Traps - Proper P-Type/Drainage

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

9. Fuel Line

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials:
• Fuel line: Black iron



Water Heater

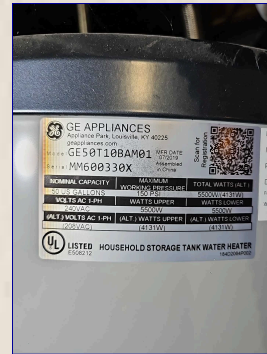
1. Brand Name

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Brand Name::**
- Brand: General Electric
 - Model # GE50T10BAM01
 - Serial # MM600330X

Observations:

• This unit was manufactured in 2019. Water heaters in general have an average estimated useful service life of 10-12 years, though water quality, routine upkeep/maintenance, and location of the water heater will all play critical roles in the longevity of these systems.



2. Capacity/Fuel

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Capacity: 50 gallons
- Fuel: Electric

3. Venting/Safety Devices

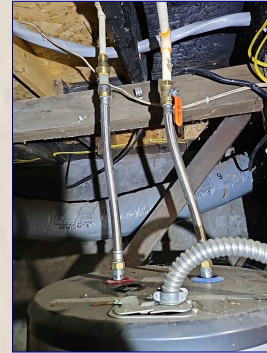
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Relief Valve Installed: Yes
- Relief Valve Extension Proper: Yes
- Relief Valve Extension Material Proper: Yes

4. Water Heater Condition

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|



Heating System

1. General

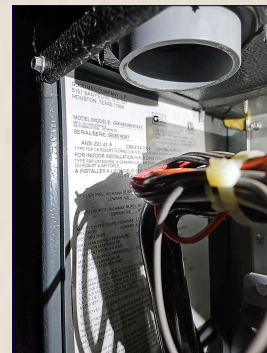
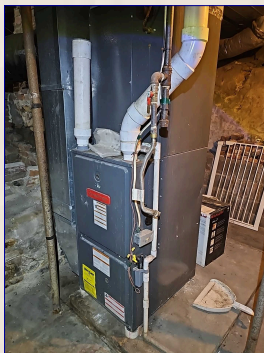
Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

- Serial # 0808516387
- Energy source: Natural Gas
- Warm air system: Central System

Observations:

- Gas-fired forced air furnaces in general have an average estimated useful service life of 15-25 years, though routine upkeep/maintenance, and location of the furnace will all play critical roles in the longevity of these systems.



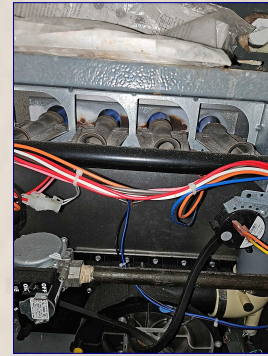
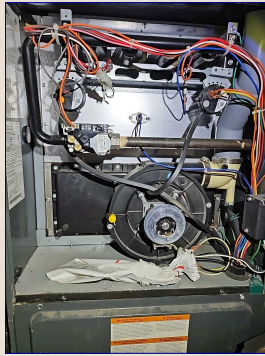
2. Combustion System

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

- **Combustion Air** Venting Present: Yes

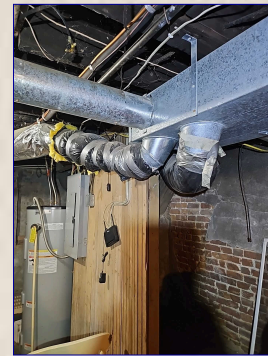
Heating System (continued)



3. Distribution/Flue Piping

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Distribution: Metal duct
- Distribution: Insulated flex duct
- Flue Piping: Properly Installed



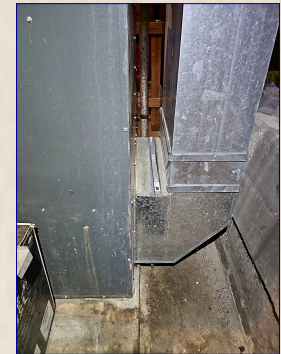
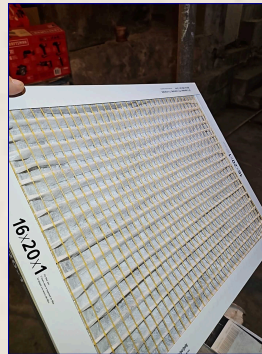
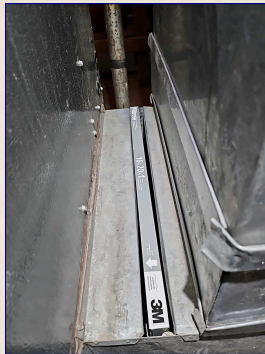
4. Filter/Operation/Other

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

- Filter: Standard
- When Turned On: Fired
- When Turned On - Proper Operation: Yes

Observations:

- While operating the furnace the filter got sucked in towards the fan. It was observed that only the North side had a track for the filter to slide into. This allows the South side of the filter to get pulled in.



5. Heating System Condition

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Observations:

- I always recommend when moving into a new home you should have the furnace cleaned and serviced.



