

Residential Inspection Report

Patriot Home Inspections, LLC

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Patriot Home Inspections, LLC

777 Heaven Drive
Inspection Prepared For: Valued Client

Date of Inspection: 5/29/2020

Year Built: 1999

Size: 1448

Weather: Sunny

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.


A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.



An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.



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.

Roof		
Page 22 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Some shingles damaged. • Some shingles &/or tabs missing. • Some shingles curling. • Exposed nails on roofing material. Recommend sealing all fastener heads. • It is recommended to budget for a new roof. It is the inspectors opinion that some or all of the roof surface is beyond its usable life.
		
Valley area of roof		
Interior Areas		
Page 26 Item: 2	Smoke Detectors	<ul style="list-style-type: none"> • SAFETY CONCERN: There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.
Kitchen		
Page 29 Item: 3	Cook top condition	<ul style="list-style-type: none"> • SAFETY CONCERN: Free standing range missing anti-tip bracket/device. Should be installed.
Page 32 Item: 7	Plumbing	<ul style="list-style-type: none"> • Extremely hot water noted.
Bedrooms		
Page 37 Item: 5	Electrical	<ul style="list-style-type: none"> • Smoke detectors missing in bedrooms. Installation recommended.

Garage		
Page 56 Item: 1	Roof Condition	
<div><div><p>Garage Roof</p></div><div><p>Garage Roof</p></div></div>		

Report Introduction

I appreciate the opportunity to conduct this inspection for you!

Please carefully read your entire Inspection Report. Call me after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

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

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

*As a home inspector, please keep in mind that I am NOT a roofer, plumber, electrician or contractor. **My role is to visually observe and report on the current state of the home and not to predict future events or conditions in the home.***

A **recommendation** does not constitute a directive, it is only the opinion of myself as a Certified Professional Inspector. Please read the Standards of Practice for Certified Home Inspectors to further understand my role.

This report is the exclusive property of Patriot Home Inspections, LLC and the client(s) listed in the report title. Use of this report by any *unauthorized* persons is prohibited. Patriot Home Inspections, LLC reserves the right to use any photos obtained during the inspection to market or educate others.

It is my intent to make this report as concise and readable as possible. If you have questions about anything in this report, please do not hesitate to call or email me for clarifications. As a home inspector, I work for you, my client, and no one else. I abide by a strict code of ethics and will not break this code for any reason.

That is my solemn promise to you.



Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Occupancy

Occupancy: Vacant

3. Property Type

Property Type: Single Family Home

4. Property Age

Year Built: 1999

5. Door Faces

Door Faces: NorthEast



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

3.2. Exterior

I. The inspector shall inspect:

- A. the exterior wall-covering materials;
- B. the eaves, soffits and fascia;
- C. a representative number of windows;
- D. all exterior doors;
- E. flashing and trim;
- F. adjacent walkways and driveways;
- G. stairs, steps, stoops, stairways and ramps;
- H. porches, patios, decks, balconies and carports;
- I. railings, guards and handrails; and
- J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

- A. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

- A. any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

- A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- C. inspect or identify geological, geotechnical, hydrological or soil conditions.
- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.

Exterior Areas Continued

- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.



1. Doors

Observations:

- The door sill plate needs to be repaired or replaced. Location:
- Improper support at back door (garage) Consider adding a new stair system and support under the sill area.



Evidence of previous damage



Previous sill damage



Inadequate support

Exterior Areas Continued

✓ 2. Window Condition

Observations:

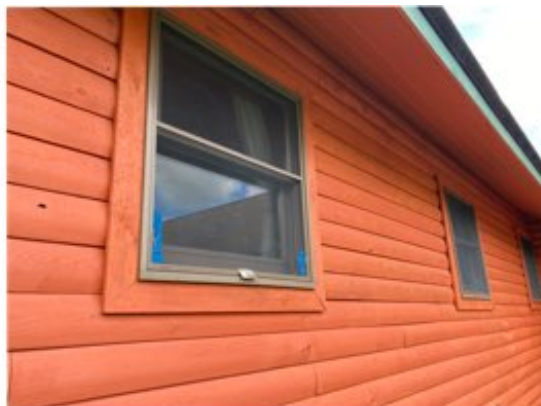
- Components appeared in satisfactory condition at time of inspection.
- Some window screens missing and some damaged.



