

PROPERTY INSPECTION REPORT FOR 2004 Marengo Dr



Joel Rossmann

HI-4687

Bama Home Inspections llc

Inspection Address:

2004 Marengo Dr

Inspection Prepared For:

Jane Smith

Date of Inspection: 2/19/2025

Home Age: 38

Home Size: 2258

Weather: Cloudy 41 degrees

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable - This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 9 Item: 5	Doors	• All exterior doors needs the seals replaced.
Page 12 Item: 8	Stairs & Handrail	• Main stairs missing riser.
Page 14 Item: 12	Window Condition	• Deterioration noted due to contact with moisture, repairs needed. • In the inspectors opinion the windows/frames are near the end of their useful life.
Bedrooms		
Page 17 Item: 10	Wall Condition	• There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.
Page 17 Item: 11	Window Condition	• Deterioration noted due to contact with moisture, repairs needed. • In the inspectors opinion the windows/frames are near the end of their useful life. • A representative number of windows were inspected. Most did not open when tested -- appears painted wood frames have sealed seams. Recommend all windows be reviewed for proper operation during final walkthrough inspection.
Bathroom		
Page 18 Item: 6	Electrical	• GFCI trip test failed in half bath. Have licensed electrician evaluate and repair / replace as necessary.
Page 18 Item: 7	GFCI	• GFCI did not respond to test in half bath, suggest replacing for safety.
Page 18 Item: 8	Exhaust Fan	• The bath fan is a worn unit which may be at the end of its useful life. • Improve: There is no bath fan. Location: Half bath • Vent fan in main bathroom needs updating. Fan runs very weak.
Page 19 Item: 11	Plumbing	• Worn fixtures are noted. • Pressure weakens when water is running in other areas. • Hot water takes a good amount of time to warm up.

Page 20 Item: 12	Showers	• Faucet is loose in the wall. • Faucet is not flush to the wall, which may result in water penetration to the interior structure and deterioration of the wall. • Low water flow observed. Loss of pressure noted when two or more fixtures are operated at the same time. • Main bathroom tub/shower needs new caulking. • Master bathroom shower and tub need new chalking, and possible mold present.
Page 20 Item: 13	Shower Walls	• Caulking needed around perimeter. • Missing/damaged grout observed, suggest regrouting as necessary.
Page 21 Item: 14	Bath Tubs	• In the inspectors opinion the tub/whirlpool is near the end of its useful life due to . • GFCI for spa tub not visible
Page 21 Item: 16	Sinks	• No stopper in main bathroom sink. • Faucet corroding in master bathroom sinks. • Could not get hot water to work in either the main bathroom or the Master bathroom.
Kitchen		
Page 23 Item: 9	Sinks	• Took long time for hot water to warm up.
Page 24 Item: 16	Window Condition	• Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point. • In the inspectors opinion the windows/frames are near the end of their useful life.
Page 25 Item: 22	Electrical	• Outlets neer sink are not GFCI.
Page 25 Item: 23	GFCI	• Recommend upgrading All receptacle to GFCI protection within 6 feet of all potential wet locations.
Laundry		
Page 26 Item: 5	Electrical	• It is HIGHLY recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits. In the near future it will be a requirement and is a very safe and sound update. • Laundry room electrical is connected to garage electrical.
Page 26 Item: 6	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Page 27 Item: 13	Doors	• Door to garage has a pet door that is taped over.
Page 27 Item: 14	Window Condition	• Deterioration noted due to contact with moisture, repairs needed. • In the inspectors opinion the windows/frames are near the end of their useful life. • Peeling paint observed, suggest scraping and painting as necessary. • A representative number of windows were inspected. Most did not open when tested -- appears painted wood frames have sealed seams. Recommend all windows be reviewed for proper operation during final walkthrough inspection.

Water Heater		
Page 28 Item: 5	Water Heater Condition	• No dedicated water shutoff visible.
Electrical		
Page 30 Item: 1	Electrical Panel	• Panel cover screw(s) missing. • Recommend having breaker connections evaluated by a licensed electrician. • Electrical panel not properly labeled.
Roof		
Page 32 Item: 1	Roof Condition	• Some shingles curling. • Sagging / buckling on roof decking. • Flashing appears inadequate; see photo. • 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. • Indications of past or present water leaks, seeps, or condensation at eaves.
Page 32 Item: 2	Flashing	• In the inspectors opinion the flashings are near the end of their useful life due to wear. • Recommend review by a licensed roofer for repair or replacement as necessary. • Poor roof flashing- it appears there are no drip edges installed.
Page 35 Item: 7	Gutter	• No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.
Attic		
Page 36 Item: 1	Access	• Did not inspect Master bedroom access to attic, unable to access attic due to hatch inaccessibility. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close.
Page 36 Item: 2	Insulation Condition	• No insulation over attic hatch in garage; recommend installation, then sealing hatch with caulk to minimize heat loss. • Insulation is sparse in some areas. • Staining observed.
Page 37 Item: 3	Structure	• Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
Page 38 Item: 6	Duct Work	• Wrapping is torn in areas. • Recommend taping. • Recommend cleaning.
Page 39 Item: 7	Electrical	• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard. • All wiring should be properly secured to the framing.

Page 40 Item: 8	Chimney	Chimney location at base of valley makes this area more prone to water infiltration.
Foundation		
Page 42 Item: 12	Foundation Plumbing	Could not locate water shutoff location, recommend further review to locate in the event of an emergency.
Grounds		
Page 49 Item: 1	Driveway	Small cracking.
Page 49 Item: 2	Walkway	Small cracks in walkway. Should be monitored.
Page 50 Item: 4	Grading	Ground cover flows toward house.
Page 50 Item: 5	Vegetation	Bushes too close to house.
Home Exterior		
Page 52 Item: 1	Doors	- Peeling paint observed, suggest scraping and painting as necessary. - Wood deterioration observed. Suggest repairs/replacement as needed. - Doors do not seal well. this can be an energy drain.
Page 53 Item: 2	Window Condition	- Some window screens damaged. - Frame separating from glass - Window pane not secure; needs glazing - Window hardware damaged. - Window will not open. - Deteriorated frame(s) at window(s) - Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point. - Peeling paint observed, suggest scraping and painting as necessary. - Recommend review by a qualified professional for repair or replacement, as necessary, prior to close. - Suggest caulking around doors and windows as necessary.
Page 57 Item: 3	Siding Condition	- Some areas need priming and repainting. - Caulk and seal all gaps, cracks and openings. - Some wood deterioration noted. Have repaired as necessary. - Natural wood siding has some knot holes. Consider caulking or, at the very least, monitoring for the presence of insects, bird damage, or other activity.
Page 61 Item: 4	Eaves & Facia	Moisture damage, wood rot, observed. Recommend review for repair as necessary.
Page 61 Item: 5	Exterior Paint	- Suggest caulking around doors and windows as necessary. - Peeling paint observed, suggest scraping and painting as necessary.
Garage		
Page 63 Item: 1	Walls	Pet Door Installed; this may compromise security or firewalls.

