

Hill's Property Inspection LLC

Property Inspection Report



123 anywhere street, USA, Oregon 12345
Inspection prepared for: John Doe
Date of Inspection: 10/13/2018 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

Roof

1. Roof Condition

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 chimney to shed water off to the sides) is installed above the (wider than 2') chimney. Keep clean of any accumulated debris which may cause leaks.

3. Spark Arrestor

Observations:

- Chimney rain cap is severely rusted and deteriorated. Suggest painting to preserve its remaining life.



Melted and lot of cresote

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, or priming and repainting.
- Some siding on the west side is buckling. Recommend keeping an eye on it. Possible moisture or water can intrude into interior.



Wood siding is buckling by kitchen window.

2. Window Condition

Observations:

- Components appeared in satisfactory condition at time of inspection.

3. Doors

Observations:

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

4. Exterior Paint

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted 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 function 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.
- Handrail around deck is loose in spots. Recommend resecuring handrail to be more sturdy.

5. Stairs & Handrail

Observations:

- There were no railings installed at the steps. Location: steps leading to backyard. This is a potential tripping hazard. Recommend installing protective railings.
- Porch railing not secure.

6. Water Pressure

Observations:

- 40

7. Exterior Faucet Condition

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

8. GFCI

Observations:

- Outdoor receptacles that are not **GFCI** protected, need to be updated.



Not GFCI protected. Recommend having a licensed electrician installed one.



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:

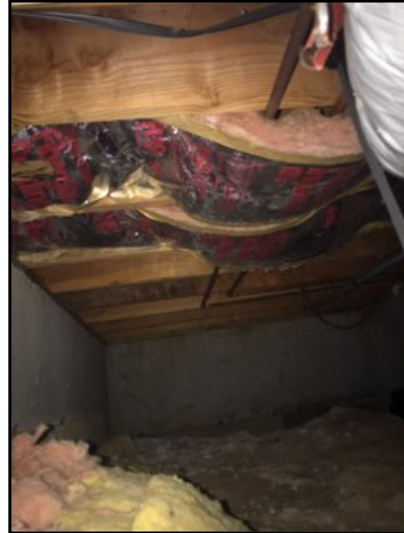
- The anchor bolts were not visible.

Crawlspace

1. Piers

Observations:

- One or more support post/s lack fasteners to prevent possible kick-out of post at bottom. Review and repair by a Qualified Contractor recommended to prevent potential damage to structure/persons in the event of damage to post.



2. Framing

Observations:

- Appears Functional.

3. Subfloor

Observations:

- Not fully visible for inspection due to insulation.

4. Insulation

Observations:

- Perimeter insulation was observed to be missing or out of place at one or more joist bay locations. Recommend repair/replacement to promote enhanced resistance to heat loss which will increase the efficiency of the home and lower heating costs.

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



Lot of moisture in new addition. Recommend adding a cable vent to side.

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. Cabinets

Observations:

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

2. Counters

Observations:

- No discrepancies noted.
- Plastic laminate tops noted.

3. Ceiling Condition

Materials: Drywall ceilings noted.



Kitchen

4. Wall Condition

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.

5. Floor Condition

Materials: Sheet vinyl flooring is noted.

6. Window Condition

Materials: Two Vinyl framed sliding window noted.

Observations:

- The windows that were tested, are functional.

7. Dishwasher

Observations:

- The dishwasher did operate and is functional.
- No loop in drain line.

8. Cook top condition

Observations:

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

9. Oven & Range

Observations:

- Oven(s) operated when tested.
- Oven(s): Electric

10. Sinks

Observations:

- Operated normally, at time of inspection.
- Recommend not using flex pipe.

11. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

12. 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 qualified technician prior to closing.

13. Hood Vent

Observations:

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

14. Plumbing

Observations:

- Limited review due to personal property stored in undersink cabinet.
- Flex drain observed, these are subject to frequent clogging.

