



1234 ANY STREET, PITTSBURGH, Pa 12345
Inspection prepared for: ANY CUSTOMER
Real Estate Agent: JR Sergeant jr - Howard Hanna

Date of Inspection: 12/2/2017 Time: Start 9.00 am, finished at 12.00 noon

Age of Home: Built in 2003 the home is 14 yrs old Size: 2468 sq ft

Weather: Cold and damp with heavy frost. Temp is 28 degrees

A basic visual home inspection with a wood destroying inspection, a Radon test(48 hrs) and a Mold test was performed.

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Thank you for choosing PROHOMEINSPECTIONS to do your home inspection. MILAN STANOJEVIC is a NACHI certified inspector id NACHI #14013106 and ASHI associate 258342. NACHI/ASHI standards of practice are being used in this inspection. A visual inspection is not technically exhaustive. Before closing on the house, Permits need to be checked to make sure all inspections were done and satisfied with the local code enforcement authority. Radon tests take 48 hours to complete. The acquired information sources will be noted in the report.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Kitchen		
Page 4 Item: 5	Garbage Disposal	<ul style="list-style-type: none"> The disposal is a worn unit and may have reached the end of its useful life.
Laundry		
Page 7 Item: 4	Dryer Vent	<ul style="list-style-type: none"> The dryer vent pipe is crushed in spots. This should be replaced due to the fact that lint can accumulate in the crushed areas and catch fire.
Page 7 Item: 6	GFCI	<ul style="list-style-type: none"> GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.
Page 8 Item: 9	Wash Basin	<ul style="list-style-type: none"> Washing machine hose leaking at hookup
Water Heater		
Page 10 Item: 8	Gas Valve	<ul style="list-style-type: none"> NO Bonding Suggest Hvac pro bond all gas piping in home.
Garage		
Page 12 Item: 2	Walls	<ul style="list-style-type: none"> - Fire wall between garage & house not continuous.
Attic		
Page 20 Item: 9	Insulation Condition	<ul style="list-style-type: none"> sparse in some areas
Exterior Areas		
Page 21 Item: 1	Doors	<ul style="list-style-type: none"> The front door surround/trim is wet and deteriorating due to moisture intrusion. Paint all bare wood to prevent wood rot.
Page 21 Item: 5	Exterior Paint	<ul style="list-style-type: none"> Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.
Foundation		
Page 24 Item: 11	Foundation Electrical	<ul style="list-style-type: none"> Open junction boxes were observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Receptacle covers missing, recommend replacing for safety. Ground Fault Circuit Interrupters (GFCI) were not required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.
Grounds		
Page 26 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"> Missing mortar under landing caused by frost/water infiltration. Recommend masonry contractor repair.

Page 27 Item: 6	Stairs & Handrail	• Missing handrails and balusters.
Basement/Crawlspace		
Page 29 Item: 1	Walls	• Bare wood in touch with masonry needs to be treated
Page 30 Item: 5	Basement Electric	• Missing outlet covers - throughout home. See pictures. • Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety. • Unsupported wire
Page 30 Item: 6	GFCI	• There is no GFCI protection at the kitchen, garage, bathrooms and exterior. These areas are now required to have GFCI protection. Recommend a licensed electrician evaluate installing GFCI'S.
Master Bedroom		
Page 33 Item: 10	Bathroom	• Defective thermal seal • Tub stop and waste not functional • Shower diverter leaks through spigot
Bathroom Second Floor		
Page 39 Item: 13	Plumbing condition	• The shower diver leaks through the spigot • Tub stop and waste not functional
1st fl Stairs		
Page 41 Item: 1	Handrail condition	• Loose hand rail on left side needs secured
Dinning Room		
Page 46 Item: 4	Electrical condition	• Partial outlet has no power marked with blue sticker
Forced Air HVAC, system		
Page 57 Item: 4	Enclosure	• Rust and flaking observed
Page 58 Item: 8	Gas Valves	• All CSSJ (corrugated stainless steel tubing) yellow in color needs to be bonded
Office		
Page 65 Item: 6	Electrical	• Loose outlet needs secured

Inspection Details

1. Attendance

In Attendance: Client present

2. Home Type

Home Type: Two Story House • Single Family Home • Colonial architecture with a gable and dormer roof

3. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection. • ACCESS TO SOME ITEMS SUCH AS: ELECTRICAL OUTLETS, WINDOWS, WALL/FLOOR SURFACES, AND CABINET INTERIORS WAS RESTRICTED BY FURNITURE AND LARGE QUANTITY OF PERSONAL BELONGINGS. ANY SUCH ITEMS ARE EXCLUDED FROM THIS INSPECTION REPORT.

4. Sources

Good	Fair	Poor	N/A	None
X				

Observations:

- Allegheny County Website
- MLS sheet
- Sellers Disclosure

5. Additional notes

Good	Fair	Poor	N/A	None
			X	

Kitchen

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

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Plastic laminate tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- operated
- General Electric

4. Refrigerator

Good	Fair	Poor	N/A	None
X				

Observations:

- General Electric

5. Garbage Disposal

Good	Fair	Poor	N/A	None
	X			

Observations:

- General Electric unit
- The disposal is a worn unit and may have reached the end of its useful life.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Sharp unit

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

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

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric
- All heating elements operated when tested.

