



# FG Home Inspections

Proudly serving the entire State of Maryland  
(443) 808-0502

[www.fghomeinspections.com](http://www.fghomeinspections.com)

[fghomeinspections@gmail.com](mailto:fghomeinspections@gmail.com)

Inspected By: Frank Gorecki



## SAMPLE Home Inspection Report

Prepared For:

**Sample Customer**

Property Address:

**123 Sample Street**

**Anywhere, MD**

Inspected on: Mon, Sep 7 2020 at 9:00 AM

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A Home Inspection report contains a review of components in the following categories:

Site  
Exterior  
Roofing  
Structure  
Electric  
HVAC  
Plumbing  
Interior

Additional categories may or may not be included, depending on the home. The report is designed to be easy to read and comprehend. It is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

If you ever have a question about your home, or any inspection related issue, please call/text us at 443-808-0502, or email us at [fghomeinspections@gmail.com](mailto:fghomeinspections@gmail.com).

## DEFINITIONS-

### Satisfactory:

At the time of inspection the component is functional without observed signs of a substantial defect.

### Marginal:

At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Regular care and maintenance recommended. We may also suggest further evaluation from a qualified professional (see below).

### Repair or Replace:

At the time of inspection, the component does not function as intended or presents a safety hazard. Repair or replacement from a qualified professional is recommended.

### Further Evaluation:

The one phrase you will see more than any other on a home inspection report is: "We

suggest further evaluation from a qualified professional." This is just like your primary care physician referring you to a specialist during your checkup. Sometimes, we may specify the trades required, but we are not permitted to suggest or refer specific tradespeople or companies.

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# General

|                                 |   |
|---------------------------------|---|
| Property Type:                  | We inspect Single Family Homes, Multi-Family Homes, Townhomes, Bungalows, and Condominiums, for Buyers, Sellers, Renters, and Investors!                  |
| Stories:                        | Varies, based on property   |
| Approximate Age:                | Varies, based on property   |
| Age Based On:                   | Listing, Sellers Disclosure, SDAT   |
| Bedrooms/Baths:                 | Varies, based on property   |
| Furnished:                      | If the home to be inspected is furnished, even partially for staging, please leave all receptacles, doors, windows, and access points readily accessible. |
| Occupied:                       | Yes/No  |
| Weather:                        | We inspect in ALL types of weather!   |
| Soil Condition:                 | Dry, Damp, Wet, Snow, Frozen  |
| Utilities On During Inspection: | Be sure to have ALL utilities on prior to your inspection, Electric, Gas, and Water Service   |
| People Present:                 | Client, Buyer's Agent, Seller's Agent, Owner, We love to have our clients present during the inspection to questions and discuss any inspection findings! |

The following images and comments are from actual Home Inspections we have performed over the years. Since all homes are different, this sample report includes multiple defects, on multiple types of materials. And while this is a sample report, keep in mind that the average Home Inspection finds \$14,000 worth of defects!

# Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:

Mostly Level

Condition: Satisfactory

Vegetation:

Growing Against Structure

Condition: Repair or Replace



Comment 1:

Vegetation growing against the house. Vines and ivies can work their way underneath of the siding, introducing moisture, and eventually pull it off of the house. We suggest trimming/removal by a qualified professional.



Figure 1-1

Retaining Walls:

Stone

Condition: Marginal

(Site continued)



**Comment 2:**

Vegetation has grown between the joints of the retaining wall. Roots and/or vines may shift loose masonry over time.



Figure 2-1

Driveway:

Concrete

Condition: Marginal



**Comment 3:**

Be sure to monitor all cracks in concrete. After water has penetrated, repeated cycles of freezing/thawing will further displace the concrete over time.



Figure 3-1



(Site continued)

Walkways:

Concrete

Condition: Marginal



Comment 4:

Cracked and partially sunken pieces of the concrete walkway create a trip hazard. We suggest monitoring the area during heavy rain/snow.



Figure 4-1

Steps/Stoops:

Stone

Condition: Marginal



Comment 5:

Large pieces of flat stone are a way some homeowners create steps in an outdoor setting. There are inherent safety issues, such as rocks possibly becoming slippery when wet, and the lack of a handrail. Be sure to monitor cracks and uneven spots in any walkways. These are opportunities for moisture intrusion, and its resulting damage over time.



(Site continued)



Figure 5-1

Patios/Decks:

Wood

Condition: Repair or Replace



Comment 6:

Various fasteners have loosened on the handrails of the deck, and others have split/penetrated through on the other side. We suggest repair by a qualified professional.



Figure 6-1



Figure 6-2

(Site continued)



Figure 6-3



**Comment 7:**

Deck blocks should be buried in the surface of the ground a bit, instead of just on top of the ground. Additionally, the ground and deck blocks are not level. We suggest further evaluation and/or repair by a qualified professional.



Figure 7-1

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Vinyl Siding, Wood Shakes

Condition: Repair or Replace



Comment 8:

Portions of the siding were found to be damaged. This can allow moisture to penetrate. We suggest further evaluation and/or repairs from a qualified professional.

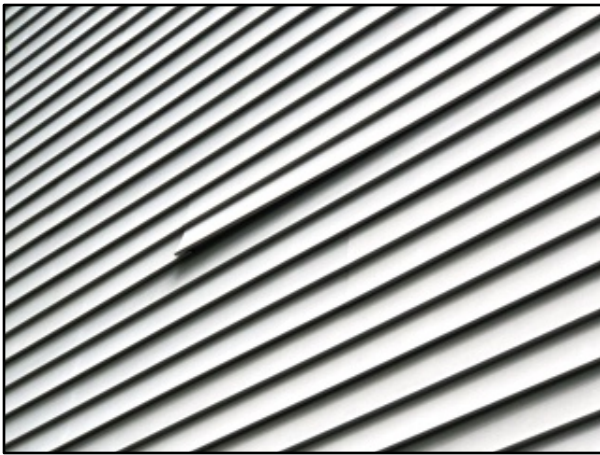


Figure 8-1



Comment 9:

Old holes from mounting (flagpole, most likely) should be sealed, to prevent any moisture/pest intrusion.

(Exterior continued)



Figure 9-1



**Comment 10:**

Many of the wood shakes are weathered, damaged, loose, or displaced. There are many opportunities for moisture and/or pest intrusion. We suggest further evaluation and/or repairs from a qualified professional.