Window Condition



Windows



Windows



Windows

Exterior Areas Continued



Windows



3. Siding Condition

Materials: Wood siding, concrete foundation with wood skirting

Observations:

- Several areas of the wood siding should be re-stained

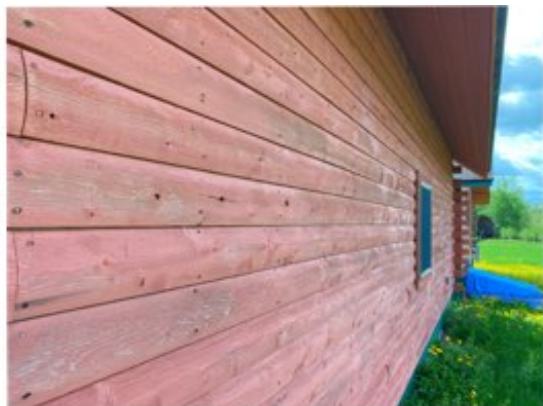


Siding Condition



Siding Condition

Exterior Areas Continued



Siding condition



Siding Condition



Siding Condition



Garage area siding condition

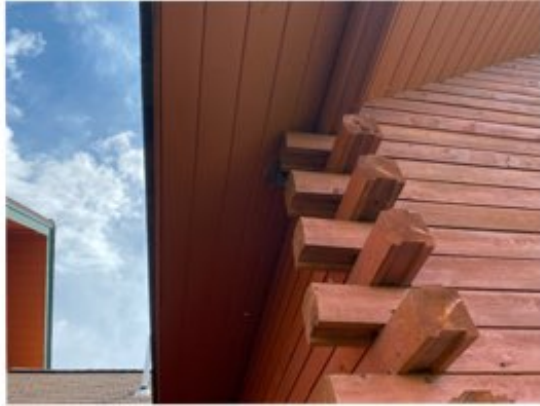


4. Eaves & Fascia

Observations:

- The eaves appeared to be in good shape however some areas are not visible so there is always a potential for issues. There were a couple of areas where there were hornets nests that need to be removed.
- Painting needed on fascia in areas.

Exterior Areas Continued



Condition of Eaves



Hornets nest



5. Exterior Paint

Observations:

- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.



1. Driveway and Walkway Condition

Materials: Gravel driveway noted.

Observations:

- Gravel driveways need ongoing maintenance. Repair as needed.
- Sunken areas were observed with cracks and breaks.



Gravel Driveway



2. Grading

Observations:

- There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.

Grounds Continued



Water runoff



3. Vegetation Observations

Observations:

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

Grounds Continued



4. Patio and Porch Deck

Observations:

- Appeared functional at time of inspection.
- IMPROVE: Consider upgrading to new composite lumber decking material.
- The deck leaned towards the house, and was generally “warped”. Consider replacement or re support in areas.



Deck slanted towards home



Inadequate supports

Grounds Continued



Deck slanted towards home



Leans towards home



Deck Supports



5. Stairs & Handrail

Observations:

- Appeared functional at time of inspection.

Grounds Continued



Deck stairway



6. Grounds Electrical

Observations:

- Underground service noted.
- **GFCI** tripped



Service Entrance



GFCI Receptacle



7. GFCI



8. Exterior Faucet Condition

Location: North side of house. • South side of house. • West side of house.

Observations:

- Appears Functional.
- Loose at structure, repairs needed to prevent possible damage to supply line.

