

Building Inspection Report

**100 Happy Home
Santa Fe, NM**

**Prepared for:
John & Jane Doe**

**Date:
August 5, 2015**



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Inspection reference: 80015B



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

Table of Contents

SUMMARY	3
INFORMATION	12
GROUNDS	12
EXTERIOR	14
ROOF SYSTEM	16
GARAGE - CARPORT	20
INTERIOR ROOMS	20
LAUNDRY AREA	22
KITCHEN - APPLIANCES	23
BATHROOMS	24
GENERAL INTERIOR	26
PLUMBING SYSTEM	27
HEATING - AIR CONDITIONING	29
ELECTRICAL SYSTEM	30
FOUNDATION/BASEMENT/ CRAWLSPACE/ATTIC	31



Inspection: 80015B John & Jane Doe **Address:** 100 Happy Home

Thursday, March 10, 2016

Dear John & Jane Doe:

At your request, a visual inspection of the above referenced property was conducted on Wednesday, August 5, 2015. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. The inspection is a visual non-invasive inspection. Damage or defects that require invasive procedures to be discovered are not included in this home inspection report. Hidden or concealed defects and areas that are not readily accessible or visible are not included in this report. Moving or removal of floor coverings, furniture, pictures or other personal belongings is not part of a home inspection. All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Unexpected repairs should still be anticipated and are part of owning and maintaining a home.

Sincerely,
Istvan Zsako
Zsako Home Inspections LLC

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. The ASHI Standards of Practice can be found at <http://www.homeinspector.org/standards/>.

It is strongly recommended that you have qualified licensed contractors evaluate each concern further and the entire system for additional concerns that may be beyond our area of expertise or the scope of a home inspection BEFORE the close of escrow. Please contact Zsako Home Inspections LLC for any clarifications about the report or comments in the report or further questions about the inspection.

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component that is considered significantly deficient, unsafe or may require extensive repair. Significant deficiencies that need to be corrected and may involve a significant expense.*

Immediate Action Required: *denotes a system or component that is in need of immediate repair and/or may cause further damage to the home or system if not corrected.*

Action Required: *denotes a system, part of a system or component which is missing, damaged or that needs corrective action/repair to assure proper and reliable function.*

Suggested Improvements: *denotes improvements or modifications which are recommended as a part of general home maintenance or minor improvements to a system that are not required repairs at this time.*

Items to Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Notes/Comments: *denotes items or conditions observed during the inspection. General information about items that do not require any action to be taken, unless noted in the observation.*

Please note that those observations listed under "Suggested Improvements" are not essential repairs, but represent logical long term improvements.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

Immediate Action Required

ROOF SYSTEM

Roof:

Condition:

1. The roof is in need of repair to the mineral flashing at the parapet edges. The mineral flashing is also showing signs of wear and should be resealed. Recommend consulting with a roofing contractor for repairs to prevent possible water entry into the home and to prolong the life of the roof.
2. The roof is in need of repair to the roofing membrane above the entry portal at the south bedroom south wall. Recommend consulting with a roofing contractor for repairs to prevent possible water entry into the home and to prolong the life of the roof.



PLUMBING SYSTEM

Gas Supply:

Condition:

3. The smell of gas was noted in the mechanical closet. The smell appears to be coming from the gas pipe to the boiler. Recommend consulting with a plumbing contractor about repairs to prevent further leakage of gas into the home.





Inspection: 80015B John & Jane Doe Address: 100 Happy Home

HEATING - AIR CONDITIONING

Boiler:

Boiler Condition:

4. The boiler temperature is set to low and is causing condensation to form at the exhaust. This can cause damage to the boiler system. Rust was noted at the exhaust venting of the boiler. Recommend consulting with a plumbing and boiler heating contractor for repairs.



Action Required

GROUNDS

Decks:

Condition:

1. The deck surface material is natural wood decking. The deck and steps wood sealer is showing signs of wear. Exposed wood is prone to deterioration. Sealing the wood may prolong the life of the decking material. Recommend consulting with a contractor specializing in deck repairs and maintenance.

EXTERIOR

Exterior Walls:

Condition:

2. The stucco was noted to be cracking at the upstairs south wall, the living room south wall and at the deck surrounding wall. Recommend consulting with a contractor specializing in stucco repairs.





Inspection: 80015B John & Jane Doe Address: 100 Happy Home

Condition Stucco:

3.



4.



