

Inspection Report

Provided by:



Friendly Home Inspections

Inspector: Eddie Friendly

"Making Sure Your Home Inspection Experience is a Friendly One!"

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Business License #205034

Property Address

Sample Report



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Report Information

Property Information

Approximate Year Built	1985
Approximate Square Footage	2292 sq ft
Number of Bedroom	3.
Number of Bath	3.
Direction House Faces	South.

Inspection Information

Inspection Date	August 4, 2026
Inspection Time	10:00 am
Weather Conditions	Clear
Outside Temperature	78 degrees

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Exterior

2.3 Exterior Wall Conditions (Repair)

Cracked and deteriorated siding, damaged sealant, and open gaps were observed at multiple exterior wall locations. Vegetation was also in contact with the siding. Recommend repairing and sealing the affected areas and trimming vegetation to help prevent moisture intrusion and further deterioration.

2.5 Exterior Door Conditions (Repair)

The exterior door trim and threshold exhibited wood rot and deterioration. Recommend repairing the damaged components. The garage exterior door was equipped with a double-keyed deadbolt, which may present a life-safety concern by delaying emergency egress if a key is not readily available. The front entry door also stuck at the door frame, making it difficult to operate. Recommend replacing the double-keyed deadbolt with a single-cylinder deadbolt (where appropriate) and adjusting the door to ensure proper operation.

Roofing

3.4 Attic Conditions (Safety)

A light switch box cover was missing near the attic entrance at the time of the inspection. Recommend installation of covers for increased safety. Water staining was observed on the attic framing/sheathing; however, no elevated moisture was detected at the time of the inspection. Recommend monitoring the area and repairing any active leaks if they develop.

Heating - Air

4.1 Unit Conditions (Repair)

The heating unit had excessive rust and / or flakes in the burner chamber. Due to conditions observed, recommend complete system evaluation, cleaning and servicing of heating system by a licensed / qualified heating contractor prior to close. The air filters were dirty. Suggest replacing as soon as possible. To increase the efficiency of your heating system, we recommend changing your systems filter regularly (every 2-3 months). The furnace was manufactured in 2004 and is beyond its typical service life. Due to its age, budget for replacement and have the system serviced annually by a qualified HVAC contractor. The outside air temperature was above 65 degrees at the time of the inspection. Operating the system at this temperature could have an inaccurate reading from the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical warm weather real estate transaction scenario. Since the weather is beyond our control, we will return to inspect for a nominal return trip fee of \$125.00 if desired. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependent on weather and ambient temperatures).

4.5 AC Unit Conditions (Repair)

Recommend sealing where A/C lines penetrate the exterior wall. The outdoor air conditioning unit was manufactured in 2011 and is approaching the end of its typical service life. Although it may have been operational at the time of the inspection, its age increases the likelihood of future repairs or replacement. Budget for replacement and have the system serviced annually by a qualified HVAC contractor.

Electrical

5.3 Electrical Panel Conditions (Safety)

An abandoned conductor was observed inside the electrical panel with its end wrapped in electrical tape. Recommend evaluation and proper termination or removal by a qualified electrician. The electrical panel directory contained minimal circuit labeling. Recommend properly identifying all circuits to improve safety and ease future servicing. The panel manufacturer is Federal Pacific. The company is no longer in business. Thousands of these panels were installed from about the 60's to the early 80's. In some cases, problems have been associated with breakers not tripping when needed. Client is advised to consult a licensed electrician for further information.

Plumbing

6.4 Water Heater Conditions (Repair)

The burner cover door was not present. Recommend replacement of burner cover door. The water heater's manufacturer label was missing, preventing verification of the unit's identification and specifications.

Interiors

7.4 Interior Stair Conditions (Repair)

The stair handrail/newel post was loose. Recommend repair to ensure the stair guardrail is securely fastened and safe to use.

7.5 Interior Window Conditions (Safety)

There were two living room windows painted shut and could not be opened without excessive force. This could be a safety concern. The back master bedroom and side guest bedroom window locks were unable to latch due to the windows being painted shut and difficult to operate. Recommend repairs be made to allow windows to operate freely.

7.7 Electrical Conditions (Safety)

A receptacle cover in the master bedroom was not secured to the wall. Recommend covers be installed for safety.

7.11 Fireplace Conditions (Repair)

At the fireplace, cracked or loose firebricks were observed. Recommend repair as needed by a qualified fireplace contractor. Recommend chimney flue cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.

Kitchen

8.4 Kitchen Window Conditions (Safety)

The windows were painted shut and could not be opened without excessive force. This could be a safety concern. Recommend repairs be made to allow windows to operate freely.

Baths

9.12 Toilet Conditions (Repair)

The toilet was loose at the floor in the master bathroom. Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.

Garage - Laundry

10.8 Laundry Room Conditions (Safety)

For increased fire safety, recommend cleaning of lint from extended exhaust duct on a regular basis. The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.

1 Grounds

Grading

Grading Slope The site is flat.





