

Hill's Property Inspection LLC

Property Inspection Report



123 Anywhere Street, Somewhere, Oregon 12345
Inspection prepared for: John Doe
Date of Inspection: 10/13/2019 Time: 9:00
Age of Home: 39 Size: 2200
Weather: Sunny

Inspector: Jason E Hill
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This inspection was a visual examination of the accessible areas of the residential property at the above address. It was performed to identify defects in specific systems and components that were observed and considered notable by the Inspector. Keep in mind that this was a general inspection and that the Inspector is not a professional in any specific area such as plumbing, electrical, HVAC, etc. It is highly recommended that the Client refers to the attached **Standards of Practice** (SOP) document to understand the scope of the inspection, what is covered and what is not covered.

Inspection Details

1. Attendance

In Attendance: Owner present.

2. Home Type

Home Type: Attached • Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Roof

1. Roof Condition

Information: Inspected by walking on the roof.

Materials: Asphalt shingles noted.

Observations:

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

2. Chimney Condition

Observations:

- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- No "Cricket" (a small ridged roof section just above the roof line where the roof and chimney chase meet to shed water off to the sides) should be installed above chimney chase wider than 2 feet. Recommend cleaning of any accumulated debris which may cause leaks.

3. Spark Arrestor

Observations:

- **SAFETY CONCERNS:** Chimney rain cap appears to be deteriorated and creosote has built up. Recommend hiring a licensed chimney installer to evaluate and repair or replace. See picture.



Accumulated creosote noted.

4. Gutters/Downspout Condition

Observations:

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

Exterior Areas

1. Siding Condition

Materials: Stained wood siding

Observations:

- Some areas need restaining, priming and/or repainting.
- Some siding on the west side is buckling. Moisture can possibly intrude into interior causing further damage to the structure. Recommend hiring a licensed siding contractor to evaluate. See picture.



Location: Near kitchen window. Buckling siding noted.

2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.

3. Doors

Observations:

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

4. Exterior Paint

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, recaulked and/or repainted as needed.

Grounds

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- Minor settlement, or "hairline" cracks in driveways, are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.

2. Grading

Observations:

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

3. Vegetation Observations

Observations:

- No major system safety or functional concerns noted at time of inspection.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

4. Patio and Porch Deck

Observations:

- Appeared functional at time of inspection.
- No lag bolts visible: The deck ledger board is nailed or screwed to the house, or is covered and not visible. Consider installing lag screws to securely attach ledger board to house, if they have not been used.

• **SAFETY ISSUE:** Handrail around deck is loose in spots. Recommend hiring a licensed carpenter to resecure the handrail.

5. Stairs & Handrail

Observations:

- **SAFETY ISSUE:** Location: Steps leading from deck to backyard. There were no railings installed at the steps at the time of inspection. Recommend hiring a licensed deck installer to add protective hand railings.

6. Water Pressure

Observations:

- 60 PSI - which is the recommend water pressure.

7. Exterior Faucet Condition

Locations: North side of house. • East side of house. • South side of house.

Observations:

- All were functional when tested.

8. GFCI

Observations:

- **SAFETY CONCERN:** No **GFCI** protection present on any outdoor receptacles. Recommend hiring a licensed electrician to install GFCI protected receptacles to help prevent a shock/electrocution hazard. See picture.



Not GFCI protected.



Not GFCI protected.

Foundation

1. Foundation Perimeter

Observations:

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

2. Foundation Walls

Observations:

- Normal settlement.

3. Vent Screens

Observations:

- Vent screens noted as functional.

4. Anchor Bolts

Observations:

- The anchor bolts were not visible.

Crawlspace

1. Piers

Observations:

- One of the post appears to lack fasteners to prevent possible kick-out of pier at bottom. Recommend hiring a licensed contractor to evaluate the pier. See picture.



Pier not secured noted.

2. Framing

Observations:

- Appears functional.

3. Subfloor

Observations:

- Not fully visible for inspection due to insulation.

Attic

1. Access

Observation:

- Two locations for access. One is in loft upstairs. The other access is in garage.

2. Structure

Observations:

- Stored personal items prevent complete attic inspection.
- Could not access all areas of the attic due to limited space.