Figure 10-1



Figure 10-2



(Exterior continued)



Figure 10-3



Figure 10-4



Figure 10-5

|                         |  |
|-------------------------|--|
| Exterior Trim Material: | Vinyl, Aluminum<br>Condition: Satisfactory |
| Windows:                | Vinyl, Aluminum<br>Condition: Satisfactory |
| Entry Doors:            | Steel<br>Condition: Marginal               |

(Exterior continued)



**Comment 11:**

Steel door is dented and damaged, but was not suffering any performance issues at the time of inspection. Be sure to periodically monitor/inspect the door to ensure best performance in the future.



Figure 11-1

Railings:

Wood

Condition: Marginal



**Comment 12:**

Some fasteners have loosened, or are missing. There is no railing on the back deck stairs. Stairs with 4 or more risers should have a handrail.

(Exterior continued)



Figure 12-1



Figure 12-2



**Comment 13:**

Railings were not secured at the time of inspection, due to painting/renovation. Ensure that all railings are secured when painting is complete.



Figure 13-1



Figure 13-2



# Garage

|                        |                             |
|------------------------|-----------------------------|
| Garage Type:           | Attached                    |
| Garage Size:           | 2 Car                       |
| Door Opener:           | Chain Drive                 |
|                        | Condition: Satisfactory     |
| Opener Safety Feature: | Light Beam, Force Sensitive |
|                        | Condition: Satisfactory     |



## Comment 14:

Radon mitigation piping is secured with "zip ties", several of which have been penetrated by fasteners. We recommend the replacing of the piping supports with approved strapping/fasteners.



Figure 14-1



Figure 14-2

(Garage continued)



Figure 14-3

# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition.

|                    |   |
|--------------------|---|
| Inspection Method: | From Ground with Binoculars, Walked Roof/Arms Length, Drone (Coming Soon!)    |
| Roof Design:       | Gable, Hip, Dutch Hip, Mansard, Hexagonal Gazebo, Flat                        |
| Roof Covering:     | 3 Tab Shingle, Concrete Tile, Clay Barrel Tile , Metal, Gravel , Roll Roofing |
|                    | Condition: Further Evaluation Required  |



## Comment 15:

This is an example of a roof that has been installed well, and is in excellent condition.



Figure 15-1

(Roofing continued)



**Comment 16:**

These asphalt shingles have been damaged, as indicated. We suggest further evaluation from a qualified professional.



Figure 16-1

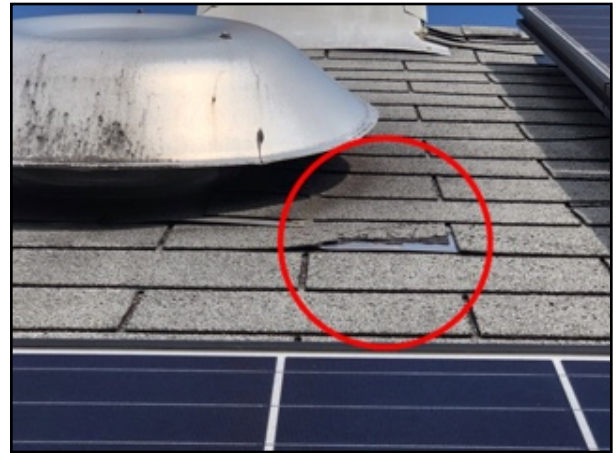


Figure 16-2



**Comment 17:**

Commonly referred to as "Alligator" or "Crocodile" cracking, due to its appearance, minor cracks are to be expected over time on flat roofs. These cracks are points for moisture intrusion, especially around fasteners. We suggest further evaluation from a qualified professional.

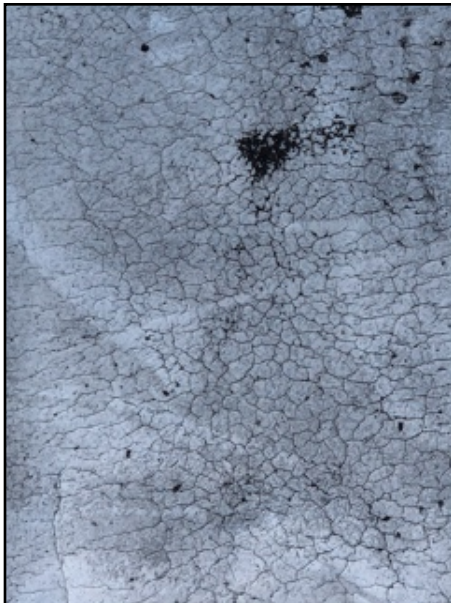


Figure 17-1



Figure 17-2

(Roofing continued)



Figure 17-3

|                      |  |
|----------------------|--|
| Ventilation Present: | Roof, Soffit, Power Ventilator, Gable Ends, Ridge Vents, Turbine |
|                      | Condition: Further Evaluation Required                           |
| Vent Stacks:         | Metal, Plastic   |
|                      | Condition: Marginal  |



**Comment 18:**

The seal around the cast iron vent penetration was not done in a professional manner. The seal around the PVC vent penetration is weathered and worn. In both cases, there is ample opportunity for moisture intrusion. We suggest further evaluation and repair from a qualified professional.



(Roofing continued)



Figure 18-1



Figure 18-2

Chimney :

Masonry , Brick

Condition: Repair or Replace



Comment 19:

Portions of the chimney cap have cracked, chipped, and deteriorated. Previous repairs were made, but new cracks have started, and existing cracks have worsened. We suggest further evaluation from a qualified professional.

(Roofing continued)



Figure 19-1



Comment 20:

This chimney cap is in generally good condition, but some small cracks have begun to develop. We suggest further evaluation from a qualified professional.



Figure 20-1



(Roofing continued)

**Comment 21:**

Chimneys over 30" wide should have a cricket flashing installed, to prevent moisture intrusion. We suggest further evaluation from a qualified professional.