1.1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

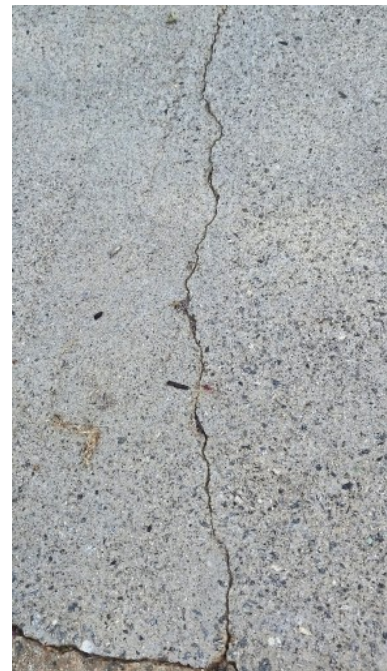
Driveways - Sidewalks - Walkways

Driveway Material Concrete.

1.2) Driveway Conditions

R

The driveway exhibited multiple cracks. Recommend sealing and monitoring the cracks to help prevent further deterioration and reduce moisture intrusion.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Sidewalk Material Concrete.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



1.3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

2 Exterior

Front - Back Entrance

Front Entrance Type The front entrance is a covered porch.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

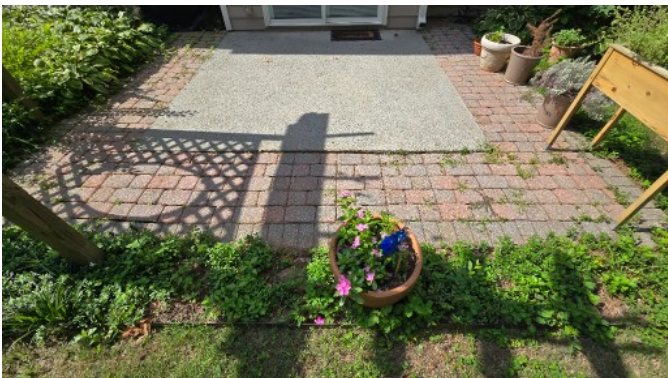


2.1) Front Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type The back entrance is a patio.



2.2) Back Entrance Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type Wood frame.

Exterior Wall Covering The visible and accessible areas of the exterior siding material are wood and brick veneer.

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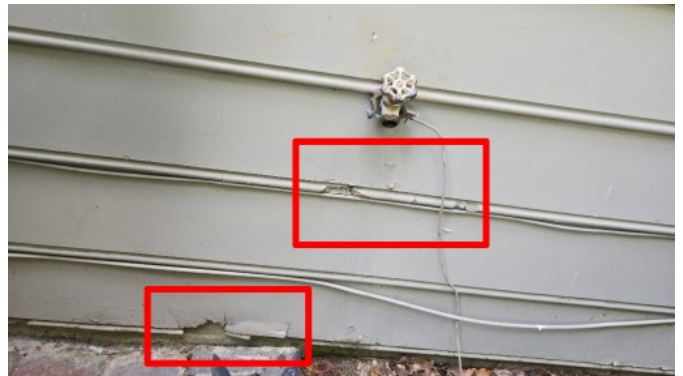
2.3) Exterior Wall Conditions

R

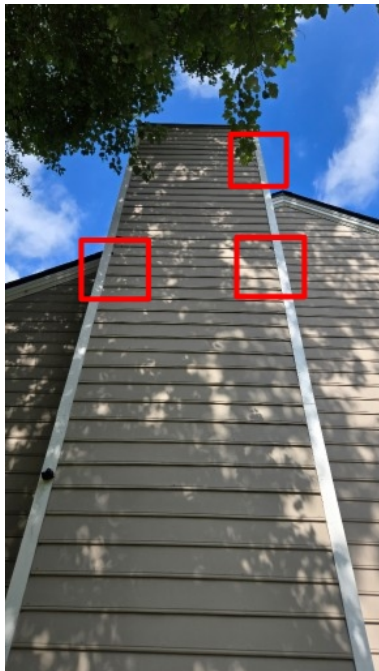
Cracked and deteriorated siding, damaged sealant, and open gaps were observed at multiple exterior wall locations. Vegetation was also in contact with the siding. Recommend repairing and sealing the affected areas and trimming vegetation to help prevent moisture intrusion and further deterioration.



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Exterior Windows - Doors

Window Type	Single hung windows
Window Material	Wood.

2.4) Window Conditions

AS

The visible and accessible portions of the exterior windows appeared to be in serviceable condition at the time of the inspection.

2.5) Exterior Door Conditions

R

The exterior door trim and threshold exhibited wood rot and deterioration. Recommend repairing the damaged components. The garage exterior door was equipped with a double-keyed deadbolt, which may present a life-safety concern by delaying emergency egress if a key is not readily available. The front entry door also stuck at the door frame, making it difficult to operate. Recommend replacing the double-keyed deadbolt with a single-cylinder deadbolt (where appropriate) and adjusting the door to ensure proper operation.





Double-keyed lock



Door sticks to the frame

Electrical Conditions

2.6) Electrical Conditions

AS

The electricity appeared to be in serviceable condition at the time of the inspection.

