

Home Inspection Report



1234 Main Street
Our Town, Kansas 67890

Prepared for: John Smith

TM Property Inspections LLC
Wichita, Kansas 67226
316-651-0486 or 316-573-2235

TM Property Inspections, LLC

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1234 Main Street
City Our Town State Kansas Zip 67890

Client Information

Client Name John Smith
Client Address 100 N Main Street
City Our Town State Kansas Zip 67890
Phone 555-555-5555
Email Jsmith@gmail.com
Realtor Lewis Clark

Inspection Company

Inspector Name Tom Ehrlich
Company Name TM Property Inspections, LLC
Address 3918 N. Rushwood Ct
City Wichita State Kansas Zip 67226
Phone 316-573-2235
Email tmpropertyinspections@gmail.com
Amount Received \$325 (includes a termite inspection)

Conditions

Others Present none Property Occupied Vacant
Estimated Age built in 1962 Entrance Faces Southwest
Inspection Date 06/19/2019
Start Time 8:30 am End Time 11:30 am
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable
Water On ☒ Yes ☐ No ☐ Not Applicable
Temperature 80 Degrees
Weather Cloudy Soil Conditions Damp
Space Below Grade Crawl Space
Building Type Single family Garage Detached
Water Source City How Verified Visual Inspection
Sewage Disposal City How Verified Visual Inspection

Lots and Grounds

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Driveway: Gravel & Concrete



2. ☒ ☐ ☐ ☐ ☐ Walks: Concrete



3. ☒ ☐ ☐ ☐ ☐ Steps/Stoops: Concrete



4. ☒ ☐ ☐ ☐ ☐ Porch: Concrete

5. ☒ ☐ ☐ ☐ ☐ Patio: Brick

Lots and Grounds (Continued)

Patio: (continued)



6. ☐ ☒ ☐ ☐ ☐ Deck:
7. ☐ ☒ ☐ ☐ ☐ Balcony:
8. ☐ ☐ ☐ ☒ ☐ Grading: Flat - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade so water will runoff away from house and garages.
9. ☐ ☐ ☐ ☒ ☐ Vegetation: Shrubs - Tree limbs over hang the roof and should be cut back from home and garages.



10. ☐ ☐ ☐ ☒ ☐ Fences: Wood - Recommend to trim all trees and shrubs away from the the wooden fence to assist in a longer fence life. Furthermore, recommend to seal and treat fence annually to assist in longer fence life.



11. ☐ ☒ ☐ ☐ ☐ Lawn Sprinklers:

Exterior

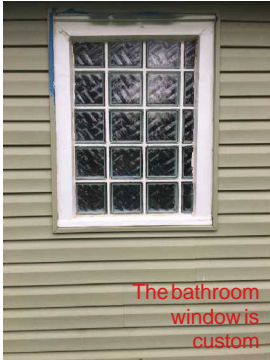
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Main Exterior Surface

1. ☒ ☐ ☐ ☐ ☐ Type: Vinyl siding
2. ☒ ☐ ☐ ☐ ☐ Trim: Vinyl
3. ☒ ☐ ☐ ☐ ☐ Fascia: Wood
4. ☒ ☐ ☐ ☐ ☐ Soffits: Wood
5. ☐ ☒ ☐ ☐ ☐ Door Bell:
6. ☒ ☐ ☐ ☐ ☐ Entry Doors: Wood
7. ☒ ☐ ☐ ☐ ☐ Patio Door: Double metal doors



8. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum double hung



9. ☒ ☐ ☐ ☐ ☐ Storm Windows: Aluminum framed tempered glass
10. ☒ ☐ ☐ ☐ ☐ Window Screens: Vinyl mesh
11. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount



12. ☐ ☒ ☐ ☐ ☐ Exterior Electric Outlets:

Exterior (Continued)