Page 63 Item: 3	Rafters & Ceiling	• Staining was observed at the roof sheathing located in the attic. This is typically from the ventilation or insulation systems. The staining may contain mold & can be expensive to remove. Recommend contacting a remediation specialist and review the insulation & ventilation systems and repair as advised.
Page 63 Item: 4	Electrical	• Some loose and improperly installed receptacles were found, they should be installed correctly by a licensed electrician. Several are wired in reverse, one is poorly grounding. • Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.
Page 64 Item: 5	Exterior Door	• Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. • Garage-house door may not be properly fire-rated. • Garage-house door weatherstrip: apparent pet damage. • Garage-house door weatherstrip is deteriorated. • There is a pet door present in the garage exterior door.
Page 64 Item: 6	Fire Door	• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires. • Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out. • Garage-house door weatherstrip: apparent pet damage. • Garage-house door weatherstrip is deteriorated.
Page 64 Item: 7	Garage Door Condition	• Rotted wood at overhead door. Recommend repairing damaged areas.
Page 65 Item: 8	Garage Opener Status	• Unable to fully check automatic garage door opener due to a problem with the electrical system being out.
Page 65 Item: 9	Garage Door's Reverse Status	• Unable to fully check automatic garage door opener due to a problem with the electrical system being out.
Fireplace		
Page 66 Item: 1	Fireplace	• Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.



Inspection Details

1. Attendance

In Attendance: No other parties present at inspection. • Seller's son (over 18yoa) present.

2. Home Type

Home Type: Single Family Home

3. Occupancy

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

4. Weather

Cloudy
41°



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Bar



2. Cabinets



3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



4. Closets



Central vacuum. Not checked due to blocked by owners belongings.



Left front bedroom closet light not working.

5. Doors

Observations:

- All exterior doors needs the seals replaced.

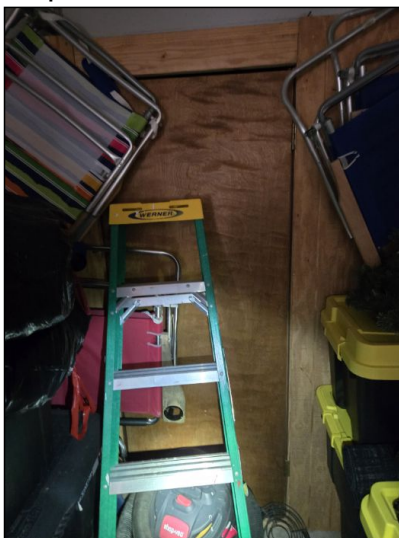




All exterior doors needs the seals replaced.



All exterior doors needs the seals replaced.



Unable to gain access behind door due to owners personal property blocking.

6. Electrical

Observations:

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





Light bulbs missing in dinning room.



Light bulbs missing in dinning room.



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



Missing cover.



All electrical connections should be located in a junction box.



Cover plate missing.

7. Smoke Detectors



Observations:

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

8. Stairs & Handrail



Observations:

- **Main stairs missing riser.**



Missing rising on main staircase.

9. Window-Wall AC or Heat



10. Ceiling Condition

Materials: There are drywall ceilings noted.



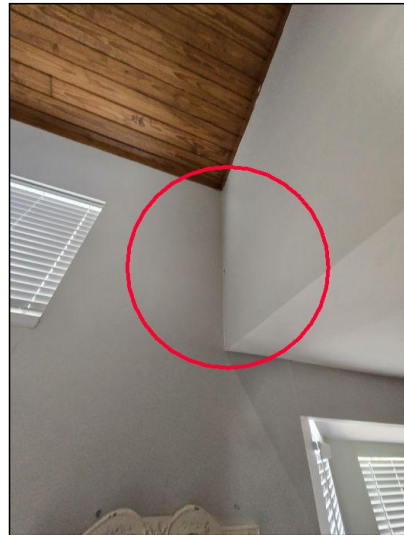
11. Wall Condition

Materials: Drywall walls noted.

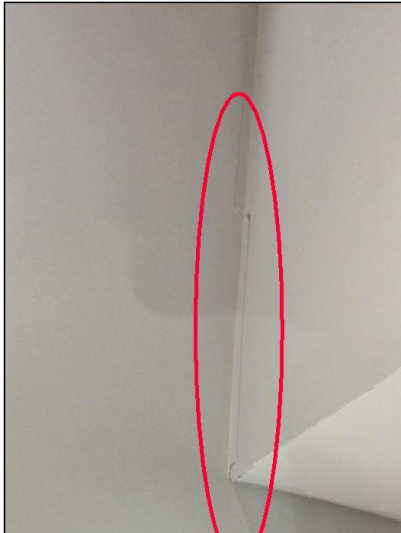




Paint bubble due to possible water intrusion.



Plaster coming apart.



Plaster coming apart.



Small cracking. Possibly from settlement of house.



Settlement cracking. Should have a professional look at and repair.

12. Window Condition

Materials: Aluminum framed single hung window noted.

Observations:

- Deterioration noted due to contact with moisture, repairs needed.
- In the inspectors opinion the windows/frames are near the end of their useful life.



Windows would not open during the inspection.

In the inspectors opinion the windows/frames are near the end of their useful life.



Deterioration noted due to contact with moisture, repairs needed.

