

# *Elliott Home Inspections, Inc.*

## Property Inspection Report

123 Any Street, Anytown, CO 00000

Inspection prepared for: Happy Client

Date of Inspection: 1/1/2025 Time: 09:30

Age of Home: 00 Size: 4700

Weather: Partly cloudy, H79F, W5-7mph, G17pm.



Inspector: Evan D. Elliott

Certified Master Inspector, CMI # NACHI18073004

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# Report Summary

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

Interior Areas		
Page 5 Item: 4	Electrical	• Loose outlets noted. Several outlets throughout the home were noted as loose.
Page 6 Item: 6	Ceiling Condition	• Small crack in the ceiling finish was noted above the main entry door, parallel to the drywall bead.
Page 6 Item: 7	Fireplace	• Cracked/damaged fireplace panel. Recommend repair replace as needed.
Page 7 Item: 8	Window Condition	• Fog/condensation observed in thermopane window(s). This is an indication of a failed seal. Recommend review for repair or replacement as necessary.
Bathroom		
Page 8 Item: 4	Floor Condition	• Lower level, south bathroom floor tile, missing/cracked grout noted in front of toilet.
Page 9 Item: 7	Bath Tubs	• Whirlpool tub stopper was damaged.
Page 10 Item: 10	Toilets	• Upper level, hall bathroom toilet was loose. Mounts need to be addressed. • Lower level, south bathroom, toilet was loose. Mounts need to be addressed.
Laundry		
Page 15 Item: 1	Dryer Vent	• The dryer vent hood was obstructed by stone veneer.
Page 15 Item: 2	Wash Basin	• SUPPLY: • The laundry sink faucet was loose.
Garage		
Page 24 Item: 3	Rafters & Ceiling	• Attic access panel was not constructed to meet modern fire safety standards.
Attic		
Page 34 Item: 4	Insulation Condition	• Vermin activity observed in the attic. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.
Exterior Areas		
Page 36 Item: 1	Doors	• Office, upper level, door to deck was binding at the threshold. • Main entry door, weather strip was damaged. • Lower level living room door was binding in the frame.
Page 37 Item: 2	Window Condition	• Condensation present in some double-paned windows, indicating a broken gas seal. • Location(s): Northwest upper level bedroom. Transom style windows above the stairway.
Page 38 Item: 3	Siding Condition	• Dryer vent cover was obstructed by stone(s).

		<ul style="list-style-type: none"> <li>• Caulk and seal all gaps, cracks and openings.</li> <li>• Recommend chinking as needed.</li> <li>• Rodent activity noted.</li> </ul>
Page 39 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• Apparent rodent damage noted.</li> <li>• Recommend sealing of all penetrations.</li> </ul>
Grounds		
Page 42 Item: 4	Patio and Porch Deck	<ul style="list-style-type: none"> <li>• The composite deck boards were significantly deteriorated. Consider replacement of the deck surface.</li> <li>• Deck boards had shrinkage.</li> <li>• Deck boards had surface deterioration.</li> <li>• Some deck boards were not secure.</li> </ul>
Page 45 Item: 5	Stairs & Handrail	<ul style="list-style-type: none"> <li>• Safety Hazard. Stair stringers have failed/cracked through. Stair treads are loose and may fail at any time.</li> <li>• Improper attachment of stair stringers.</li> <li>• Stairs handrail and post were loose.</li> </ul>
Page 46 Item: 6	Grounds Electrical	<ul style="list-style-type: none"> <li>• WIRES:</li> <li>• Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.</li> <li>• Extension cord used in lieu of "hard wire".</li> <li>• Exterior wires should be enclosed in conduit.</li> </ul>
Page 50 Item: 11	Patio and Porch Condition	<ul style="list-style-type: none"> <li>• Back/west patio: Settlement cracks noted.</li> </ul>

# Inspection Details

## INTRODUCTION:

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me after you have reviewed your report, so I can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

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

This inspection was performed in accordance with the current **Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI")** posted at <https://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions.

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

*Elliott Home Inspections, Inc. strongly encourages anyone relying on this report for a real estate purchase to have the findings and items discussed further evaluated by qualified contractors **PRIOR TO CLOSING** so the full scope of work and associated costs can be known. Repairs and necessary work may extend beyond what is recommended in the report or discussed by the inspector during the course of the inspection.*

### 1. Attendance

In Attendance: No other parties present at inspection.

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy: The utilities were on at the time of inspection. • Moderate to heavy personal and household items observed. • Moderate storage was observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors have been restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • "ADVISEMENT: Because this home is/was occupied on the date of the inspection and or may have stored items on the premises, many areas were not, or may not have been accessible for a full inspection. Also furniture, area rugs, pictures or other personal items may not allow for complete observation of some areas. It is very important to visually check all areas at final walk-through that may be hidden from the inspector when the inspection was actually performed. This is especially important for walls, floors and closets. Any damage or deficiencies that are observed at final walk-through that are not shown or covered on this inspection report should be noted and resolved before taking possession of the home." • Moderate storage was observed in the garage.

# Interior Areas

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

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

## 1. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

## 2. Closets

Observations:

- The closet was in serviceable condition.

## 3. Door Bell

Observations:

- Operated normally when tested.

## 4. Electrical

Observations:

- **Loose outlets noted. Several outlets throughout the home were noted as loose.**

## 5. Smoke Detectors

Observations:

- **\*\*SMOKE DETECTORS\*\***
- Smoke detectors noted as present.
- **\*\*CARBON MONOXIDE DETECTORS\*\***
- Present at time of inspection.



## 6. Ceiling Condition

Materials: There were drywall ceilings noted.

Observations:

- **Small crack in the ceiling finish was noted above the main entry door, parallel to the drywall bead.**



## 7. Fireplace

Materials: Living Room • Family Room • Bedroom

Materials: Prefabricated "zero clearance" fireplace noted.

Observations:

- **\*\*Wood Fireplaces\*\***

- NFPA 211: Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances requires a Level II / Real Estate Inspection upon the sale or transfer of a property.

- Level II inspection—The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at <https://www.csia.org/>. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).

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

- **\*\*Gas Fireplaces\*\***

- Have a gas fireplace professional service/evaluate fireplace(s) before operating.