Condition:

5. The exterior wood is in need of sealing/painting. Exposed wood is prone to deterioration. Recommend sealing/painting the wood to protect and preserve the wood.





Inspection: 80015B John & Jane Doe Address: 100 Happy Home

Exterior Doors:

Screen Doors:

6. The exterior door at the kitchen has a screen door that the screening material is damaged. Recommend having the door repaired by a contractor specializing in door repairs.



Stucco Parapet:

Roof:

7. The parapet stucco, at the south west corner, was noted to be cracking. Crack openings that are larger than 1/8 inch need to be repaired. Recommend consulting with a contractor specializing in stucco repairs.



ROOF SYSTEM

Roof:

Condition:

8. The roofing membrane is not properly covered with gravel at the main entry portal below the upper level canale. The gravel protects the roofing material from deterioration from the sun. Recommend having the gravel covering corrected and installing a splash block below the canale to prolong the life of the roof.



Inspection: 80015B John & Jane Doe **Address:** 100 Happy Home

Canales:

Condition:

9. The canales are in need of sealing. Exposed wood is prone to deterioration. Recommend having the wood sealed to prolong the life of the canales.



INTERIOR ROOMS

South Bedroom:

Walls:

10. The south wall, at the edge of the window, has a crack in the drywall. The crack appears to be at the tape joint on the wall. This type of crack is common in new and older homes and is cosmetic. Recommend having the interior wall surface repaired.



BATHROOMS

Tub Fixtures:

Hallway Bathroom:

11. The tub fixture has limited cold water flowing from the fixture. Cooler water temperatures can be adjusted, but was noted to have very low water pressure. Recommend consulting with a plumbing contractor for repairs.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

PLUMBING SYSTEM

Water Heater:

Tpr Valve/Drain Line:

12. The unit TPR valve (Temperature and Pressure Relief) drain line has not been installed properly. The drain line is not to be installed flowing uphill. This can cause failure of the TPR valve. Recommend consulting with a plumbing contractor for repairs.



Sink:

Hallway Bathroom:

13. The sink drain was noted to be leaking at the drain stopper connection. Recommend consulting with a plumbing contractor for repairs.



Water Pressure:

Water Supply:

14. The house water pressure was tested at the exterior hose bib, and was measured to be at above 80 PSI (pounds per square inch). The normal range for a home is between 40-75 PSI. This can cause plumbing system fixtures and seals to fail prematurely and possible increase in the damage to the home if a leak were to occur. Recommend consulting with a plumbing specialist about repairs/adjustments to the pressure regulator. If a pressure regulator has not been installed, it is recommended to have one installed.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

ELECTRICAL SYSTEM

Outlets/Switches:

Condition:

15. The exterior outlet at the main entry is damaged and should be replaced. Recommend consulting with an electrical contractor for repairs.



Suggested Improvements

PLUMBING SYSTEM

Water Heater:

Recirculation Pump:

1. The home has a hot water circulation system installed. This system is used to circulate hot water through the supply lines and to limit the waste of water when hot water is needed at the fixtures in the home. The unit does not have timer installed. The use of a timer can improve the savings and efficiency of using the system.

Gas Supply:

Gas Supply:

2. The home has natural gas service. The main shut off valve is located at the meter. The gas/propane meter/tank could not be located. Recommend inquiring with the sellers about the location of the meter/tank.

Sewer Line Clean Outs:

Water Supply:

3. The main sewer line clean outs could not be located. The clean outs are for clearing the sewer line if blockage in the main drain line to the home occurs. Recommend consulting with the seller about the location of the main sewer line clean outs.



Inspection: 80015B John & Jane Doe **Address:** 100 Happy Home

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual observations of the conditions that existed at the time of the inspection. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, invasive procedures that may cause damage to the property, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with the ASHI (American Society of Home Inspectors) standard of practice, a copy of which is available upon request.

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, asbestos, environmental hazards, odors from household pets and cigarette smoke) is beyond the scope of our service.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: playground equipment, out buildings and sheds, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. All statements and information in this report are true and represent the conditions observed at the time of the inspection.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

INFORMATION

Client & Site Information:

Inspection Date:
8/5/2015 9:00 AM.**Client:**
John and Jane Doe

Building Characteristics:

Estimated Age:
10-12 Years.**Building Style & Type:**
Two story home, on a slab,
with a flat roof.**Water Source:**
Public: City or Community.**Sewage Disposal:**
Public: City or Community.**Utilities Status:**
All of the utilities were on at
the time of the inspection.**Main Entry Door Faces:**
South.