13. Heating/Cooling Vents



All vents need to be professionally cleaned.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 located upstairs. • South East#3 • South West#2

2. Cabinets



3. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.



4. Closets



5. Doors



6. Electrical

Observations:

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



7. Fireplace



8. Floor Condition

Flooring Types: Carpet is noted.



9. Smoke Detectors



10. Wall Condition



Materials: Drywall walls noted.

Observations:

- There is evidence of moisture entering structure. We recommend contacting a contractor experienced in exterior systems to evaluate the area and suggest repair options.



Paint bubble in left rear bedroom. Possibly from water.

11. Window Condition



Materials: Aluminum framed double hung window noted.

Observations:

- Deterioration noted due to contact with moisture, repairs needed.
- In the inspectors opinion the windows/frames are near the end of their useful life.
- A representative number of windows were inspected. Most did not open when tested -- appears painted wood frames have sealed seams. Recommend all windows be reviewed for proper operation during final walkthrough inspection.

12. Ceiling Condition



Materials: There are drywall ceilings noted.



Possible water damage.



Possible water damage.



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom upstairs. • Main Floor Bathroom • Half bathroom in garage.

2. Cabinets

Observations:

- No deficiencies observed.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

4. Counters

Observations:

- Plastic laminate tops noted.

5. Doors

Observations:

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

6. Electrical

Observations:



- Some outlets were not accessible due to furniture and or stored personal items in the wat.
- No major system safety or function concerns noted at time of inspection.
- Recommend contacting a licensed electrician to evaluate and offer repair options.
- **GFCI** trip test failed in half bath. Have licensed electrician evaluate and repair / replace as necessary.

7. GFCI

Observations:



- GFCI's in main bathroom and Master bedroom are operational.
- **GFCI** did not respond to test in half bath, suggest replacing for safety.

8. Exhaust Fan

Observations:



- The bath fan is a worn unit which may be at the end of its useful life.
- Improve: There is no bath fan. Location: Half bath
- Vent fan in main bathroom needs updating. Fan runs very weak.



Light on exhaust fan not working. Very low air flow from vent fan.

9. Floor Condition



Materials: Ceramic tile is noted in main bathroom and Master bathroom. • Bare concrete floors noted in half bath.

10. Heating

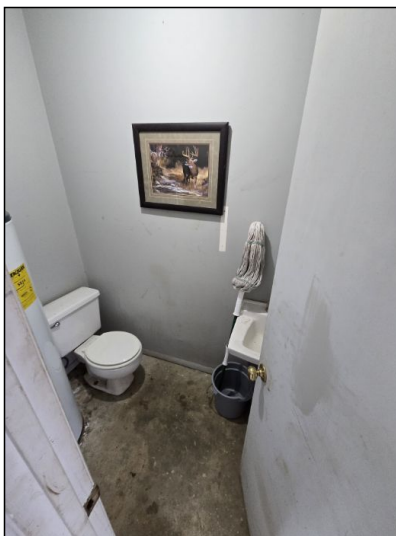


11. Plumbing

Observations:



- Worn fixtures are noted.
- Pressure weakens when water is running in other areas.
- Hot water takes a good amount of time to warm up.



Worn fixtures are noted.

12. Showers

Observations:



- Faucet is loose in the wall.
- Faucet is not flush to the wall, which may result in water penetration to the interior structure and deterioration of the wall.
- Low water flow observed. Loss of pressure noted when two or more fixtures are operated at the same time.
- Main bathroom tub/shower needs new chaulking.
- Master bathroom shower and tub need new chaulking, and possible mold present.



Master bathroom shower and tub need new chaulking, and possible mold present.

13. Shower Walls

Observations:



- Plastic tub/shower surround noted in main bathroom.
- Plastic shower surround in Master bath.
- Caulking needed around perimeter.
- Missing/damaged grout observed, suggest regrouting as necessary.



Suggest have checked by professional. Possible mold noted on caulk.



Caulking needed around perimeter.

14. Bath Tubs

Observations:



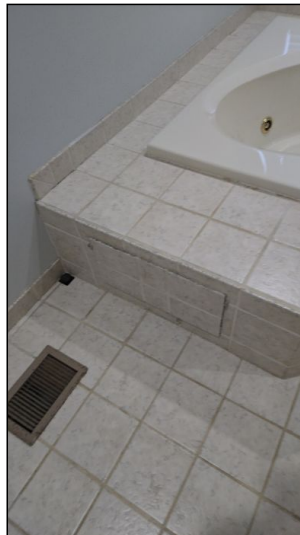
- Recommend GFCI for spa tub as a safety requirement.
- In the inspectors opinion the tub/whirlpool is near the end of its useful life due to .
- GFCI for spa tub not visible



Hot water did not warm up. Fixtures are starting to corrode.



Caulking needs to be redone



GFCI for spa tub not visible

15. Enclosure



16. Sinks

Observations:



- No stopper in main bathroom sink.
- Faucet corroding in master bathroom sinks.
- Could not get hot water to work in either the main bathroom or the Master bathroom.



No stop in sink. Hot water not working.



Faucet corroding in master bathroom sinks.

17. Toilets

Observations:

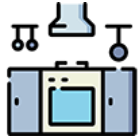
- Operated when tested. No deficiencies noted.



18. Window Condition

Materials: Aluminum framed double hung window noted.





Kitchen

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

1. Cabinets

Observations:

- No deficiencies observed on all kitchen cabinets.



2. Counters

Observations:

- Wood counter tops noted.



3. Dishwasher

Observations:

- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.



4. Doors



5. Garbage Disposal



6. 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.



7. Cook top condition

Observations:

- Electric cook top noted.



8. Oven & Range

Observations:

- Oven(s): Electric



9. Sinks

Observations:

- Took long time for hot water to warm up.





Hot water needs adjustment. This is the hottest I could get the hot water.

10. Drinking Fountain



11. Spray Wand



12. Hot Water Dispenser



13. Soap Dispenser



14. Trash Compactor



15. Vent Condition



16. Window Condition



Materials: Aluminum framed fixed window noted.

Observations:

- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.
- In the inspectors opinion the windows/frames are near the end of their useful life.

17. Floor Condition

Materials: Ceramic tile is noted.



18. Plumbing



19. Ceiling Condition

Materials: There are drywall ceilings noted.