2.7) Lighting Conditions

R

Lights were inoperative on the front and back left corners of the home. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close. A light bulb was missing at the exterior garage door, therefore the fixture and switch could not be tested.

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Missing light bulb

Exterior Water Faucets

Faucet Location Water faucets are located on the front and back of the home.



2.8) Faucet Conditions

R

Back-flow preventers were not installed on the faucets. A back-flow preventer is a crucial device designed to prevent contaminated water from flowing back into the home's potable water supply, ensuring the safety and integrity of the water system. This device is important for outdoor hose bibs, irrigation systems, and any cross-connections where there is a risk of back-siphonage or back-pressure. The hose faucets were operational at the time of the inspection. These should be drained prior to freezing temperatures.

Back-flow preventer



Chimney

2.9) Chimney Conditions

R

The metal chimney cap and crown are heavily rusted, which could lead to water intrusion and accelerated corrosion of the metal components. The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep inspect for safety.



3 Roofing

Roof Covering

Method of Inspection

The roof was not mounted due to height. The roof was inspected by viewing with high power binoculars and drone.



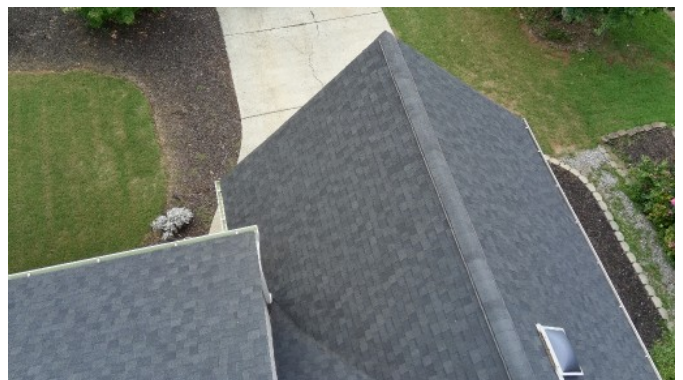
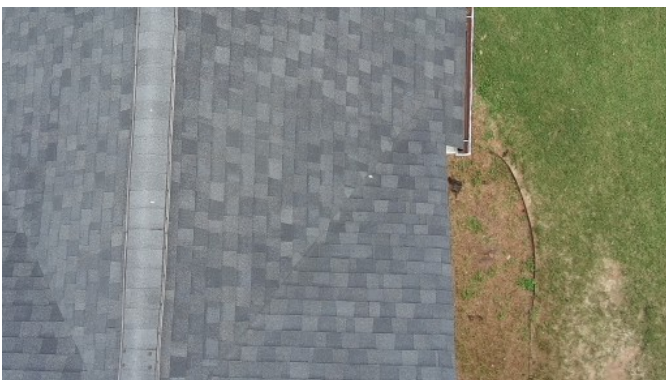
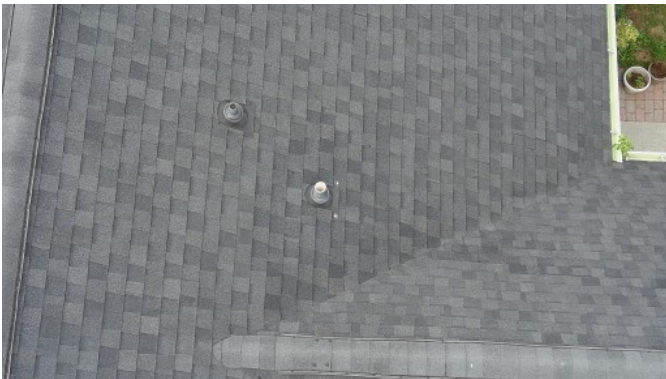
Roof Style

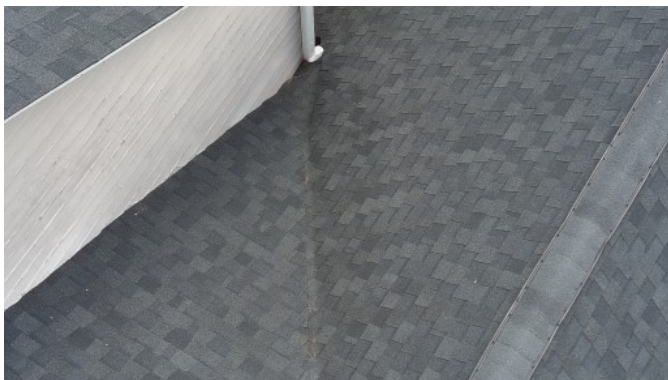
Gable.

Roof Covering Material

Architectural shingles

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Number of Layers One.

3.1) Roof Covering Condition

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Due to the lack of heavy rain, I am unable to determine if water intrusion will occur. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3.2) Flashing Conditions

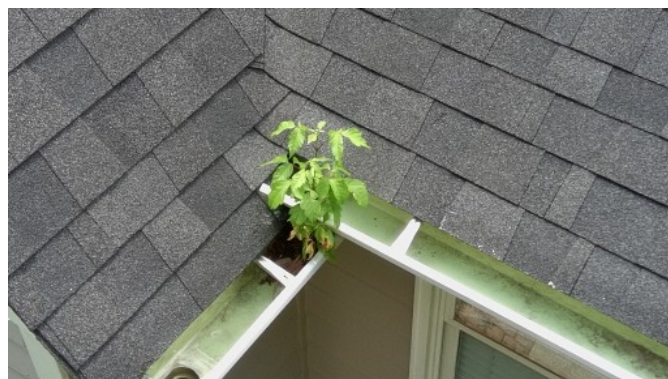
AS

The exposed flashings appeared to be in serviceable condition at the time of inspection.