9. Trash Compactor

Good	Fair	Poor	N/A	None
				X

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

12. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- Supply is cpvc and the waste is **abs** with no issues

13. Drinking Fountain

Good	Fair	Poor	N/A	None
				X

14. Spray Wand

Good	Fair	Poor	N/A	None
				X

15. Hot Water Dispenser

Good	Fair	Poor	N/A	None
				X

16. Soap Dispenser

Good	Fair	Poor	N/A	None
				X

17. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating Vent

18. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Hardwood flooring is noted.

19. Plumbing

Good	Fair	Poor	N/A	None
X				

20. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

21. Security Bars

Good	Fair	Poor	N/A	None
				X

22. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

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

23. Patio Doors

Good	Fair	Poor	N/A	None
				X

24. Screen Doors

Good	Fair	Poor	N/A	None
				X

25. Electrical

Good	Fair	Poor	N/A	None
X				

26. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- **GFCI** tested and functioned properly

27. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
				X

28. Radiators

Good	Fair	Poor	N/A	None
				X

29. Forced Air

Good	Fair	Poor	N/A	None
X				

30. Defects

Good	Fair	Poor	N/A	None
				X

Laundry

1. Location(s)

Locations: First floor

2. Cabinets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. Counters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Dryer Vent

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The dryer vent pipe is crushed in spots. This should be replaced due to the fact that lint can accumulate in the crushed areas and catch fire.



Dryer vent

5. Electrical

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCI's at all receptacles near water sources.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. Gas Valves

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- gas line capped

9. Wash Basin

Good	Fair	Poor	N/A	None
X				

Observations:

- Supply lines are copper and the waste is abs.
- Washing machine hose leaking at hookup

10. Window Condition

Good	Fair	Poor	N/A	None
				X

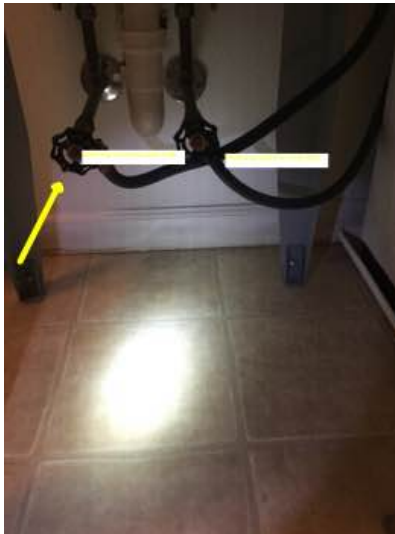
11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sheet vinyl flooring is noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				



Leaking hot water hose connection

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Security Bars

Good	Fair	Poor	N/A	None
				X

16. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Louvered door

17. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
				X

Observations:

- Suggest installing smoke detectors

18. Radiators

Good	Fair	Poor	N/A	None
				X

19. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:

- Registers noted

20. Defects

Good	Fair	Poor	N/A	None
				X

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
• The water heater base is functional.

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
• The water heater enclosure is functional.

3. Combustion

Good	Fair	Poor	N/A	None
X				

Observations:
• The combustion chamber appears to in functional condition.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
• Venting is thru a 3" single wall going into a 4 " double wall that goes thru attic also insulated in attic

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

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

6. TPRV

Good	Fair	Poor	N/A	None
X				

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

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
• 40 gallons

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:
• Functional
• NO Bonding
• Suggest Hvac pro bond all gas piping in home.

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper • CPVC
Observations:
• No deficiencies observed at the visible portions of the supply piping.
• Minor corrosion on valves

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: plastic

11. Strapping

Good	Fair	Poor	N/A	None
				X

12. Ceiling condition

Good	Fair	Poor	N/A	None
X				

Observations:
• unfinished

13. Floor condition

Good	Fair	Poor	N/A	None
X				

Observations:
• concrete

14. Manufacturer

Good	Fair	Poor	N/A	None
X				

Observations:
• A.O. Smith

15. Model Number

Good	Fair	Poor	N/A	None
X				

Observations:
• Model number is GCVL 40 100

16. Serial Number

Good	Fair	Poor	N/A	None
X				

Observations:
• F05A108415
• According to the serial number the hot water tank is 12 yrs old