20. Patio Doors



21. Screen Doors



22. Electrical

Observations:



- Outlets neer sink are not GFCI.

23. GFCI

Observations:



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

24. Wall Condition

Materials: Drywall walls noted.





Laundry

1. Locations

Locations: Located in mud room between kitchen and garage.

2. Cabinets

Observations:

- No deficiencies observed.



3. Counters

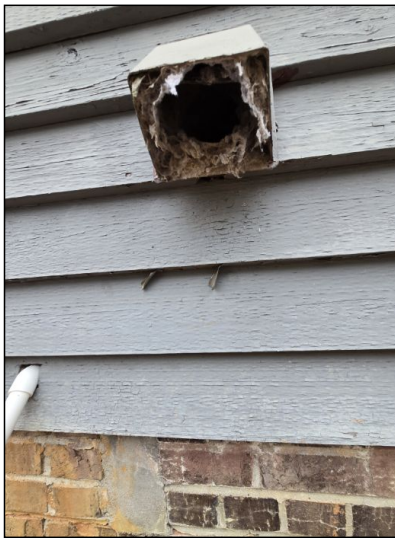


4. Dryer Vent

Observations:



- The dryer vent has a damaged exterior cover.
- Suggest cleaning of vent.



Suggest cleaning of vent, and screened so pests can not enter home.

5. Electrical

Observations:



- It is **HIGHLY** recommended to (have a qualified electrician) install an Arc Fault Circuit Interrupter breaker in place of the the one currently protecting the bedroom circuits. In the near future it will be a requirement and is a very safe and sound update.
- Laundry room electrical is connected to garage electrical.

6. GFCI

Observations:



- The laundry receptacle should be GFCI protected type.
- **No GFCI protection present, suggest installing GFCI protected receptacles for safety.**

7. Exhaust Fan



8. Wash Basin



9. Floor Condition

Materials: Ceramic tile is noted.



10. Plumbing



11. Wall Condition

Observations:

- Vacuum system present, not tested consult owner



12. Ceiling Condition



13. Doors

Observations:



- No major system safety or function concerns noted at time of inspection.
- Door to garage has a pet door that is taped over.

14. Window Condition

Materials: Aluminum framed double hung window noted.

Observations:



- Deterioration noted due to contact with moisture, repairs needed.
- In the inspectors opinion the windows/frames are near the end of their useful life.
- Peeling paint observed, suggest scraping and painting as necessary.
- A representative number of windows were inspected. Most did not open when tested -- appears painted wood frames have sealed seams. Recommend all windows be reviewed for proper operation during final walkthrough inspection.



Water Heater

1. Type



Observations:

- Electric 50 gallon water heater.



2. Base



3. Combustion



4. Venting



5. Water Heater Condition



Heater Type: Electric

Location: The heater is located in the garage.

Observations:

- Water Source: Public
- No dedicated water shutoff visible.

6. TPRV



7. Number Of Gallons

Observations:

- 50 gallons



8. Gas Valve



9. Plumbing

Materials: Copper • PVC

Observations:

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



10. Overflow Condition





Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

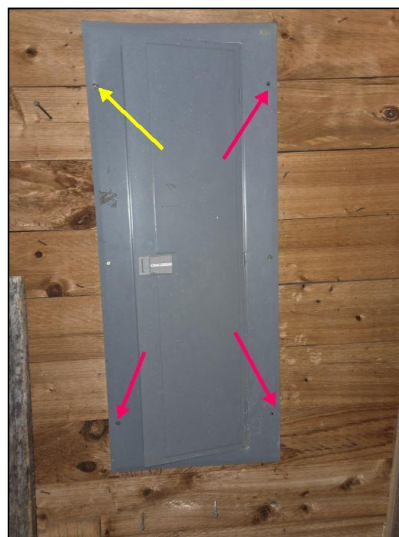
Location: Main Disconnect in panel box. • Panel box located in garage.

Observations:

- We recommend contacting a licensed electrician to evaluate and repair the issues.
- Panel cover could not be removed due to stripped screws.
- **Panel cover screw(s) missing.**
- **Recommend having breaker connections evaluated by a licensed electrician.**
- **Electrical panel not properly labeled.**



Electrical panel not properly labeled.



Panel cover screw(s) missing. Upper left corner screw stripped.



2. Cable Feeds



- There is an overhead service drop noted.



There is an overhead service drop noted.



No grounding rod seen.

3. Breakers



4. Fuses





Roof

1. Roof Condition



Materials: Inspected from ladder. • Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

Materials: Asphalt shingles noted.

Observations:

- Flashing is old and rusted. Some fasteners missing, or not sealed.
- Some shingles curling.
- Sagging / buckling on roof decking.
- Flashing appears inadequate; see photo.
- 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.
- Indications of past or present water leaks, seeps, or condensation at eaves.

2. Flashing



Observations:

- In the inspectors opinion the flashings are near the end of their useful life due to wear.
- Recommend review by a licensed roofer for repair or replacement as necessary.
- Poor roof flashing- it appears there are no **drip edges** installed.

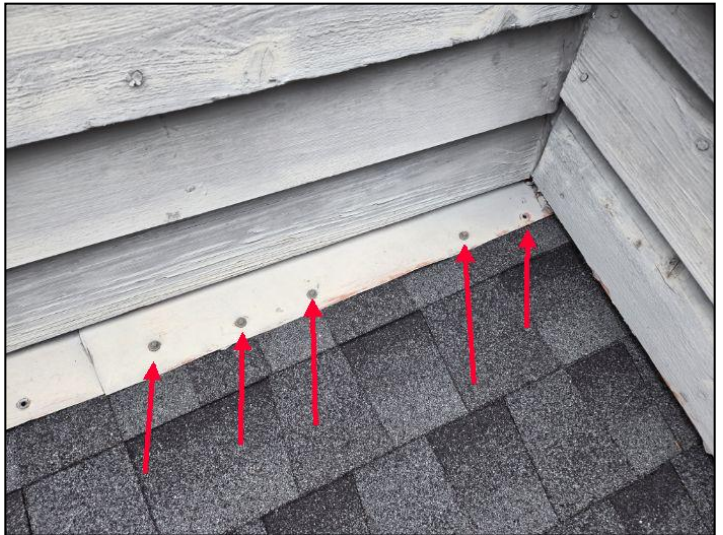


Recommend review by a licensed roofer for repair or replacement as necessary.

