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D = Deficiency



I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

1. Note - The "Slab on Grade" Foundation had stucco covering the edges of the foundation, therefore it could only be inspected from inside the house
2. There are no indications of any concerns with the foundation



B. Grading and Drainage

Comments:

1. Note – Properly installed Gutters and Down Spouts can greatly help in managing drainage around the rear patio
2. * Deficient - The ground below the south gate is low and will pond after raining
3. * Deficient - Outside of the rear rock wall there is a large amount of dirt piled against the rock wall without proper water proofing which will lead to the degradation of the mortar. Also, the pile of dirt is blocking the wall drains which will further add to the degradation of the wall (see picture at the end of the report)



C. Roof Covering Materials

Type(s) of Roof Covering: Fiber Glass Shingles & Roll Roofing

Viewed From: Rooftop

Comments:

1. The Fiber Glass Shingles appear to be recently installed and in acceptable condition
2. Observation – The west edges on both gables have shingles showing some windblown wear
3. The Roll Roofing covering over the rear patio appears to be slightly worn but in acceptable



D. Roof Structures and Attics

Viewed From: Rooftop, Attic Access & Ground

Approximate Average Depth of Insulation: 10 inches

Approximate Average Thickness of Vertical Insulation: Unknown

Comments:

1. The House Insulation consist of Loose Fill – Cellulose (Note – Insulation's Total "R Value" = Adding 3.6 for each inch of depth (or thickness))
2. * Deficient - The Insulation is not properly distributed, the northwest ceiling area above the entrance area and the northwest bedroom has 0 to 3 inches of insulation
3. * Deficient - The attic access opening is partially blocked by the attic decking – this piece of decking needs to be cut back
4. The Roof Ventilation System consist of Roof Vents which appear to be marginally acceptable (cross flow is nearly nonexistent)



E. Walls (Interior and Exterior)

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1. * Deficient - The northwest bedroom window sill has an insufficient protective surface coating (paint) and is badly degrading

F. Ceilings and Floors

Comments:

1. The Ceilings & Floors appear to be in acceptable condition

G. Doors (Interior and Exterior)

Comments:

1. The Interior Doors appear to be in acceptable condition
2. Observation – All exterior doors have the flipper type deadbolt installed - Safety
3. Recommend - The Laundry Room should have the louvered type door installed thereby allowing for free flow of makeup air to a gas dryer unit

H. Windows

Comments:

1. The Windows appear to be in acceptable condition

I. Stairways (Interior & Exterior)

Comments:

1. There is no Stairways present

J. Fireplaces and Chimneys

Comments:

1. There is no Fireplace present

K. Porches, Balconies, Decks, and Carports

Comments:

1. The front entrance and rear patio appears appear to be in acceptable condition

L. Other (Kitchen Cabinets & Bathroom Vanities)

Comments:

1. * Deficient - The Kitchen Countertop along the breakfast servings side has many nail points protruding out the bottom of the counter creating a safety issue
2. * Deficient - Three of the four fake drawer fronts in the master bath vanity are improperly installed

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

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1. The Electrical Service Information: Below Ground Service Entrance - Copper Wire - 110/220 volts - 150 ampere
2. General Configuration – The service panel/breaker panel are one integrated panel
3. Location of Panels – The integrated panel is located on the south side of the garage
4. Note – The service panel/breaker panel appears to be in good condition
5. Further Note - The Panel Has the appropriate AFCI breakers installed and appears to be acceptable

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: The Branch (house) Wiring is Copper

Comments:

1. The Exterior receptacles are GFCI compliant
2. The Garage receptacles are GFCI compliant
3. The Kitchen GFCI receptacles are compliant
4. All of the Bathroom receptacles are GFCI compliant
5. The Doorbell was inspected and operated and found to be in good working order
6. All of the smoke detectors within the house were tested and found to be operating properly
7. * Deficient - The northwest and bedroom electrical circuit appears to have an open ground

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Forced Air Furnace (Combo Furnace/Refrigerated Air – Attic Type)

Energy Source: Natural Gas

Comments:

1. The furnace was inspected and operated and appears to be acceptable
2. Observation - The furnace electrical cord is at risk of touching the hot flue pipe
3. The Heating Unit (Furnace) was tested using a "TIF 8800A Tester" for natural gas leaks – No traces were found
4. The Heating Unit (Furnace) was tested using a "Single Gas Analyzer SGA91" for carbon monoxide – No traces were found

B. Cooling Equipment

Type of System: Refrigerated Air (Combo Furnace/Refrigerated Air – Attic Type)

Comments:

1. The refrigerated air unit is seasonally shutdown and was therefore not operated
2. * Deficient - The Unit's "Condensate Spill Tray" is filled with insulation and debris (pipe section) which will clog the drain line
3. * Deficient - The two condensate lines located with the condenser are lying horizontal on the ground with dirt filling the pipes and obstructing the condensate flow
4. Observation – Rainwater shedding off the north gable lands directly into the condenser filling it with debris. Gutters should be installed to protect the condenser

C. Duct Systems, Chases, and Vents

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Comments:

1. AC/Furnace air outlets (registers) deliver airflow - Recommend: Balancing airflow by adjusting all AC/Furnace air outlets (registers) for winter/summer seasonal changes (facts to remember - hot air rises, cold air sinks and longer duct (airflow) distances combined with turns will naturally reduce flow)
2. The Duct system appears to be in acceptable condition

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Adjacent to Driveway

Location of main water supply valve: Not found (likely in the garage but covered)

Static water pressure reading: Between 40 & 80 psi @ 65 psi

Comments:

1. * Deficient - The hallway bathroom toilet tank float assembly is not working properly

B. Drains, Wastes and Vents

Comments:

1. * Deficient - The Kitchen sink drain is leaking

C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: 40 Gallons

Comments:

1. The Water Heater appears to be acceptable
2. The Temp / Pressure Release Valve and the Water Pan drain pipes terminate out the south exterior wall and appear to be acceptable
3. The Water Heating Equipment (Water Heater) was tested using a "TIF 8800A Tester" for natural gas leaks – No traces were found
4. The Water Heating Equipment (Water Heater) was tested using a "Single Gas Analyzer SGA91" for carbon monoxide – No traces were found

D. Hydro-Massage Therapy Equipment

Comments:

1. There is no Jetted Tub present

E. Other (Gas Meter and Connections)

Comments:

1. The Gas Meter is located at the North side of the house
2. The Gas Meter was tested using a "TIF 8800A Tester" for natural gas leaks – no Leaks were found

V. APPLIANCES

A. Dishwashers

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1. The Dishwasher appears to be in good working order

B. Food Waste Disposers

Comments:

1. The Garbage Disposal appears to be in acceptable condition

C. Range Hood and Exhaust Systems

Comments:

1. The Range Exhaust Hood is an over the range Microwave Unit (Vent-less / Triple Speed Fan) (Dual Light)
2. The Range Exhaust Hood appears to be in good working order

D. Ranges, Cooktops, and Ovens

Comments:

1. The Range appears to be in good working order
2. The Range has a proper anti-tip bracket installed
3. The Range was tested using a "TIF 8800A Tester" for natural gas leaks – No traces were found
4. The Oven appears to be in good working order
5. The state requires the Oven to be heated and tested at 350 degrees - the Oven cannot have a variance greater than +/- 25 degrees anywhere within the oven – the Oven meets requirements

E. Microwave Ovens (installed)

Comments:

1. The Microwave appears to be in good working order
2. The Microwave Oven was checked for deviant microwaves around the door (using "AMPROBE" Microwave Meter) - none were found

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1. * Deficient - The Laundry Room Exhaust Fan ducting is improperly routed across the attic access and needs to be rerouted

G. Garage Door Operators

Comments:

1. The Garage Door Opener has both the trip and impedance sensor and appears to be in good working order

H. Dyer Exhaust Systems

Comments:

1. The Dryer Vent terminates out the roof
2. * Deficient - The wrong Dryer Vent cover is installed on the roof and is clogged creating a safety issue – it needs to be replaced with the correct "Roof Style" "Back Flow Flap" cover with NO screen