Weather Conditions:

Weather:
Overcast/Cloudy.**Outside Temperature (F):**
80-90.

About Rated Items:

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

GD = "Good" = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

FR = "Fair" = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

PR = "Poor" = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

GD FR PR

Driveway/Walkways:

Driveway: The house has a gravel driveway.**Condition:**

Cracks in the concrete driveway were noted and are typical of concrete.



Inspection: 80015B John & Jane Doe **Address:** 100 Happy Home

Walkways:

The home has concrete walkways.

Condition:

The walkway(s) is in functional condition.

GD FR PR

Portal/Porch:

Structure/Framing:

The structure is functional with signs of typical wear.

Floor Surface:

The portal floor surface is concrete. Cracks in the concrete were noted and are typical of concrete.

Portal Covering:

Wood with a roofing membrane. The wood decking is visible from the underside of the covering.

Railing:

The portal does not require a handrail.

Portal Steps:

The steps are functioning as intended with typical wear.

Decks:

Condition:

The deck surface material is natural wood decking. The deck and steps wood sealer is showing signs of wear. Exposed wood is prone to deterioration. Sealing the wood may prolong the life of the decking material. Recommend consulting with a contractor specializing in deck repairs and maintenance.

**Railing:**

The deck railing is made of wood framing with a stucco covering.

Fences/Walls & Gates:

Fencing/Walls:

The home does not have any fencing or walls at the exterior of the home.

Grading:

Drainage:

The grade at the foundation of the home appears to be sufficient to encourage the flow of water away from the home. Recommend monitoring the perimeter of the home, for possible pooling near the foundation, during heavy rainfall.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

GD FR PR

Retaining Walls:

Retaining Walls:

- The home does not have any retaining walls.

Landscaping:

Landscaping:

The exterior of the home was noted to have areas that are landscaped.

EXTERIOR

All structures are dependent on the soil beneath them for support, but soils are not uniform. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Exterior Walls:

Wall Construction:

The walls are constructed with wood framing.

Wall Covering Materials:

- The exterior wall covering is stucco.

Condition:

The stucco was noted to be cracking at the upstairs south wall, the living room south wall and at the deck surrounding wall. Recommend consulting with a contractor specializing in stucco repairs.



Condition Stucco:



Inspection: 80015B John & Jane Doe Address: 100 Happy Home



Exterior Wood/Trim:

- The exterior wood is stained.

Condition:

The exterior wood is in need of sealing/painting. Exposed wood is prone to deterioration. Recommend sealing/painting the wood to protect and preserve the wood.



Exterior Wall Flashing:

- This type/design of construction does not have/require any metal flashing at the exterior walls or the flashing is not visible.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

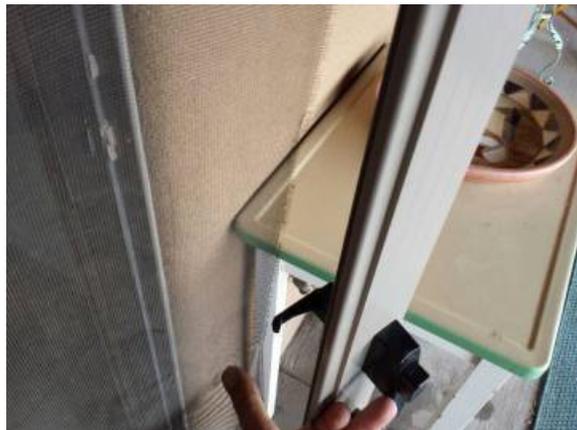
Exterior Doors:

Exterior Doors:

The exterior doors are functional with typical signs of wear.

Screen Doors:

The exterior door at the kitchen has a screen door that the screening material is damaged. Recommend having the door repaired by a contractor specializing in door repairs.

**Door Bell**

The home has a door bell that is functioning properly.

GD FR PR

Exterior Windows:

Condition:

The windows are functional with signs of typical wear.

ROOF SYSTEM

The roof condition is visually evaluated, it is impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We do not inspect attached accessories including but not limited to solar systems, antennae, satellite dishes and lightning arrestors. Roofs do require maintenance and it is recommended that every year the roof is evaluated for the purpose of regular maintenance need and possible repairs. The parapets, skylights, penetrations (vents, gas, electrical) and the canales are common areas that are often in need of maintenance.

Roof:

Roof Pitch:

The roof surface is flat.

Roof Access:

The roof surface was inspected by accessing the roof with a ladder and walking on the roof.