Recommend review by a licensed roofer for repair or replacement as necessary.



Missing screws in flashing, and screw heads should be sealed to prevent water damage.



Flashing fasteners should be sealed to prevent water damage.



In the inspectors opinion the flashings are near the end of their useful life due to wear.



Recommend review by a licensed roofer for repair or replacement as necessary.



In the inspectors opinion the flashings are near the end of their useful life due to wear.



Recommend review by a licensed roofer for repair or replacement as necessary.

3. Chimney



Some wood deterioration noted. Have repaired as necessary.

Chimney cap should not lay on top of roofing. Not sealed properly, and water can get into chimney from under the cap.



Rusting noted on chimney cap.

4. Sky Lights



5. Spark Arrestor

Observations:

- Chimney cap not properly sealed or covered.





Chimney cap not properly sealed or covered.

6. Vent Caps



7. Gutter

Observations:



• No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

8. Roofing Type





Attic

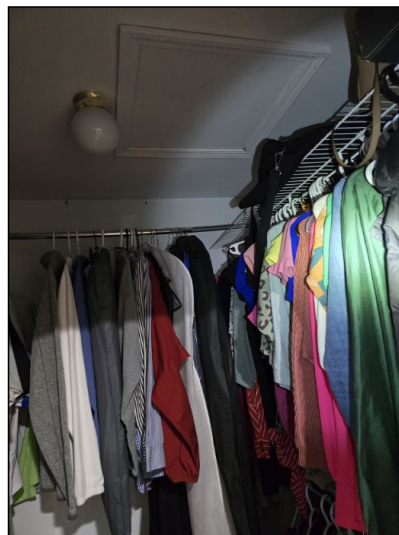
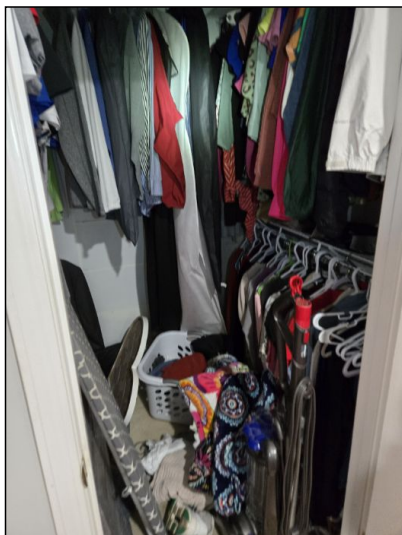
This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:



- Pull Down Ladder located in garage.
- Scuttle Hole located in Master bedroom closet.
- Garage attic had very little insulation.
- **Did not inspect Master bedroom access to attic, unable to access attic due to hatch inaccessibility. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close.**



Did not inspect Master bedroom access to attic, unable to access attic due to hatch inaccessibility. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close.

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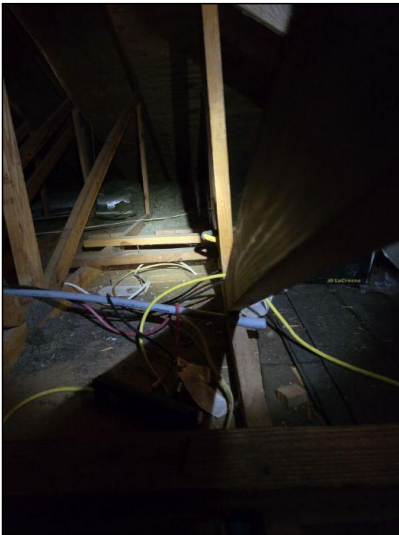
2. Insulation Condition

Materials: Blown in **cellulose** insulation noted.

Observations:



- **No insulation over attic hatch in garage; recommend installation, then sealing hatch with caulk to minimize heat loss.**
- **Insulation is sparse in some areas.**
- **Staining observed.**



Insulation is sparse in some areas.



Insulation is sparse in some areas.

3. Structure

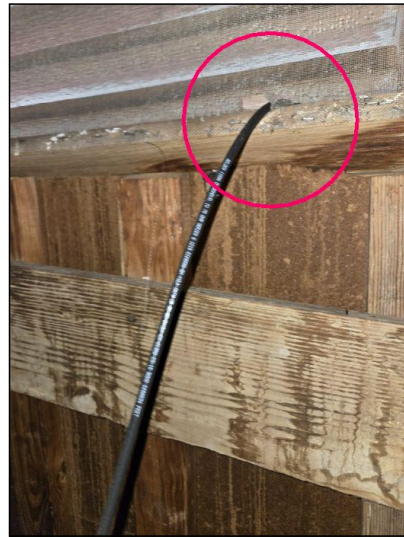
Observations:



- Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.



Wall paper torn in several spots. Can see daylight through wall.



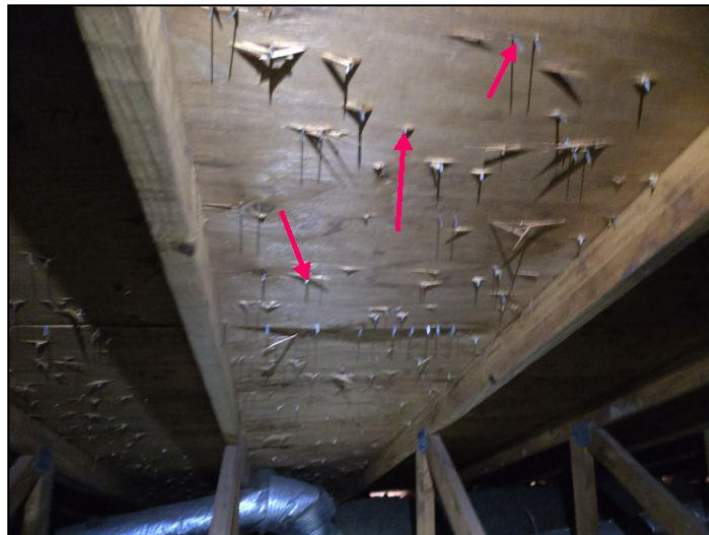
All holes to the exterior should be covered.