3. Ventilation

Observations:

- Appears to be moisture in the attic. Recommend hiring a licensed ventilation contractor to evaluate.



Possible moisture noted.

4. Vent Screens

Observations:

- Vent screens noted as functional.

5. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages 3 to 4 inches. Recommend installing more.

6. Exhaust Vent

Observations:

- Functional.

Kitchen

1. Room Picture



2. Cabinets

Observations:

- No deficiencies observed.
- Most not accessible due to stored personal items.
- Appeared functional and in satisfactory condition at time of inspection.

3. Counters

Observations:

- No discrepancies noted.
- Plastic laminate tops noted.

4. Ceiling Condition

Materials: Drywall ceilings noted.

5. Wall Condition

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

6. Floor Condition

Materials: Sheet vinyl flooring is noted.

7. Window Condition

Materials: Two vinyl framed sliding windows noted.

Observations:

- The windows that were tested are functional.

8. Dishwasher

Observations:

- The dishwasher did operate and is functional.
- No loop in dishwasher drain line. Underneath kitchen sink cabinet drain line should be raised up to the top of underneath the cabinet to prevent dirty drain water from the sink back flowing into dishwasher. Recommend hiring a licensed plumber to correct.

9. Cook Top Condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

10. Oven & Range

Observations:

- Oven: Operated when tested.
- Oven: Electric

11. Sinks

Observations:

- Operated normally at time of inspection.
- Flex drain observed. These are subject to frequent clogging. Recommend replacing it with a straight pipe.

12. Garbage Disposal

Observations:

- Operated and appeared functional at time of inspection.

13. Microwave

Observations:

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

14. Hood Vent

Observations:

- Functioned and operated normally when tested.
- Down draft type.
- Vented to exterior.

15. Plumbing

Observations:

- Limited view due to personal property stored in undersink cabinet.

16. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.

17. Registers

Observations:

- The air supply system appears to be functional.

18. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.

19. GFCI/AFCI

Observations:

- **SAFETY CONCERN:** No GFCI protection present on any kitchen receptacles. Recommend hiring a licensed electrician to install GFCI protected receptacles to help prevent a shock/electrocution hazard.

Dining Room

1. Room Picture



2. Ceiling Condition

Materials: Drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.

4. Floor Condition

Materials: Sheet vinyl flooring noted.

5. Patio Doors

Observations:

- The double hinged patio door was functional during the inspection.

6. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.

7. Registers

Observations:

- The air supply system appears to be functional.

8. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.
- No major system safety or function concerns noted at time of inspection.

Living Room

1. Room Picture



2. Ceiling Condition

Materials: Drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.

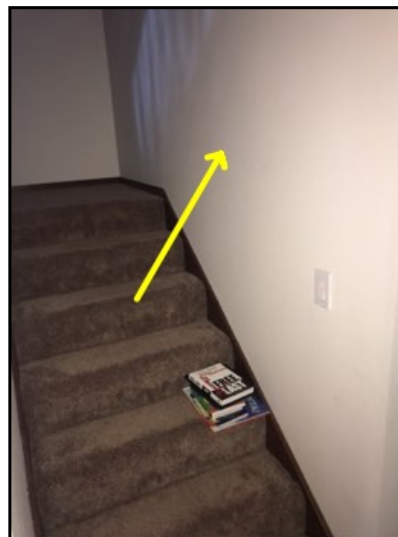
4. Floor Condition

Materials: Carpet noted.

5. Stairs & Handrail

Observations:

• **Safety Issue: A handrail is missing. Recommend hiring a licensed contractor to install handrail for safety. See picture,**



Missing handrail noted.

6. Window Condition

Materials: Five vinyl framed sliding windows noted.

Observations:

- The windows that were tested are functional.

7. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.

8. Registers

Observations:

- Location: Back corner of room. Recommend raising any furniture over floor returns or register for good airflow.



Restricted airflow noted.

9. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.
- No major system safety or function concerns noted at time of inspection.

10. Fireplace

Materials: Free standing style wood burning stove noted.