Roof Material:

The roof covering is a tar and gravel covering.

Condition:

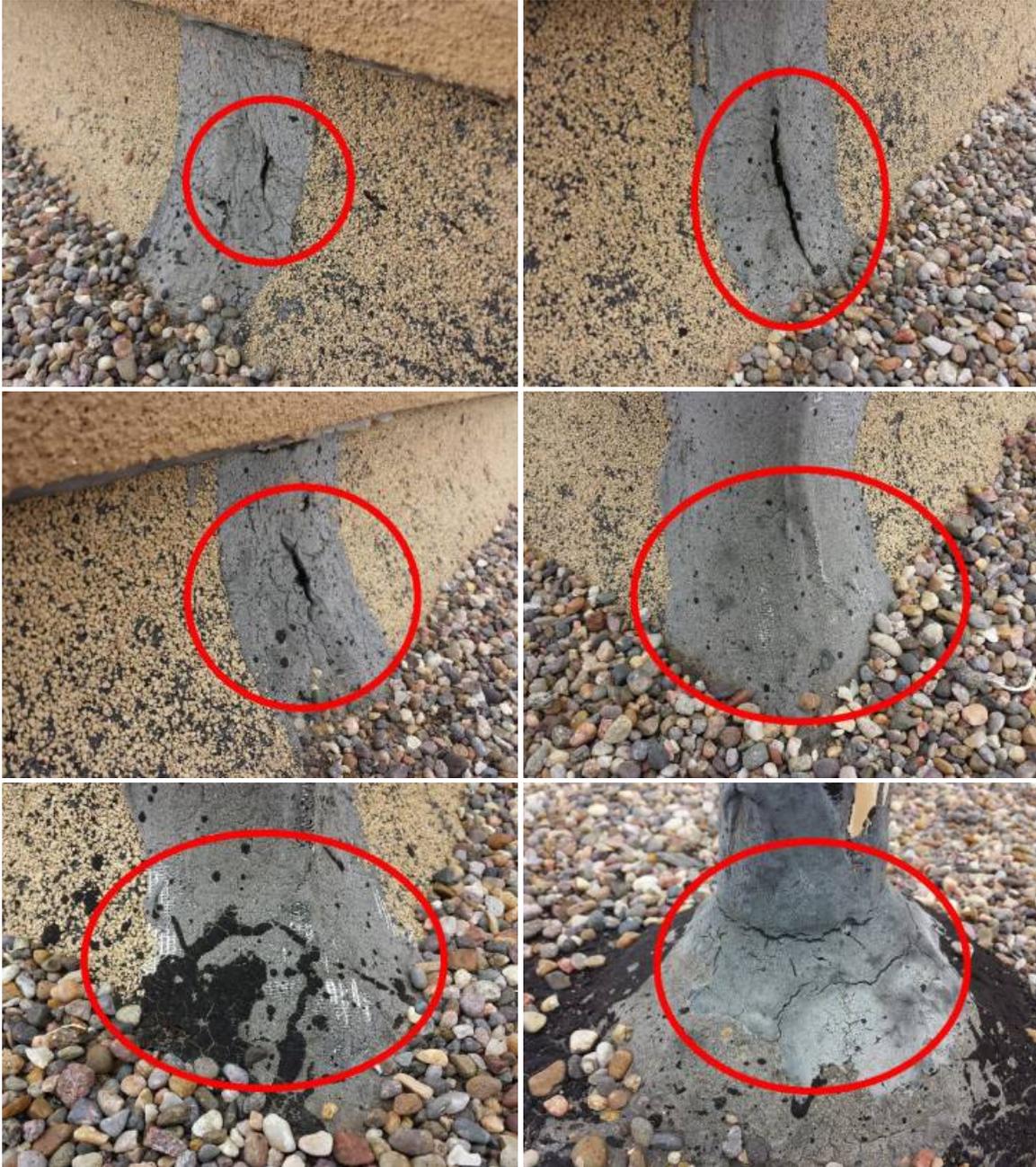
The roofing membrane is not properly covered with gravel at the main entry portal below the upper level canale. The gravel protects the roofing material from deterioration from the sun. Recommend having the gravel covering corrected and installing a splash block below the canale to prolong the life of the roof.

The roof is in need of repair to the mineral flashing at the parapet edges. The mineral flashing is also showing signs of wear and should be resealed. Recommend consulting with a roofing contractor for repairs to prevent possible water entry into the home and to prolong the life of the roof.