Figure 21-1

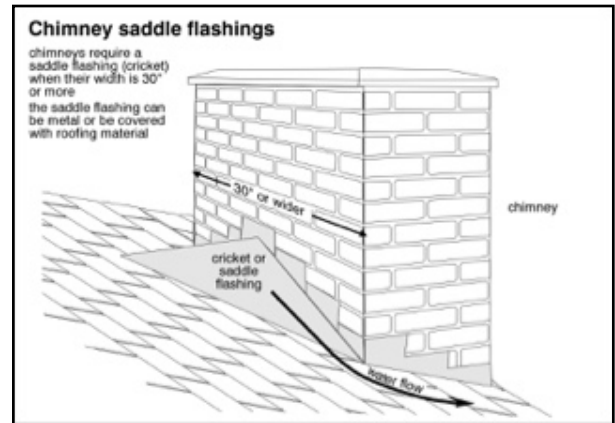


Figure 21-2

Sky Lights:

Yes

Condition: Marginal

**Comment 22:**

While the new roofing installation looks great, it appears that the skylights have fallen victim to previous water damage. No excessive moisture levels detected. Suggest monitoring, because most skylights leak, eventually...

(Roofing continued)



Figure 22-1

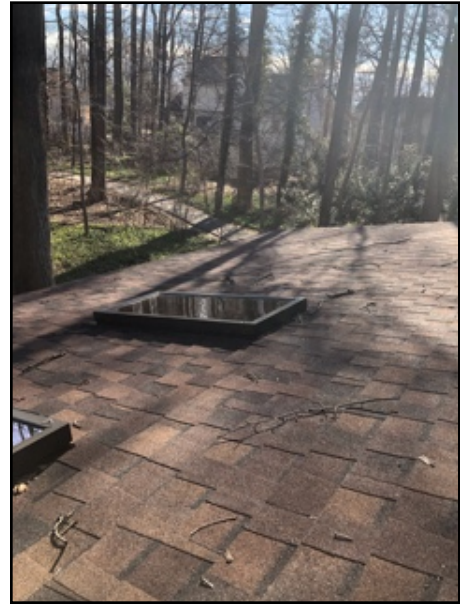


Figure 22-2



Figure 22-3



Figure 22-4

Flashings:

Metal, Tar/Caulk, Asphalt  
Condition: Satisfactory

(Roofing continued)



Comment 23:

The flashing on this chimney was done well.

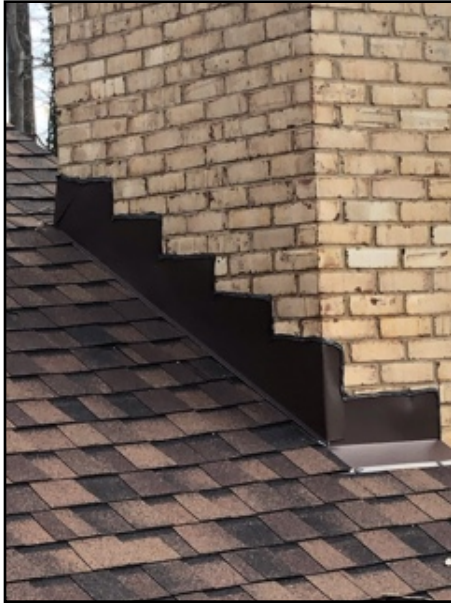


Figure 23-1



Comment 24:

Some pieces of metal flashing are not sitting flush against the chimney. This is an opportunity for moisture intrusion. Many of the seals have not been done in a professional manner, and a fastener is exposed. We suggest further evaluation and/or repair from a qualified professional.

(Roofing continued)



Figure 24-1

Soffit and Fascia:

Wood, Aluminum, Vinyl  
Condition: Satisfactory



Comment 25:

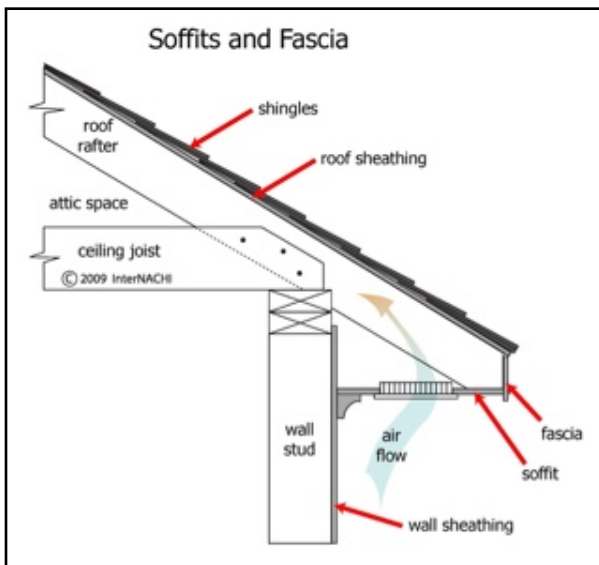


Figure 25-1

(Roofing continued)



Comment 26:

Hornet nest found on the NW corner of the home. We suggest removal by a qualified professional.



Figure 26-1

Gutters & Downspouts:

Metal, Plastic, Hidden Box

Condition: Further Evaluation Required



Comment 27:

All these pictures were from different homes, and illustrate the importance of keeping your gutters free of debris. Even if you do not live near any trees, granules that detach from asphalt shingles can build up in gutters.



(Roofing continued)



Figure 27-1



Figure 27-2



Figure 27-3



Figure 27-4

(Roofing continued)



Figure 27-5



# Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:

Basement, Slab on Grade, Floating Slab, Crawl Space



Comment 28:

This crawlspace was tight, but it was dry, clean, and well-lit.



Figure 28-1

Foundation Material:

Poured Concrete, Concrete Block, Wood, Stone  
Condition: Further Evaluation Required



Comment 29:

The concrete block masonry has cracked in the areaway entrance to the basement. We suggest further evaluation from a qualified professional.

(Structure continued)



Figure 29-1

Signs of Water Penetration:

Moisture, Dampness, Stains, Efflorescence, Mildew  
Condition: Repair or Replace



Comment 30:

In this photo, you can see the excessive moisture levels in the dark color of the concrete block. In this particular home, the sump pump nearby was disconnected, and likely contributed to the high moisture content.