17. Defects

Good	Fair	Poor	N/A	None
				X

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

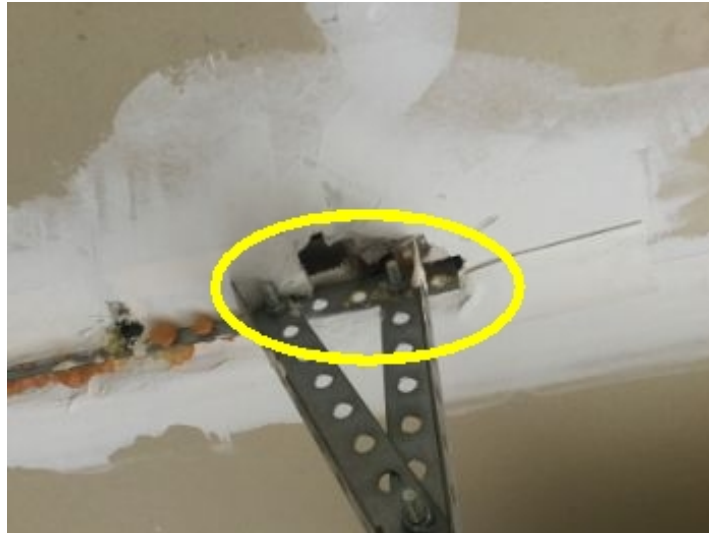
Materials: Roofing is the same as main structure. • Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory, at time of inspection.
- - Fire wall between garage & house not continuous.



- Fire wall between garage & house not continuous.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete floor noted with typical crack for its age

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
			X	

Observations:

- Not visible to determine.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI in place and operational

8. 240 Volt

Good	Fair	Poor	N/A	None
			X	

9. Exterior Door

Good	Fair	Poor	N/A	None
				X

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection.

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' upgraded insulated steel door

Observations:

- No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

Observations:

- The cables, coil springs, motor track and chain, and rollers were intact and operable

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

15. Ventilation

Good	Fair	Poor	N/A	None
				X

Observations:

- No Visible Ventilation noted.

16. Vent Screens

Good	Fair	Poor	N/A	None
				X

17. Cabinets

Good	Fair	Poor	N/A	None
				X

18. Counters

Good	Fair	Poor	N/A	None
				X

19. Wash Basin

Good	Fair	Poor	N/A	None
				X

20. Additional Notes

Good	Fair	Poor	N/A	None
				X

21. Defects

Good	Fair	Poor	N/A	None
				X

Electrical

1. Manufacturer

Good	Fair	Poor	N/A	None
X				

Observations:
• CUTLER HAMMER

2. Age of Panel

Good	Fair	Poor	N/A	None
X				

Observations:
• Fourteen yrs old

3. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • Panel box located in basement
Observations:
• No major system safety or function concerns noted at time of inspection at main panel box.
• Panel at capacity
• There was no moisture in the electrical panel

4. Panel Grounding

Good	Fair	Poor	N/A	None
X				

Observations:
• Electrical grounded at the exterior and at water meter

5. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 150 amp/240 volt

6. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
• 3(basement electric not finished)

7. Service Entrance Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
• There is an underground service lateral noted. All components were intact and weatherproofed

8. Disconnect

Good	Fair	Poor	N/A	None
X				

Observations:
• Main disconnect in panel

9. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.
Observations:
• AFCI noted

10. Fuses

Good	Fair	Poor	N/A	None
			X	

11. voltage

Good	Fair	Poor	N/A	None
X				

Observations:
• 120/240 Volts

12. Overprotection

Good	Fair	Poor	N/A	None
X				

Observations:

- There was AFCI overcurrent protection in the panel

13. Electric Meter Location

Good	Fair	Poor	N/A	None
X				

Observations:

- The electric meter was located on the exterior at the right side of the home

14. Bus Bars

Good	Fair	Poor	N/A	None
X				

Observations:

- The bus bars were in good condition

15. Main Lugs

Good	Fair	Poor	N/A	None
X				

16. ADEQUATE/INADEQUATE

Good	Fair	Poor	N/A	None
X				

Observations:

- ADEQUATE

17. Defects

Good	Fair	Poor	N/A	None
X				

Observations:

- There were NO DEFECTS in the electrical panel

Roof

1. INFO SOURCE

Good	Fair	Poor	N/A	None
X				

Observations:
• MLS sheet

2. Type of Roof

Good	Fair	Poor	N/A	None
X				

Observations:
• Gable, dormer and shed roof design noted

3. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ground level with binoculars. See Roofing Notes above, in blue. Due to property and roof configurations, some areas of the roof may be visually restricted from inspection
Materials: Asphalt/Fiberglass shingles noted.
Observations:
• There's a limited this inspection of the roof due to the heavy frost in the morning that is covering the shingles
• No major system safety or function concerns noted at time of inspection.

4. Layers

Good	Fair	Poor	N/A	None
X				

Observations:
• One layer of shingles noted

5. Curling

Good	Fair	Poor	N/A	None
X				

Observations:
• There is no curling of the shingles either at the front or the back of the home

6. Wear

Good	Fair	Poor	N/A	None
X				

Observations:
• The roof is wearing well

7. Metal Roof

Good	Fair	Poor	N/A	None
			X	

8. Roof Age

Good	Fair	Poor	N/A	None
X				

Observations:
• Ten to fifteen years old

9. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:
• The roofing flashing is made out of aluminum and it is looking good

10. Chimney/Flues

Good	Fair	Poor	N/A	None
				X

11. Sky Lights

Good	Fair	Poor	N/A	None
				X

12. Spark Arrestor

Good	Fair	Poor	N/A	None
			X	

13. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:

- Double wall galvanized pipe with vent cap

14. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

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

15. Roof Disclaimer

Good	Fair	Poor	N/A	None

Observations:

- The visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for that particular metal. All roof penetrations require maintenance and can crack, loosen and or leak during or after significant weather such as wind or rain. These areas should be monitored for all changes in characteristic and repaired as required by a qualified and certified roofer.