All holes to the exterior should be covered.



Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.



Staples seen in roof sheathing. Unknown what from.

4. Ventilation



Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.

5. Vent Screens



Observations:

- Vent screens noted as functional.

6. Duct Work



Observations:

- See HVAC page.
- Wrapping is torn in areas.
- Recommend taping.
- Recommend cleaning.



Recommend taping.



Wrapping is torn in areas.

7. Electrical

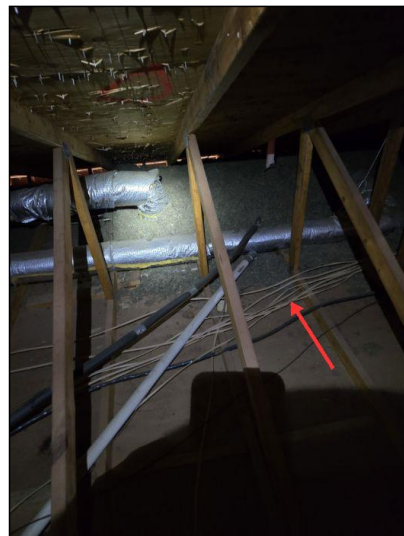
Observations:



- Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.
- All wiring should be properly secured to the framing.



Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.



All wiring should be properly secured to the framing.



Junction boxes should be secured to framing.



Exposed junction boxes need to have a cover.

8. Chimney



Observations:

- Crown and Flashing intact where visible.
- Recommend review by a qualified chimney professional for repair or replacement, as necessary, prior to close.
- Limited review, chimney was viewed from the ground only. Our chimney review is limited to visible accessible components only. If further review is desired, we suggest review by a qualified professional prior to close.
- Chimney location at base of valley makes this area more prone to water infiltration.

9. Exhaust Vent



Observations:

- Functional.

10. Attic Plumbing





Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:



- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

Observations:



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

3. Foundation Walls



Water damage.

4. Cripple Walls



5. Ventilation



6. Vent Screens



7. Access Panel



8. Post and Girders



9. Sub Flooring



Observations:

- Not fully visible for inspection due to lack of access to all areas.

10. Anchor Bolts



Observations:

- The anchor bolts were not visible.

11. Foundation Electrical



12. Foundation Plumbing



Observations:

- Could not locate water shutoff location, recommend further review to locate in the event of an emergency.

13. Sump Pump



14. Ducting





Basement/Crawlspace

1. Insulation



2. Windows



3. Plumbing Materials



4. Basement Electric



5. GFCI



6. Access



7. Stairs



8. Railings



9. Slab Floor



10. Finished Floor



11. Drainage



Observations:

- Recommend further review of current perimeter foundation drainage system by a Qualified Foundation Drainage Contractor. Drain pit appears to be insufficient and may allow water to enter structure in the event of a heavy rainfall.

12. Sump Pump



13. Framing



Observations:

- Unable to observe.

14. Subfloor



Observations:

- Not fully visible for inspection due to lack of access.

15. Columns



16. Piers



17. Basement/Crawlspace Ductwork



18. Foundation Walls



Electrical

1. Amperage



Observations:

- 200 Amp

2. Service/Drop



Materials: Located on right side of house.

3. Exterior Outlets



Fuel Source

1. Propane

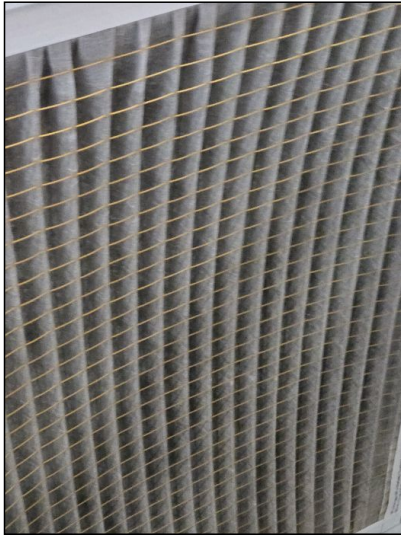


2. Natural gas

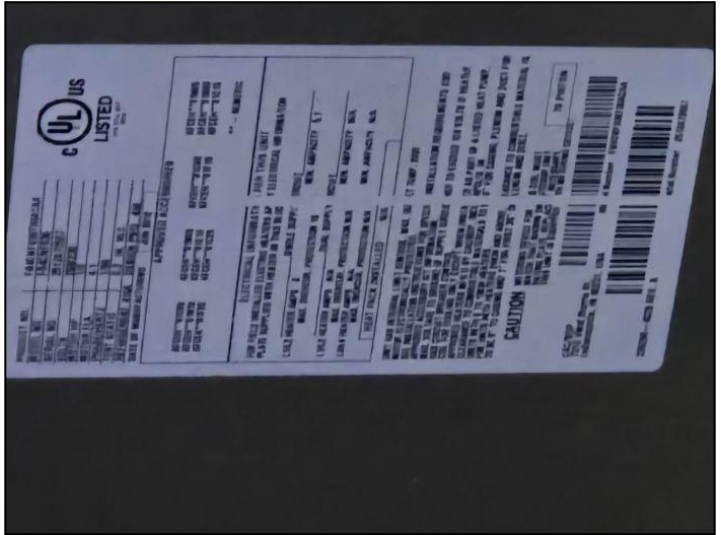


Heat Pump

1. Type



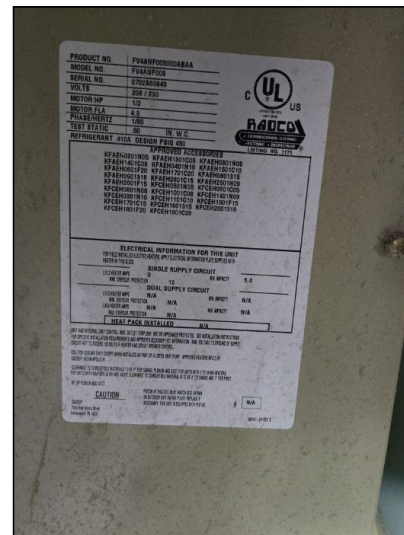
Air filter needs to be changed.