(Structure continued)

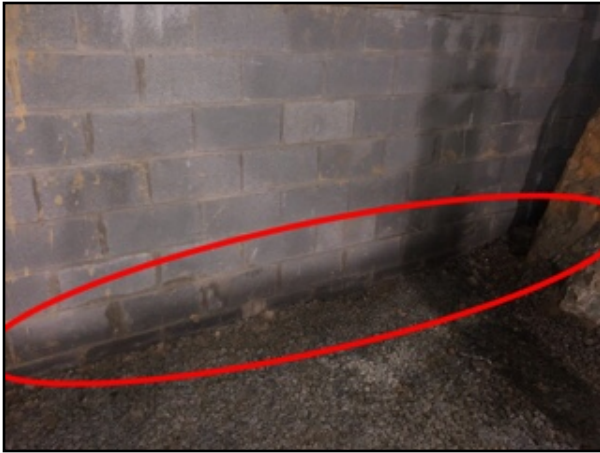


Figure 30-1



Figure 30-2

Prior Waterproofing:

Perimeter Drain, Epoxy Injection, Plastic Panels,  
Surface Patches, Gutter type drain  
Condition: Satisfactory



Comment 31:  
This perimeter drain was in great shape.



Figure 31-1

(Structure continued)

Floor Structure: Concrete Slab, Wood Frame, Engineered I-Joist, Truss  
Condition: Further Evaluation Required



Comment 32:

When Wood Destroying Organisms (WDOs) cause damage, it's double the headache. First, you have to hire an exterminator, then you have the repairs to take care of. We suggest further evaluation from a qualified pest professional, and a qualified contractor for repairs.



Figure 32-1



Figure 32-2



Figure 32-3



Figure 32-4

Subflooring: Plywood, Oriented Strand Board, Solid Wood Plank,  
Tongue and Groove Wood  
Condition: Satisfactory

(Structure continued)

Wall Structure: Full Masonry, Wood Frame  
Condition: Satisfactory

## Attic

Attic Entry:

Bedroom Closet



Comment 33:

Ensure that a nail gets driven through the hole in the metal bracket.



Figure 33-1

Roof Framing Type:

Joist and Rafters  
Condition: Satisfactory



(Attic continued)



Comment 34:



Figure 34-1

Roof Deck Material:

Plywood, Oriented Strand Board, Solid Wood Plank, Tongue & Groove Wood  
Condition: Repair or Replace



Comment 35:

If you look closely, you can actually see daylight through the gaps in the wooden planks. This is where a nail was driven, and over the years, loosened and detached. This is certainly a source of moisture intrusion that has led to the water stains. We suggest further evaluation and repairs by a qualified professional.

(Attic continued)



Figure 35-1

Vent Risers:

Metal, PVC

Condition: Satisfactory



Comment 36:

Rafter Baffles, or Vent Risers, are sometimes hard to spot items that are essential for providing a pathway for airflow from the soffit.



Figure 36-1



Figure 36-2



(Attic continued)

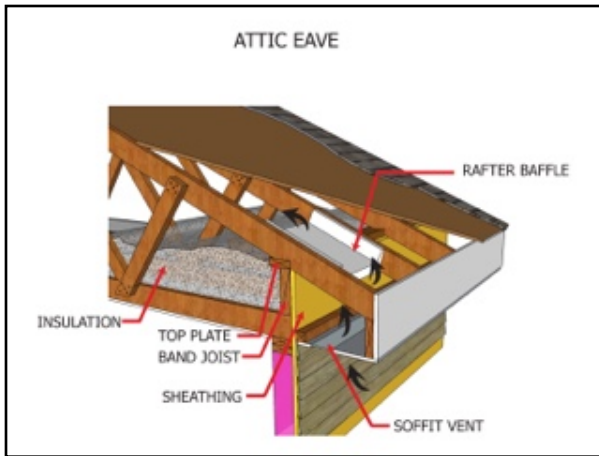


Figure 36-3

Insulation:

Blown In Cellulose, Fiberglass Batts

Condition: Marginal



Comment 37:

Some of the loose, blown-in insulation has been disturbed by tradespeople. Ensure an even cover for even insulation.



Figure 37-1

(Attic continued)



Comment 38:

Insulation near the air handler has been compressed. Compressed insulation will not perform as well as undisturbed insulation.



Figure 38-1

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:

From Access



Comment 39:

Lattice on crawlspace access is damaged. We suggest repairs by a qualified professional.

(Crawlspace continued)



Figure 39-1

|                        |                         |
|------------------------|-------------------------|
| Vapor Retarder:        | Installed               |
|                        | Condition: Satisfactory |
| Underfloor Insulation: | Fiberglass Batts        |
|                        | Condition: Satisfactory |
| Ventilation Present:   | Yes                     |
|                        | Condition: Marginal     |
| Moisture Condition:    | Damp                    |
|                        | Condition: Marginal     |

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

|                             |                       |
|-----------------------------|-----------------------|
| Type of Service:            | Overhead, Underground |
| Main Disconnect Location:   | Service Panel         |
| Service Panel Location:     | Basement              |
| Service Panel Manufacturer: | Federal Pacific       |
| Condition:                  | Repair or Replace     |



## Comment 40:

The home is equipped with a Federal Pacific Electric (FPE) Stab-lok brand electrical panel. Stab-lok load centers and their components are considered problematic by industry professionals due to their high failure rate as documented by the Consumer Products Safety Commission. Failure of any component within the electrical system may result in fire and/or electrocution. I highly recommend replacement by a licensed electrician. For more information on FPE panels, consult: <http://www.ismypanelsafe.com/fpe.php>



Figure 40-1

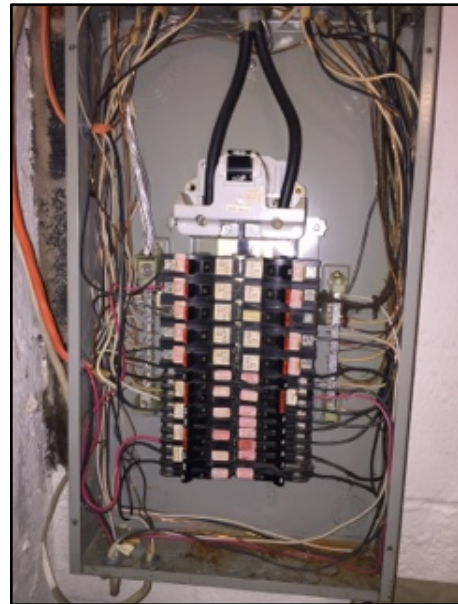


Figure 40-2

|                        |              |
|------------------------|--------------|
| Service Line Material: | Aluminum     |
| Condition:             | Satisfactory |