16. Defects

Good	Fair	Poor	N/A	None

Observations:

- There were NO defects on the roof

17. Additional Notes

Good	Fair	Poor	N/A	None

Observations:

- WE WILL CLIMB ON THE ROOF IF WE ACCESS THAT IS IT MOUNTABLE AND DRY AND HAS A PITCH THAT CAN SAFELY BE WALKED ON AND REACHED WITH A 16 FOOT LADDER THAT WE CARRY.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Scuttle Hole located in:
- Hallway closet
- Attic was inspected by walking no on catwalk throughout.

2. Roof Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
- The Roof structure consisted of two by four trusses spaced twenty four inches apart with osb covering the deck



Roof deck

3. Ceiling Structure

Good	Fair	Poor	N/A	None
X				

Observations:

- The ceiling structure consisted of two by fours trusses spaced twenty four inches apart

4. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

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

5. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

6. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:

- Ten inch ducts were insulated

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- most not accessible due to insulation

8. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
• PVC plumbing vents

9. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted.
Depth: Insulation averages about 14-16 inches in depth
Observations:
• Insulation level in the attic is typical for homes this age
• sparse in some areas



sparse in some areas

10. Chimney

Good	Fair	Poor	N/A	None
				X

11. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

12. Moisture/Humidity/Temp

Good	Fair	Poor	N/A	None
			X	

13. Additional Notes

Good	Fair	Poor	N/A	None
				X

14. Defects

Good	Fair	Poor	N/A	None
				X

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- The front door surround/trim is wet and deteriorating due to moisture intrusion. Paint all bare wood to prevent wood rot.



The front door surround/trim is wet and deteriorating due to moisture intrusion. Paint all bare wood to prevent wood rot.

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Vinyl single hung insulated window with screens

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

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

Observations:

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

4. Eaves & Fascia

Good	Fair	Poor	N/A	None
X				

Observations:

- Eaves and fascia are covered with aluminum

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Observations:

- All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint is peeling or missing.

6. Stucco

Good	Fair	Poor	N/A	None
			X	

7. Additional Notes

Good	Fair	Poor	N/A	None
				X

8. DISCLAIMER

Good	Fair	Poor	N/A	None

Observations:

- PROHOMEINSPECTIONS DOES NOT INSPECT EIFS (STUCCO)
- PROHOMEINSPECTIONS accepts NO LIABILITY when inspecting for MTIDRY products that have not been installed according to MYI installation instructions and non-compliance to applicable building codes.
- PROHOMEINSPECTIONS accept NO LIABILITY for items located below grade that can not be seen to be evaluated

9. Defects

Good	Fair	Poor	N/A	None
				X

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

- There is a poured concrete footer with the concrete block and brick siding on the exterior foundation

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- All buildings experience some sort of settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. Surrounding perimeter soil of the exterior of the home also settles at different rates and can affect the foundation with respect to settling. Common crack of 1/16" or less in width are found in almost all homes and are usually insignificant. A single inspection can not reveal if a home has a foundation issue. Cracks need to be monitored for significant changes in characteristics. You may need to consult with a foundation repair company if these change become significant in size, dimension or dynamic.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks were observed at the time of the inspection.
- No stains or evidence of moisture penetration observed.
- Minor shrinkage cracking noted. This is a relatively common condition that occurs during the curing process and is normally no reason for concern. Recommend monitoring and consultation with a qualified contractor should condition worsen or if water intrusion occurs.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Foundation ventilation provided through window and egress window

6. Vent Screens

Good	Fair	Poor	N/A	None
				X

7. Access Panel

Good	Fair	Poor	N/A	None
			X	

8. Post and Girders

Good	Fair	Poor	N/A	None
X				

Observations:

- Steel I-Beams and Posts

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- ****DECKING****
- OSB (Oriented Strand Board) SHEATHING SUB FLOOR
- ****FRAMING**** is composed of two by tens spaced sixteen inches apart that are mounted on a five by eight inch steel beam

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:

- The anchor bolts were not visible.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:

- Incomplete wiring noted in basement. Recommend completion and/or final inspection by a qualified electrical contractor to ensure safety.
- Open junction boxes were observed. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.
- Receptacle covers missing, recommend replacing for safety.
- Ground Fault Circuit Interrupters (GFCI) were not required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- ****SUPPLY****
- 1 inch Copper
- ****DRAIN, WASTE, VENT****
- Poly Vinyl Chloride "PVC" waste and vent pipes noted.

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Ducting

Good	Fair	Poor	N/A	None
X				

Observations:

- Galvanized sheet metal ductwork noted.

15. Additional Notes

Good	Fair	Poor	N/A	None

Observations:

- One single inspection can not determine whether movement of a foundation is ongoing or has ceased.
- All buildings experience some sort of settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure accommodates itself to the load of the structure. Surrounding perimeter soil of the exterior of the home also settles at different rates and can affect the foundation with respect to settling. Common crack of 1/16" or less in width are found in almost all homes and are usually insignificant. A single inspection can not reveal if a home has a foundation issue. Cracks need to be monitored for significant changes in characteristics. You may need to consult with a foundation repair company if these change become significant in size, dimension or dynamic.