Electric



Electric



Electric

AC

1. Exterior



Hole should be sealed to prevent critters and insects from entering home.



Good condition. Should be checked by a licensed HVAC contractor.



Grounds

1. Driveway



Materials: Concrete Driveway

Observations:

- Some wear and tear, but good.
- **Small cracking.**



Small cracking.

2. Walkway



Materials: Concrete Walkway

Observations:

- **Small cracks in walkway. Should be monitored.**



Small cracks in walkway. Should be monitored.



Small cracks in walkway. Should be monitored.

3. Stairs



3 steps or more should have a handrail.

4. Grading

Observations:



- Ground cover flows toward house.

5. Vegetation

Observations:



- Bushes to close to house.



Bushes to close to house.



Brush pile should be removed. Can attract pests.

6. Hose Bib



Observations:

- Hose bib works
- Located front of house.
- Located on left side of house.
- Located on right side of house.
- Located at rear of house.



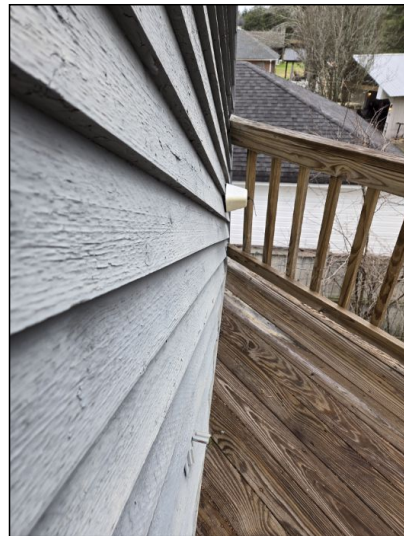
Located front of house. Unable to check due to covering. Located at front of house.



Hose bib works. Located on right side of house.



Located at rear of house. Unable to check due to winter coverings.



Hose bib covered. Unable to check due to safety concerns of upper decking.

Home Exterior

1. Doors

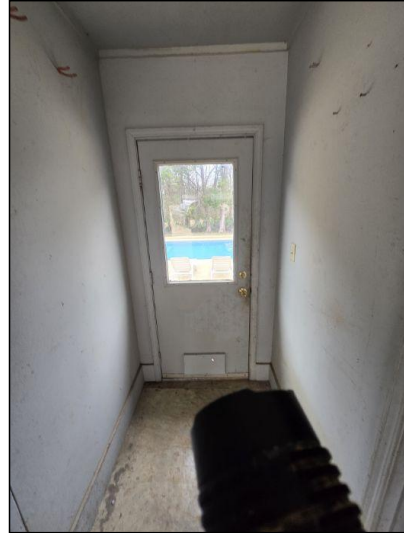


Observations:

- Peeling paint observed, suggest scraping and painting as necessary.
- Wood deterioration observed. Suggest repairs/replacement as needed.
- Doors do not seal well. this can be an energy drain.



Wood deterioration observed. Suggest repairs/replacement as needed.



Exterior garage door has pet door covered up. Hole noted in the cover possibly allowing small rodents and insects into house.



Peeling paint observed, suggest scraping and painting as necessary.



Doors do not seal well. this can be an energy drain.



Wood deterioration observed. Suggest repairs/replacement as needed.



Exterior front garage door blocked by owners personal property.



Doors do not seal well. this can be an energy drain.

2. Window Condition



Observations:

- Some window screens damaged.
- Frame separating from glass
- Window pane not secure; needs glazing
- Window hardware damaged.
- Window will not open.
- Deteriorated frame(s) at window(s)
- Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.
- Peeling paint observed, suggest scraping and painting as necessary.
- Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.
- Suggest caulking around doors and windows as necessary.



Deteriorated frame(s) at window(s)



Suggest caulking around doors and windows as necessary.



Frame separating from glass



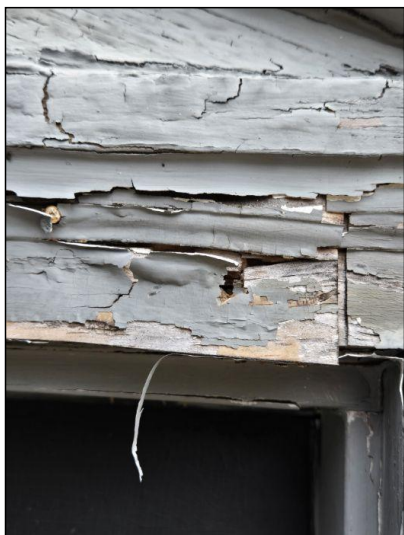
Frame separating from glass



Suggest caulking around doors and windows as necessary.



Deteriorated frame(s) at window(s)



Deteriorated frame(s) at window(s)



Deteriorated frame(s) at window(s)



Deteriorated frame(s) at window(s)



Peeling paint observed, suggest scraping and painting as necessary.



Some window screens damaged.



Peeling paint observed, suggest scraping and painting as necessary.



Deteriorated frame(s) at window(s)



Deteriorated frame(s) at window(s)



Recommend review by a qualified professional for repair or replacement, as necessary, prior to close.



Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.



Peeling paint observed, suggest scraping and painting as necessary.



Peeling paint observed, suggest scraping and painting as necessary.

3. Siding Condition

Materials: Wood siding, wood frame construction, concrete / block foundation
Observations:



- Some areas need priming and repainting.
- Caulk and seal all gaps, cracks and openings.
- Some wood deterioration noted. Have repaired as necessary.
- Natural wood siding has some knot holes. Consider caulking or, at the very least, monitoring for the presence of insects, bird damage, or other activity.



Some wood deterioration noted. Have repaired as necessary.



Some wood deterioration noted. Have repaired as necessary.



Some areas need priming and repainting.



Some wood deterioration noted. Have repaired as necessary.