Grounds Continued



Exterior Faucet

9. Patio and Porch Condition



Deck Supports



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Walls

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Foundation walls were insulated which was an inspection limitation.



Foundation wall insulation

2. Post and Girders

Observations:

- Support Material: Wood/Bearing Wall
- Beam Material: Wood
- Steel screw Jacks
- Screw jacks are generally a temporary measure. Jacks were installed upside down and did not have proper attachments to the beam.

Foundation Continued



Manufactured floor joists



Floor jack



Floor jack



Floor jack connection

3. Foundation Plumbing

Observations:

- ****SUPPLY****
- 3/4 inch copper
- ****DRAIN, WASTE, VENT****
- Poly Vinyl Chloride "**PVC**" waste and vent pipes noted.
- ****OBSERVATIONS****
- Appears Functional at time of inspection.
- See photo for main water shut off valve location.<FYI> Future reference in the event of an emergency.

Foundation Continued



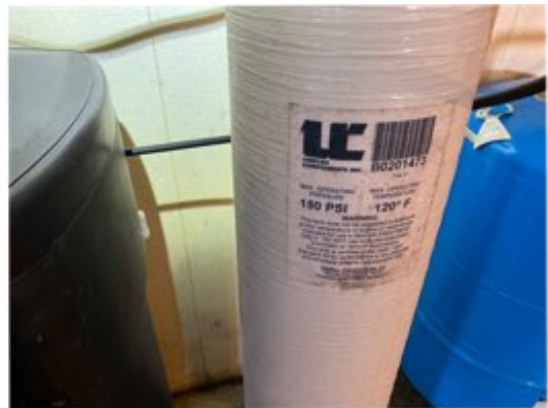
Main water shutoff



Water softener unit



Water supply



Water Softener



Roof

1. Roof Condition

Materials: Inspected from ladder. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Asphalt shingles noted.

Observations:

- Some areas not visible from inspection level.
- Some shingles damaged.
- Some shingles &/or tabs missing.
- Some shingles curling.
- Exposed nails on roofing material. Recommend sealing all fastener heads.
- It is recommended to budget for a new roof. It is the inspectors opinion that some or all of the roof surface is beyond its usable life.



