

FENCO Home Inspections

Property Inspection Report



Inspection prepared for: Sample
Inspection Date: 5/1/2010

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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 expenses 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 of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| Bedrooms | | |
|-----------------|-------------------------|---|
| Page 4 Item: 2 | Closets | • closet door is broken |
| Page 4 Item: 5 | Smoke Detectors | • Did not test due to sleeping kids |
| Bathroom | | |
| Page 5 Item: 7 | Exhaust Fan | • master bathroom toilet fan unplugged |
| Page 6 Item: 12 | Shower Walls | • Evidence of repair observed. |
| Page 6 Item: 14 | Sinks | • Slow drain at sink. Recommend clearing. • Sink Has Duct Tape patch |
| Kitchen | | |
| Page 7 Item: 9 | Sinks | • Stains from presumed past leaks noted. |
| Heat/AC | | |
| Page 10 Item: 9 | Filters | • Furnace filter dirty. Needs replacement |
| Water Heater | | |
| Page 12 Item: 8 | Overflow Condition | • Bracket has come loose and needs to be reattached |
| Garage | | |
| Page 13 Item: 6 | Exterior Door | • Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. |
| Page 13 Item: 7 | Fire Door | • Auto closure needs adjusting |
| Roof | | |
| Page 15 Item: 6 | Gutter | • some gutter bolts need to be re attached |
| Attic | | |
| Page 16 Item: 4 | Vent Screens | • Vent screens noted as loose. |
| Grounds | | |
| Page 18 Item: 2 | Grading | • One vent needs to be dug out to drain properly |
| Page 19 Item: 3 | Vegetation Observations | • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. |

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Owner/Client present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

Interior Areas

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

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

1. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Operated normally when tested, at time of inspection.

2. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The closet is in serviceable condition.

3. Door Bell

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Operated normally when tested.

4. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

5. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Some outlets not accessible due to furniture and or stored personal items.

6. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

7. Stairs & Handrail

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

8. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

9. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

10. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Drywall walls noted.

11. Fireplace

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Living Room
Materials: gas burning fireplace
Observations:
• Functional

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. Ceiling Fans

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• Operated normally when tested, at time of inspection.

2. Closets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:
• The closet is in serviceable condition.
• closet door is broken



Closet door is broken

3. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- Installed AFCIs responded to test

4. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Flooring Types: Carpet is noted.

5. Smoke Detectors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- Did not test due to sleeping kids

6. Wall Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Drywall walls noted.

7. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: vinyl windows

8. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

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. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- No deficiencies observed.

3. Ceiling Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: There are drywall ceilings noted.

4. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Plastic laminate tops noted.

5. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

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

6. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- GFCI in place and operational

7. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The bath fan was operated and no issues were found.
- **master bathroom toilet fan unplugged**



Exhaust fan unplugged

8. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Sheet vinyl flooring is noted.

9. Heating

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

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

10. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

11. Showers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- ****SHOWER BASE****
- functional

12. Shower Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Fiberglass surround noted.
- Evidence of repair observed.



Some water stains noted



excessive caulk used to seal shower

13. Bath Tubs

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

14. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:

- Slow drain at sink. Recommend clearing.
- Sink Has Duct Tape patch



Drains slowly



Sink drain has been patched with Duct Tape

15. Toilets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Kitchen

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

1. Cabinets

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • No deficiencies observed.

2. Counters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

3. Dishwasher

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated

4. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

5. Garbage Disposal

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Operated - appeared functional at time of inspection.

6. Microwave

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

7. Cook top condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Electric cook top noted.
 • All heating elements operated when tested.

8. Oven & Range

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Oven(s): Electric

9. Sinks

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:
 • Stains from presumed past leaks noted.

10. Vent Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Exterior Vented

11. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

12. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |



Evidence of past leaks

13. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Tested and functional at time of inspection

14. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • GFCI in place and operational

Laundry

1. Dryer Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:
 • Dryer vent terminates on roof of structure

2. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

3. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • GFCI in place and operational

4. Exhaust Fan

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • operated

5. Gas Valves

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

6. Wash Basin

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

7. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Sheet vinyl flooring is noted.

8. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Heat/AC

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

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

1. Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: The furnace is located in the garage
Materials: Gas fired forced hot air



Furnace operates and looks in good condition

2. Heater Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
• The heater base appears to be functional.

3. Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

4. Gas Valves

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Gas shut off valves were present and functional.

5. Refrigerant Lines

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Missing insulation at A/C unit.

6. AC Compress Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

Observations:

- Could not test due to the tempature outside. Shouldn't run unit under 70 degrees

7. Air Supply

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The return air supply system appears to be functional.

8. Registers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The return air supply system appears to be functional.

9. Filters

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Location: Located inside heater cabinet.

Observations:

- **Furnace filter dirty. Needs replacement**



Dirty filters

10. Thermostats

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Digital - programmable type.

Water Heater

1. Base

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • The water heater base is functional.

2. Venting

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

3. Water Heater Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Heater Type: gas
 Location: The heater is located in the garage.
 Observations:
 • Tank appears to be in satisfactory condition -- no concerns.

4. TPRV

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Appears to be in satisfactory condition -- no concerns.

5. Number Of Gallons

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • 50 gallons

6. Gas Valve

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • functional

7. Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: copper
 Observations:
 • No deficiencies observed at the visible portions of the supply piping.
 • Most of the piping is concealed and cannot be identified.