15. Heating and Cooling

Observations:

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

16. Registers

Observations:

- The register location is under back window.

17. Electrical

Observations:

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

18. GFCI/AFCI

Observations:

- **Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.**

Dining Room

1. Ceiling Condition

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

2. Wall Condition

Materials: Drywall walls noted.



Dining room

3. Floor Condition

Materials: Sheet vinyl flooring is noted.

4. Patio Doors

Observations:

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

5. Heating and Cooling

Observations:

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

6. Registers

Observations:

- The floor register location is next to the double doors.

7. 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. Ceiling Condition

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

2. Wall Condition

Materials: Drywall walls noted.



Living room

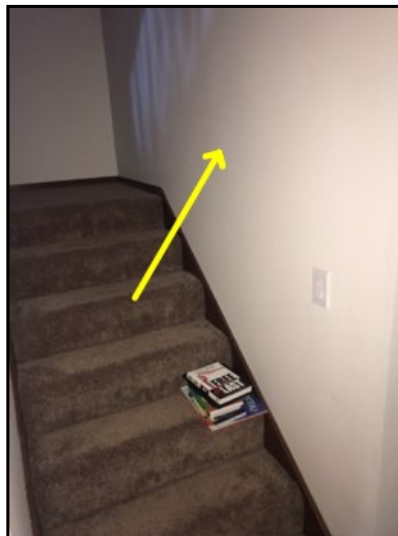
3. Floor Condition

Materials: Carpet is noted.

4. Stairs & Handrail

Observations:

- A handrail is MISSING.



Recommend a handrail going up to landing.

5. Window Condition

Materials: Five vinyl framed sliding window noted.

Observations:

- The windows that were tested, are functional.

6. Heating and Cooling

Observations:

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

7. Registers

Observations:

- The register location is in back corner of room.



Recommend raising any furniture over floor returns or register. So you have good airflow.

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.

9. Fireplace

Materials: Living Room

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 is 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.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

8. Heating and Cooling

Observations:

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

9. Registers

Observations:

- The register location is right side of entry when walking in.

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 is 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.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

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 is 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. 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. Locations

Locations: South

2. Ceiling Condition

Materials: Drywall ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.

Observations:

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



Bedroom 2

4. Floor Condition

Materials: Carpet is 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: There are three Vinyl framed sliding window 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.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

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. 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.
- It is recommended to avoid use of multiplier outlet plug ins (converts 2 into 6 outlets)

Bedroom 3

1. Locations

Locations: Master bedroom

2. Ceiling Condition

Materials: Drywall ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.



Master Bedroom.

4. Floor Condition

Materials: Carpet is 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:

- ****Hinged Patio Doors****
- The patio door did not latch.

9. Smoke Detectors

Observations:

- Recommend installing a smoke detector in bedroom.

10. Heating and Cooling

Observations:

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

11. Registers

Observations:

- The register location is next to bathroom door.

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 4

1. Locations

Locations: Downstairs bedroom.

2. Ceiling Condition

Materials: Drywall ceilings noted.

3. Wall Condition

Materials: Drywall walls noted.



Downstairs bedroom

4. Floor Condition

Materials: Carpet is 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 window 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.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

9. Heating and Cooling

Observations:

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

10. Registers

Observations:

- The ceiling register location is near window.

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. Ceiling Condition

Materials: Drywall ceilings noted.

2. Wall Condition

Materials: Drywall walls noted.



Bonus room

3. Floor Condition

Materials: Carpet is noted.

4. Patio Doors

Observations:

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

5. Window Condition

Materials: Two vinyl framed sliding window noted.

Observations:

- The windows that were tested, are functional.

6. Heating and Cooling

Observations:

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

7. Registers

Observations:

- There are 4 ceiling registers.

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.

Bathroom 1

1. Locations

Locations: Guest bathroom.

2. Cabinets

Observations:

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

3. Sinks 1

Observations:

- Stopper is inoperable it's not holding water.