13. ☒ ☐ ☐ ☐ ☐ Hose Bibs: Rotary



14. ☒ ☐ ☐ ☐ ☐ Gas Meter: South corner of home behind fencing



15. ☒ ☐ ☐ ☐ ☐ Main Gas Valve: Located at gas meter

Air Conditioning

A N P N I M D

Main AC System

1. ☒ ☐ ☐ ☐ ☐ A/C System Operation: Appears serviceable
2. ☐ ☐ ☒ ☐ ☐ Condensate Removal: The AC/furnace located under the house was difficult to get to. Recommend to have a HVAC technician look at unit for functionality.
3. ☐ ☐ ☐ ☒ ☐ Exterior Unit: Pad mounted - Unit is near the end of it's life. Recommend to budget for new unit in the next few years.



Air Conditioning (Continued)

4. Manufacturer: Concept 10



5. Model Number: SCU1083683A Serial Number: 849-684-2820

6. Area Served: Whole house Approximate Age: 10-15 years old

7. Fuel Type: 220 VAC Temperature Differential: not tested

8. Type: Central A/C Capacity: 20.5 Amps

9. ☒ ☐ ☐ ☐ Electrical Disconnect: Breaker disconnect



Northeast corner of great room AC System

10. ☒ ☐ ☐ ☐ A/C System Operation: Appears serviceable

11. ☐ ☒ ☐ ☐ Condensate Removal:

12. ☒ ☐ ☐ ☐ Exterior Unit: Window unit



13. Manufacturer: Samsung

14. Model Number: AW123C87 Serial Number: 402324

15. Area Served: Great room Approximate Age: 5-10 years old

16. Fuel Type: 110 VAC Temperature Differential: not tested

17. Type: Window unit Capacity: 12,3000 BTU/hr

18. ☒ ☐ ☐ ☐ Visible Coil: Copper core with aluminum fins

Air Conditioning (Continued)

19. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines: Serviceable condition
20. ☒ ☐ ☐ ☐ ☐ Electrical Disconnect: Switch on unit
21. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork: Metal
22. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filters: Direct drive with reusable filter on the unit in the crawlspace
23. ☒ ☐ ☐ ☐ ☐ Thermostats: On window unit/individual on crawlspace unit

Roof

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Main Roof Surface

1. Method of Inspection: On roof
2. ☒ ☐ ☐ ☐ ☐ Material: Asphalt shingle - Recommend to monitor bulging areas on the roof and where they are located in relation to rooms so leaks can be detected early in the attic.



3. Type: Gable with valleys
4. Approximate Age: 5-10 years old
5. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum



6. ☒ ☐ ☐ ☐ ☐ Valleys: Preformed metal

Roof (Continued)

Valleys: (continued)



7. ☐ ☒ ☐ ☐ ☐ Skylights:
8. ☒ ☐ ☐ ☐ ☐ Plumbing Vents: Galvanized & PVC



9. ☒ ☐ ☐ ☐ ☐ Electrical Mast: Underground utilities
10. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum - Recommend to clean dirt and debris from gutters to prevent vegetation growth.



11. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
12. ☐ ☐ ☐ ☒ ☐ Leader/Extension: Plastic splashes - Recommend to install leader extensions to assist in water runoff away from the foundations.

2nd Garage

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Northwest corner of home Outbuilding

1. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Vinyl siding
2. ☒ ☐ ☐ ☐ ☐ Roof: Asphalt shingle - Recommend to trim all trees away from the roof is much is possible to prevent roof damage and to assist in less leaves and debris in the gutters.



3. ☒ ☐ ☐ ☐ ☐ Roof Structure: Wood truss



4. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
5. ☒ ☐ ☐ ☐ ☐ Walls: Exposed framing
6. ☒ ☐ ☐ ☐ ☐ Floor: Poured
7. ☒ ☐ ☐ ☒ ☐ Foundation: Poured - The foundation in the storm shelter has leaks near the sump and in the south east corner. Recommend further evaluation by a foundation technician.