Observations:

- "A wood stove was present, which operates at high temperatures and should only be installed and operated in complete accordance with the manufacturer's instructions. Be sure to keep children well away from the stove when in use. All wood stoves should be cleaned and inspected by a qualified chimney sweep prior to the start of each heating season."
- Level II inspection—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
- Damper is missing and should be evaluated by a licensed fireplace contractor.

Entryway

1. Ceiling Condition

Materials: Drywall ceilings noted.

2. Wall Condition

Materials: Drywall walls noted.

3. Floor Condition

Materials: Ceramic tile noted.

4. Closets

Observations:

- The closet is in serviceable condition.

5. Doors 1

Observations:

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

6. Door Bell

Observations:

- Operated normally when tested.

7. Smoke Detectors

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

8. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.

9. Registers

Observations:

- The air supply system appears to be functional.

10. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.
- No major system safety or function concerns noted at time of inspection.

Hallway

1. Ceiling Condition

Materials: Drywall ceilings noted.

2. Wall Condition

Materials: Drywall walls noted.

3. Floor Condition

Materials: Ceramic tile noted.

4. Smoke Detectors

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

5. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.

Bedroom 1

1. Locations

Locations: Loft.

2. Ceiling Condition

Materials: Drywall ceilings noted. • Cathedral style (vaulted) ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.

4. Floor Condition

Materials: Carpet noted.

5. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

- The windows that were tested were functional.

6. Ceiling Fans

Observations:

- Operated normally when tested at time of inspection.

7. Registers

Observations:

- The air supply system appears to be functional.

8. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.
- No major system safety or function concerns noted at time of inspection.

Bedroom 2

1. Room Picture



2. Ceiling Condition

Materials: Drywall ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.

Observations:

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

4. Floor Condition

Materials: Carpet noted.

5. Closets

Observations:

- The closet is in serviceable condition.

6. Doors 1

Materials: Hollow wood core door type is noted.

Observations:

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

7. Window Condition

Materials: Three vinyl framed sliding windows noted.

Observations:

- The windows that were tested were functional.

8. Smoke Detectors

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

9. Ceiling Fans

Observations:

- The fan unit makes an irregular noise. This may be a sign that it has reached the end of its useful life.

10. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.

11. Registers

Observations:

- The air supply system appears to be functional.

12. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.
- No major system safety or function concerns noted at time of inspection.

Bedroom 3

1. Room Picture



2. Ceiling Condition

Materials: Drywall ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.

4. Floor Condition

Materials: Carpet noted.

5. Closets

Observations:

- The closet is in serviceable condition.

6. Doors 1

Materials: Hollow wood door type is noted.

Observations:

- Door did not latch and needs adjustments.

7. Doors 2

Observations:

- Door did not latch and needs adjustments.

8. Patio Doors

Observations:

- The patio door did not latch and needs adjustments.

9. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.

10. Registers

Observations:

- The air supply system appears to be functional.

11. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.
- No major system safety or function concerns noted at time of inspection.

Bedroom 4

1. Room Picture



2. Ceiling Condition

Materials: Drywall ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.

4. Floor Condition

Materials: Carpet noted.

5. Closets

Observations:

- The closet is in serviceable condition.

6. Doors 1

Materials: Hollow wood door type is noted.

Observations:

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

7. Window Condition

Materials: Two vinyl framed sliding windows noted.

Observations:

- The windows that were tested were functional.

8. Smoke Detectors

Observations:

- Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

9. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.

10. Registers

Observations:

- The air supply system appears to be functional.

11. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.
- No major system safety or function concerns noted at time of inspection.

Bonus Room

1. Room Picture



2. Ceiling Condition

Materials: Drywall ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.

4. Floor Condition

Materials: Carpet noted.

5. Patio Doors

Observations:

- The double hinged patio door was functional during the inspection.

6. Window Condition

Materials: Two vinyl framed sliding windows noted.

Observations:

- The windows that were tested are functional.

7. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.

8. Registers

Observations:

- The air supply system appears to be functional.

9. Electrical

Observations:

- Some outlets were not accessible due to furniture and or stored personal items along the wall.
- No major system safety or function concerns noted at time of inspection.

Bathroom 1

1. Room Picture



2. Locations

Locations: Guest bathroom.