3.3) Gutter & Downspout Conditions

R

Vegetation was observed growing in the gutter on the back of the home. Recommend cleaning the gutters to promote proper drainage and help prevent moisture-related damage.



Attic Area

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Attic Access

The attic pull-down ladder hinges were loose. Recommend repair to ensure the ladder is properly secured and safe to operate.



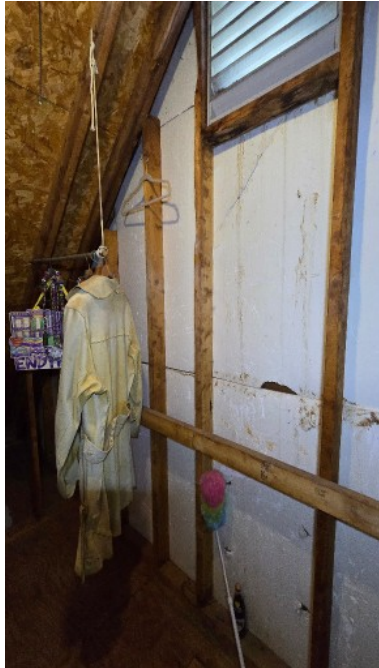
Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with truss framing.





3.4) Attic Conditions

S

A light switch box cover was missing near the attic entrance at the time of the inspection. Recommend installation of covers for increased safety. Water staining was observed on the attic framing/sheathing; however, no elevated moisture was detected at the time of the inspection. Recommend monitoring the area and repairing any active leaks if they develop.

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No moisture detected

- Attic Ventilation Type Gable, ridge, and soffit vents.
- Attic Ventilation Conditions The ventilation system appeared to be serviceable at the time of the inspection.
- Attic Insulation Type Loose fill and batt insulation.

3.5) Attic Insulation Conditions

AS

The attic has blown-in insulation. The approximate depth of the insulation is 10+ inches, which

appears adequate. The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

4 Heating - Air

Heating

Location of Unit

The heating unit is located in the laundry area utility closet.



Heating Type

Forced Air.

Energy Source

Natural Gas.

Approximate BTU Rating

The BTU's were not available.

4.1) Unit Conditions

R

The heating unit had excessive rust and / or flakes in the burner chamber. Due to conditions observed, recommend complete system evaluation, cleaning and servicing of heating system by a licensed / qualified heating contractor prior to close. The air filters were dirty. Suggest replacing as soon as possible. To increase the efficiency of your heating system, we recommend changing your systems filter regularly (every 2-3 months). The furnace was manufactured in 2004 and is beyond its typical service life. Due to its age, budget for replacement and have the system serviced annually by a qualified HVAC contractor. The outside air temperature was above 65

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degrees at the time of the inspection. Operating the system at this temperature could have an inaccurate reading from the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their attorney for information on this typical warm weather real estate transaction scenario. Since the weather is beyond our control, we will return to inspect for a nominal return trip fee of \$125.00 if desired. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependent on weather and ambient temperatures).



Distribution Type

The visible areas of the heat distribution system is ductwork with registers.

4.2) Distribution Conditions

AS

The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

4.3) Ventilation Conditions

AS

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

4.4) Thermostat Condition

AS

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling

Type of Cooling System Split system.



AC Unit Power 230V

4.5) AC Unit Conditions

R

Recommend sealing where A/C lines penetrate the exterior wall. The outdoor air conditioning unit was manufactured in 2011 and is approaching the end of its typical service life. Although it may have been operational at the time of the inspection, its age increases the likelihood of future repairs or replacement. Budget for replacement and have the system serviced annually by a qualified HVAC contractor.



5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.



Electrical Service Material Aluminum.

Number of Conductors Three.

5.1) Electrical Service Conditions

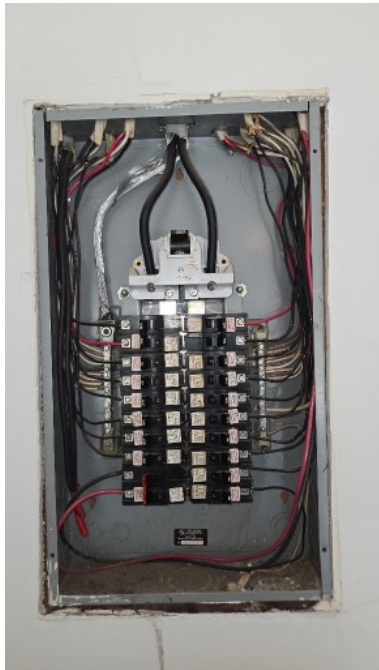
AS

The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Electric Panel Location The main electric panel is located in the garage.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Main Disconnect Location The main disconnect is located in the main panel.