8. ☒ ☐ ☐ ☐ ☐ Doors: Metal Garage door



2nd Garage (Continued)

9. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider



10. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC

11. ☒ ☐ ☐ ☐ ☐ Plumbing: PVC - with the submergablr sump pump



12. ☐ ☒ ☐ ☐ ☐ HVAC Source:

13. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum



14. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum

15. ☐ ☐ ☐ ☒ ☐ Leader/Extension: Plastic splashes - Recommend to install leader extensions to assist in water runoff away from the garage slab.

Garage

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Attached Garage

1. Type of Structure: Attached Car Spaces: 1
2. ☒ ☐ ☐ ☐ ☐ Garage Doors: Metal
3. ☒ ☐ ☐ ☐ ☐ Door Operation: Manual
4. ☐ ☒ ☐ ☐ ☐ Door Opener:
5. ☒ ☐ ☐ ☐ ☐ Exterior Surface: Vinyl siding
6. ☒ ☐ ☐ ☐ ☐ Roof: Asphalt shingle
7. ☒ ☐ ☐ ☐ ☐ Roof Structure: 2x6 Rafter
8. ☐ ☒ ☐ ☐ ☐ Service Doors:
9. ☒ ☐ ☐ ☐ ☐ Ceiling: Exposed framing
10. ☒ ☐ ☐ ☐ ☐ Walls: Exposed framing
11. ☐ ☐ ☐ ☒ ☐ Floor/Foundation: Poured slab - At the time of the inspection, there were signs of moisture penetration in the garage toward the garage door. Recommend a qualified foundation technician to evaluate the situation.



12. ☐ ☒ ☐ ☐ ☐ Hose Bibs:
13. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
14. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
15. ☐ ☒ ☐ ☐ ☐ Heating:
16. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung
17. ☒ ☐ ☐ ☐ ☐ Gutters: Aluminum
18. ☒ ☐ ☐ ☐ ☐ Downspouts: Aluminum
19. ☐ ☐ ☐ ☒ ☐ Leader/Extensions: Plastic splashes - Recommend to install extensions.

Attic

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Main-access in attached 1 car garage Attic

1. Method of Inspection: In the attic



2. ☒ ☐ ☐ ☐ ☐ Roof Framing: 2x6 Rafter



3. ☒ ☐ ☐ ☐ ☐ Sheathing: Plywood

4. ☒ ☐ ☐ ☐ ☐ Ventilation: Gable, roof and soffit vents



Attic (Continued)

5. ☒ ☐ ☐ ☐ ☐ Insulation: Batts - Recommend additional insulation to be installed.



6. ☒ ☐ ☐ ☐ ☐ Insulation Depth: 6"

7. ☐ ☒ ☐ ☐ ☐ Vapor Barrier:

8. ☒ ☐ ☐ ☐ ☐ Attic Fan: Direct drive



9. ☒ ☐ ☐ ☐ ☐ Wiring/Lighting: 110 VAC

10. ☒ ☐ ☐ ☐ ☐ Moisture Penetration: Previous water penetration noted - This picture is past moisture located under the gable vent on the south end of the home.



11. ☒ ☐ ☐ ☐ ☐ Bathroom Fan Venting: Electric fan

Structure

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1. ☒ ☐ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ ☐ Foundation: Poured
3. ☐ ☒ ☐ ☐ ☐ Differential Movement:
4. ☒ ☐ ☐ ☐ ☐ Beams: Bonded wood



5. ☐ ☐ ☒ ☐ ☐ Bearing Walls:
6. ☒ ☐ ☐ ☐ ☐ Joists/Trusses: 2x8
7. ☒ ☐ ☐ ☐ ☐ Piers/Posts: Poured piers and steel posts



8. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab
9. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood stairs with wood handrails - **Stairs in the 2nd garage leading down to the storm shelter.**
10. ☒ ☐ ☐ ☐ ☐ Subfloor: Dimensional wood