4. Sinks 2

Observations:

- Cold supply side has low water pressure. Could be the valve not turned fully open.

5. Ceiling Condition

Materials: Drywall ceilings noted.

6. Wall Condition

Materials: Drywall walls noted.



Bathroom 1

7. Floor Condition

Materials: Sheet vinyl flooring is noted.

8. Doors 1

Materials: Hollow wood door type is noted.

Observations:

- Door lock appears inadequate, recommend upgrading to provide easier privacy use function of door.

9. Doors 2

Materials: Hollow wood door type is noted.

Observations:

- Door lock appears inadequate, recommend upgrading to provide easier privacy use function of door.

10. Bath Tubs

Observations:

- Tub
- Stopper is inoperable.

11. Plumbing

Observations:

- Limited review due to personal property stored in undersink cabinet.
- Flex drain observed, these are subject to frequent clogging on sink 2.

12. Heating and Cooling

Observations:

- This room is heated and cooled by a register(s) in the room.
- The toilet room has a base wall heater with its own thermostat.

13. Registers

Observations:

- The register location is located by the main door.

14. Electrical

Observations:

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

15. GFCI/AFCI

Observations:

- GFCI tested and functioned properly.

Bathroom 2

1. Locations

Locations: Master bathroom

2. Cabinets

Observations:

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

3. Counters

Observations:

- No deficiencies observed.
- Tile tops noted.

4. Sinks 1

Observations:

- Operated normally at time of inspection.

5. Sinks 2

Observations:

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

6. Ceiling Condition

Materials: Drywall ceilings noted.

7. Wall Condition

Materials: Drywall walls noted.



Master bathroom

8. Floor Condition

Materials: Sheet vinyl flooring is noted.

9. Doors 1

Materials: Pocket door is noted.

Observations:

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

10. Window Condition

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

Observations:

- The windows that were tested were functional.

11. Toilets

Observations:

- Observed as functional and in good visual condition.

12. Showers

Observations:

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

13. Observation

Materials: Fiberglass surround noted.

Observations:

- No deficiency observed at the time of inspection.

14. Bath Tubs

Observations:

- Whirlpool
- Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines are not normally accessible and were not inspected unless otherwise noted.

15. Exhaust Fan

Observations:

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

16. Plumbing

Observations:

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

17. Electrical

Observations:

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

18. GFCI/AFCI

Observations:

- GFCI tested and functioned properly.

Bathroom 3

1. Locations

Locations: Downstairs bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Counters

Observations:

- No deficiencies observed.
- Plastic laminate tops noted.

4. Sinks 1

Observations:

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

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 is noted.

Observations:

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

9. Toilets

Observations:

- Observed as 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. Observation

Materials: Fiberglass surround noted.

Observations:

- No deficiency observed at the time of inspection.

13. Heating and Cooling

Observations:

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

14. Registers

Observations:

- The register is in the ceiling.

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. Cabinets

Observations:

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

2. Counters

Observations:

- No discrepancies noted.
- Plastic laminate tops noted.

3. Ceiling Condition

Materials: Drywall ceilings noted.

4. Wall Condition

Materials: Drywall walls noted.



Laundry room

5. Floor Condition

Materials: Sheet vinyl flooring is noted.

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: Vinyl framed sliding window noted.

8. Dryer Vent

Observations:

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

9. Wash Basin

Observations:

- No deficiencies noted

10. Plumbing

Observations:

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

11. Heating and Cooling

Observations:

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

12. Registers

Observations:

- The register location is by door.

13. Plumbing

Observations:

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

14. GFCI/AFCI

Observations:

- **Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.**

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 review/ inspection of all support posts/beams and foundation walls.

3. Framing

Observations:

- Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.

4. Insulation

Observations:

- Full view of foundation insulation was not available due to lack of access.

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:

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

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 due to furniture and or stored personal items.