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Panel Amperage Rating The electrical capacity of main breaker was listed / labeled as 150 amps.

Circuit Protection Type Breakers.

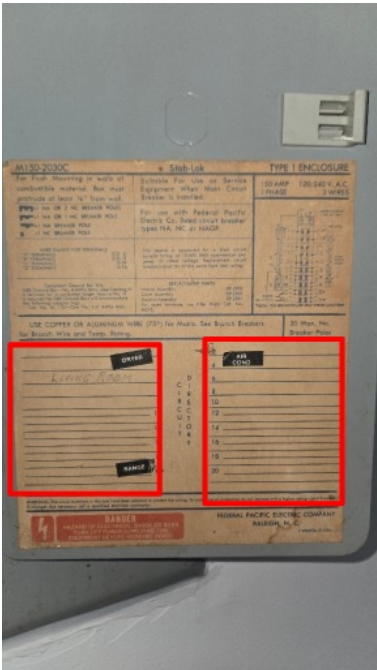
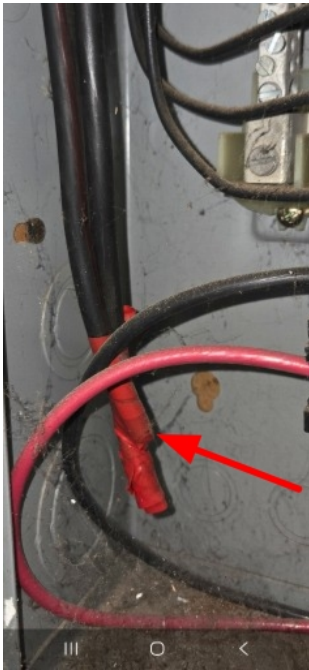
5.2) Wiring Methods AS

The main power cable is aluminum. The branch cables are copper.

5.3) Electrical Panel Conditions S

An abandoned conductor was observed inside the electrical panel with its end wrapped in electrical tape. Recommend evaluation and proper termination or removal by a qualified electrician. The electrical panel directory contained minimal circuit labeling. Recommend properly identifying all circuits to improve safety and ease future servicing. The panel manufacturer is Federal Pacific. The company is no longer in business. Thousands of these panels were installed from about the 60's to the early 80's. In some cases, problems have been associated with breakers not tripping when needed. Client is advised to consult a licensed electrician for further information.

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6 Plumbing

Water Main Line

Main Shutoff Location The main valve is located behind the water heater.



Main Line Material The visible material of the main line / pipe appears to be copper.

6.1) Main Line & Valve Conditions

AS

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

6.2) Supply Line Conditions

AS

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions

AS

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater

Water Heater Location The water heater is located in the laundry area utility closet.



Water Heater Type Natural Gas.

Water Heater Capacity Not determined

6.4) Water Heater Conditions

R

The burner cover door was not present. Recommend replacement of burner cover door. The water heater's manufacturer label was missing, preventing verification of the unit's identification and specifications.



Missing cover



Missing label

7 Interiors

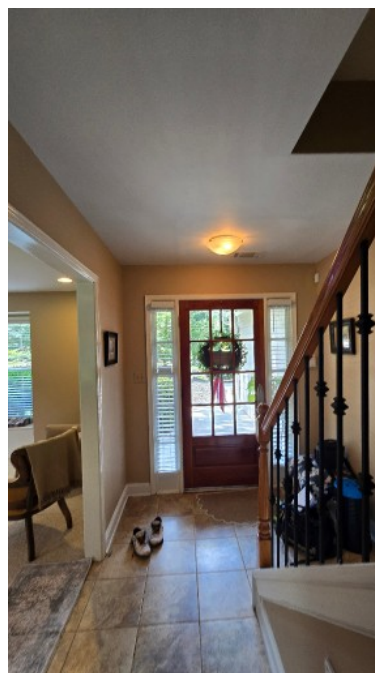
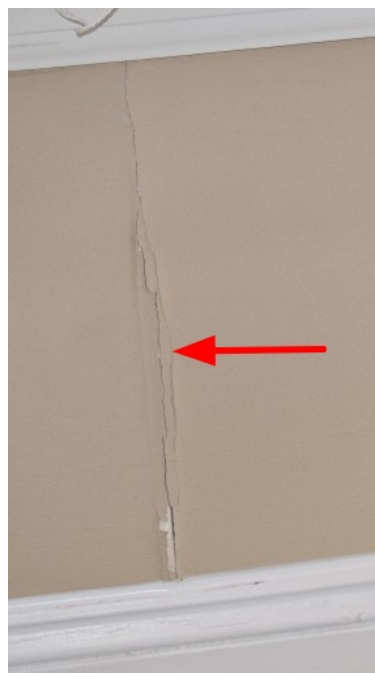
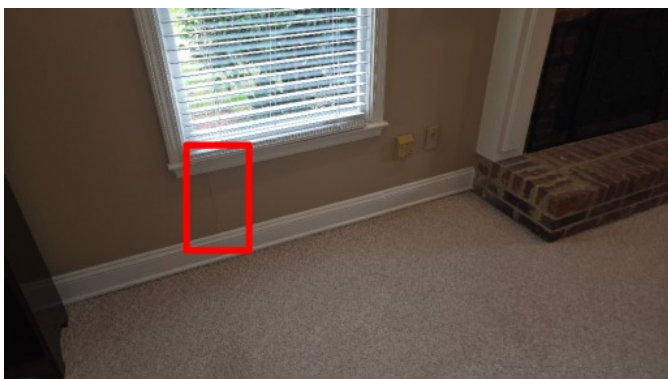
Walls - Ceilings - Floors