Kitchen

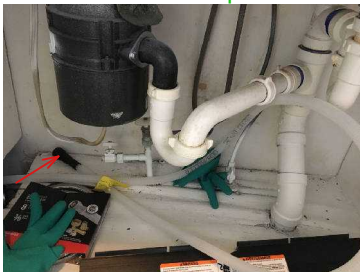
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1st Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Frigidaire
2. ☒ ☐ ☐ ☐ ☐ Ventilator: Control button is on microwave
3. ☐ ☐ ☐ ☐ ☒ Disposal: In-Sinkerator - At the time of the inspection, the disposal unit was not operative. Recommend to replace or repair or ask owners about the unit.



4. ☒ ☐ ☐ ☐ ☐ Dishwasher: Frigidaire - Unit was not tested for functionality for the hose to the garbage disposal was not hooked up.



5. Air Gap Present? ☐ Yes ☒ No

6. ☐ ☒ ☐ ☐ ☐ Trash Compactor:

7. ☒ ☐ ☐ ☐ ☐ Refrigerator: Frigidaire - At the time of the inspection, the water line for the ice machine was not hooked up and was possibly leaking in the wall. The valve for that water line was tightened and closed off.

8. ☒ ☐ ☐ ☐ ☐ Microwave: Whirlpool

9. ☒ ☐ ☐ ☐ ☐ Sink: Corian



10. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground. Recommend to install grounded outlets for safety reasons.

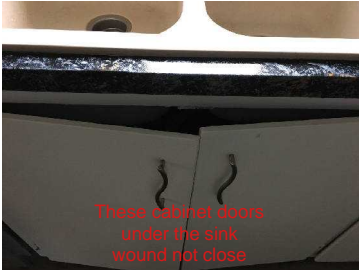
Kitchen (Continued)

11. ☒ ☐ ☐ ☐ ☐ Plumbing/Fixtures: PVC



12. ☒ ☐ ☐ ☐ ☐ Counter Tops: Marble

13. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood



14. ☐ ☒ ☐ ☐ ☐ Pantry:
15. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
16. ☒ ☐ ☐ ☐ ☐ Walls: Paint and tile
17. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
18. ☐ ☒ ☐ ☐ ☐ Doors:
19. ☒ ☐ ☐ ☐ ☐ Windows: Wood/vinyl window
20. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register

Living Space

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Living Room Living Space

1. ☐ ☒ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Wooden front door
6. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung with picture window - At the time of the inspection, the windows would not open for they were painted shut.
7. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open or missing ground outlet. Recommend to install grounded outlets.
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
10. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detector:

Dining Room Living Space

11. ☐ ☒ ☐ ☐ ☐ Closet:
12. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
13. ☒ ☐ ☐ ☐ ☐ Walls: Paint
14. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood

Living Space (Continued)

15. ☐ ☒ ☐ ☐ ☐ Doors:
 16. ☐ ☒ ☐ ☐ ☐ Windows:
 17. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open ground outlet.
 18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
 19. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
- Great Room Living Space
-
20. ☐ ☒ ☐ ☐ ☐ Closet:
 21. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
 22. ☒ ☐ ☐ ☐ ☐ Walls: Paint
 23. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
 24. ☒ ☐ ☐ ☐ ☐ Doors: Double wooden patio door
 25. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum slider/Bay window
 26. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open ground outlet.
 27. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
 28. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Bathroom

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Master Bathroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint and tile
4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☐ ☒ ☐ ☐ ☐ Windows:
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI
8. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood
9. ☒ ☐ ☐ ☐ ☐ Sink/Basin: One piece sink/counter top
10. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Moen fixtures with a metal trap



11. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Fiberglass pan and fiberglass surround
12. ☒ ☐ ☐ ☐ ☐ Toilets: Kohler
13. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
14. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

1st floor main Bathroom

15. ☐ ☒ ☐ ☐ ☐ Closet:

Bathroom (Continued)

- 16. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
- 17. ☒ ☐ ☐ ☐ ☐ Walls: Paint and tile
- 18. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
- 19. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
- 20. ☒ ☐ ☐ ☐ ☐ Windows: Custom glass



- 21. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - open ground
- 22. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood
- 23. ☒ ☐ ☐ ☐ ☐ Sink/Basin: One piece sink/counter top
- 24. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Moen fixtures with a metal trap



- 25. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fiberglass tub and fiberglass surround
- 26. ☒ ☐ ☐ ☐ ☐ Toilets: Toto
- 27. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
- 28. ☐ ☒ ☐ ☐ ☐ Ventilation:

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Bedroom

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1st Floor Master Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet: Walk In
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Suspended ceiling
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint
4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☒ ☐ ☐ ☐ ☐ Windows: Wood double hung
7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
8. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
9. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
10. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detector:

South Bedroom

11. ☒ ☐ ☐ ☐ ☐ Closet: Large
12. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
13. ☒ ☐ ☐ ☐ ☐ Walls: Paint
14. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
15. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
16. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
17. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open ground outlet
18. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
19. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Southeast Bedroom

20. ☒ ☐ ☐ ☐ ☐ Closet: Large - Access to the bathroom plumbing is located in this closet.
21. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
22. ☒ ☐ ☐ ☐ ☐ Walls: Paint
23. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
24. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
25. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
26. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open ground outlet.
27. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
28. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

South Bedroom

29. ☒ ☐ ☐ ☐ ☐ Closet: Large
30. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
31. ☒ ☐ ☐ ☐ ☐ Walls: Paint
32. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
33. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
34. ☒ ☐ ☐ ☐ ☐ Windows: Vinyl double hung
35. ☒ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open ground outlet.
36. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
37. ☐ ☒ ☐ ☐ ☐ Smoke Detector:

Heating System

A NPNI M D

Crawl Space Heating System

1. ☒ ☐ ☐ ☐ ☐ Heating System Operation: Adequate
2. Manufacturer: Armstrong



3. Model Number: Could not access Serial Number: Could not access
4. Type: Forced air Capacity: Could not access
5. Area Served: Whole house Approximate Age: 10-15 years old
6. Fuel Type: Natural gas
7. ☒ ☐ ☐ ☐ ☐ Heat Exchanger: 5 Burner
8. ☒ ☐ ☐ ☐ ☐ Blower Fan/Filter: Direct drive with reusable filter - A qualified HVAC contractor is recommended to evaluate and to change filter.
9. ☒ ☐ ☐ ☐ ☐ Distribution: Metal duct
10. ☒ ☐ ☐ ☐ ☐ Draft Control: Manual
11. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall
12. ☒ ☐ ☐ ☐ ☐ Controls: Relief valve
13. ☒ ☐ ☐ ☐ ☐ Thermostats: Individual

Plumbing

A NPNI M D

1. ☒ ☐ ☐ ☐ ☐ Main Water Shutoff: Master bedroom closet



2. ☒ ☐ ☐ ☐ ☐ Water Lines: Copper
3. ☒ ☐ ☐ ☐ ☐ Drain Pipes: ABS
4. ☒ ☐ ☐ ☐ ☐ Service Caps: Accessible
5. ☒ ☐ ☐ ☐ ☐ Vent Pipes: Galvanized
6. ☒ ☐ ☐ ☐ ☐ Gas Service Lines: Cast iron

Plumbing (Continued)

Master bathroom closet Water Heater

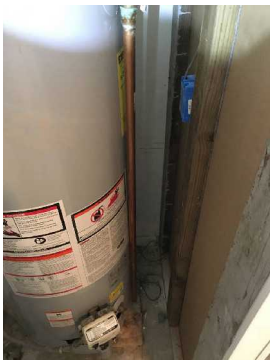
7. ☒ ☐ ☐ ☐ ☐ Water Heater Operation: Adequate - Unit is very close to the electrical panel.
8. Manufacturer: State



9. Model Number: GS650BRT400 Serial Number: 1643103751583
10. Type: Natural gas Capacity: 50 Gal.
11. Approximate Age: 5-10 years old Area Served: Whole house
12. ☒ ☐ ☐ ☐ ☐ Flue Pipe: Single wall



13. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube: Copper - Recommend to install a drip pan to assist in catching water when the unit rusts out or needs to be flushed out.