Valley area of roof

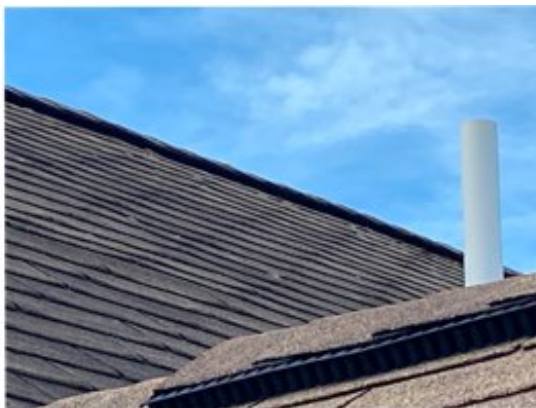


Valley area of roof

Roof Continued



Roof condition



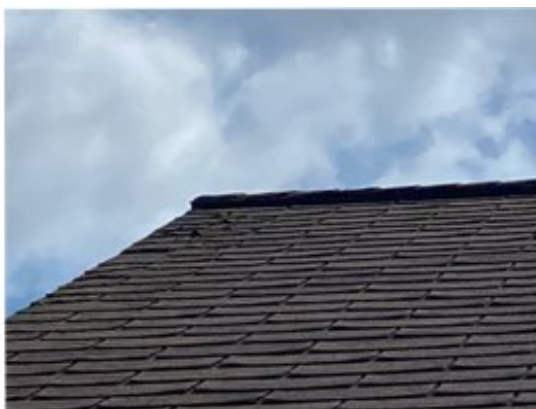
Roof condition



Roof condition



Roof condition



Roof Continued



Roof condition



Curling asphalt roof shingles



Roof condition



Interior Areas

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

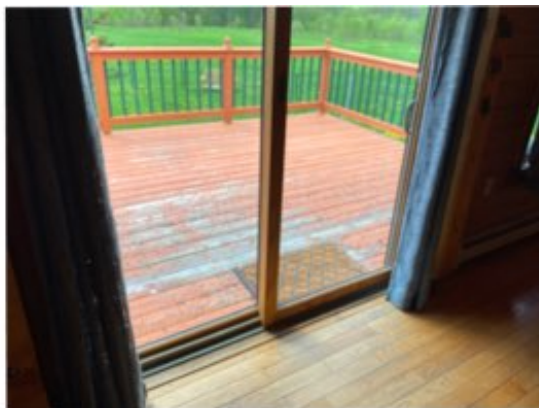
The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Smoke alarms are required in all bedrooms, hallways, finished basements and in any room, which has a fireplace, woodstove or pellet stove. It's important to have enough smoke alarms in your home. Fire research has demonstrated that with today's modern furnishings, fires can spread much more rapidly than in the past when more natural materials were used. Because of this, having enough properly located smoke alarms is essential to maximize the amount of available escape time. For many years NFPA 72, National Fire Alarm and Signaling Code, has required as a minimum that smoke alarms be installed inside every sleep room (even for existing homes) in addition to requiring them outside each sleeping area and on every level of the home. (Additional smoke alarms are required for larger homes.) Homes built to earlier standards often don't meet these minimum requirements. Homeowners and enforcement authorities should recognize that detection needs have changed over the years and take proactive steps make sure that every home has a sufficient complement of smoke alarms.

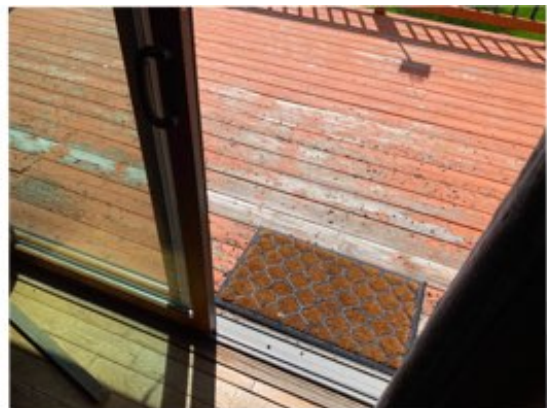
1. Doors

Observations:

- Sliding doors to backyard.
- Door to the basement was not lined up correctly and did not shut properly



Sliding glass doors



Sliding glass door operation

Interior Areas Continued



Basement door does not line up properly

2. Smoke Detectors

Observations:

- ****SMOKE DETECTORS****

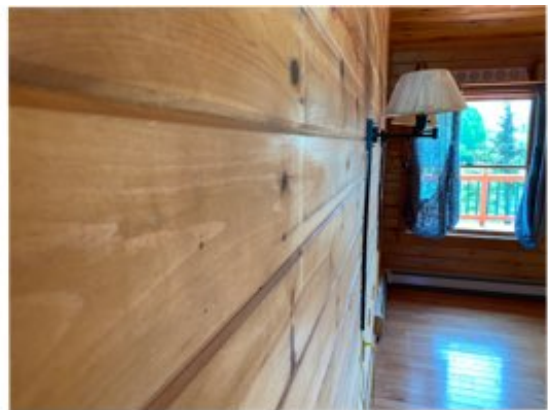
- **SAFETY CONCERN:** There are no visible smoke detectors. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.

3. Ceiling Condition

Materials: There are wood plank ceilings noted.

4. Wall Condition

Materials: The walls are clad in wood plank material.



5. Window Condition

Materials: Wood framed double hung window noted.

Observations:

- Damaged screens observed.