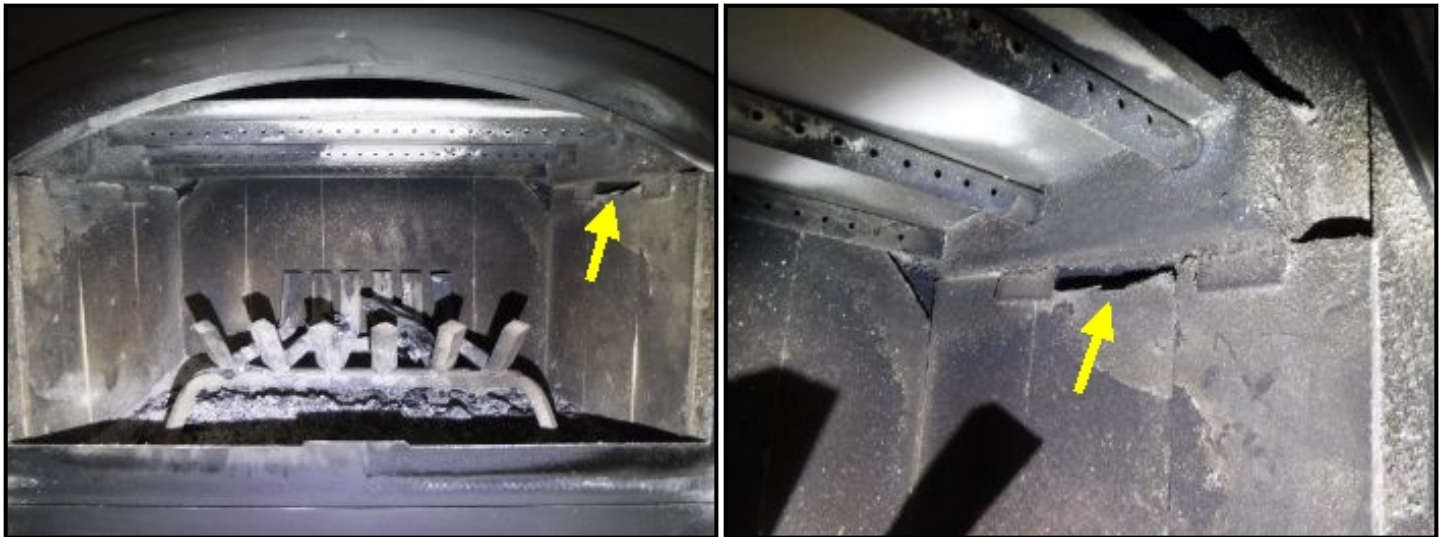
- Functional.

- Make sure to get owner manuals for gas fireplace assembly.

- **Cracked/damaged fireplace panel. Recommend repair replace as needed.**







Cracked/damaged fireplace panel. Recommend repair replace as need.



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

## 8. Window Condition

Materials: Wood framed casement window(s) noted. • Wood framed awning window noted.

Observations:

- All accessible windows operated.
- Fog/condensation observed in thermopane window(s). This is an indication of a failed seal. Recommend review for repair or replacement as necessary.



# Bathroom

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

## 1. Locations

Locations: Full bathrooms present in upper and lower levels.

## 2. GFCI

Observations:

- **GFCI** was in place and operational.
- Lower level, north bathroom GFCI resets outlets in other bathrooms that do not have GFCI outlets but are on the same circuit as the basement bathroom.



## 3. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

## 4. Floor Condition

Materials: Ceramic tile noted.

Observations:

- Lower level, south bathroom floor tile, missing/cracked grout noted in front of toilet.



## 5. Plumbing

### Observations:

- Appeared functional. No leaks observed.

## 6. Showers

### Observations:

- **\*\*SHOWER BASE\*\***
- Functional.

## 7. Bath Tubs

### Observations:

- Whirlpool:
- Tub:
- Functional: No deficiencies noted at time of inspection.
- Whirlpool tub observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI's were present and were tested. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.
- **Whirlpool tub stopper was damaged.**



Whirlpool tub stopper was damaged.

## 8. Enclosure

### Observations:

- The shower enclosure was functional at the time of the inspection.

## 9. Sinks

### Observations:

- **\*\*DRAINS\*\***
- No deficiencies observed
- **\*\*SUPPLY\*\***
- No deficiencies observed.

## 10. Toilets

### Observations:

- Upper level, hall bathroom toilet was loose. Mounts need to be addressed.
- Lower level, south bathroom, toilet was loose. Mounts need to be addressed.



Upper level, hall bathroom toilet was loose.  
Mounts needed to be addressed.



Lower level, south bathroom, toilet was loose.  
Mounts needed to be addressed.

# Kitchen

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

## 1. Cabinets

Observations:

- No deficiencies observed.

## 2. Counters

Observations:

- No deficiencies noted.

## 3. Dishwasher

Observations:

- Operated.



## 4. Garbage Disposal

Observations:

- Operated. Appeared functional at time of inspection.



## 5. Microwave

### Observations:

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.



## 6. Cook top condition

### Observations:

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

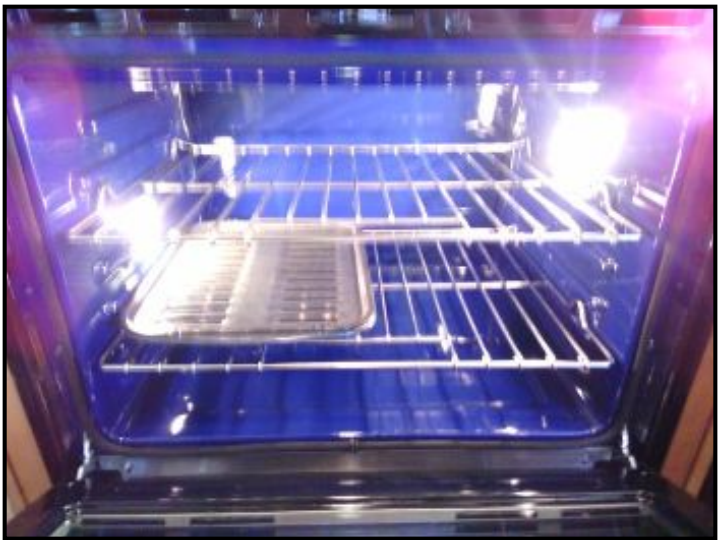
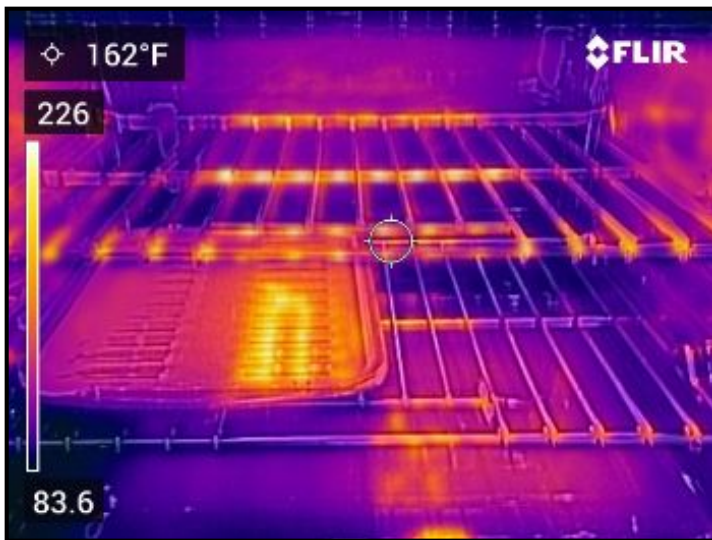
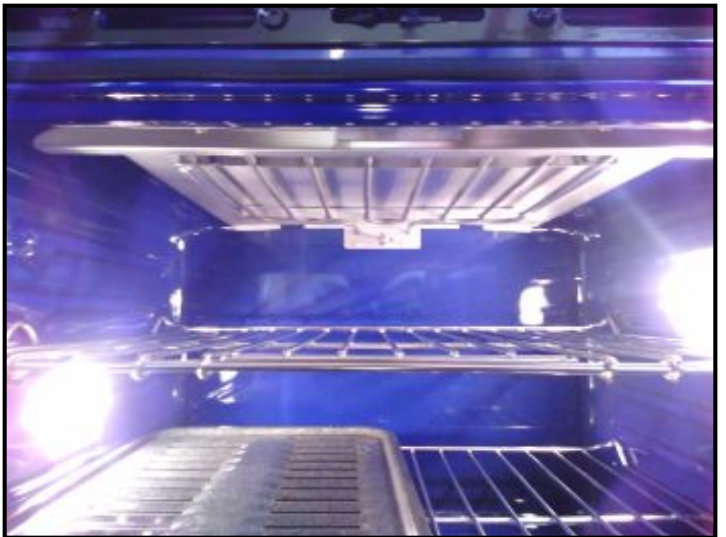