(Electrical continued)

|                        |  |
|------------------------|--|
| Service Voltage:       | 240 volts  |
| Service Amperage:      | 150 amps   |
| Service Panel Ground:  | Cold Water Pipe, Ground Rod, Well Pump System,<br>Unknown Not Visible  |
| Branch Circuit Wiring: | Non-Metallic Shielded Copper, Metallic Shielded<br>Copper, Solid Aluminum, Stranded Copper, Stranded<br>Aluminum |
|                        | Condition: Repair or Replace   |



Comment 41:

Many homes have a "rogue" receptacle here and there. This could be from a defective installation, a defective piece of material, or just wear and tear. A wide variety of defects can be discovered with a standard tester.



Figure 41-1



Figure 41-2



(Electrical continued)



Figure 41-3

Overcurrent Protection:

Breakers, Fuses

Condition: Satisfactory

Smoke Detectors:

9 volt Battery Type, Lithium Battery Type, Hard Wired,  
Hard Wired Interconnected

Condition: Marginal



Comment 42:

Ensure all smoke detectors get regular battery replacements.

(Electrical continued)



Figure 42-1

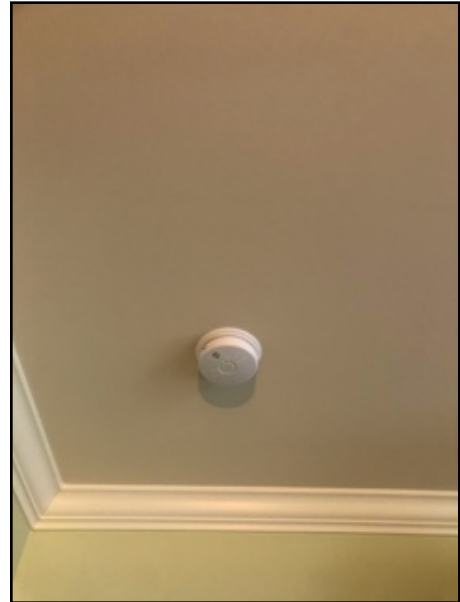


Figure 42-2



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**Comment 43:**

Per the Maryland State Standards of Practice, we are required to report on the presence of Corrugated Stainless Steel Tubing (CSST), with the recommendation that the bonding be reviewed by a licensed master electrician.



Figure 43-1

(Electrical continued)

## Sub Panel

Location:

Next to Primary Panel



Comment 44:



Figure 44-1

Service Line Material:

Copper

Overcurrent Protection:

Breakers

Branch Circuit Wiring:

Non-Metallic Shielded Copper, Metallic  
Shielded Copper

Condition: Satisfactory

# HVAC

HVAC System Type: Central Split System, Package Unit, Wall Unit

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Basement  
Type of Equipment: Forced Air  
Condition: Satisfactory  
Manufacturer: Rheem



Comment 45:  
Many manufacturers hide the manufacture date within their equipment's serial number. Rheem is no different, and we have deduced that this unit is 27 years old. 15-25 years is the typical life expectancy for a furnace.

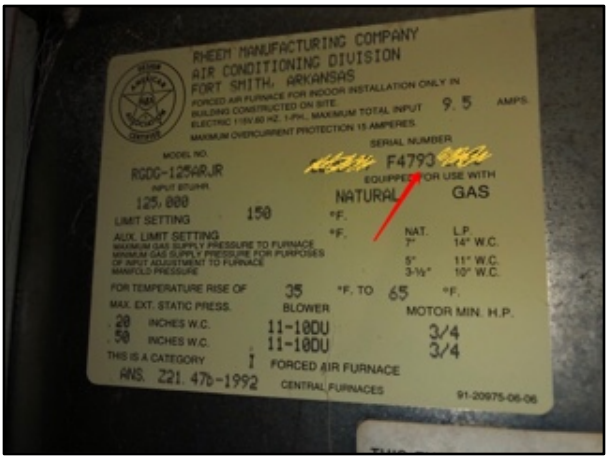


Figure 45-1

Heating Fuel: Gas  
Condition: Satisfactory

(Heating continued)



Comment 46:

An example of a well defined, blue flame. This shows the gas burners for the furnace working, and in good condition.



Figure 46-1

Filter Type:

Disposable

Condition: Satisfactory

Output Temperature:

129.7



(Heating continued)



Comment 47:



Figure 47-1

Type of Distribution:

Metal Ducting, Flexible Ducting, Pipes  
Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Split System

Condition: Repair or Replace

(Cooling continued)



**Comment 48:**

The unit on the rear of the home is not level. For proper operation, units should be on a firm, level surface. We suggest further evaluation from a qualified professional.



Figure 48-1

Condenser Make:

York



**Comment 49:**

The location and orientation of the HVAC unit can lead to different levels of wear. These 2 units, at the same home, show drastically different levels of wear on the labels, but were manufactured in the same year (2005). Any time a unit is beyond its serviceable life, we suggest further evaluation from a qualified professional.

(Cooling continued)



Figure 49-1

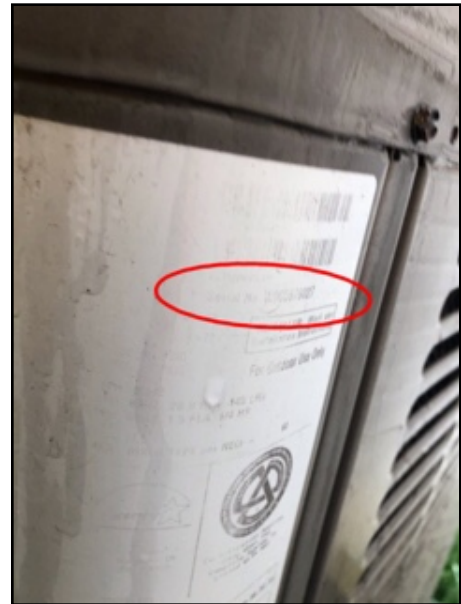


Figure 49-2

|                      |                         |
|----------------------|-------------------------|
| Condensor Size:      | 24,000 BTU (2 Tons)     |
| Condensate Drainage: | Condensate Pump         |
| AC Supply Air Temp:  | Condition: Satisfactory |
|                      | 55.5                    |

(Cooling continued)



Comment 50:



Figure 50-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Public



## Comment 51:

The water service piping, and some of the nearby piping in the basement, is galvanized steel. Galvanized steel rusts, but it starts on the inside of the pipe, and at joints. While no leaks were noted at the time of inspection, including the rust spot indicated by the arrow, we still suggest further evaluation from a qualified professional.