Interior Areas Continued



Kitchen

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

1. Cabinets

Observations:

- A ground-fault circuit interrupter, or GFCI, is a device used in electrical wiring to disconnect a circuit when unbalanced current is detected between an energized conductor and a neutral return conductor. Such an imbalance is sometimes caused by current "leaking" through a person who is simultaneously in contact with a ground and an energized part of the circuit, which could result in lethal shock. GFCIs are designed to provide protection in such a situation, unlike standard circuit breakers, which guard against overloads, short circuits and ground faults.

It is estimated that about 300 deaths by electrocution occur every year, so the use of GFCIs has been adopted in new construction, and recommended as an upgrade in older construction, in order to mitigate the possibility of injury or fatality from electric shock.



Kitchen Overview



GFCI

2. Counters

Observations:

- Plastic laminate tops noted.
- There is normal wear noted for the age of the counter tops.

Kitchen Continued



Counter condition

3. Cook top condition

Observations:

- Electric cook top noted.
- The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.
- **SAFETY CONCERN:** Free standing range missing anti-tip bracket/device. Should be installed.



Cooktop

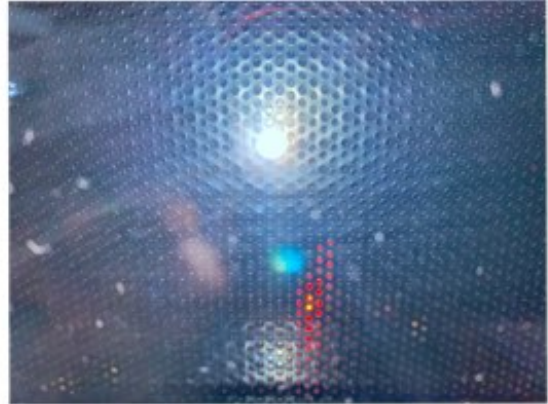


Range Data Label

Kitchen Continued



Microwave Data Label



Microwave operation



Cooktop operation



Oven operation

4. Sinks

Observations:

- ****DRAINS****
- Drain line leaks under sink.
- Operated normally, at time of inspection.

Kitchen Continued



Sink operation



Kitchen drain trap



5. Vent Condition

Materials: Recirculating

Observations:

- Recommend cleaning filter regularly for fire safety.

Kitchen Continued



Recirculating vent

6. Window Condition

Materials: Wood framed double hung window noted.



Kitchen window

7. Plumbing

Observations:

- Extremely hot water noted.

Kitchen Continued



Kitchen sink leak



Water Temperature

8. Electrical

Observations:

- Switch damaged or apparently inoperable.
- After 5 years of operation, CARBON MONOXIDE detectors should be replaced, because they wear out.
- Tested and functional at time of inspection, but only the siren was tested, not the carbon monoxide sensor.



Open electrical



Loose switch

Kitchen Continued



Working smoke alarm

9. GFCI

Observations:

- GFCI in place and operational.

10. Wall Condition

Materials: The walls are clad in wood plank material.

Observations:

- Missing tiles behind the stove area.



Missing tiles behind stove



Bedrooms

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

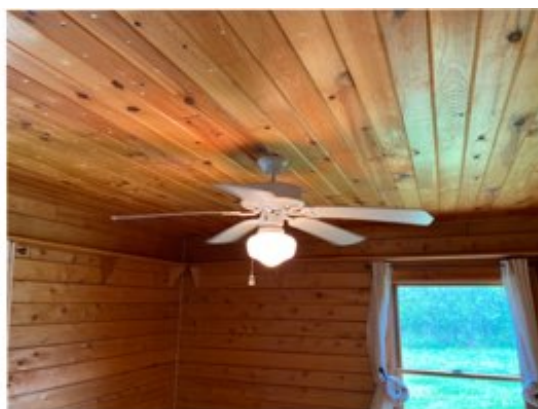
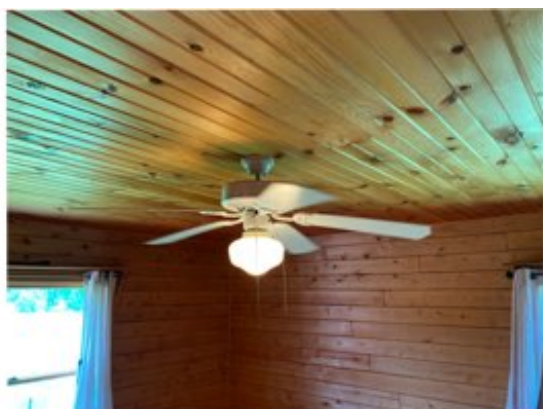
1. Locations