## 7. Oven & Range

### Observations:

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





## 8. Sinks

### Observations:

- **\*\*DRAINS\*\***
- No deficiencies observed at time of inspection.
- **\*\*SUPPLY\*\***
- No deficiencies observed at time of inspection.

## 9. Vent Condition

### Observations:

- No exhaust vent/stove hood was present.

## 10. GFCI

### Observations:

- GFCI in place and operational.





## 11. Refrigerator

Observations:

- Operating at time of inspection.

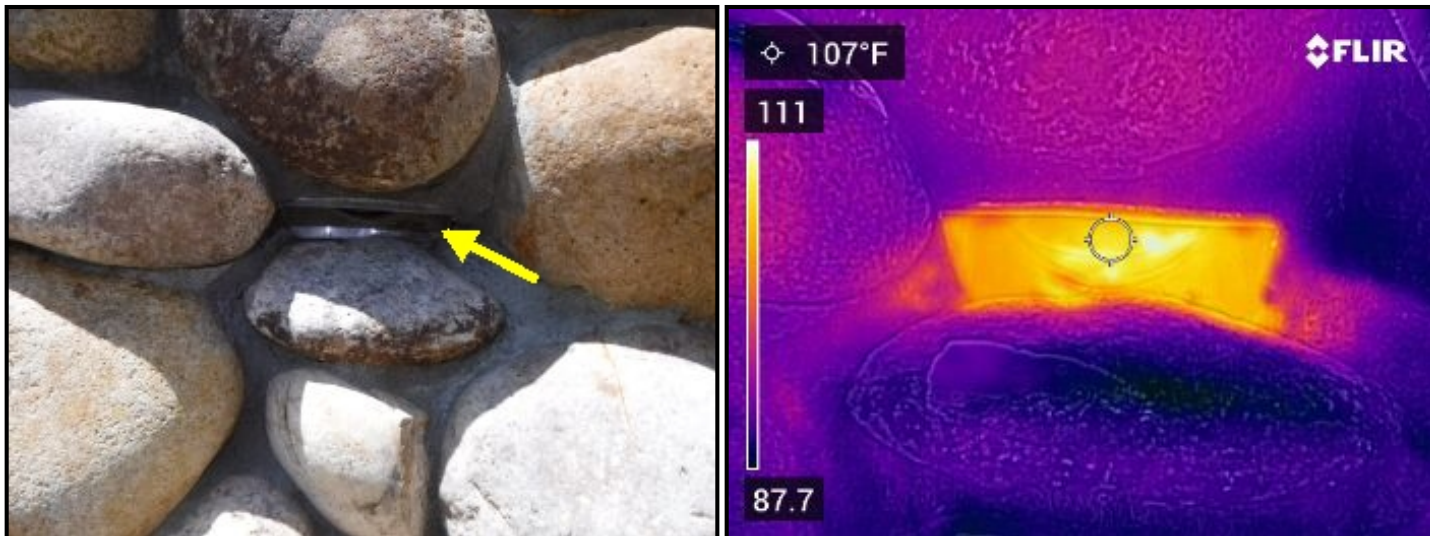


# Laundry

## 1. Dryer Vent

### Observations:

- Recommend having dryer vent cleaned by a professional.
- The dryer vent hood was obstructed by stone veneer.



## 2. Wash Basin

### Observations:

- **SUPPLY:**
- The laundry sink faucet was loose.





# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

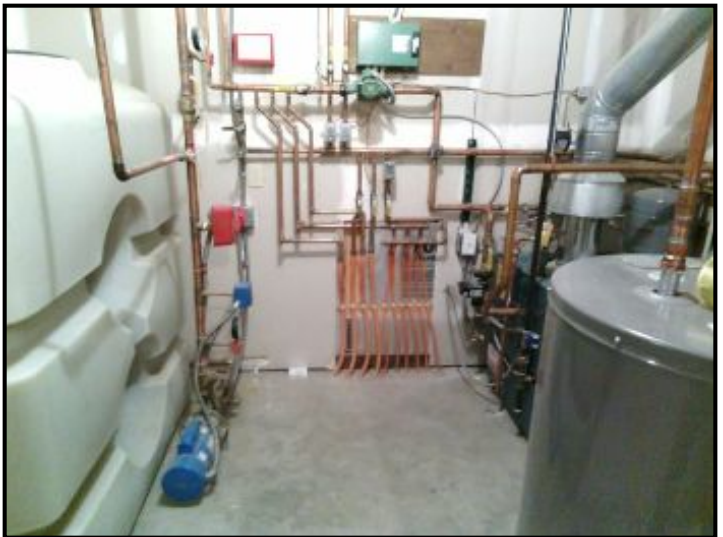
## 1. Heater Condition

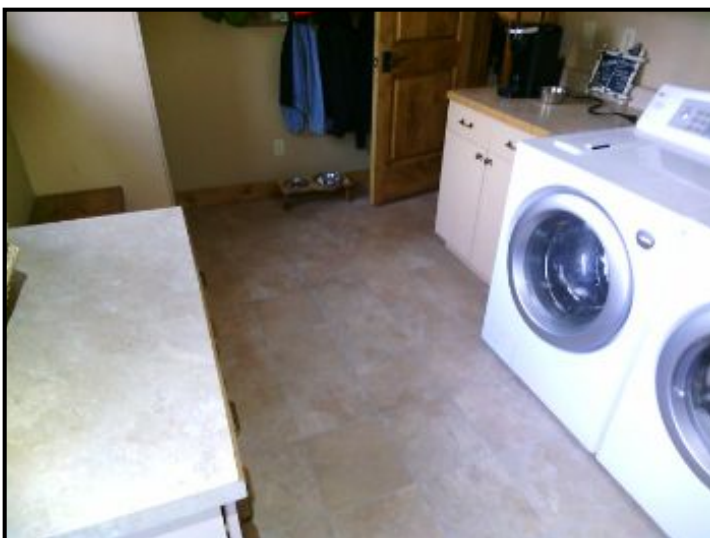
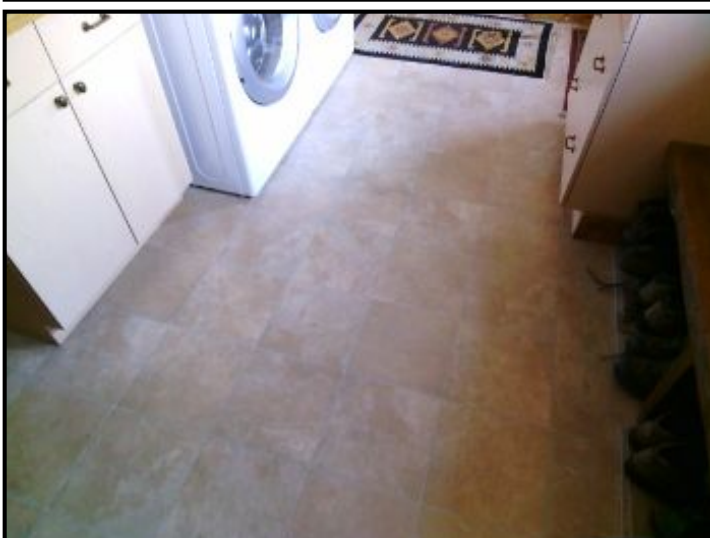
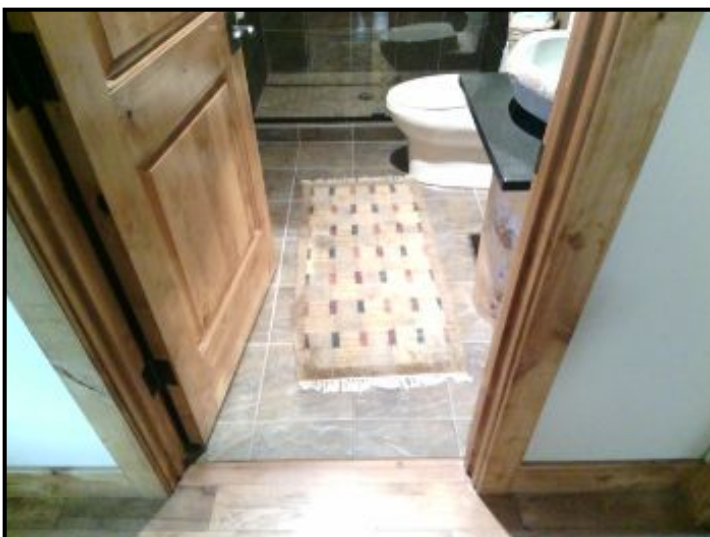
Materials: The furnace was located in the basement.

Materials: Radiant heat was present. • Propane gas fired boiler system.

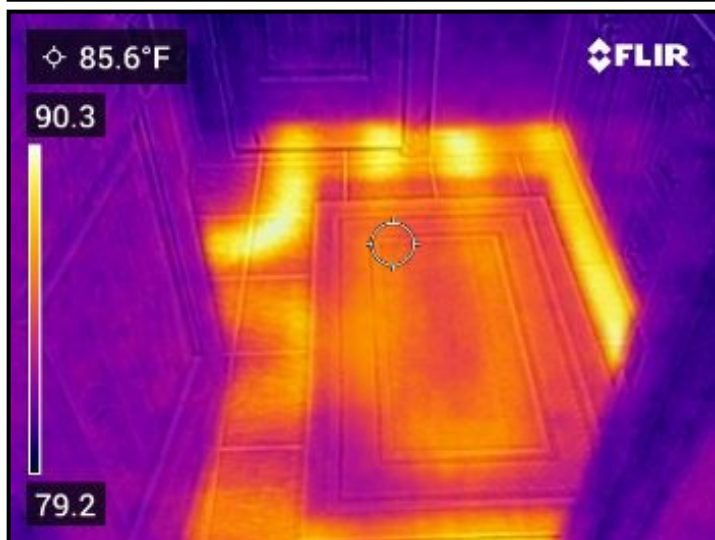
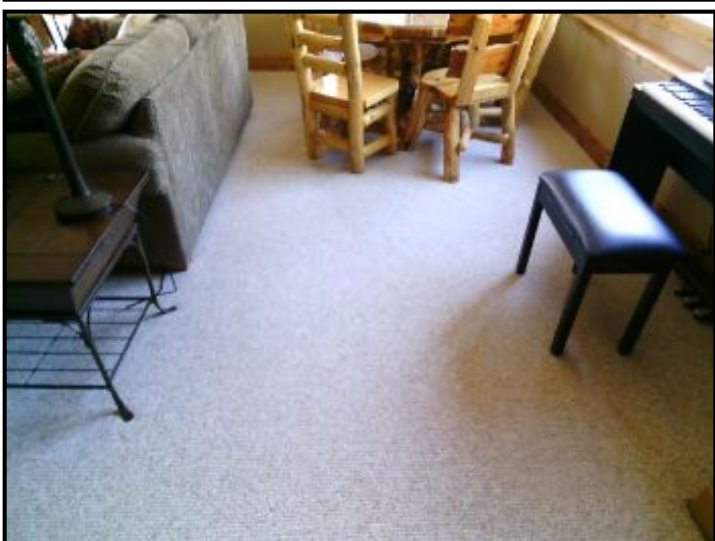
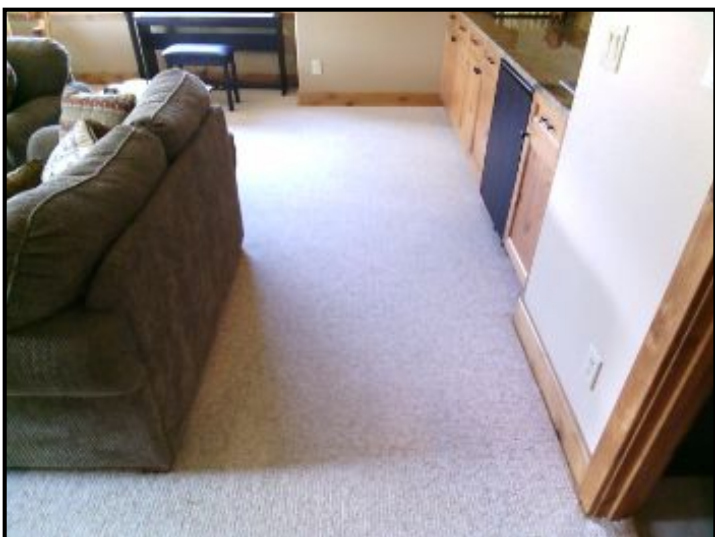
Observations:

• Heating system was functional.