Figure 51-1

Supply Pipe Material:

Galvanized

Condition: Marginal

Location of Main Water Shutoff:

Basement

Sewer System:

Public

Waste Pipe Material:

PVC, ABS Plastic

Condition: Further Evaluation Required



(Plumbing continued)



Comment 52:

PVC and ABS can be joined together, in certain instances. These transitions require a special glue, and the number of transitions may be restricted by local codes. We suggest further evaluation from a qualified professional.



Figure 52-1

Sump Pump:

Covered Pit

Condition: Repair or Replace



Comment 53:

Sump pump lid was covered with gravel. Upon removing the lid, it was discovered that the discharge pipe has disconnected from the pump outlet. We suggest repair from a qualified professional.

(Plumbing continued)



Figure 53-1



Figure 53-2

Location of Fuel Shutoff:                      At Meter



Comment 54:

Location of the gas shutoff valve. We recommend keeping an adjustable wrench near the meter, in the event of an emergency.



Figure 54-1

(Plumbing continued)

# Water Heater

Manufacturer:

Bradford White



Comment 55:



Figure 55-1

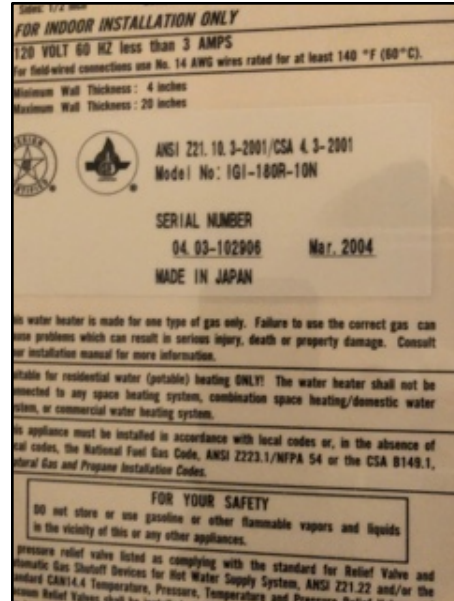


Figure 55-2

Fuel:

Natural Gas

Capacity:

On-Demand Tankless

Approximate Age:

Mfg. 2004

Temp &amp; Pressure Relief Valve:

Present With Blow Off Leg, Not Tested

Condition: Further Evaluation Required



Comment 56:

Temperature & Pressure Relief Valves (TPRVs) are notorious for leaking once opened. Modern units are specified to be replaced regularly. We suggest further evaluation from a qualified professional.

(Water Heater continued)



Figure 56-1



---

**Comment 57:**

This water heater does not have an expansion tank. There is some debate as to the efficiency of an expansion tank on a well system, but we always suggest having your system evaluated and serviced by a qualified professional.



Figure 57-1

(Water Heater continued)

---


 **Comment 58:**  
Water temperature is checked at the fixture furthest from the water heater.



Figure 58-1



# Bathrooms

## Bathroom #1

Location:

En Suite, with Primary Bedroom

Bath Tub:

Recirculating

Condition: Further Evaluation Required



Comment 59:

Cartridges for these types of tub faucets come in a left and a right variety. This is so that the handles can face the direction of the spout during filling, making it easier and safer for the bather. We suggest further evaluation from a qualified professional.



Figure 59-1

Shower:

Stall

Condition: Repair or Replace

(Bathroom #1 continued)



Comment 60:

Showerhead not attached at the time of inspection. Water delivery to the shower arm is sufficient. We suggest installation get completed by a qualified professional.



Figure 60-1

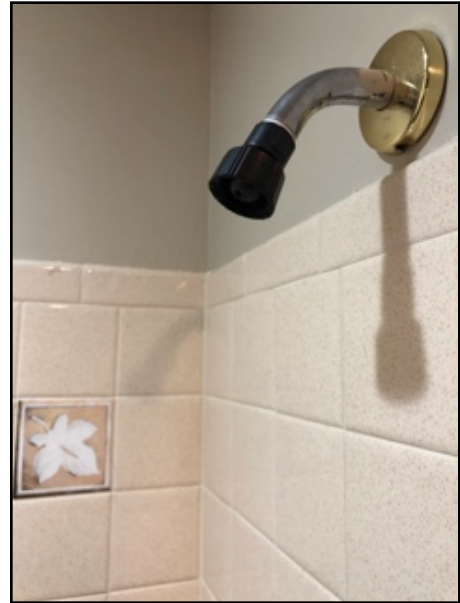


Figure 60-2



Figure 60-3

(Bathroom #1 continued)

Sink(s):

Single Vanity

Condition: Repair or Replace



Comment 61:

The stopper for the sink was found next to the sink, not installed. When placed into the drain, the stopper would not come back up. We suggest repair from a qualified professional.



Figure 61-1



Figure 61-2

Toilet:

Standard Tank

Condition: Repair or Replace



Comment 62:

A dye tablet was placed in the tank of the toilet. After some time, dye was observed leaking from the tank into the bowl. The most likely culprit is a leaking flapper, but we suggest further evaluation from a qualified professional.

(Bathroom #1 continued)



Figure 62-1

|               |                              |
|---------------|------------------------------|
| Bidet:        | Not Present                  |
| Shower Walls: | Tile                         |
|               | Condition: Satisfactory      |
| Tub Surround: | Tile                         |
|               | Condition: Satisfactory      |
| Floor:        | Tile                         |
|               | Condition: Repair or Replace |



**Comment 63:**

Missing caulking around trim work can allow moisture intrusion. We suggest further evaluation and repairs by a qualified professional.