16. Defects

Good	Fair	Poor	N/A	None
				X

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X				

Materials: Driveway located at the front left of the house leading into a double car garage

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.

2. Lot and Grade

Good	Fair	Poor	N/A	None
X				

Observations:

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

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- There is some shrubbery at the front of the home on the left inside of the porch and on the right-hand side of the walkway

4. Gate Condition

Good	Fair	Poor	N/A	None
				X

5. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X				

Observations:

- There is a masonry open porch with concrete landing and stairs that leads to the front door.
- Missing mortar under landing caused by frost/water infiltration. Recommend masonry contractor repair.



Porch landing

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared functional, at time of inspection.
- There were wooden stairs at the back of the home
- Missing handrails and balusters.



Missing handrails and balusters.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- **SERVICE ENTRANCE:**
- The underground service lateral was on the right hand side of home and was completely sealed with no moisture issues

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in good condition.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: To gas service to the homeless provided by TW Phillips and company it is located on the right-hand side of the home

Observations:

- The gas valve was ON

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC piping noted.

11. Water Meter

Good	Fair	Poor	N/A	None
X				

Observations:

- **BONDING PRESENT**
- Water meter is at the front wall of the basement

12. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 90

13. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- Pressure regulator at water meter

14. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: South side of house.
Observations:
• Appears Functional.

15. Fence Condition

Good	Fair	Poor	N/A	None
X				

Materials: There is a block retaining wall on the right side of driveway

16. Sprinklers

Good	Fair	Poor	N/A	None
				X

17. Additional Notes

Good	Fair	Poor	N/A	None
				X

18. Defects

Good	Fair	Poor	N/A	None
				X

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: ****BASEMENT**** • Partly finished, full basement • Walls around the basement had curtain hanging insulation and some parts were not visible for inspection

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.
- Bare wood in touch with masonry needs to be treated



Bare wood in touch with masonry needs to be treated

2. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.
- Insulation was of the hanging batted curtain type

3. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted. • Non-insulated glass noted. • Vinyl hooper window

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: ****WASTE**** is pvc • Appears Functional • Appears Functional • PUBLIC WATER SUPPLY • PUBLIC WASTE SEWER

Observations:

- Copper
- PVC
- CPVC

5. Basement Electric

Good	Fair	Poor	N/A	None
X				

Observations:

- Missing outlet covers - throughout home. See pictures.
- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
- Unsupported wire

6. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- There is no GFCI protection at the kitchen, garage, bathrooms and exterior. These areas are now required to have GFCI protection. Recommend a licensed electrician evaluate installing GFCI'S.

7. Access

Good	Fair	Poor	N/A	None
X				

Materials: From garage and from kitchen

8. Stairs

Good	Fair	Poor	N/A	None
X				

Observations:

- Carpet over wood stairs

9. Railings

Good	Fair	Poor	N/A	None
X				

Observations:

- Handrail present

10. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete floor

11. Finished Floor

Good	Fair	Poor	N/A	None
			X	

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- The basement structure consisted of wooden two by tens spaced sixteen inches apart mounted on a six by eight inch steel beam with osb sub flooring

15. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:

- Not fully visible for inspection due to lack of access.
- An OSB sub floor

16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

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

17. Piers

Good	Fair	Poor	N/A	None
			X	

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Observations:
• Galvanized ductwork

19. Moisture/Humidity/Temp

Good	Fair	Poor	N/A	None
			X	

Observations:
• NO MOISTURE WARRANTY; Note that it is not within the scope of this inspection to determine or predict the amount of frequency of past or future water intrusion into the basement. We at Prohomeinspections with our best efforts and in accordance with ASHI/NACHI Standards of Practice to determined, based solely on visible conditions at the time of inspection, whether there is any ongoing water penetration onto this property(HOME). Please use all available resources including the sellers disclosure and information from the current owner to determine if any water issues exist. Consult with a company that are SPECIALISTS in water proofing if you require a guarantee of a 100 per cent DRY basement.

20. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• Present
• Recommend installing a CO detector in the HVAC enclosure

21. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
			X	

22. Additional Notes

Good	Fair	Poor	N/A	None
			X	

23. Defects

Good	Fair	Poor	N/A	None
				X

Master Bedroom

1. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

2. Ceilings condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Floor condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpet

4. Vent condition

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• AFCI protected plugs

6. Smoke detectors condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Present

7. Windows condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl single hung window with screens
• Insulated glass noted.