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

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



Fan operation



Bedrooms Continued

3. Closets

Observations:

- The closet is in serviceable condition.
- Closet doors in bedroom 3 needs adjustment.



Closet area with pulldown ladder for attic entry



Adjustment needed

4. Doors

Observations:

- Solid wood doors noted.
- The door to the master bathroom would not stay open on its own.



5. Electrical

Observations:

- It is **HIGHLY** recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits. In the near future it will be a requirement and is a very safe and sound update.
- **Smoke detectors missing in bedrooms. Installation recommended.**

Bedrooms Continued



Missing Smoke Alarm

6. Wall Condition

Materials: The walls are clad in wood plank material.

7. Window Condition

Materials: Wood framed double hung window noted.

Observations:

- All accessible windows operated



Window operation





Bathroom

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

1. Locations

Locations: Master Bathroom • Main Floor Bathroom

2. Electrical

Observations:

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

3. GFCI

Observations:

- GFCI in place and operational

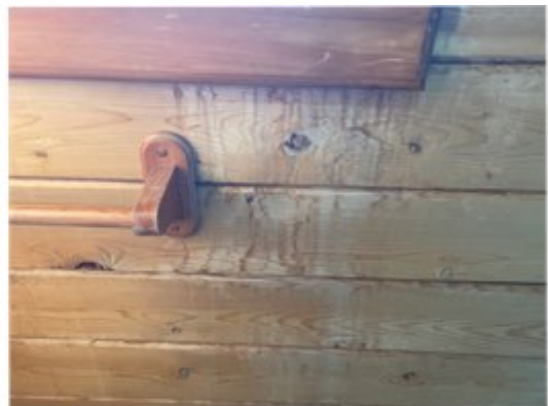
4. Exhaust Fan

Observations:

- Appeared functional, at time of inspection.
- The fan should be run every time you take a shower. Moisture staining is present on the wall under the window which could be caused by moisture from the shower.



Bathroom exhaust fan



Signs of moisture over time

5. Floor Condition

Materials: Ceramic tile is noted.

Bathroom Continued



Bathroom Flooring

6. Heating

Observations:

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



Heating Method

7. Bath Tubs

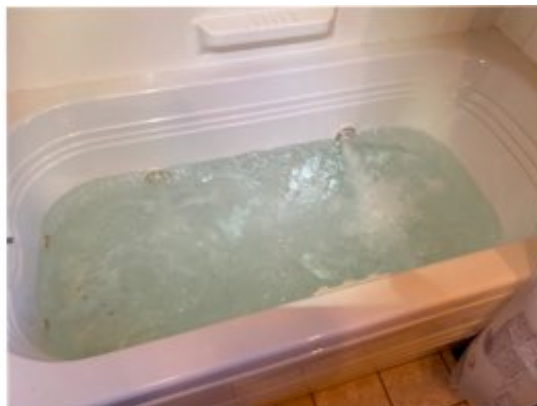
Observations:

- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and was tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