(Bathroom #1 continued)



Figure 63-1



Figure 63-2

Ventilation Type:

Window, Bath Fan

Condition: Satisfactory

GFCI Protection:

Outlets, Lights, Recirculating Tub

Condition: Satisfactory

## Bathroom #2

Location:

2nd Floor Hallway

Bath Tub:

Recessed

Condition: Satisfactory



(Bathroom #2 continued)



Comment 64:



Figure 64-1

Shower:

In Tub

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Repair or Replace



Comment 65:

Stopper actuator rod not attached. We suggest further evaluation and repairs by a qualified professional.

(Bathroom #2 continued)



Figure 65-1

Toilet:

Standard Tank

Condition: Repair or Replace



Comment 66:

The toilet bowl was loose from the flange, and the toilet tank was loose from the bowl. We suggest further evaluation from a qualified professional.



Figure 66-1

(Bathroom #2 continued)

Bidet:

Not Present

Tub Surround:

Tile

Condition: Further Evaluation Required



Comment 67:

No caulk at the faucet trim. This is a source of moisture intrusion. We suggest further evaluation and repair by a qualified professional.



Figure 67-1

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Bath Fan

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory

(Bathrooms continued)

## Bathroom #3

|           |  |
|-----------|--|
| Location: | 1st Floor Hall                         |
| Bath Tub: | Not Present                            |
| Shower:   | Not Present                            |
| Sink(s):  | Single Vanity                          |
|           | Condition: Further Evaluation Required |



Comment 68:

Drain connection not made in a professional manner. We suggest further evaluation and repair by a qualified professional.



Figure 68-1

|                   |                              |
|-------------------|------------------------------|
| Toilet:           | Standard Tank                |
|                   | Condition: Satisfactory      |
| Bidet:            | Not Present                  |
| Floor:            | Tile                         |
|                   | Condition: Satisfactory      |
| Ventilation Type: | Window                       |
|                   | Condition: Repair or Replace |

(Bathroom #3 continued)



**Comment 69:**

The trim around the window has gaps and cracks and has taken on some moisture damage. This damage can allow moisture to further penetrate if not remedied. We suggest further evaluation and repairs from a qualified professional.



Figure 69-1

GFCI Protection:

Outlets

Condition: Repair or Replace



**Comment 70:**

No power was available to these receptacles. All breakers were checked, and all GFCIs were reset. We suggest further evaluation and repairs by a qualified professional.



(Bathroom #3 continued)



Figure 70-1

# Living Room

Flooring:

Carpet

Condition: Satisfactory

Ceiling and Walls:

Painted Drywall

Condition: Satisfactory

# Bedrooms

## Bedroom #1

Flooring:

Carpet

Condition: Satisfactory

Ceiling & Walls:

Wallpaper

Condition: Marginal



Comment 71:

Wallpaper near the connected bathroom is starting to peel at one of the seams.



Figure 71-1

Electrical:

Ceiling Fan

Condition: Repair or Replace

(Bedroom #1 continued)



Comment 72:  
Ceiling fan is very wobbly.



Figure 72-1

Windows:

Double Hung  
Condition: Marginal



Comment 73:  
While all windows did open, several in the Primary Bedroom were a little stiff and sticky. We suggest regular maintenance and lubrication to ensure optimum performance.

(Bedroom #1 continued)



Figure 73-1

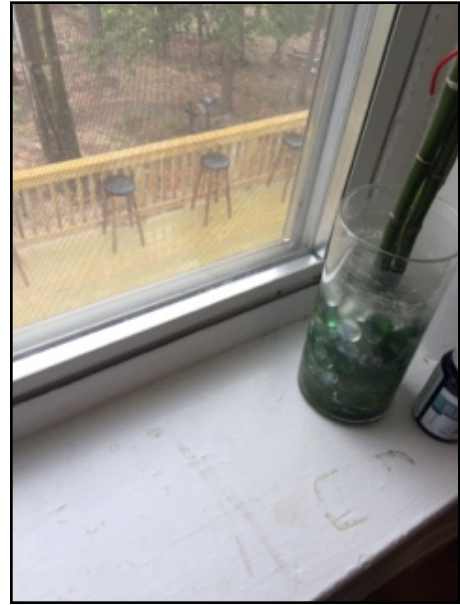


Figure 73-2

Doors:

Hinged

Condition: Satisfactory

## Bedroom #2

Flooring:

Wood

Condition: Satisfactory

Ceiling & Walls:

Drywall/Plaster

Condition: Satisfactory

Electrical:

Switches and Outlets

Condition: Repair or Replace



(Bedroom #2 continued)



Comment 74:

Receptacle on back wall does not have a cover.



Figure 74-1

Windows:

Sliding Windows

Condition: Further Evaluation Required



Comment 75:

The latch on the upper right would not hold at all, and would just swing freely. The latch on the lower left was incredibly stiff. The other two latches operated fine. We suggest further evaluation from a qualified professional.

(Bedroom #2 continued)



Figure 75-1

|        |                                   |
|--------|-----------------------------------|
| Doors: | Hinged<br>Condition: Satisfactory |
|--------|-----------------------------------|

Bedroom #3

|                  |  |
|------------------|--|
| Flooring:        | Carpet<br>Condition: Satisfactory                            |
| Ceiling & Walls: | Drywall/Plaster<br>Condition: Satisfactory                   |
| Electrical:      | Switches and Outlets, Ceiling Fan<br>Condition: Satisfactory |
| Windows:         | Double Hung<br>Condition: Satisfactory                       |
| Doors:           | Hinged<br>Condition: Marginal                                |

(Bedroom #3 continued)



Comment 76:

The door to the bedroom has been damaged. Repairs have been made, and the door is still functional. We suggest installing a strike plate on the jamb, filling gaps with wood filler, sanding and painting to ensure optimum function and aesthetics.