8. Doors condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow core doors

9. Closet condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Walk in closet with lighting, functional hollow core door

10. Bathroom

Good	Fair	Poor	N/A	None
X				

Observations:

- Bathroom
- GFCI protected
- Porcelain commode
- Vented to outside
- Registers noted
- Vinyl floor
- Hung mirror
- Vinyl single hung window with screen
- One piece vinyl shower tub unit
- Defective thermal seal
- Tub stop and waste not functional
- Shower diverter leaks through spigot

11. Radiator

Good	Fair	Poor	N/A	None
X				X

12. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:

- Registers

13. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
				X

14. Additional Notes

Good	Fair	Poor	N/A	None
				X

15. Defects

Good	Fair	Poor	N/A	None
				X

Bedroom #2

1. Smoke detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• Smoke detectors present

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

4. Floor

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpeted

5. Vent

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• AFCI protected plugs

7. Windows

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl framed single hung window noted.
• Insulated glass noted.

8. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow core door(s)

9. Closet

Good	Fair	Poor	N/A	None
X				

Observations:
• Shelving

10. Radiators

Good	Fair	Poor	N/A	None
				X

11. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers

12. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
				X

13. Additional Notes

Good	Fair	Poor	N/A	None
				X

14. Defects

Good	Fair	Poor	N/A	None
				X

Bedroom #3

1. Smoke detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• Smoke detectors present

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

4. Floor

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpet

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow core doors

6. Windows

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl framed single hung window noted.
• Insulated glass noted.

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• AFCI protected

8. Closet

Good	Fair	Poor	N/A	None
X				

Observations:
• Shelving

9. Vent

Good	Fair	Poor	N/A	None
X				

10. Radiators

Good	Fair	Poor	N/A	None
				X

11. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers

12. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
				X

13. Additional Notes

Good	Fair	Poor	N/A	None
				X

14. Defects

Good	Fair	Poor	N/A	None
				X

Bathroom Second Floor

1. Location

Good	Fair	Poor	N/A	None
X				

Observations:
• second floor
• By stairs

2. Cabinets condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Wood cabinets

3. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

4. Ceiling condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

5. Counter condition

Good	Fair	Poor	N/A	None
X				

Observations:
• One piece acrylic

6. Doors Condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow Doors

7. Windows condition

Good	Fair	Poor	N/A	None
				X

8. Electrical condition

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI protected

9. Floor condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Sheet vinyl

10. Radiator

Good	Fair	Poor	N/A	None
				X

11. Forced air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers noted

12. Mirror condition

Good	Fair	Poor	N/A	None
X				

Observations:
• hung mirror
• Medicine cabinet with mirror

13. Plumbing condition

Good	Fair	Poor	N/A	None
X				

Observations:
• The shower diver leaks through the spigot
• Tub stop and waste not functional

14. Security bars condition

Good	Fair	Poor	N/A	None
				X

15. Showers condition

Good	Fair	Poor	N/A	None
X				

16. Shower walls condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl

17. Tub condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl

18. Enclosure condition

Good	Fair	Poor	N/A	None
				X

19. Sink condition

Good	Fair	Poor	N/A	None
X				

Observations:
• one piece acrylic

20. Toilet condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Porcelain

21. Bath Fan condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Workng

22. Radiators

Good	Fair	Poor	N/A	None
				X

23. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers noted

24. Defects

Good	Fair	Poor	N/A	None
				X

1st fl Stairs

1. Handrail condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Oak handrail
- Loose hand rail on left side needs secured



Loose hand rail on left side needs secured

2. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Drywall

3. Ceilings condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Drywall

4. Steps condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Carpet over wood

5. Doors condition

Good	Fair	Poor	N/A	None
				X

6. Windows condition

Good	Fair	Poor	N/A	None
				X

7. Radiators

Good	Fair	Poor	N/A	None
				X

8. Forced Air

Good	Fair	Poor	N/A	None
				X

9. Defects

Good	Fair	Poor	N/A	None
				X

10. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

11. CO Detectors

Good	Fair	Poor	N/A	None
				X

2nd fl Hallway

1. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

2. Ceilings condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Floors condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpet

4. Electrical condition

Good	Fair	Poor	N/A	None
X				

Observations:
• 3 prong plugs

5. Radiators

Good	Fair	Poor	N/A	None
				X

6. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers noted

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow core doors

8. Windows

Good	Fair	Poor	N/A	None
				X

9. Smoke Detectors/CO Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• Present

10. Moisture/Humidity/Temp

Good	Fair	Poor	N/A	None
			X	

11. Defects

Good	Fair	Poor	N/A	None
				X

Living Room

1. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

2. Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Flooring

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpet

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• 3 Prong outlets

5. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
				X

6. Windows

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl Single Hung with Screens
• Insulated glass noted.