## 2. Heater Base

### Observations:

- The heater base appeared to be functional.



### 3. Venting

#### Observations:

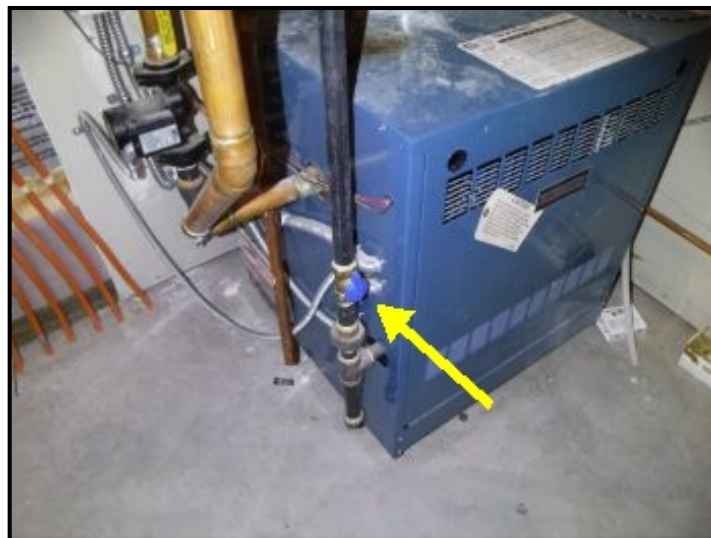
- **\*\*VENTING MATERIALS\*\***
- Metal double wall chimney vent pipe noted.
- **\*\*VENTING OBSERVATIONS\*\***
- The visible portions of the vent pipes appeared functional.



### 4. Gas Valves

#### Observations:

- Gas shut off valves were present and appeared functional.

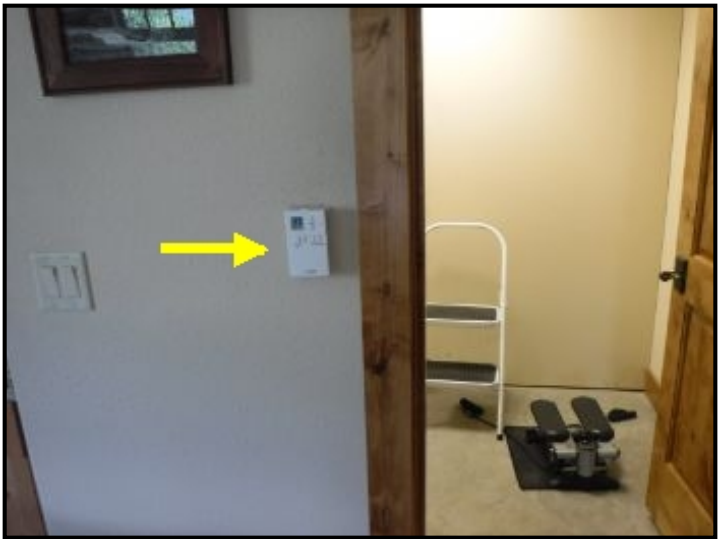


Gas shutoff valve location.

### 5. Thermostats

#### Observations:

- Functional at the time of inspection.
- Multiple zones noted.



# Water Heater

## 1. Base

Observations:

- The water heater base was functional.

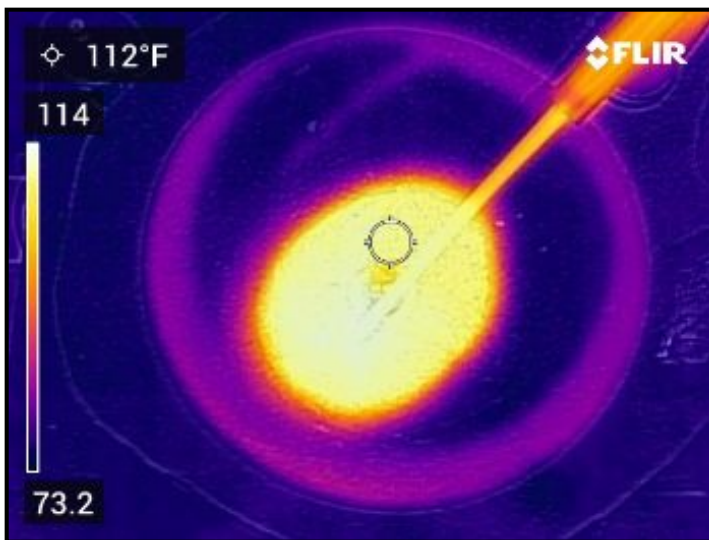
## 2. Water Heater Condition

Heater Type: Propane

Location: The heater was located in the basement.

Observations:

- Water temperature observed to be: 114 degrees F. Recommended temp should be set at 118-122 degrees F to prevent scalding, extend water heater life, and improve energy efficiency and conservation.



Temperature	Time to produce serious burn
120°F	More than 5 minutes
125°F	1-1/2 to 2 minutes
130°F	About 30 seconds
135°F	About 10 seconds
140°F	About 5 seconds
145°F	Less than 5 seconds
150°F	About 1-1/2 seconds
155°F	About 1 second

Settings on water heater thermostat are approximate

## 3. TPRV

Observations:

- Appeared to be in satisfactory condition -- no concerns.

## 4. Number Of Gallons

Observations:

- Boiler present.

#### 5. Gas Valve

Observations:

- Appeared functional.

#### 6. Plumbing

Materials: Copper.

Observations:

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

#### 7. Overflow Condition

Materials: Copper.

Observations:

- Appeared to be in satisfactory condition -- no concerns.

#### 8. Strapping

Observations:

- The water heater was not strapped.

# Garage

## 1. Roof Condition

Materials: Roofing was the same as main structure. • Inspected with a drone.

Materials: Metal standing seam roofing noted.

Observations:

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

## 2. Floor Condition

Materials: Bare concrete floors noted.



## 3. Rafters & Ceiling

Observations:

- Engineered wood roof truss framing noted.

- Attic access panel was not constructed to meet modern fire safety standards.



Attic access panel was not constructed to meet modern fire safety standards.

## 4. Fire Door

Observations:

- Appeared satisfactory and functional, at time of inspection.





### 5. Garage Door Condition

Materials: 16 ft. 4 panel, wood/plywood garage door.

Observations:

- No deficiencies observed.



### 6. Garage Door Parts

Observations:

- The garage door appeared functional during the inspection.





### 7. Garage Opener Status

Observations:

- Chain drive opener noted.
- Appeared functional using normal controls, at time of inspection.

### 8. Garage Door's Reverse Status

Observations:

- Eye beam system was present and operating.
- Per the InterNACHI Home Inspection Standards of Practice (SOP), <https://www.nachi.org/sop.htm>, the pressure-activated door reverse mechanism was not tested. This test may cause damage to the door and/or door opener if the test fails. Therefore, this test should only be performed by a qualified garage door contractor.



### 9. Ventilation

Observations:

- Under eave soffit inlet vents noted.