Laundry Room/Area

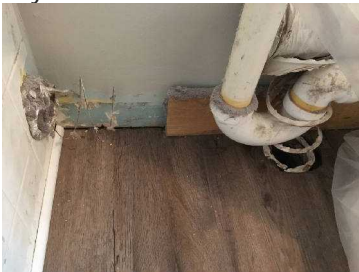
A NPNI M D

Master Bathroom Laundry Room/Area

1. ☐ ☒ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling: Texture paint
3. ☒ ☐ ☐ ☐ ☐ Walls: Paint and tile
4. ☒ ☐ ☐ ☐ ☐ Floor: Hardwood
5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
6. ☐ ☒ ☐ ☐ ☐ Windows:
7. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open ground outlet.
8. ☐ ☒ ☐ ☐ ☐ Smoke Detector:
9. ☒ ☐ ☐ ☐ ☐ HVAC Source: Heating system register
10. ☒ ☐ ☐ ☐ ☐ Washer Hose Bib: Rotary



11. ☒ ☐ ☐ ☐ ☐ Washer and Dryer Electrical: 110/220
12. ☒ ☐ ☐ ☐ ☐ Dryer Vent: Plastic flex and metal



13. ☒ ☐ ☐ ☐ ☐ Washer Drain: PVC pipe



14. ☐ ☒ ☐ ☐ ☐ Floor Drain:

Electrical

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1. Service Size Amps: 200(Main Panel) Volts: 120-240 VAC
2. ☒ ☐ ☐ ☐ ☐ Service: Aluminum
3. ☒ ☐ ☐ ☐ ☐ 120 VAC Branch Circuits: Copper
4. ☒ ☐ ☐ ☐ ☐ 240 VAC Branch Circuits: Copper
5. ☒ ☐ ☐ ☐ ☐ Conductor Type: Romex
6. ☒ ☐ ☐ ☐ ☐ Ground: Plumbing and rod in ground



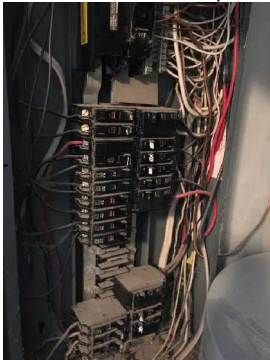
7. ☐ ☒ ☐ ☐ ☐ Smoke Detectors:
8. ☐ ☒ ☐ ☐ ☐ Carbon Monoxide Detectors:

2nd Garage Electric Panel

9. ☒ ☐ ☐ ☐ ☐ Manufacturer: General Electric
10. Maximum Capacity: 125 Amps
11. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 125
12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
13. ☒ ☐ ☐ ☐ ☐ AFCI: 110 volt
14. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only

Master bathroom closet Electric Panel

15. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D - Recommend cleaning by qualified electrician.