Bathroom Continued



Whirlpool Tub

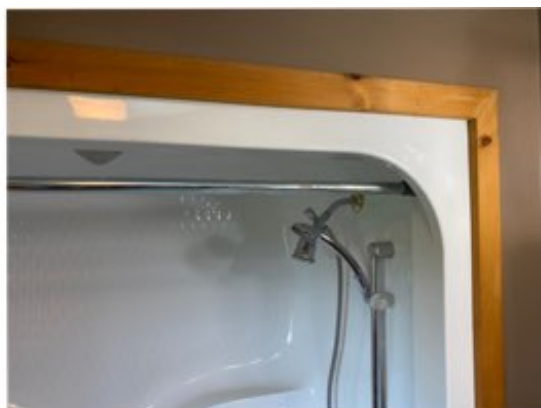


Whirlpool tub in operation

8. Enclosure

Observations:

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



9. Sinks

Observations:

- ****DRAINS****
- “Flex” pipe noted at drain. This is generally not advisable due to possible buildup of debris which will eventually slow down the drain.

Bathroom Continued



Flex drain



10. Toilets

Observations:

- Observed as functional and in good visual condition.

Bathroom Continued



Toilet operation



Toilet operation

11. Window Condition

Materials: Wood framed double hung window noted.



Window operation





Laundry

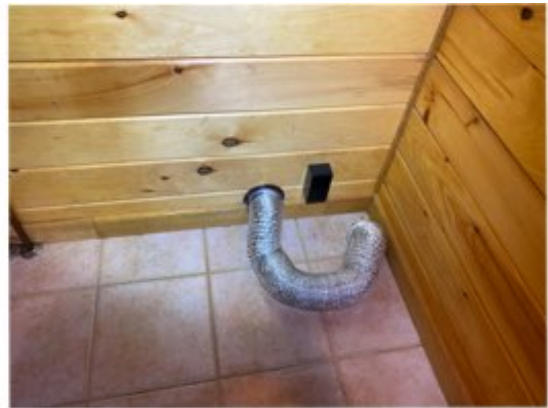
1. Locations

Locations: In the garage area

2. Dryer Vent



Dryer Vent



Dryer Hookup

3. Wash Basin



Laundry hookups

Laundry Continued

4. Window Condition

Materials: Wood framed double hung window noted.

Observations:

- The windows that were tested, are functional.





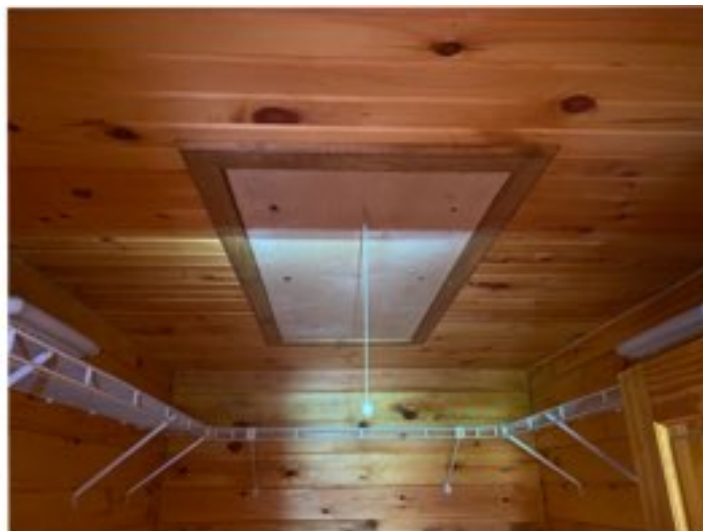
Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. The SOP for Home Inspectors regarding Attic Inspections: I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is NOT required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

1. Access

Observations:

- **Location of access**
- Pull Down Ladder located in:
- Bedroom Closet.



Attic entry

2. Structure

Observations:

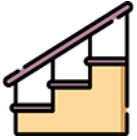
- Could not access all areas of the attic due to limited space.

Attic Continued



Attic Condition





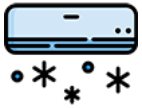
Basement/Crawlspace

1. Walls

****BASEMENT**** • Basement noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.



Heat/AC

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

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

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

1. Heater Condition

Location and Type: Location: • The furnace is located in the basement

Observations:

- I did not see a service tag on the furnace, it is recommended to ask the seller to show documentation of when the last service took place.