Inspection: 80015B John & Jane Doe **Address:** 100 Happy Home

The roof is in need of repair to the roofing membrane above the entry portal at the south bedroom south wall. Recommend consulting with a roofing contractor for repairs to prevent possible water entry into the home and to prolong the life of the roof.





Inspection: 80015B John & Jane Doe Address: 100 Happy Home



Stucco Parapet:

The parapet stucco, at the south west corner, was noted to be cracking. Crack openings that are larger than 1/8 inch need to be repaired. Recommend consulting with a contractor specializing in stucco repairs.



GD FR PR

Roof Flashings:

Roof Flashings:

The roofing metal flashing is functioning.

Roof Venting:

Condition & Type:

The roofing system is vented at the sides of the parapet walls of the roof.

Canales:

Material:

The canales are made of wooden frames, lined with metal flashing.

Condition:

The canales are in need of sealing. Exposed wood is prone to deterioration. Recommend having the wood sealed to prolong the life of the canales.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home



GD FR PR

Gutters & Downspouts:

Condition:

The home does not require or have gutters installed.

Eaves - Soffits - Fascias:

Material Type:

This type of roof construction and design does not have any eaves or fascias.

Chimney:

Chimney Flue and Chase:

The gas fire place chimney vents directly out of the side wall.

Condition:

The chimney is functional with typical signs of wear.

Flue Condition:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. If a chimney cap is installed the visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Chimney Clearances:

The chimney meets the allowed clearances.

Chimney Cap:

This chimney(s) is equipped with a chimney cap.

Flashing:

The installed flashing around the chimney is functional.

Skylights:

Skylights Type:

The skylight domes are made of an acrylic material.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

GARAGE - CARPORT

GD FR PR

Garage:

Description Type:

The home has an attached two car garage.

Wall Construction:

The walls are constructed with wood framing.

Garage Car Door Condition:

The garage car door is functioning with typical signs of wear.

Garage Door Safety:

The garage car door is equipped with an optical motion sensor that was tested and is functioning as intended. The garage car door pressure sensor was tested and is functioning as intended.

Garage Door Weather Stripping:

The garage car door weather stripping is in good condition and is functioning as intended.

Interior Doors:

The room does not have any operable doors to the interior of the home.

Exterior Doors:

The garage exterior human door is functional with typical sign of wear.

Windows:

The garage does not have any windows.

Garage Interior:

The garage interior walls have been closed in with drywall. It could not be determined if the garage walls have been insulated.

Fire Wall:

The common wall to the interior of the home has a fire rated wall covering.

Garage Floor:

The garage floor is in good condition. Cracking of the surface is common in garages.

Garage Ceiling:

The garage ceiling is in good condition.

Electrical Outlets:

The garage outlets are GFCI protected.

INTERIOR ROOMS

Living Room:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The exterior doors are functional at this time.

Windows:

The room does not have any windows.

Walls:

The walls do not show signs of damage at this time.

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

The floors are noted to have typical wear and no damage was noted to the visible areas.



Inspection: 80015B John & Jane Doe **Address:** 100 Happy Home

Ceiling Fans:

The room does not have a ceiling fan installed.

Fireplaces/Wood and Gas Stoves:

The fireplace has a metal firebox insert. The fireplace has an enclosed gas fireplace unit.

Damper:

The unit does not require a damper.

Hearth:

The hearth was noted to be of a sufficient depth for the fireplace.

GD FR PR

Master Bedroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

The walls do not show signs of damage at this time.

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

The floors are noted to have typical wear and no damage was noted to the visible areas.

Ceiling Fans:

The room does not have a ceiling fan installed.

South Bedroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

The south wall, at the edge of the window, has a crack in the drywall. The crack appears to be at the tape joint on the wall. This type of crack is common in new and older homes and is cosmetic. Recommend having the interior wall surface repaired.





Inspection: 80015B John & Jane Doe Address: 100 Happy Home

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

The floors are noted to have typical wear and no damage was noted to the visible areas.

Ceiling Fans:

The room does not have a ceiling fan installed.

GD FR PR

North Bedroom:

Interior Doors:

The interior doors are functional at this time.

Exterior Doors:

The room does not have any exterior doors.

Windows:

The windows are functional at this time.

Walls:

The walls do not show signs of damage at this time.

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

The floors are noted to have typical wear and no damage was noted to the visible areas.

Ceiling Fans:

The room does not have a ceiling fan installed.