# Electrical

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

## 1. Electrical Panel

Location: Main Location: • North side of the house.

Location: Sub Panel Location: • Located in the basement.

Observations:

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



## 2. Main Amp Breaker

Observations:

- 200 amp



Additional/replacement device shall be of same designation and of equal or greater interrupting rating.		<table border="1"> <tr> <th>Breaker Symbol</th> <th colspan="2">Breaker Fill</th> </tr> <tr> <th></th> <th>1" THQL</th> <th>1/2" THQP</th> </tr> <tr> <td></td> <td>1</td> <td>—</td> </tr> <tr> <td></td> <td>1</td> <td>2</td> </tr> </table>		Breaker Symbol	Breaker Fill			1" THQL	1/2" THQP		1	—		1	2
Breaker Symbol	Breaker Fill														
	1" THQL	1/2" THQP													
	1	—													
	1	2													
<b>DANGER</b> Hazard of electrical shock or burn. Turn off power before working inside this equipment.		<b>Meter Socket Rating:</b> 200 Amps Continuous													
Suitable only for use as service equipment.															
<b>IF A BREAKER TRIPS:</b> 1. Move handle to OFF position. 2. Move handle to ON position.															
<b>RAINPROOF COND</b> When cabinet has provisions for a conduit															
Conduit Diameter Inches		3/4	1 1/4												
Raintight Hub GE Cat. No. as Shown		TC75	TC100 TC125												
10080613P4		Plainville, CT 06062													



200 amp



### 3. Breakers in off position

Observations:

- 0

### 4. Cable Feeds

Observations:

- There was an underground service lateral noted.

### 5. Breakers

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- **AFCI** breaker(s) noted.
- I recommend contacting a licensed electrician to review GFCI circuits/outlets (including the garage, grounds, kitchen and bathrooms) and upgrade to modern GFCI outlets and/or breakers.



# Roof

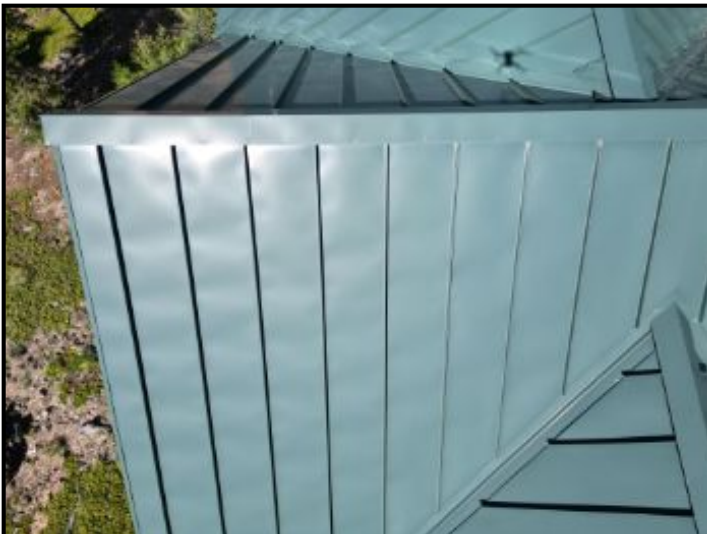
As with all areas of the house, I recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. I certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

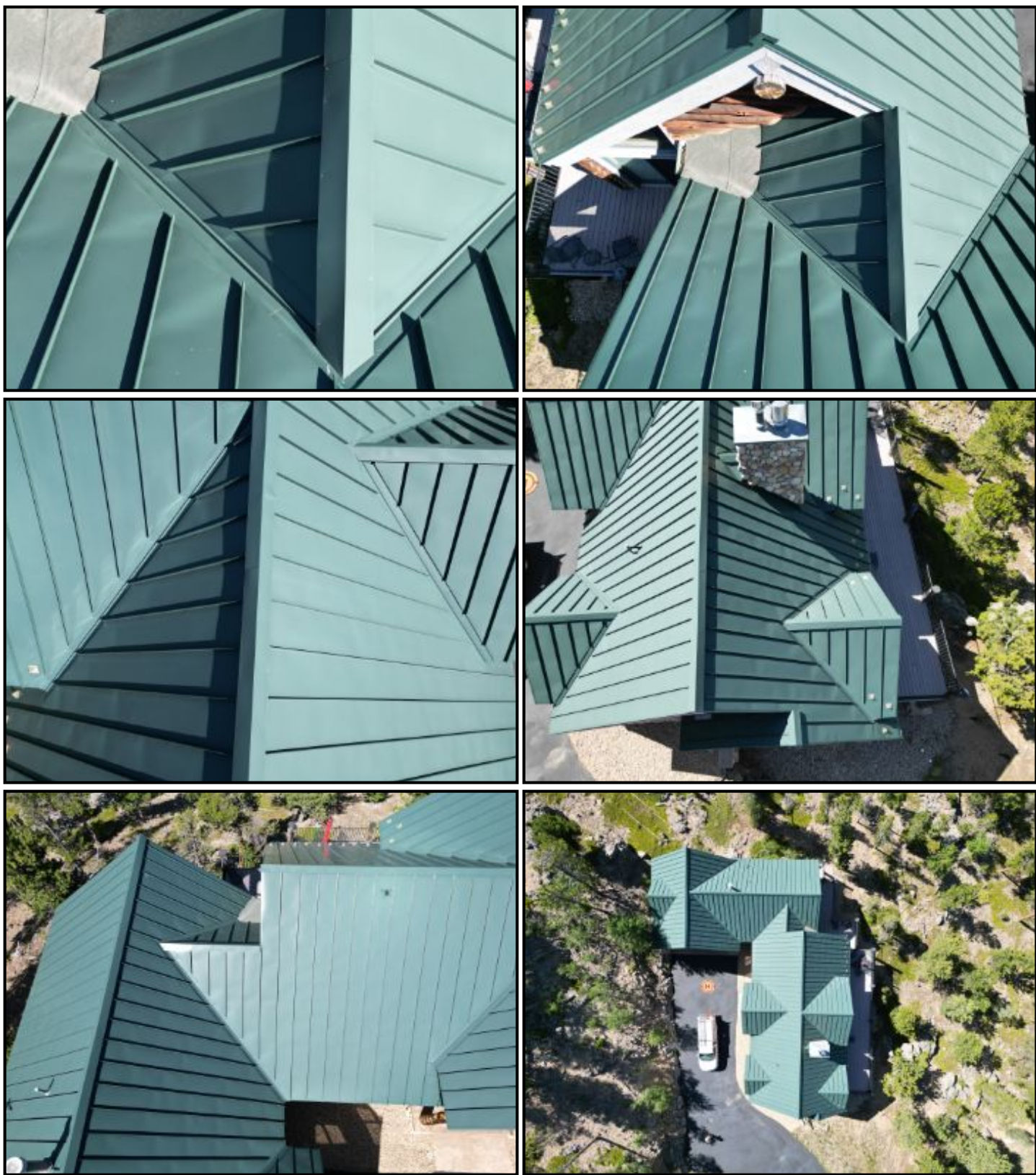
## 1. Roof Condition

Materials: Metal standing seam roofing noted.