Electrical (Continued)

16. Maximum Capacity: 200 Amps



17. ☒ ☐ ☐ ☐ ☐ Main Breaker Size: 200 Amps
 18. ☒ ☐ ☐ ☐ ☐ Breakers: Copper
 19. ☒ ☐ ☐ ☐ ☐ AFCI: 110 volt
 20. ☒ ☐ ☐ ☐ ☐ GFCI: At GFCI receptacles only
 21. Is the panel bonded? ☒ Yes ☐ No

Crawl Space

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Main Crawl Space

1. Method of Inspection: In the crawl space



2. ☒ ☐ ☐ ☐ ☐ Access: Large - **Located in the master bedroom closet.**
 3. ☐ ☐ ☐ ☒ ☐ Moisture Penetration: Small leak from water line to reffridgerator



4. Moisture Location: Under the kitchen
 5. ☐ ☒ ☐ ☐ ☐ Moisture Barrier: **Recommend to install gravel or a plastic to assist in creating a moisture barrier.**
 6. ☒ ☐ ☐ ☐ ☐ Ventilation: Vents - **Recommend to keep vents clean to assist in ventilation.**
 7. ☐ ☒ ☐ ☐ ☐ Insulation:

Crawl Space (Continued)

8. ☐ ☒ ☐ ☐ ☐ Vapor Barrier: Recommend gravel or plastic.

9. ☒ ☐ ☐ ☐ ☐ Sump Pump: Pedestal & submersible - There was no sump located in the the crawlspace; however, there were sumps located in both garages.



10. ☐ ☐ ☐ ☒ ☐ Electrical: 110 VAC - Open junction box located in the crawlspace. Recommend to install cover plates on the junction boxes by a qualified electrician.



11. ☐ ☒ ☐ ☐ ☐ HVAC Source:

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading: Flat - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade so water will runoff away from house and garages.
2. Vegetation: Shrubs - Tree limbs over hang the roof and should be cut back from home and garages.



3. Fences: Wood - Recommend to trim all trees and shrubs away from the the wooden fence to assist in a longer fence life. Furthermore, recommend to seal and treat fence annually to assist in longer fence life.



Air Conditioning

4. Main AC System Exterior Unit: Pad mounted - Unit is near the end of it's life. Recommend to budget for new unit in the next few years.



Marginal Summary (Continued)

Roof

5. Leader/Extension: Plastic splashes - Recommend to install leader extensions to assist in water runoff away from the foundations.

2nd Garage

6. Northwest corner of home Outbuilding Foundation: Poured - The foundation in the storm shelter has leaks near the sump and in the south east corner. Recommend further evaluation by a foundation technician.



7. Northwest corner of home Outbuilding Leader/Extension: Plastic splashes - Recommend to install leader extensions to assist in water runoff away from the garage slab.

Garage

8. Attached Garage Floor/Foundation: Poured slab - At the time of the inspection, there were signs of moisture penetration in the garage toward the garage door. Recommend a qualified foundation technician to evaluate the situation.



9. Attached Garage Leader/Extensions: Plastic splashes - Recommend to install extensions.

Kitchen

10. 1st Floor Kitchen Electrical: 110 VAC - Open or missing ground. Recommend to install grounded outlets for safety reasons.

Living Space

11. Living Room Living Space Electrical: 110 VAC - Open or missing ground outlet. Recommend to install grounded outlets.
12. Dining Room Living Space Electrical: 110 VAC - Open ground outlet.
13. Great Room Living Space Electrical: 110 VAC - Open ground outlet.

Marginal Summary (Continued)

Bathroom

14. 1st floor main Bathroom Electrical: 110 VAC - open ground

Bedroom

15. South Bedroom Electrical: 110 VAC - Open ground outlet
16. Southeast Bedroom Electrical: 110 VAC - Open ground outlet.
17. South Bedroom Electrical: 110 VAC - Open ground outlet.

Laundry Room/Area

18. Master Bathroom Laundry Room/Area Electrical: 110 VAC - Open ground outlet.

Crawl Space

19. Main Crawl Space Moisture Penetration: Small leak from water line to refridgerator



20. Main Crawl Space Electrical: 110 VAC - Open junction box located in the crawlspace. Recommend to install cover plates on the junction boxes by a qualified electrician.



Defective Summary

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Kitchen

1. 1st Floor Kitchen Disposal: In-Sinkerator - At the time of the inspection, the disposal unit was not operative. Recommend to replace or repair or ask owners about the unit.