LAUNDRY AREA

Laundry appliances are operated for the purpose of evaluating safety devices installed on the units. We do not test the efficiency of the appliances performance or move the appliances. The condition of any walls or flooring hidden by the appliances cannot be determined. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if operated.

Laundry Room:

Location:

Own Room.

Interior Doors:

The interior doors are functional at this time.

Windows:

The room does not have any windows.

Walls:

The walls do not show signs of damage at this time.

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

The floors are noted to have typical wear and no damage was noted to the visible areas.

Exhaust Vent:

The room has an exhaust fan installed that is functioning.

Washer and Dryer:

A clothing washer and dryer are installed.

Washing Machine Connections:

There is a connection box installed in the wall with a hot and cold water valve and a drain pipe. The drain pipe was not flood tested.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

Clothes Dryer Connections:

The home has connections for an electric clothes dryer.

Clothes Dryer Venting:

The clothes dryer vents to the exterior of the home.

Cabinets:

The room does not have any cabinets installed.

Sink:

The room does not have a sink installed.

KITCHEN - APPLIANCES

GD FR PR

Kitchen:

Interior Doors:

Exterior Doors:

The exterior doors are functional at this time.

Windows:

The windows are functional at this time.

Walls:

The walls do not show signs of damage at this time.

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

The floors are noted to have typical wear and no damage was noted to the visible areas.

Cabinets:

The cabinets are functional with signs of typical wear.

Counters & Backsplashes:

The counter tops and back splash are functional with typical signs of wear.

Sink:

The sink is functional.

Sink Fixture

The sink fixture is functional.

The kitchen appliances are tested for basic functionality, but are not evaluated for their performance nor are all functions, settings or cycles operated. Appliances older than ten years may exhibit decreased efficiency. Water filtration systems, trash compactors, ice machines and other small appliances are not tested. These items are considered to be beyond the scope of a home inspection.

Kitchen Appliances:

Stove/Cooktop:

The stove/cooktop is functioning with typical signs of wear. The stove/cooktop is a gas burning unit.

Oven:

The oven is functioning with typical signs of wear. The oven is a gas burning unit.

Ventilation:

The kitchen has a hood vent installed that is functioning with sign of typical wear. The unit is a recirculation type and is not vented to the outside of the home.

Dishwasher:

The dishwasher is functioning with signs of typical wear.

Garbage Disposal:

The disposal unit is functioning.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

BATHROOMS

The waterproof integrity of concrete or tiled tubs and shower surrounds is beyond the scope of a home inspection. We attempt to operate steam showers, jetted tubs and saunas for basic functionality.

GD FR PR

Master Bathroom:

Interior Doors: The interior doors are functional at this time.**Windows:** The room does not have any windows.**Walls:** The walls do not show signs of damage at this time.**Ceilings:** The ceiling does not show signs of damage at this time.**Floors:** The floors are noted to have typical wear and no damage was noted to the visible areas.**Cabinets:** The cabinets are functional with signs of typical wear.**Counters & Backsplashes:** The counter tops and back splash are functional with typical signs of wear.**Sink:** The sink is functional.**Sink Fixture** The sink fixture is functional.**Exhaust Vent:**

The room has an exhaust fan installed that is functioning.

Toilet: The toilet is functioning.**Tub/Shower Type:**

The bathroom has a bathtub with a shower fixture.

Bathtub Door: The bathtub is designed to use a curtain.**Tub Fixtures:** The tub fixture is functional.**Tub Surround:** The surround is functioning with typical signs of wear.**Jetted Tub Function:**

The tub does not have jets or an aeration function.

Hallway Bathroom:

Interior Doors: The interior doors are functional at this time.**Windows:** The room does not have any windows.**Walls:** The walls do not show signs of damage at this time.**Ceilings:** The ceiling does not show signs of damage at this time.



Inspection: 80015B John & Jane Doe **Address:** 100 Happy Home

Floors:

- The floors are noted to have typical wear and no damage was noted to the visible areas.

Cabinets:

- The cabinets are functional with signs of typical wear.

Counters & Backsplashes:

- The counter tops and back splash are functional with typical signs of wear.

Sink:

- The sink drain was noted to be leaking at the drain stopper connection. Recommend consulting with a plumbing contractor for repairs.



Sink Fixture

- The sink fixture is functional.

Exhaust Vent:

The room has an exhaust fan installed that is functioning.

Toilet:

- The toilet is functioning.