3. Cabinets

Observations:

- No deficiencies observed.
- Some not accessible due to stored personal items.
- Appeared functional and in satisfactory condition at time of inspection.

4. Counters

Observations:

- Plastic laminate tops noted.
- No deficiencies observed.

5. Ceiling Condition

Materials: Drywall ceilings noted.

6. Wall Condition

Materials: Drywall walls noted.

7. Floor Condition

Materials: Sheet vinyl flooring is noted.

8. Doors 1

Materials: Hollow wood door type noted.

Observations:

- Door lock appears inadequate. Recommend replacing with a locking door knob.

9. Doors 2

Materials: Hollow wood door type noted.

Observations:

- Door lock appears inadequate. Recommend replacing with a locking door knob.

10. Sinks 1

Observations:

- Stopper is inoperable and does not hold water.

11. Sinks 2

Observations:

- Cold supply side has low water pressure, possibly because valve is not fully turned open.
- Flex drain observed, these are subject to frequent clogging.

12. Bath Tubs

Observations:

- Tub noted.
- Stopper is inoperable.

13. Plumbing

Observations:

- Limited view due to personal property stored in undersink cabinet.

14. Heating and Cooling

Observations:

- Room is heated and cooled by a registers.
- The toilet room has a base wall heater with its own thermostat.

15. Registers

Observations:

- The air supply system appears to be functional.

16. Electrical

Observations:

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

17. GFCI/AFCI

Observations:

- GFCI tested and functioned properly.

Bathroom 2

1. Room Picture



2. Locations

Locations: Master bathroom

3. Cabinets

Observations:

- No deficiencies observed.
- Some not accessible due to stored personal items.
- Appeared functional and in satisfactory condition at time of inspection.

4. Counters

Observations:

- Tile tops noted.
- No deficiencies observed.

5. Ceiling Condition

Materials: Drywall ceilings noted.

6. Wall Condition

Materials: Drywall walls noted.

7. Floor Condition

Materials: Sheet vinyl flooring noted.

8. Doors 1

Materials: Pocket door noted.

Observations:

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

9. Window Condition

Materials: Vinyl framed sliding window noted. • Vinyl framed fixed window noted.

Observations:

- The windows that were tested were functional.

10. Sinks 1

Observations:

- Operated normally at time of inspection.

11. Sinks 2

Observations:

- No deficiencies observed.
- Operated normally at time of inspection.

12. Toilets

Observations:

- Appeared functional and in good visual condition.

13. Showers

Observations:

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

14. Observation

Materials: Fiberglass surround noted.

Observations:

- No deficiency observed at the time of inspection.

15. Bath Tubs

Observations:

- Whirlpool tub noted.
- Whirlpool tub was filled to a level above the water jets and appeared to operate normally.

16. Exhaust Fan

Observations:

- Exhaust fan is excessively noisy. This may indicate a worn armature or bearings. The fan may eventually need to be replaced to correct this condition.

17. Plumbing

Observations:

- Limited view due to personal property stored in undersink cabinet.

18. Electrical

Observations:

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

19. GFCI/AFCI

Observations:

- GFCI tested and functioned properly.

Bathroom 3

1. Locations

Locations: Downstairs bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Counters

Observations:

- Plastic laminate tops noted.
- No deficiencies observed.

4. Ceiling Condition

Materials: Drywall ceilings noted.

5. Wall Condition

Materials: Drywall walls noted.

6. Floor Condition

Materials: Sheet vinyl flooring noted.

7. Doors 1

Observations:

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

8. Sinks 1

Observations:

- No deficiencies observed.
- Operated normally at time of inspection.

9. Toilets

Observations:

- Appeared functional and in good visual condition.

10. Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.
- Unable to determine if glass is tempered safety glass.

11. Showers

Observations:

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

12. Shower Walls

Materials: Fiberglass surround noted.

Observations:

- No deficiency observed at the time of inspection.

13. Heating and Cooling

Observations:

- Room heated and cooled by a register in the room.

14. Registers

Observations:

- The air supply system appears to be functional.

15. Electrical

Observations:

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

16. GFCI/AFCI

Observations:

- GFCI tested and functioned properly.