7.1) Wall Conditions

R

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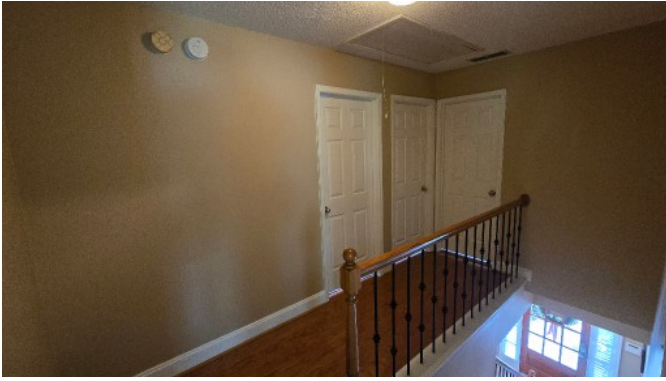
A vertical crack was observed in the living room wall. Recommend monitoring for movement and repairing as needed if the crack widens or continues to develop. Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through. Client is advised to note any staining or conditions that may not have been visible during the time of inspection. Such conditions should be brought to your Realtor (if applicable) or Attorney's attention prior to closing of this property.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



7.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

7.3) Floor Conditions

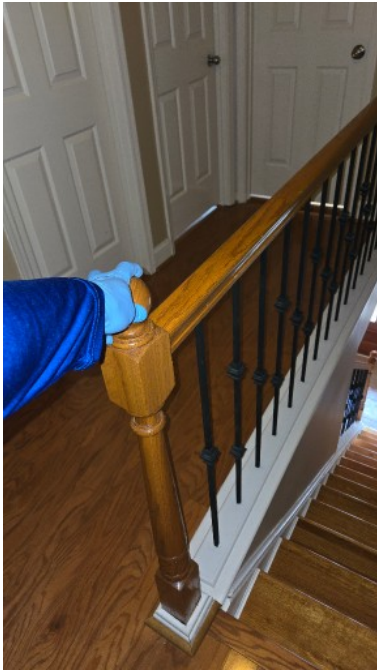
AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Furnishings and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk-through, including, but not limited to, any staining, floor sloping, squeaking / movement or adverse conditions that may not have been visible or accessible during the time of original inspection. Such conditions should be brought to the attention of your Realtor (if applicable) or Attorney prior to closing of this property.

7.4) Interior Stair Conditions

R

The stair handrail/newel post was loose. Recommend repair to ensure the stair guardrail is securely fastened and safe to use.



Windows - Doors

7.5) Interior Window Conditions

S

There were two living room windows painted shut and could not be opened without excessive force. This could be a safety concern. The back master bedroom and side guest bedroom window locks were unable to latch due to the windows being painted shut and difficult to operate. Recommend repairs be made to allow windows to operate freely.

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Did not open



Did not open



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



7.6) Interior Door Conditions

AS

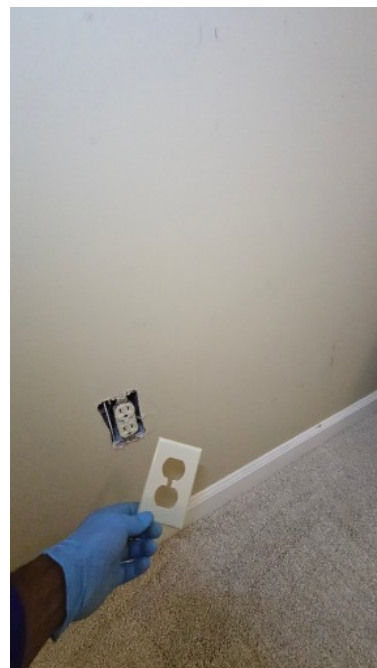
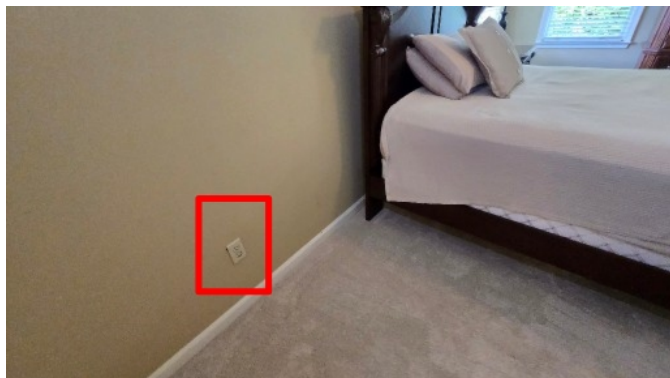
The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

7.7) Electrical Conditions

S

A receptacle cover in the master bedroom was not secured to the wall. Recommend covers be installed for safety.