Tub/Shower Type:

The bathroom has a bathtub with a shower fixture.

Bathtub Door:

- The bathtub is designed to use a curtain.

Tub Fixtures:

- The tub fixture has limited cold water flowing from the fixture. Cooler water temperatures can be adjusted, but was noted to have very low water pressure. Recommend consulting with a plumbing contractor for repairs.

Tub Surround:

- The surround is functioning with typical signs of wear.

Jetted Tub Function:

The tub does not have jets or an aeration function.

GD FR PR

Guest Bathroom:

Interior Doors:

- The interior doors are functional at this time.

Windows:

- The room does not have any windows.

Walls:

- The walls do not show signs of damage at this time.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

Ceilings:

The ceiling does not show signs of damage at this time.

Floors:

The floors are noted to have typical wear and no damage was noted to the visible areas.

Cabinets:

The cabinets are functional with signs of typical wear.

Counters & Backsplashes:

The counter tops and back splash are functional with typical signs of wear.

Sink:

The sink is functional.

Sink Fixture

The sink fixture is functional.

Exhaust Vent:

The room has an exhaust fan installed that is functioning.

Toilet:

The toilet is functioning.

Tub/Shower Type:

The bathroom does not have a tub/shower.

GENERAL INTERIOR

GD FR PR

General Interior:

Home is Furnished:

The home is furnished.

Walls:

The wall finish material is drywall.

Ceilings:

The ceiling finish material is drywall.

Floors:

The finish floor material is tile and carpeting.

Smoke/Fire Detectors and Security Alarms:

Smoke Detectors:

Smoke alarm(s) responded when tested.

Carbon Monoxide Detector:

A carbon monoxide detector was not noted in the home. This is not required, but for safety reasons it is recommended to install a carbon monoxide detector.

Security System:

The home does not have a security system installed.

Windows:

Materials and Style:

The windows are wood with aluminum clad. The windows have double pane window glass. The windows are double hung windows.

General Condition:

The windows are functional with typical signs of wear.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

GD FR PR

Stairs & Handrails:

Materials:

The stairway is wood framed, with a carpet covering.

PLUMBING SYSTEM

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not intended for daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. Any general comments about these systems and conditions are informational only and do not represent an inspection.

Waste and drainpipes pipe condition is usually directly related to their age. Older pipes are subject to damage through decay and vegetation root movement. Older homes with galvanized, orangeburg or cast iron supply or waste drain lines can be obstructed and barely working during an inspection but later fail under heavy use. A significant portion of drainpipes are concealed, we can only infer their condition by observing the draw and flow at drains and fixtures at the time of inspection. Nonetheless, blockages can still occur in the life of any system.

Water Supply:

Shut Off:

The main water supply shut-off valve is located at the water heater.

Material:

The plumbing system was noted to have copper and plastic/pex type pipes.

Water Pressure:

The house water pressure was tested at the exterior hose bib, and was measured to be at above 80 PSI (pounds per square inch). The normal range for a home is between 40-75 PSI. This can cause plumbing system fixtures and seals to fail prematurely and possible increase in the damage to the home if a leak were to occur. Recommend consulting with a plumbing specialist about repairs/adjustments to the pressure regulator. If a pressure regulator has not been installed, it is recommended to have one installed.

Waste Pipes:

The waste drain pipe was noted to have plastic pipes.

Sewer Line Clean Outs:

The main sewer line clean outs could not be located. The clean outs are for clearing the sewer line if blockage in the main drain line to the home occurs. Recommend consulting with the seller about the location of the main sewer line clean outs.

Water Heater:

Water Heater Location:

The water heater is located in an exterior closet.

Capacity:

The water heater is a 40 gallon tank.

Age:

The water heater is 2 years old.

Power Source:

The water heater is a gas/propane burning unit. The gas line was noted to have a shut-off valve and a flexible gas line installed.

Combustion Air:

The supply for combustion air is sufficient.

TPR Valve/Drain Line:

The unit TPR valve (Temperature and Pressure Relief) drain line has not been installed properly. The drain line is not to be installed flowing uphill. This can cause failure of the TPR valve. Recommend consulting with a plumbing contractor for repairs.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home



Recirculation Pump:

The home has a hot water circulation system installed. This system is used to circulate hot water through the supply lines and to limit the waste of water when hot water is needed at the fixtures in the home. The unit does not have timer installed. The use of a timer can improve the savings and efficiency of using the system.