Laundry

1. Room Picture



2. Cabinets

Observations:

- No deficiencies observed.
- Some not accessible due to stored personal items.

3. Counters

Observations:

- Plastic laminate tops noted.
- No deficiencies noted.

4. Ceiling Condition

Materials: Drywall ceilings noted.

5. Wall Condition

Materials: Drywall walls noted.

6. Floor Condition

Materials: Sheet vinyl flooring noted.

7. Doors 1

Materials: Hollow wood door type noted.

Observations:

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

8. Window Condition

Materials: Vinyl framed sliding window noted.

9. Dryer Vent

Observations:

- Could not fully inspect the dryer vent because it is obscured by cabinetry.

10. Wash Basin

Observations:

- No deficiencies noted

11. Plumbing

Observations:

- Limited view due to personal property stored in undersink cabinet.

12. Heating and Cooling

Observations:

- Room heated and cooled by a register in the room.

13. Registers

Observations:

- The air supply system appears to be functional.

14. GFCI/AFCI

Observations:

- **SAFETY CONCERN:** No GFCI protection present on any receptacles. Recommend hiring a licensed electrician to install GFCI protected receptacles to help prevent a shock/electrocution hazard.

Basement

1. Columns

Observations:

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

2. Piers

Observations:

- Finished walls prevent full view and inspection of some support posts/beams and foundation walls.

3. Framing

Observations:

- Some areas are not visible for inspection due to covered walls and/or ceilings which prevent view of structural members.

4. Insulation

Observations:

- Full view of foundation insulation was not available because of walls and ceilings covered by sheetrock.

5. Electrical

Observations:

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

6. Wall Observation

Materials: Drywall noted. • Fully finished basement.

Observations:

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

7. Finished Floor

Observations:

- The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.

Garage

1. Roof Condition

Materials: Garage roof is part of the main house structure. See roof section.

2. Walls

Observations:

- Appeared satisfactory at time of inspection.
- Personal items in garage blocked complete inspection of all floor, wall and ceiling areas.

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. Floor Condition

Materials: Bare concrete floors noted.

Observations:

- Common cracks noted.

6. Electrical

Observations:

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

7. Exterior Door

Observations:

- Appeared functional at time of inspection.

8. Fire Door

Observations:

- **Safety Concern:** The door between the garage and house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.

9. Garage Door Condition

Materials: One 16' sectional wood door

Observations:

- No deficiencies observed.

10. Garage Door Parts

Observations:

- The hinges appear to be worn on the door. Recommend hiring a licensed garage door contractor to evaluate and repair.

11. Garage Opener Status

Observations:

- Chain drive opener noted.

• **Safety Concern:** This is an older model garage door opener without safety features. Recommend hiring a licensed garage door contractor to install a new garage door opener with the safety features.

12. Garage Door's Reverse Status

Observations:

- No eye beam system present.

Water Heater

1. Water Heater Condition

Heater Type: Electric • Inspector does not inspect water softeners, private wells or pressurized tanks.

Location: The water heater is located in the basement.

Observations:

- Water Source: Private Well
 - Tank appears to be in satisfactory condition -- no concerns.
 - No function concerns noted at time of inspection.
- **Safety Concern: Water temperature observed to be: 135 degree F. This is considered to be too hot for safety. Recommended temperature should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.**

2. TPR

Observations:

- No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.

3. Number Of Gallons

Observations:

- 50 gallons

4. Plumbing

Materials: Copper

Observations:

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

Heat/AC

1. Heater Condition

Materials: The furnace is located in the basement

Materials: Electric forced hot air. • Heat pump noted.

2. Furnace

Observations:

- Electric Furnace: Last service date is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified licensed HVAC technician.

3. Refrigerant Lines

Observations:

- No defects found.

4. AC Compressor Condition

Compressor Type: Electric

Location: The compressor is located under the patio area.

Observations:

- Recommend hiring a licensed heating-AC contractor to annually check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.

5. Filters

Location: Underneath furnace.