8. Overflow Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Materials: PVC
 Observations:
 • Bracket has come loose and needs to be reattached



bracket needs to be re-attached

Garage

1. Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Appeared satisfactory, at time of inspection.

2. Anchor Bolts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- The anchor bolts were not visible.

3. Floor Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Concrete Floors

4. Rafters & Ceiling

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |



Fire Taping needs to be repaired

5. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

6. Exterior Door

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:

- Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.

7. Fire Door

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | X | | |

Observations:

- Auto closure needs adjusting



Needs self closing hinges adjusted

8. Garage Door Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: 2 garage doors noted

Observations:

- No deficiencies observed.

9. Garage Door Parts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- The garage door appeared functional during the inspection.

10. Garage Opener Status

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Chain drive opener noted.

11. Garage Door's Reverse Status

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Electrical

1. Electrical Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Location: Panel box located in garage

Observations:

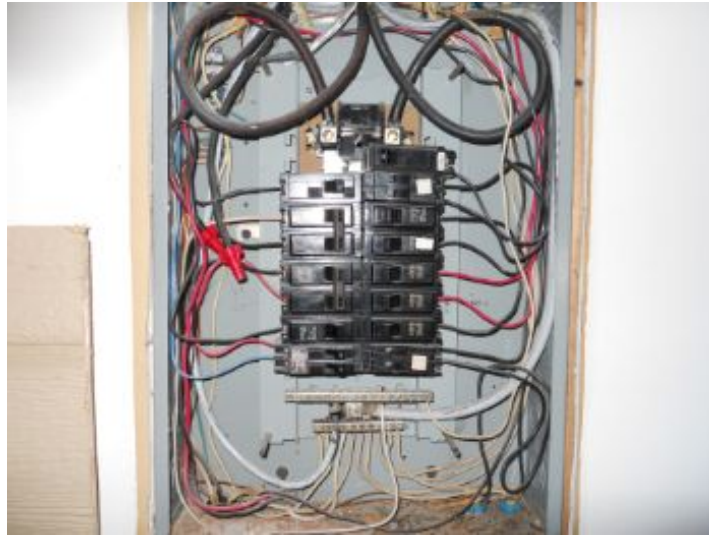
- No major system safety or function concerns noted at time of inspection at main panel box.

2. Main Amp Breaker

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- 200 amp



Electrical box looks good

3. Breakers in off position

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- 0

4. Cable Feeds

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- There is an underground service lateral noted.

5. Breakers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- All of the circuit breakers appeared serviceable.

6. Fuses

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Roof

1. Roof Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Asphalt shingles noted.

Observations:

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

2. Flashing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

3. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

4. Sky Lights

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

5. Spark Arrestor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

6. Gutter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | |

Observations:

- some gutter bolts need to be re attached



Few Nails need re-attached

Attic

1. Access

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Access at hallway ceiling
- Garage ceiling

2. Structure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

3. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

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



4. Vent Screens

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Vent screens noted as loose.

5. Duct Work

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- functional

6. Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

7. Attic Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- ABS plumbing vents

8. Insulation Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 6-8 inches in depth

Observations:

- Insulation appears adequate.

9. Chimney

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

10. Exhaust Vent

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Exterior Areas

1. Doors

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.

2. Window Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

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

3. Siding Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Composition wood siding, wood frame construction, concrete / block foundation

Observations:

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

4. Eaves & Facia

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

5. Exterior Paint

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

6. Stucco

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

Foundation

1. Slab Foundation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

2. Foundation Perimeter

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.

3. Foundation Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

4. Cripple Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Cripple walls were in good condition with good access openings

5. Ventilation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Screened openings noted.

6. Vent Screens

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Vent screens noted as functional.

7. Access Panel

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • The foundation access panel installed and functional during the inspection.

8. Sub Flooring

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • OSB (Oriented Strand Board) sheathing sub floor

9. Anchor Bolts

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:
 • The anchor bolts were not visible.

10. Foundation Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

11. Foundation Plumbing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Acrylonitrile-Butadiene-Styrene "ABS" waste and vent pipes noted.
 • 1+ inch PVC
 • Appears Functional at time of inspection.

12. Ducting

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • Appeared functional, at time of inspection.

Grounds

1. Driveway and Walkway Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

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

2. Grading

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:
 • No major system safety or function concerns noted at time of inspection.
 • **One vent needs to be dug out to drain properly**

3. Vegetation Observations

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | X | | | |

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.



Bushes need pruned

4. Grounds Electrical

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

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

5. GFCI

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- GFCI receptacles are in good condition.

6. Main Gas Valve Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: exterior of structure

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

7. Exterior Faucet Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Location: Front of structure • rear of structure

Observations:

- Appears Functional.

8. Balcony

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

9. Patio Enclosure

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | | X |

10. Fence Condition

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Wood

11. Sprinklers

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- Home is equipped with an underground sprinkler system. The inspector recommends client consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not visible for inspection.

Basement/Crawlspace

1. Walls

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

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

2. Insulation

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- Floor insulated between floor joists

3. Plumbing Materials

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Materials: Appears Functional

Observations:

- ABS
- Copper
- Pex



Main water line coming under foundation at NW corner

4. Framing

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |

Observations:

- ****JOISTS****
- Appear Functional

5. Subfloor

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| | | | X | |

Observations:

- Not fully visible for inspection due to lack of access.

6. Basement/Crawlspace Ductwork

| Good | Fair | Poor | N/A | None |
|------|------|------|-----|------|
| X | | | | |