Observations:

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





## 2. Chimney

### Observations:

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





### 3. Gutter

#### Observations:

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







# Attic

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

## 1. Access

Observations:

- \*\*Location of access\*\*
- Garage ceiling.
- Bedroom Closet.
- Office/pantry ceiling.

## 2. Structure

Observations:

- Limited review due to insulation installed between the rafters.



## 3. Ventilation

Observations:

- Under eave soffit inlet vents noted.

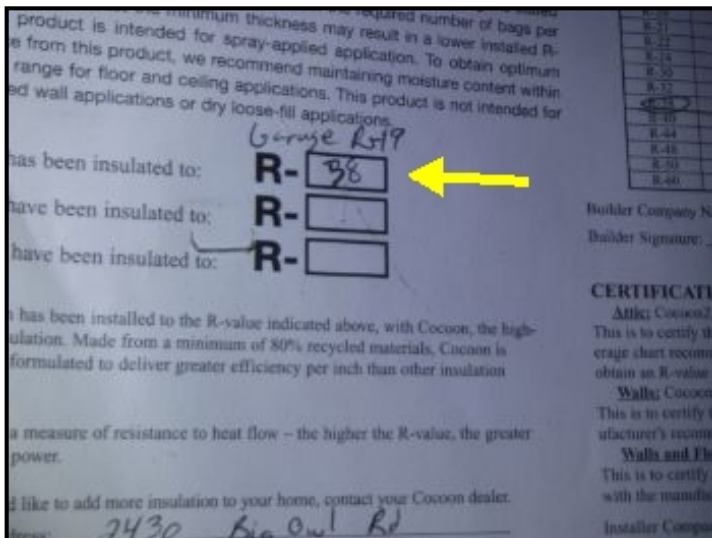
#### 4. Insulation Condition

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

Depth: Insulation averages about 10-12 inches in depth.

Observations:

- Insulation appeared adequate.
  - **Vermin activity observed in the attic. Vermin can damage insulation & electrical wiring.**
- Recommend a professional pest contractor evaluate for treatment.**





Apparent dead chipmunk noted.

## 5. Chimney

### Observations:

- Limited review. My chimney review is limited to visible accessible components only. If further review is desired, I suggest review by a qualified professional prior to close.



## Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

### 1. Doors

#### Observations:

- Office, upper level, door to deck was binding at the threshold.
- Main entry door, weather strip was damaged.
- Lower level living room door was binding in the frame.



Lower level living room door was binding in the frame.



Main entry door, weather strip was damaged.



Office, upper level, door to deck was binding at the threshold.



## 2. Window Condition

### Observations:

- Thermopane windows observed in the home. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.
- Condensation present in some double-paned windows, indicating a broken gas seal.
- Location(s): Northwest upper level bedroom. Transom style windows above the stairway.



Condensation present in some double-paned windows, indicating a broken gas seal.



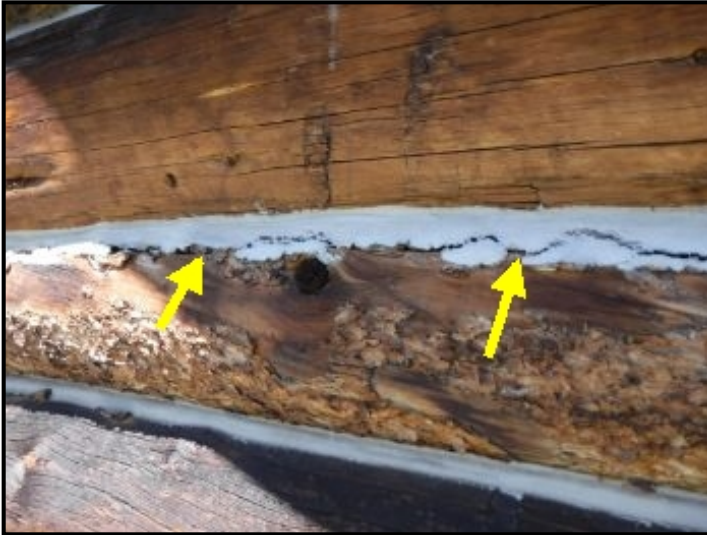
Condensation present in some double-paned windows, indicating a broken gas seal.

### 3. Siding Condition

Materials: Stone veneer noted. • Log exterior noted.

Observations:

- Split areas in log siding should be monitored for water / snow / ice retention, which could promote wood decay and insect activity. Keep these areas sealed with products recommended for this type of application. Check with seller regarding products that have been used in the past, and check with vendors regarding new products that are always coming onto the market.
- **Dryer vent cover was obstructed by stone(s).**
- **Caulk and seal all gaps, cracks and openings.**
- **Recommend chinking as needed.**
- **Rodent activity noted.**



Recommend chinking as needed.



Recommend chinking as needed.



Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.





Caulk and seal all gaps, cracks and openings.



Caulk and seal all gaps, cracks and openings.

#### 4. Eaves & Facia

##### Observations:

- Apparent rodent damage noted.
- Recommend sealing of all penetrations.



Chipmunk observed.



Caulk and seal all gaps, cracks and openings.



# Foundation

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

## 1. Foundation Walls

Observations:

- No leaks were observed at the time of the inspection.
- Limited review due to insulation cover and/or finished walls.

## 2. Post and Girders

Observations:

- Unable to determine.

## 3. Foundation Plumbing

Observations:

- **\*\*SUPPLY\*\***
- 3/4 inch copper
- **\*\*DRAIN, WASTE, VENT\*\***
- Acrylonitrile-Butadiene-Styrene "**ABS**" waste and vent pipes noted.
- **\*\*OBSERVATIONS\*\***
- Appeared Functional at time of inspection.

## 4. Condition

Materials: No radon mitigation was present/observed.

# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Dirt driveway noted.

Observations:

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



## 2. Grading

Observations:

- No major system safety or function concerns noted at time of inspection.
- The exterior drainage was generally away from foundation.

## 3. Vegetation Observations

Observations:

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

## 4. Patio and Porch Deck

Observations:

- The composite deck boards were significantly deteriorated. Consider replacement of the deck surface.
- Deck boards had shrinkage.
- Deck boards had surface deterioration.
- Some deck boards were not secure.