Heat/AC Continued



Heater Data

2. Thermostats

Location and Observations:

- Analog, non-programmable type.

Heat/AC Continued



Thermostat

We are not professional plumbers. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drainpipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.



Water Heater

1. Base

Observations:

- The water heater base is functional.



Water Heater Data Label



Missing Discharge pipe for TPR

2. Overflow Condition

Materials: None



Electrical

3.7. Electrical

I. The inspector shall inspect:

- A. the service drop;
- B. the overhead service conductors and attachment point;
- C. the service head, gooseneck and drip loops;
- D. the service mast, service conduit and raceway;
- E. the electric meter and base;
- F. service-entrance conductors;
- G. the main service disconnect;
- H. panelboards and over-current protection devices (circuit breakers and fuses);
- I. service grounding and bonding;
- J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
- K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- L. for the presence of smoke and carbon monoxide detectors.

II. The inspector shall describe:

- A. the main service disconnect's amperage rating, if labeled; and
- B. the type of wiring observed.

III. The inspector shall report as in need of correction:

- A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
- B. any unused circuit-breaker panel opening that was not filled;
- C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
- D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
- E. the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
- B. operate electrical systems that are shut down.
- C. remove panelboard cabinet covers or dead fronts.

Electrical Continued

- D. operate or re-set over-current protection devices or overload devices.
- E. operate or test smoke or carbon monoxide detectors or alarms.
- F. inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- H. inspect ancillary wiring or remote-control devices.
- I. activate any electrical systems or branch circuits that are not energized.
- J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- K. verify the service ground.
- L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
- M. inspect spark or lightning arrestors.
- N. inspect or test de-icing equipment.
- O. conduct voltage-drop calculations.
- P. determine the accuracy of labeling.
- Q. inspect exterior lighting.

1. Electrical Panel



Panel condition

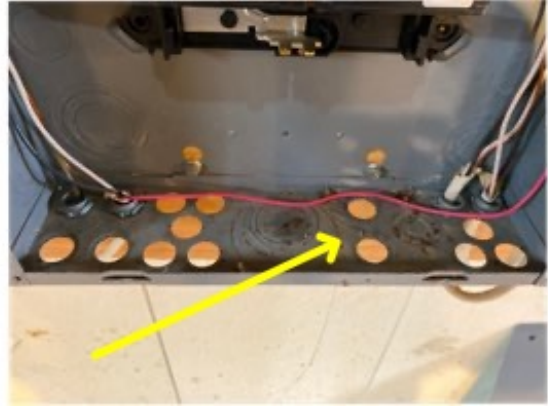


Electrical panel legend

Electrical Continued



Condition of panel



Missing knockouts



Garage

1. Roof Condition

Materials: Inspected from ladder.

Materials: Asphalt shingles noted.

Observations:

- Note that experts recommend that any roof over 10 years old receive a roof certification by a local roofing specialist.
- Shingles were brittle in areas. Recommend budgeting for replacement.



Garage Roof



Garage Roof



Garage Roof

Garage Continued

2. Walls

Observations:

- The common wall between the garage and home has damage or improper covered areas. Fire potential to the home is at a greater risk. Recommend repairing or installing the proper fire rated wall.

3. Anchor Bolts

Observations:

- The anchor bolts were not visible.

4. Rafters & Ceiling

Observations:

- There were no major deficiencies of the roof structure at the time of inspection.



5. Garage Door Condition

Materials: Two - single 7', steel panel, sectional roll-up doors.

Observations:

- IMPROVE: Consider future replacement with new steel triple-layer insulated type doors.
- The right garage door was not level and did not open correctly

Garage Continued



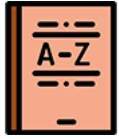
Mechanical damage to doors



Dents in garage door



Adjustment needed for proper operation



Glossary

Term	Definition
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.