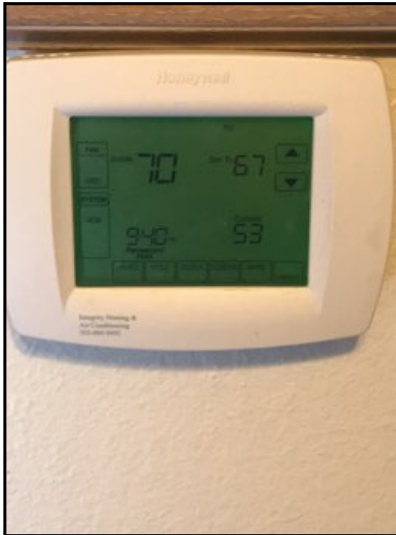
Observations:

- Filter size: 20x20x5 noted.
- Filter is clean. Recommend changing filter when necessary.

6. Thermostats

Observations:

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



Thermostat

Electrical

1. Electrical Panel

Location: Garage

Observations:

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

2. Main Amp Breaker

Observations:

- 200 AMP

3. Cable Feeds

Observations:

- A lateral underground service noted.

4. Breakers

Materials: Copper non-metallic sheathed cable noted.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Anchor Bolts	In residential construction, the bolts used to secure a wooden sill plate to a concrete or masonry floor or wall. In commercial construction, anchor bolts fasten columns, girders and other members to concrete or masonry, such as the bolts used to anchor sills to a masonry foundation.
Calibration	To check, adjust or determine by comparison with a standard (the graduations of a quantitative measuring instrument), such as to calibrate a thermometer.
Damper	An air valve that regulates the flow of air inside the flue of a furnace or fireplace.
Drywall	A gypsum board material used for interior walls and ceilings.
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.
HVAC	Acronym for heating, ventilation and air conditioning; refers to the system, work, and type of contractor.
Heat Pump	A device that uses compression and decompression of gas to heat and/or cool a house.
Receptacles	An electrical outlet. A typical household has several 120-volt receptacles for plugging in lamps and appliances, and 240-volt receptacles for the range, clothes dryer, air conditioners, etc.
Thermostat	A device that regulates the temperature of a room or building by switching heating or cooling equipment on or off.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard or deficiency requiring a major expense to correct. The summary is not a complete listing of all the findings in the report. It reflects the opinion of the Inspector. Please review all pages of the report as this summary alone does not explain all of the issues. All repairs should be done by a licensed and bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done, for your records.

Grounds		
Page 5 Item: 4	Patio and Porch Deck	• SAFETY ISSUE: Handrail around deck is loose in spots. Recommend hiring a licensed carpenter to resecure the handrail.
Page 5 Item: 5	Stairs & Handrail	• SAFETY ISSUE: Location: Steps leading from deck to backyard. There were no railings installed at the steps at the time of inspection. Recommend hiring a licensed deck installer to add protective hand railings.
Page 6 Item: 8	GFCI	• SAFETY CONCERN: No GFCI protection present on any outdoor receptacles . Recommend hiring a licensed electrician to install GFCI protected receptacles to help prevent a shock/electrocution hazard. See picture.
Kitchen		
Page 12 Item: 19	GFCI/AFCI	• SAFETY CONCERN: No GFCI protection present on any kitchen receptacles. Recommend hiring a licensed electrician to install GFCI protected receptacles to help prevent a shock/electrocution hazard.
Living Room		
Page 14 Item: 5	Stairs & Handrail	• Safety Issue: A handrail is missing. Recommend hiring a licensed contractor to install handrail for safety. See picture,
Laundry		
Page 33 Item: 14	GFCI/AFCI	• SAFETY CONCERN: No GFCI protection present on any receptacles. Recommend hiring a licensed electrician to install GFCI protected receptacles to help prevent a shock/electrocution hazard.
Garage		
Page 35 Item: 8	Fire Door	• Safety Concern: The door between the garage and house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.
Page 36 Item: 11	Garage Opener Status	• Safety Concern: This is an older model garage door opener without safety features. Recommend hiring a licensed garage door contractor to install a new garage door opener with the safety features.
Water Heater		

Page 37 Item: 1	Water Heater Condition	<ul style="list-style-type: none">• Safety Concern: Water temperature observed to be: 135 degree F. This is considered to be too hot for safety. Recommended temperature should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.
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