7.8) Lighting Conditions

R

A light was inoperative on the living room ceiling fan. Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.



7.9) Ceiling Fan Conditions

AS

The ceiling fans were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

7.10) Smoke Detector Conditions

AS

There were smoke detectors present at the time of the inspection. The smoke detectors may be part of an alarm. The smoke detectors were not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this time period.

Fireplace

Fireplace Location A fireplace is located in the living room.



Fireplace materials The fireplace is a combination of metal/pre-fabricated and masonry built.

7.11) Fireplace Conditions

R

At the fireplace, cracked or loose firebricks were observed. Recommend repair as needed by a qualified fireplace contractor. Recommend chimney flue cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.



8 Kitchen

Walls - Ceilings - Floors

8.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



8.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

8.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows

8.4) Kitchen Window Conditions

S

The windows were painted shut and could not be opened without excessive force. This could be a safety concern. Recommend repairs be made to allow windows to operate freely.



Electrical Conditions

8.5) Electrical Conditions

S

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided on 3 counter outlets. Although GFCI protection may not have been required when this home was built, modern electrical safety standards require GFCI protection of receptacles at certain locations in the home. You should consult with a qualified electrical contractor to discuss options and costs for installation of GFCI protection.



No GFCI at outlets



8.6) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

Kitchen Sink - Cabinets - Counter tops

8.7) Cabinet Conditions

R

The trash can cabinet door did not close properly. Recommend adjustment or repair for proper operation.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



8.8) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

8.9) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



8.10) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Appliances

Stove - Range Type The range and oven are electric.





8.11) Stove - Range Condition

AS

The range and oven were in operational condition at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

8.12) Hood Fan Conditions

R

The microwave door handle was loose. Recommend repair or replacement to ensure proper operation. While the ducted-type exhaust fan was functional, no exhaust duct to the exterior was installed. The inspector recommends that an exhaust duct be installed to exhaust moisture and odor created during cooking to the home exterior. The hood light was in operational condition at the time of the inspection.



8.13) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



9 Baths

Walls - Ceilings - Floors

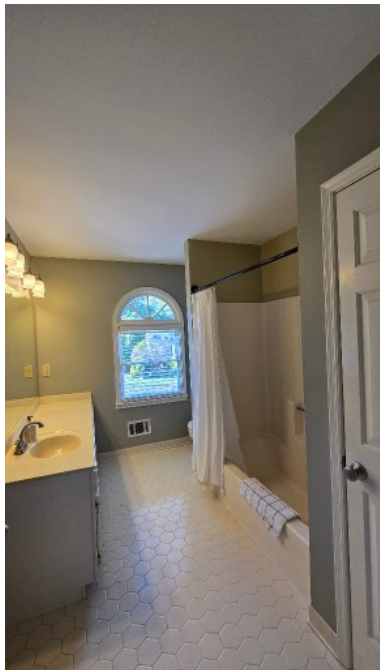
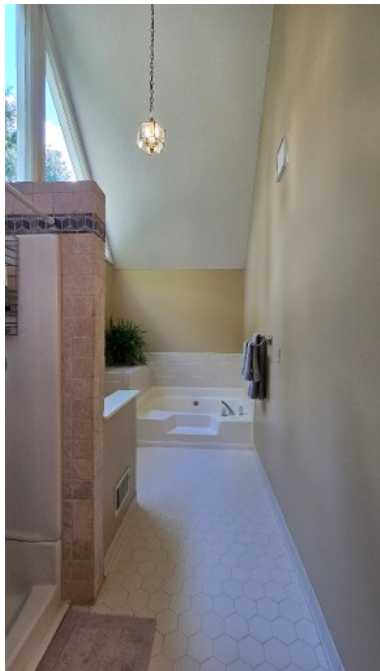
9.1) Wall Conditions

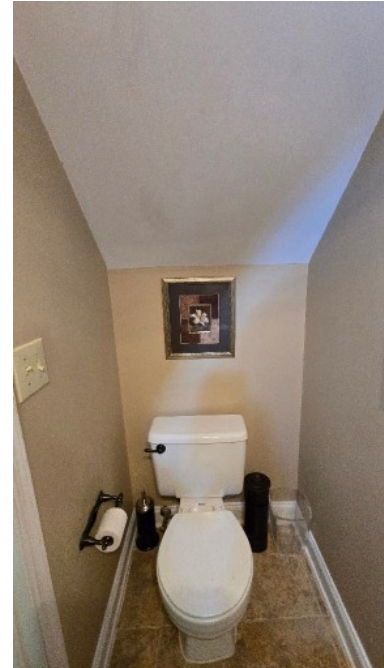
AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected





9.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

9.3) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

Windows - Doors

9.4) Bathroom Window Conditions

S

The master bathroom window was painted shut or could not be opened without excessive force. This could be a safety concern. Recommend repairs be made to allow windows to operate freely.