Electric - Main Panel

1. Main Panel General

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

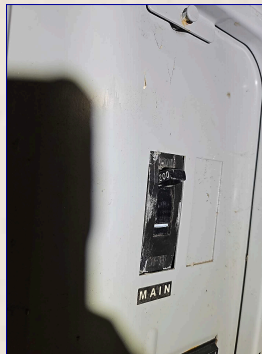


2. Amperage/Voltage/Breakers/Fuses

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

- Amperage: 200 amps
- Voltage: 120/240 volts
- Breakers/Fuses: Breakers



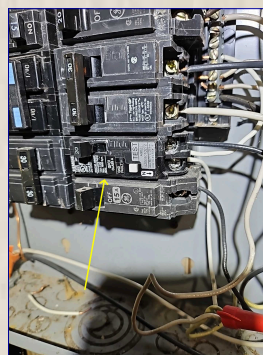
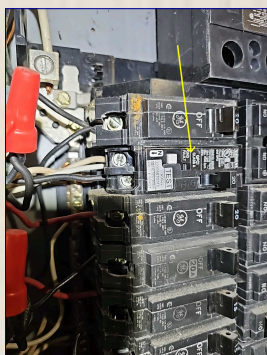
3. GFCI/AFCI Breaker/Appears Grounded

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

- GFCI breaker installed: Yes
- GFCI breaker operable: Yes

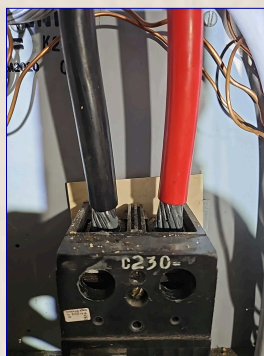
Electric - Main Panel (continued)



4. Main Wire

| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Main Wire:
 • Aluminum



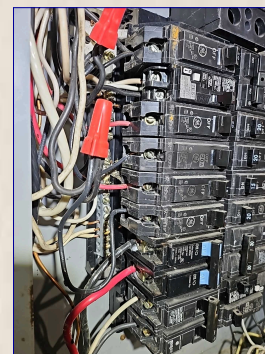
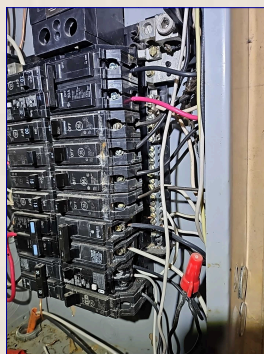
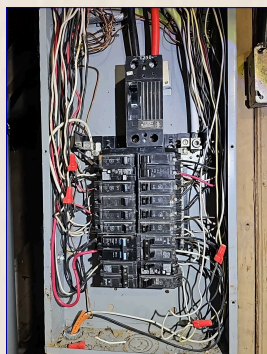
5. Branch Wire

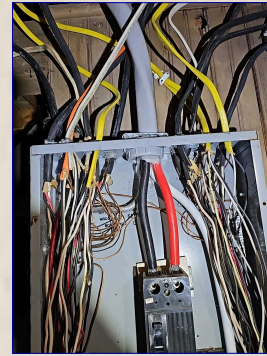
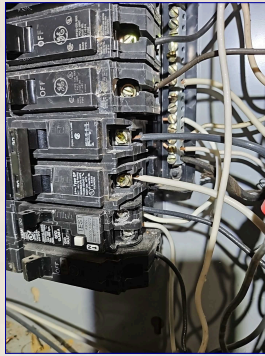
| Acceptable | Fair | Poor | None-N/A | Not Inspected |
|------------|------|------|----------|---------------|
| X | | | | |

Type:
 • Copper
 • Romex

Observations:

- Some of the wire was non-metallic sheathed cable without a ground. Recommend budgeting to have those wires replaced.





Cooling System - Interior

1. Cooling System: General

Acceptable Fair Poor None-N/A Not Inspected • Type: Central System

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

2. Evaporator Coil/Condensate Line

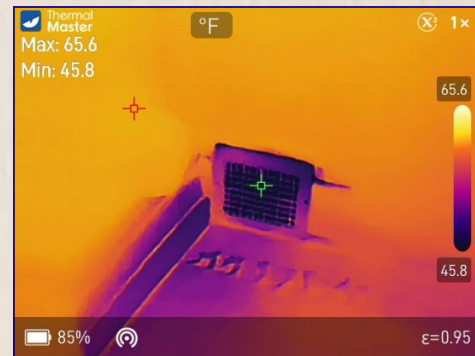
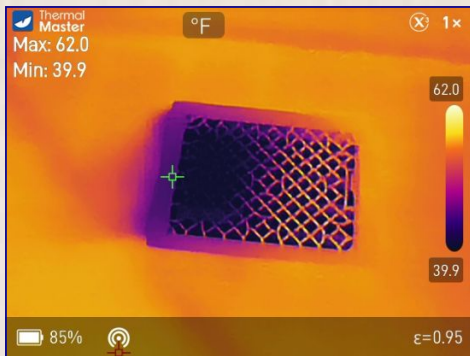
Acceptable Fair Poor None-N/A Not Inspected • Evaporator Coil: Not visible
• Condensate Line: To Floor Drain

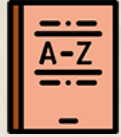
| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

3. Condition

Acceptable Fair Poor None-N/A Not Inspected

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|





Glossary

| Term | Definition |
|----------------|---|
| Cellulose | Cellulose insulation: Ground-up newspaper that is treated with fire-retardant. |
| Combustion Air | The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low. |
| 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. |