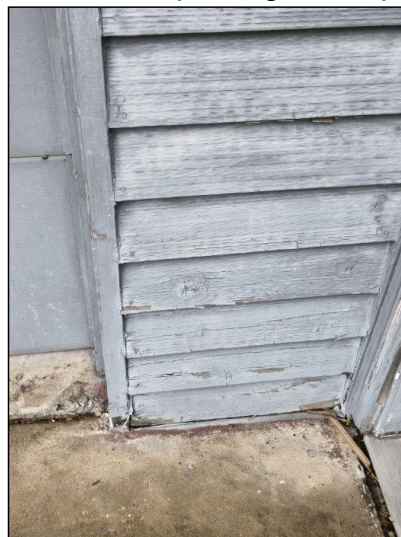
Caulk and seal all gaps, cracks and openings.



Some areas need priming and repainting.



Some wood deterioration noted. Have repaired as necessary.



Some areas need priming and repainting.



Siding in contact with ground.



Some areas need priming and repainting.



Some wood deterioration noted. Have repaired as necessary.



Some wood deterioration noted. Have repaired as necessary.



Some wood deterioration noted. Have repaired as necessary.



Some wood deterioration noted. Have repaired as necessary.



Some wood deterioration noted. Have repaired as necessary.



Some wood deterioration noted. Have repaired as necessary.



Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.



Some wood deterioration noted. Have repaired as necessary.

4. Eaves & Facia



Observations:

- Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter

- **Moisture damage, wood rot, observed. Recommend review for repair as necessary.**

5. Exterior Paint



Observations:

- **Suggest caulking around doors and windows as necessary.**

- **Peeling paint observed, suggest scraping and painting as necessary.**

6. Stucco



7. Decks



Water damage.



Hot tub decking falling apart, and has water damage.



Hot tub decking falling apart, and has water damage.



Severe water damage to decking. Should have a professional check before use.



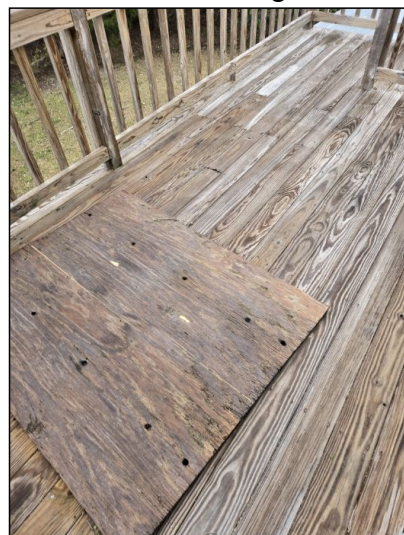
Deck not properly mounted to home.



Possible mold growing under deck from severe water damage.



Joists starting to pull away from each other.



Possible severe water damage. Should have a professional look at it.

Garage

1. Walls



Observations:

- Appeared satisfactory, at time of inspection.
- **Pet Door Installed; this may compromise security or firewalls.**

2. Anchor Bolts



Observations:

- The anchor bolts were not visible.

3. Rafters & Ceiling



Observations:

- Plywood Sheathing noted.
- Pull down ladder is not fire rated.
- **Staining was observed at the roof sheathing located in the attic. This is typically from the ventilation or insulation systems. The staining may contain mold & can be expensive to remove. Recommend contacting a remediation specialist and review the insulation & ventilation systems and repair as advised.**

4. Electrical



Observations:

- Some outlets not accessible due to furniture and or stored personal items.
- The majority of grounded receptacles , were tested and found to be wired correctly.
- **Some loose and improperly installed receptacles were found, they should be installed correctly by a licensed electrician. Several are wired in reverse, one is poorly grounding.**
- **Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.**



Exposed wiring.

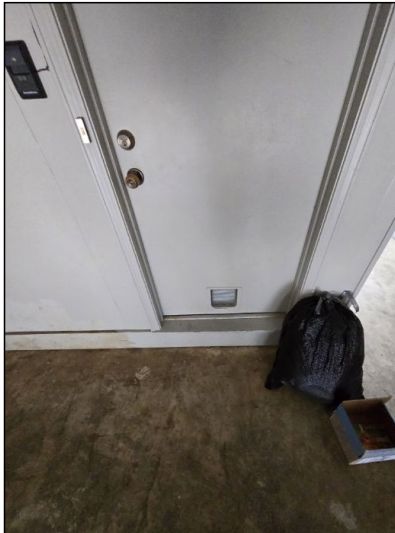
5. Exterior Door

Observations:



- Appeared functional, at time of inspection.

- Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.
- Garage-house door may not be properly fire-rated.
- Garage-house door weatherstrip: apparent pet damage.
- Garage-house door weatherstrip is deteriorated.
- There is a pet door present in the garage exterior door.



Door to garage has a pet door that is taped over. pet door should be removed for safety reasons.

6. Fire Door

Observations:



- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.
- Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.
- Garage-house door weatherstrip: apparent pet damage.
- Garage-house door weatherstrip is deteriorated.

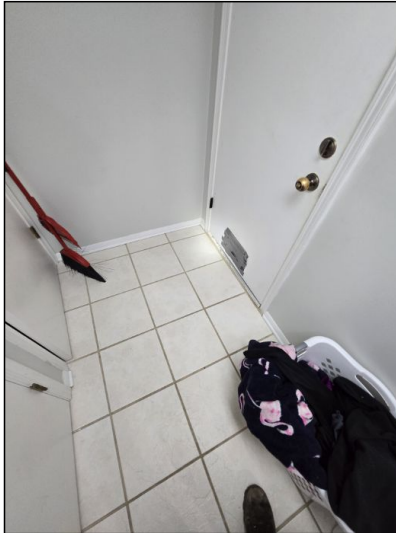
7. Garage Door Condition

Materials: Roll-up door noted. • Unable to fully check automatic garage door opener due to a problem with the electrical system being out.



Observations:

- IMPROVE: Consider future replacement with new steel triple-layer insulated type doors.
- Rotted wood at overhead door. Recommend repairing damaged areas.



Door to garage has a pet door that is taped over. pet door should be removed for safety reasons.

8. Garage Opener Status



Observations:

- Chain drive opener noted.

• Unable to fully check automatic garage door opener due to a problem with the electrical system being out.

9. Garage Door's Reverse Status



Observations:

• Unable to fully check automatic garage door opener due to a problem with the electrical system being out.

10. Ventilation



11. Vent Screens



12. Floors

Materials: Acceptable

Fireplace

1. Fireplace



Materials: Family Room

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times.

• Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.



Have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.



Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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.