Figure 76-1

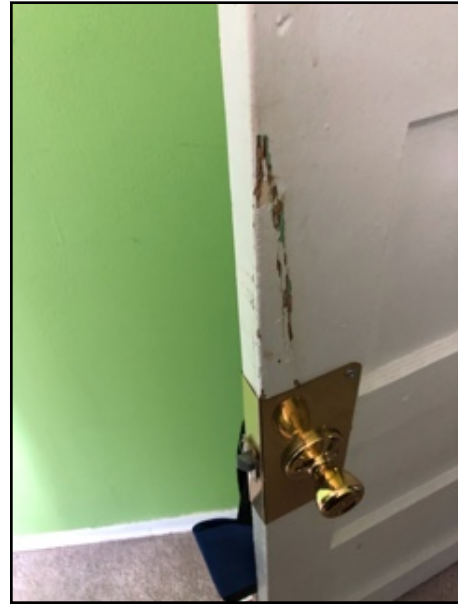


Figure 76-2

# Kitchen

|              |                              |
|--------------|------------------------------|
| Cabinets:    | Wood                         |
|              | Condition: Satisfactory      |
| Countertops: | Granite                      |
|              | Condition: Satisfactory      |
| Sink:        | Single                       |
|              | Condition: Repair or Replace |



## Comment 77:

The kitchen faucet has been installed backwards. The cold side should be on the right, and this allows the model number (second picture) to remain hidden. We suggest repair by a qualified professional.



Figure 77-1



Figure 77-2

(Kitchen continued)

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:

Maytag

Condition: Satisfactory



Comment 78:

The #1 issue with ranges is that the anti-tip bracket is not installed, or installed improperly. The anti-tip bracket anchors a rear foot of the range to the ground. In the event that the oven door is ever used as a stepping stool (kids love to climb), the anti-tip bracket will prevent the range from leaning forward, and possibly tipping over.

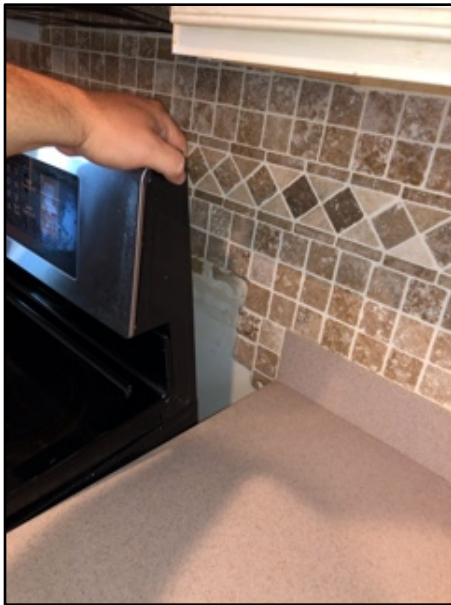


Figure 78-1

Range Hood:

Kenmore

Condition: Satisfactory

Refrigerator:

Sub-Zero

Condition: Satisfactory



(Appliances continued)

Dishwasher:

Bosch

Condition: Further Evaluation Required



Comment 79:

A lot of sludge and debris was noted in the dishwasher discharge. Traditionally, these hoses needed to be installed with a "high loop" in order to drain off properly. Newer models of dishwasher do not always need this installation. We suggest further evaluation from a qualified professional.



Figure 79-1

Microwave:

LG

Condition: Satisfactory

Disposal:

Insinkerator

Condition: Repair or Replace

(Appliances continued)



Comment 80:

Disposal had exterior corrosion, and a wire nut was coming out of the bottom. We suggest repairs by a qualified professional.



Figure 80-1

# Laundry

Laundry Sink:

Yes

Condition: Satisfactory



Comment 81:

Whenever possible, water pressure readings are taken from the laundry sink, rather than a hose faucet. Some homes have pressure reducing valves, but have the hose faucets on unreduced pressure. Taking the pressure reading at the laundry sink gives the most accurate reading.



Figure 81-1

Dryer Venting:

To Exterior

Condition: Repair or Replace



Comment 82:

The dryer vent is tethered to an electrical outlet with a piece of bare copper wire, and the trim on the exterior is loose.

(Laundry continued)



Figure 82-1



Figure 82-2

Laundry Hook Ups:

Yes

Condition: Satisfactory

(Laundry continued)



Comment 83:



Figure 83-1

Washer:

LG

Condition: Satisfactory

Dryer:

LG

Condition: Satisfactory

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:

Vinyl

Condition: Repair or Replace



Comment 84:

Vinyl flooring in kitchen is starting to peel back. We suggest further evaluation and repair by a qualified professional.



Figure 84-1



Figure 84-2

Walls:

Painted Drywall, Textured Over Drywall, Plaster

Condition: Satisfactory



Comment 85:

Any home that isn't brand new is likely to have holes from hangers, settlement cracks, and other minor imperfections in the walls. In all 3 of these cases, the damage to the wall is cosmetic.



(Interior continued)



Figure 85-1



Figure 85-2



Figure 85-3

Window Types:

Double Hung, Jalousie

Condition: Marginal

Window Materials:

Wood, Aluminum , Vinyl, Fiberglass, Fiberex, Impact Glass

(Interior continued)

Entry Door Types: Sliding, French, Hinged  
Condition: Repair or Replace



Comment 86:

The rear egress door, located in the kitchen, had a damaged latch at the time of inspection. We suggest repairs by a qualified professional.



Figure 86-1

Entry Door Materials: Wood, Aluminum , Steel, Vinyl, Fiberglass , Impact  
Interior Door Materials: Wood  
Fireplace: Masonry, Wood Burning  
Condition: Further Evaluation Required



Comment 87:

We always suggest getting a qualified, professional chimney sweep to clean and analyze all fireplaces prior to your first use.

(Interior continued)



Figure 87-1



Figure 87-2

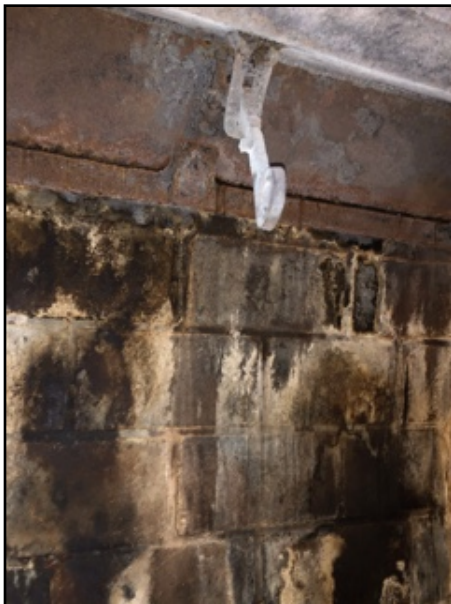


Figure 87-3