7. Exterior Door

Observations:

- Appeared functional, at time of inspection.

8. Fire Door

Observations:

- The door is not a fire rated.

• The door between the garage & 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:

- IMPROVE: Consider future replacement with new steel triple-layer insulated type doors.

10. Garage Door Parts

Observations:

- The hinges appear to be worn on the door. We recommend that a professional be called in to evaluate and repair.
- The door is noisy and squeaks when moved. We recommend lubrication on the rollers and tracks.

11. Garage Opener Status

Observations:

- Chain drive opener noted.
- There appears to be an older model garage door opener without safety features. Recommend upgrading for safety to a new garage door opener.

12. Garage Door's Reverse Status

Observations:

- No eye beam system present. This appears to be an older unit when these safety features were not included with openers. We recommend upgrading to a newer model with all safety features included.

13. Ventilation

Observations:

- Ridge exhaust venting noted.

14. Vent Screens

Observations:

- Vent screens noted as functional.

Water Heater

1. Water Heater Condition

Heater Type: Electric • Inspector does not inspect water softeners, private wells or pressurize 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 major system safety or function concerns noted at time of inspection.
- Water temperature observed to be: 135 degree F. This is too hot Recommended temp 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.
- Most of the piping is concealed and cannot be identified.

Heat/AC

1. Heater Condition

Materials: The furnace is located in the basement

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

2. Furnace

Observations:

- Annual licensed heating-~~A/C~~ contractor to evaluate.service contract is recommended.

3. Refrigerant Lines

Observations:

- No defects found.

4. AC Compress Condition

Compressor Type: Electric

Observations:

- Maintenance Tip: Recommend a licensed heating-A/C contractor to professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of @@ degrees F.

5. Registers

Observations:

- The register location is noted in each room on the report.

6. Filters

Location: Filter Location is located underneath furnace.

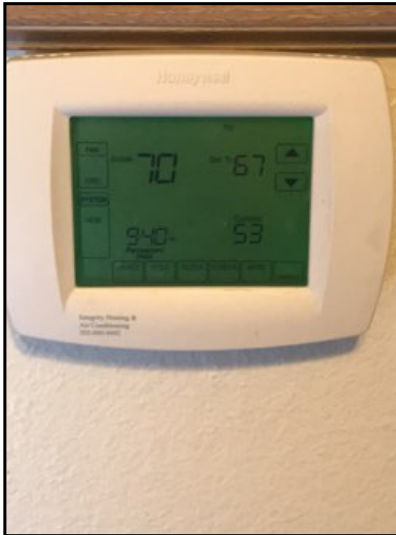
Observations:

- Filter is clean and the filter size is 20x20x5 Owner stacks 5 of them. Recommend using the correct thickness size or use only one 1" filter to not restrict air.

7. Thermostats

Observations:

- Location: in 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: Located in the basement.

Observations:

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

2. Main Amp Breaker

Observations:

- 200 AMP

3. Breakers in off position

Observations:

- 0

4. Cable Feeds

Observations:

- There is an underground service lateral noted.

5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
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.

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.

Crawlspace		
Page 8 Item: 1	Piers	<ul style="list-style-type: none"> • One or more support post/s lack fasteners to prevent possible kick-out of post at bottom. Review and repair by a Qualified Contractor recommended to prevent potential damage to structure/persons in the event of damage to post.
Kitchen		
Page 12 Item: 18	GFCI/AFCI	<ul style="list-style-type: none"> • Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Laundry		
Page 33 Item: 14	GFCI/AFCI	<ul style="list-style-type: none"> • Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Garage		
Page 35 Item: 8	Fire Door	<ul style="list-style-type: none"> • The door between the garage & 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.
Heat/AC		
Page 38 Item: 6	Filters	<ul style="list-style-type: none"> • Filter is clean and the filter size is 20x20x5 Owner stacks 5 of them. Recommend using the correct thickness size or use only one 1" filter to not restrict air.