7. Doors

Good	Fair	Poor	N/A	None
				X

8. Radiators

Good	Fair	Poor	N/A	None
				X

9. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Floor registers noted

10. Defects

Good	Fair	Poor	N/A	None
				X

11. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

12. CO Detectors

Good	Fair	Poor	N/A	None
				X

Dinning Room

1. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

2. Ceiling condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Floor condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Hardwood flooring

4. Electrical condition

Good	Fair	Poor	N/A	None
X				

Observations:
• 3 prong outlets
• Partial outlet has no power marked with blue sticker

5. Windows condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl single hung windows
• Insulated glass noted.

6. Doors condition

Good	Fair	Poor	N/A	None
				X

7. Radiators

Good	Fair	Poor	N/A	None
				X

8. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers noted

9. Defects

Good	Fair	Poor	N/A	None
				X

10. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

11. CO Detectors

Good	Fair	Poor	N/A	None
				X

Basement Stairway

1. Windows condition

Good	Fair	Poor	N/A	None
				X

2. Doors condition

Good	Fair	Poor	N/A	None
				X

3. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

4. Ceiling condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

5. Electrical condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Two way switch working no concerns

6. Stairs condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpet over wood

7. Handrail condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Graspable handrail present

8. Radiators

Good	Fair	Poor	N/A	None
				X

9. Forced Air

Good	Fair	Poor	N/A	None
				X

10. Defects

Good	Fair	Poor	N/A	None
				X

11. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

12. CO detectors

Good	Fair	Poor	N/A	None
				X

Bedroom #4

1. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• Present and working

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Ceilings

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

4. Floor

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpet

5. Vent

Good	Fair	Poor	N/A	None
X				

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• Shelving

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Afcı protected

8. Windows

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl framed single hung window noted.
• Insulated glass noted.

9. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow core doors

10. Radiators

Good	Fair	Poor	N/A	None
				X

11. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers

12. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
				X

13. Additional Notes

Good	Fair	Poor	N/A	None
				X

14. Defects

Good	Fair	Poor	N/A	None
				X

Bathroom Main Fl

1. Locations

Good	Fair	Poor	N/A	None
X				

Observations:
• 1 st floor hallway

2. Cabinets

Good	Fair	Poor	N/A	None
			X	

3. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

4. Ceilings

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

5. Floor

Good	Fair	Poor	N/A	None
X				

Observations:
• Hardwood flooring noted

6. Counters

Good	Fair	Poor	N/A	None
			X	

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow core door

8. Windows

Good	Fair	Poor	N/A	None
				X

9. Electric

Good	Fair	Poor	N/A	None
X				

Observations:
• Gfci present and functional

10. Bath fan

Good	Fair	Poor	N/A	None
X				

Observations:
• Working

11. Mirror

Good	Fair	Poor	N/A	None
X				

Observations:
• Hung mirror

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Security bars

Good	Fair	Poor	N/A	None
				X

14. Showers

Good	Fair	Poor	N/A	None
				X

15. Shower walls

Good	Fair	Poor	N/A	None
				X

16. Tub

Good	Fair	Poor	N/A	None
				X

17. Enclosure

Good	Fair	Poor	N/A	None
				X

18. Sink

Good	Fair	Poor	N/A	None
X				

Observations:
• Pedestal sink

19. Toilet

Good	Fair	Poor	N/A	None
X				

Observations:
• Porceling toilet

20. Radiators

Good	Fair	Poor	N/A	None
				X

21. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Forced air registers

22. Defects

Good	Fair	Poor	N/A	None
				X

1St Floor Hallway

1. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall noted

2. Ceilings

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall ceiling

3. Floor

Good	Fair	Poor	N/A	None
X				

Observations:
• Hardwood floor

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Radiators

Good	Fair	Poor	N/A	None
				X

6. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Floor registers noted

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Metal entrance door

8. Windows

Good	Fair	Poor	N/A	None
				X

9. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow closet doors functional
• No deficiencies noted

10. Additional Notes

Good	Fair	Poor	N/A	None
				X

11. Defects

Good	Fair	Poor	N/A	None
				X

12. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

13. CO Detectors

Good	Fair	Poor	N/A	None
				X

Defects Description

1. Description

Good	Fair	Poor	N/A	None

Observations:
• A MATERIAL DEFECT is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.

Family Room

1. Walls condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

2. Ceilings condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Floor condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpet

4. Vent condition

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. Windows condition

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl single hung window with screens
• Insulated glass noted.

7. Doors condition

Good	Fair	Poor	N/A	None
				X

8. Closet condition

Good	Fair	Poor	N/A	None
				X

9. Bathroom

Good	Fair	Poor	N/A	None
				X

10. Radiator

Good	Fair	Poor	N/A	None
				X

11. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers

12. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
X				

Observations:
• Gas log burning fireplace

13. Additional Notes

Good	Fair	Poor	N/A	None
				X

14. Defects

Good	Fair	Poor	N/A	None
				X

15. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

16. CO Detectors

Good	Fair	Poor	N/A	None
				X

Forced Air HVAC, system

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: Location: • The furnace is located in the basement
Materials: High efficiency furnace is an Amana manufactured by Goodman. The model number was DMS 90704CXA and the Serial number was 0504017344. According to the serial number the unit was manufactured in 2004. The unit is 13 yrs old.

Observations:

- Fuel Furnace: Last service date is over one year ago, or 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. One such area is the combustion chamber / heat exchanger where cold air blows across the "fire box", becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

2. Condensate Pump

Good	Fair	Poor	N/A	None
X				

Observations:

- The condensate pump drains into the floor drain

3. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

4. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:

- Concealed due to high efficiency furnace design.
- Rust and flaking observed



Rust and flaking observed

5. Heater Age

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater is 3 yrs old

6. Air Condition Age

Good	Fair	Poor	N/A	None
X				

Observations:
• 11 yrs old

7. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
• ****VENTING OBSERVATIONS****
• Plastic - PVC vent noted.
• The visible portions of the vent pipes appeared functional.