Did not open

9.5) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

9.6) Electrical Conditions

AS

The electricity appeared to be in serviceable condition at the time of the inspection.

9.7) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

9.8) Vent Fan Conditions

R

The first-floor bathroom exhaust fan cover was loose and not properly secured. Recommend repair or replacement to ensure proper operation and prevent further damage. Window ventilation only was observed in the 2nd floor guest bathroom. While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.



Bathroom Sink

9.9) Counter - Cabinet Conditions

AS

The visible portion of the bathroom counters and cabinets appeared to be in serviceable condition at the time of the inspection.



9.10) Sink Conditions

AS

The sinks appeared to be in serviceable condition at the time of the inspection.



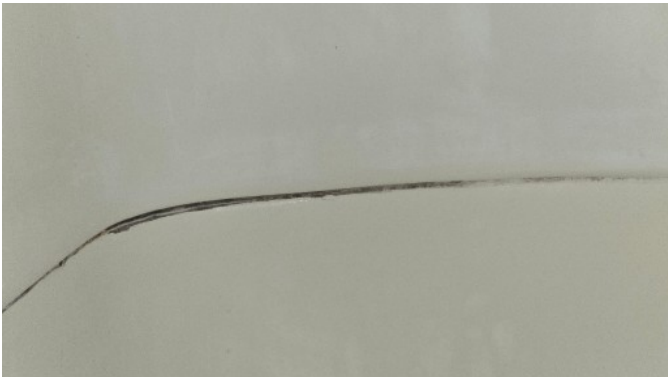
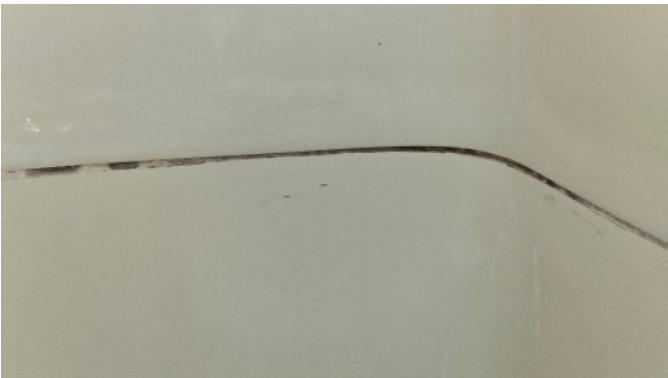
Shower - Tub - Toilet

9.11) Shower - Tub Conditions

R

Chips were observed in the guest bathtub finish. These should be repaired to prevent rust and/or corrosion. Dark staining was observed on the master shower walls. Recommend cleaning/further evaluation of the staining as needed.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



9.12) Toilet Conditions

R

The toilet was loose at the floor in the master bathroom. Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor.



10 Garage - Laundry

Walls - Ceilings - Floors

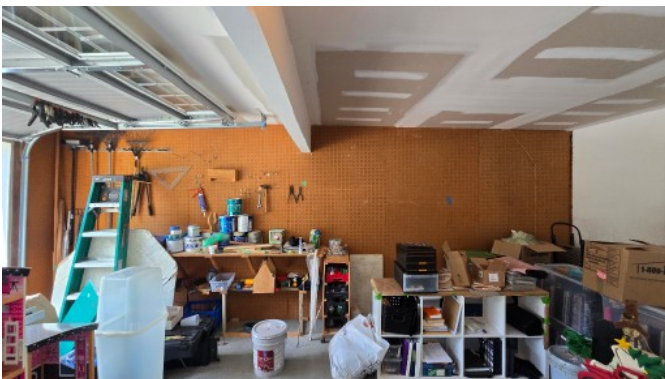
Garage Type Number of cars is two.



10.1) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection. Personal belongings and / or shelving prevented a full inspection of the entire wall. Moving or disturbing homeowner personal property is outside the scope of our inspection.





10.2) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

10.3) Floor Conditions

R

Cracks were observed in the garage concrete floor. These appear consistent with typical concrete shrinkage; Recommend sealing, monitor for movement or widening and repair as needed to prevent further deterioration.





10.4) Door Conditions

AS

The door to the garage appeared to be in serviceable condition at the time of the inspection.

10.5) Vehicle Door Conditions

AS

The vehicle door appeared to be in serviceable condition at the time of the inspection.

10.6) Electrical Conditions

AS

The electricity appeared to be in serviceable condition at the time of the inspection.

10.7) Lighting Conditions

AS

The lighting appeared operational at the time of the inspection.

Laundry Room

Location The laundry facilities are located between the kitchen and garage.



10.8) Laundry Room Conditions

S

For increased fire safety, recommend cleaning of lint from extended exhaust duct on a regular basis. The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.



11 Foundation - Crawl Space

Foundation

Foundation Type Slab on grade.

Foundation Material Concrete.

11.1) Foundation Conditions

NI

The foundation was not visible at the time of the inspection. Typical of this style home, the

inspector was unable to fully inspect the foundation due to the finished interior components. The concealed areas were not visible or accessible for inspection.

Flooring Structure

11.2) Flooring Support Conditions

NI

The inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.