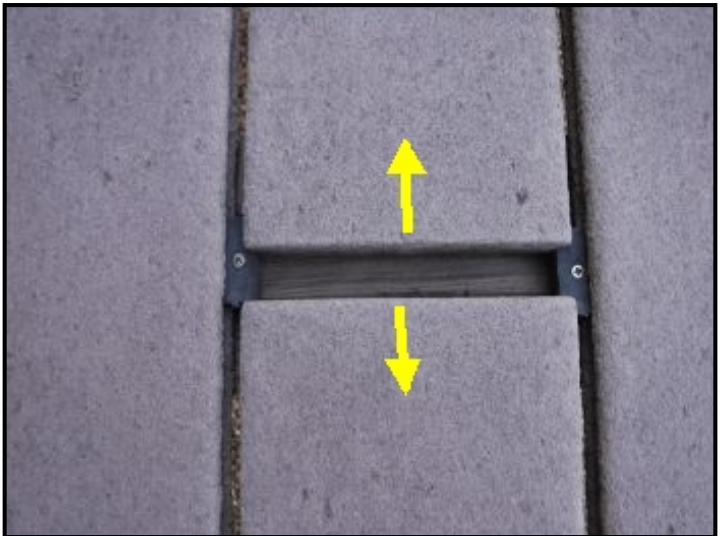
2" x 4" 's used to support deck boards that apparently have shrunk with time / reduced in length over time.



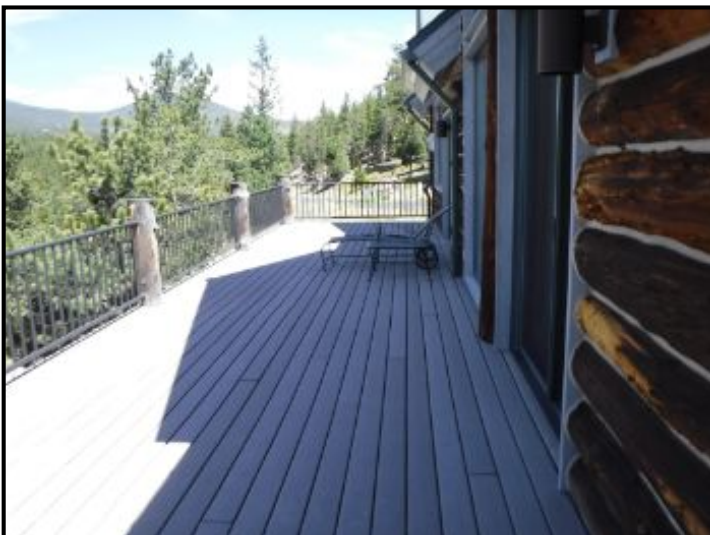
Deck boards had shrinkage.



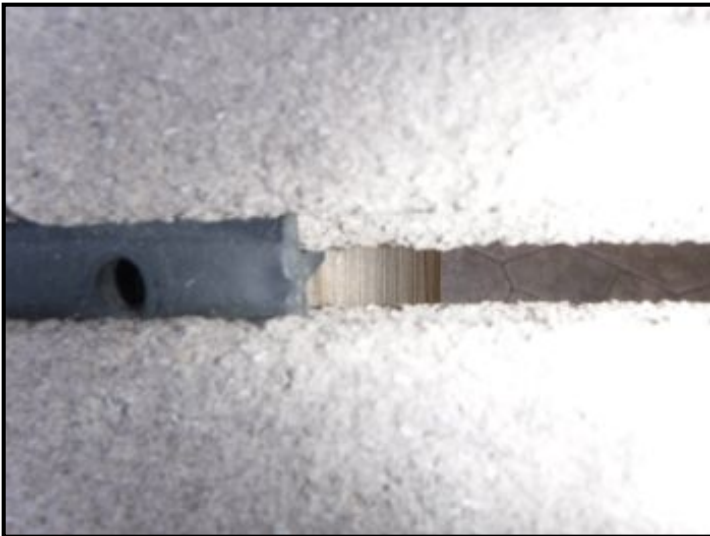
Bird nest noted.



Deck boards had shrinkage.







The composite deck boards were significantly deteriorated. Consider replacement of the deck surface.

Some deck boards were not secure.



Decking was deteriorated.





Decking was deteriorated.

## 5. Stairs & Handrail

### Observations:

- Recommend use of Simpson Strong-Ties or similar.
- **Safety Hazard. Stair stringers have failed/cracked through. Stair treads are loose and may fail at any time.**
- **Improper attachment of stair stringers.**
- **Stairs handrail and post were loose.**



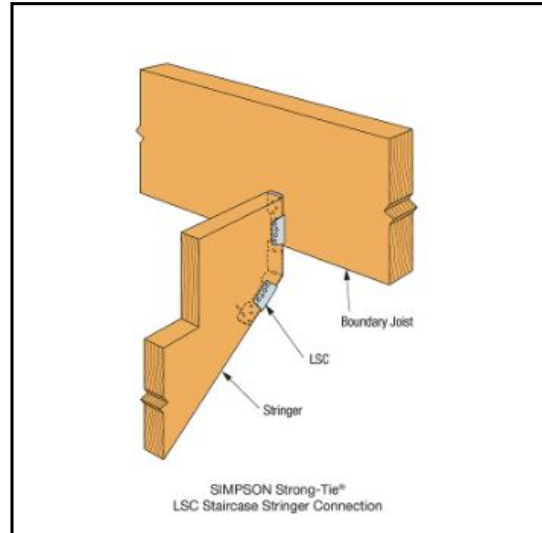
Improper attachment of stair stringers.



Improper attachment of stair stringers.



Safety Hazard. Stair stringers have failed/cracked through. Stair treads are loose and may fail at any time.



Recommend use of Simpson Strong-Ties or similar.

## 6. Grounds Electrical

### Observations:

- **OUTLETS:**
- No major system safety or function concerns noted at time of inspection.
- **WIRES:**
- Connections made outside of a Junction Box, which is a potential shock or electrocution hazard.
- Extension cord used in lieu of "hard wire".
- Exterior wires should be enclosed in conduit.



Exterior wires should be enclosed in conduit.



## 7. GFCI

Observations:

- GFCI receptacle(s) was/were in good condition.



## 8. Main Gas Valve Condition

Materials: North side.

Observations:

- Appeared functional. No issues.





## 9. Plumbing

### Observations:

- Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.
- Potable water supplied by well. Suggest water testing within inspection contingency period.



Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.



Leach field retaining wall noted.



Potable water supplied by well. Suggest water testing within inspection contingency period.

#### 10. Exterior Faucet Condition

Location: East side of house. • West side of house.

Observations:

- Appeared functional.





## 11. Patio and Porch Condition

### Observations:

- No major system safety or function concerns noted at time of inspection.
- Concrete patio noted. No major issues.
- Concrete porch noted. No major issues.
- **Back/west patio: Settlement cracks noted.**



Back/west patio: Settlement cracks noted.

## 12. Condition



Bait boxes or traps for rodents noted.



# Basement/Crawlspace

## 1. Walls

Materials: **\*\*BASEMENT\*\*** • Fully finished basement.

Observations:

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

## 2. Plumbing Materials



Pressure tank appeared functional.



Water tank appeared functional.



Water shutoff valve location.

## 3. Slab Floor

Observations:

- Some minor cracks were noted in basement floor. (common)

## 4. Finished Floor

Observations:

- The majority of the concrete basement floor slab was not visible due to floor coverings in the finished basement.

## Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.