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
• Gas shut off valves were present and functional.
• T.W Phillips gas provider
• All **CSST**(corrugated stainless steel tubing) yellow in color needs to be bonded



All CSST(corrugated stainless steel tubing) yellow in color needs to be bonded

9. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
• No defects found.

10. Humidifier

Good	Fair	Poor	N/A	None
			X	

11. Humidistat Location

Good	Fair	Poor	N/A	None
			X	

12. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

Compressor Type: electric • The compressor is a Amana CK136-C , serial number is0806185613

Location: The compressor is located on the exterior south. The model is an Amana and the Model number is CKL 36 1L and the Serial number is 0506185613. According to the serial number the unit was manufactured in 2006. The unit is 11 years old. The plate was not very clear or legible

Observations:

- The inspector could not operate the air due to temperature outside

13. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- From outside

14. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

15. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

16. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: in den

17. Hvac room enclosure condition

Good	Fair	Poor	N/A	None
X				

18. Radiators

Good	Fair	Poor	N/A	None
				X

19. Heater Defects

Good	Fair	Poor	N/A	None
				X

20. Air Condition Defects

Good	Fair	Poor	N/A	None
				X

21. CO Test

Good	Fair	Poor	N/A	None
X				

Observations:

- Co test indicated no carbon monoxide inside ductwork

First floor

1. Description

Good	Fair	Poor	N/A	None
X				

Observations:

- The first floor consisted of a living room, dining room, den, family room, kitchen, laundry and a half bath

Second floor

1. Description

Good	Fair	Poor	N/A	None
X				

Observations:

- The second floor consisted of four bedroom,office,master bath and full bath

Den

1. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

2. Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Flooring

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpet

4. Doors

Good	Fair	Poor	N/A	None
				X

5. Windows

Good	Fair	Poor	N/A	None
X				

Observations:
• Single Hung Vinyl Windows with screens
• Insulated glass noted.

6. Ventilation

Good	Fair	Poor	N/A	None
X				

7. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
				X

8. Bar

Good	Fair	Poor	N/A	None
				X

9. Bathroom

Good	Fair	Poor	N/A	None
				X

10. Electrical

Good	Fair	Poor	N/A	None
X				

11. Closet

Good	Fair	Poor	N/A	None
				X

12. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

13. CO Detectors

Good	Fair	Poor	N/A	None
				X

14. Radiators

Good	Fair	Poor	N/A	None
				X

15. Forced Air

Good	Fair	Poor	N/A	None
X				X

Observations:
• Registers noted

16. Defects

Good	Fair	Poor	N/A	None
				X

Office

1. Smoke detectors

Good	Fair	Poor	N/A	None
X				

Observations:
• Smoke detectors present

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

3. Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
• Drywall

4. Floor

Good	Fair	Poor	N/A	None
X				

Observations:
• Carpeted

5. Vent

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• Loose outlet needs secured

7. Windows

Good	Fair	Poor	N/A	None
X				

Observations:
• Vinyl framed single hung window noted.
• Insulated glass noted.

8. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow core door(s)

9. Closet

Good	Fair	Poor	N/A	None
X				

Observations:
• Shelving

10. Radiators

Good	Fair	Poor	N/A	None
				X

11. Forced Air

Good	Fair	Poor	N/A	None
X				

Observations:
• Registers

12. Fireplace/Wood burning stove

Good	Fair	Poor	N/A	None
				X

13. Additional Notes

Good	Fair	Poor	N/A	None
				X

14. Defects

Good	Fair	Poor	N/A	None
				X

Residential Earthquake Hazards Report

- | | | | | |
|-----|----------|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | X | | | 1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake? |
-
- | | | | | |
|-----|----|-----|------------|---|
| Yes | No | N/A | Don't Know | |
| | | | X | 2. Is the house anchored or bolted to the foundation? |
-
- | | | | | |
|-----|----|-----|------------|------------------------------------|
| Yes | No | N/A | Don't Know | |
| | | | X | 3. If the house has cripple walls: |
- a. Are the exterior cripple walls braced?
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | 4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|---|
| Yes | No | N/A | Don't Know | |
| | | | X | 5. If the house is built on a hillside: |
- a. Are the exterior tall foundation walls braced?
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|--|
| Yes | No | N/A | Don't Know | |
| | | | X | 6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened? |
-
- | | | | | |
|-----|----|-----|------------|---|
| Yes | No | N/A | Don't Know | |
| | | | X | 7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened? |
-
- | | | | | |
|-----|----|------------|--|--|
| Yes | No | Don't Know | | |
| | | X | | 8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)? |
-
- | | | | | |
|-----|----|------------|--|--|
| Yes | No | Don't Know | | |
| | | X | | 9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)? |

EXECUTED BY:

 (Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

 (Buyer) (Buyer) Date

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.