Gas Supply:

Gas Supply:

The home has natural gas service. The main shut off valve is located at the meter. The gas/propane meter/tank could not be located. Recommend inquiring with the sellers about the location of the meter/tank.

Condition:

The smell of gas was noted in the mechanical closet. The smell appears to be coming from the gas pipe to the boiler. Recommend consulting with a plumbing contractor about repairs to prevent further leakage of gas into the home.





Inspection: 80015B John & Jane Doe Address: 100 Happy Home

HEATING - AIR CONDITIONING

The inspector can only open readily available access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is inspecting the visible portions of the unit and is not equipped to inspect areas that can only be done by dismantling the unit, such as the furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers. This is beyond the scope of a home inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. If there is a concern or further evaluation is required, please have these systems evaluated by a qualified licensed heating contractor.

GD FR PR

Heating Equipment:

System Type: Boiler system with Radiant Base Board Heating.

Boiler:

System Location:

The heating system is located in an exterior Closet.

Tubing Type:

The type of tubing used is not visible and could not be determined. Copper piping is used at the boiler, but the pipe in the slab was not visible.

Heat Source:

The home heating system uses gas to heat the home. The gas line was noted to have a shut-off valve and a flexible gas line installed.

Boiler Condition:

The boiler temperature is set to low and is causing condensation to form at the exhaust. This can cause damage to the boiler system. Rust was noted at the exhaust venting of the boiler. Recommend consulting with a plumbing and boiler heating contractor for repairs.

**Combustion Air:**

The supply for combustion air is sufficient.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home

GD FR PR

Air Conditioning:

Primary Type:

No cooling system is present.

Evaporative Cooler

Evaporative Cooler:

The home is equipped with an evaporative cooler. The unit is located on the roof.

ELECTRICAL SYSTEM

We test a representative number of switches and outlets, that are readily accessible, and do not perform load-calculations to determine if the supply meets the demand. The inspection does not include low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, built in vacuum equipment and other components which are not part of the primary electrical power distribution system, but may be mentioned or commented on due to damage observed or informational purposes. Components of the electrical system that cannot be readily accessed due to storage of personal items or furniture, or lack of access (such as in the walls or concealed) cannot be inspected. Any electrical repairs or upgrades should be made by a licensed electrical contractor. Aluminum wiring (if found) should be inspected periodically and maintained by a licensed electrical contractor.

Service:

Electric Service:

The main power line to the home is located underground.

Grounding Equipment:

The house electrical grounding source could not be determined. The electrical grounding point was not located.

Conductors:

Branch Wiring:

The electrical branch wiring in the home is copper.

Electrical Distribution Panels:

Main Panel Location:

Garage exterior.

Main Panel Power:

200 amps/ 240 Volt.

Service Disconnect Switch:

Located at the main electrical service panel.

Breaker Labeling:

The electrical breakers in the main electrical panel are labeled.

Electrical Subpanels:

The home was noted to have an electrical sub panel located at the Laundry Room.

Outlets/Switches:

Exterior:

The exterior outlets are GFCI protected.

Condition:

The exterior outlet at the main entry is damaged and should be replaced. Recommend consulting with an electrical contractor for repairs.



Inspection: 80015B John & Jane Doe Address: 100 Happy Home



Garage:

The outlets are GFCI protected.

Kitchen Outlets:

The outlets near the sink basin are GFCI protected.

Bathroom Outlets:

The outlets near the sink basin are GFCI protected.

Laundry Outlets:

The outlets near the sink basin are GFCI protected.

FOUNDATION/BASEMENT/ CRAWLSPACE/ATTIC

During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. The foundation of the home is below the grade of the soil and often a visual inspection of these areas of the home are limited or completely inaccessible. Attics often do not have floors installed for the purpose of walking through the attic, limiting the inspection of such areas to be performed from the access points only.

Foundation

Foundation:

This type of foundation a slab on grade that has footings that are below the grade of the soil, with limited or no visibility of the footing and stem walls.

Slab Condition:

The condition of the slab cannot be visually examined. A finished flooring has been installed over the surface. No large cracks were noted that might indicate movement or settling of the slab.

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Crawlspace:

Access Location:

The home does not have a basement or a crawl space.

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may limit the visibility of water pipes, electrical conduits, junction boxes, exhaust fans, framing and other components.



Inspection: 80015B John & Jane Doe **Address:** 100 Happy Home

GD FR PR

Attic & Insulation:

Access:

The home does not have an accessible attic space. The framing and insulation could not be inspected or observed.