

Property Inspection Report

True Safe Home Inspections



Craig Guntherberg
True Safe Home Inspections

207 Sugar Tree Lane
Inspection Prepared For: Veronica Bryan
Agent: unknown -

Date of Inspection: 2/6/2026
Year Built: 1995 Size: 2400
Weather: Sunny

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

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 property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

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

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



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



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



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

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

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Report Summary

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

Grounds		
Page 8 Item: 1	Service Walks	<ul style="list-style-type: none"> Minor cracking in walkway at front porch step area. Recommend sealing area that is cracked to help prevent water intrusion at future damage.
Page 9 Item: 4	Steps/Stoop	<ul style="list-style-type: none"> Front porch area has mortar missing between brick. Recommend having brick mortar joints sealed to help prevent water intrusion.
Page 10 Item: 5	Deck/Balcony	<ul style="list-style-type: none"> Center deck support is leaning at north side of deck. Recommend post be realigned to support the deck area
Page 10 Item: 7	Landscape Affecting Foundation	<ul style="list-style-type: none"> There is minor negative grade at north side of house. Recommend adding additional backfill so water will drain properly away from the foundation. Water is ponding at foundation located by electrical meter base. Recommend additional backfill so water will drain properly from foundation. Water is ponding at each side of front porch area steps. Recommend additional backfill be added.
Page 11 Item: 8	Hose Bibs	<ul style="list-style-type: none"> Frostproof hose bib at north side of house is leaking at the vacuum breaker. Recommend plumber repair leak and replace cap for vacuum breaker
Exterior		
Page 14 Item: 1	Gutters	<ul style="list-style-type: none"> Gutter downspout beside dryer vent hood needs to be secured to siding. Gutter downspout at south side of house is not discharging water away from foundation properly. Recommend downspout be extended to flex drainage pipe. Gutter attachment at Southside of garage area will need to be re-secured and also trip edge flashing will need to be reinstalled and secured under shingles. Gutter attachment above front porch area located at West side of porch area will need to be secured. Gutter is not pitched properly. Gutter downspout at Southeast corner of house is not directing water away from the foundation. Recommend attaching back to black flex drain pipe.
Page 15 Item: 2	Siding	<ul style="list-style-type: none"> Grout joints below windows at Northside of house will need to be touched up at sill area. Recommend re-grouting and slope checked at brick joints. Brick siding mortar joint at Northeast corner step out will need to be sealed in areas. Recommend contractor evaluate and make necessary repairs.
Page 18 Item: 5	Caulking	<ul style="list-style-type: none"> Recommend caulking above light fixtures at garage front and also center light fixture is loose, recommend securing light fixture Recommend caulking above light fixtures, and receptacle outlet at southside of house.

Page 18 Item: 6	Windows/Screens	<ul style="list-style-type: none"> • Half moon window above front porch area had paint peeling on interior trim. Recommend this area be evaluated for moisture intrusion. Thermal camera didn't show any signs of moisture at time of inspection. Monitor this area and repair as necessary.
Page 19 Item: 7	Service Entry	<ul style="list-style-type: none"> • Main lug at exterior electrical panel beside meter base is loose. Recommend electrician make necessary repairs.
Page 19 Item: 8	Exterior Receptacles	<ul style="list-style-type: none"> • GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles. • Exterior receptacles are not GFI protected. Also receptacle at front porch area is broken. Recommend electrician make necessary repairs.
Page 20 Item: 9	Exterior Doors	<ul style="list-style-type: none"> • Main entrance exterior door has air leakage at bottom strike side of door. Recommend contractor make necessary repairs. • Unable to lock door handle of back door. Recommend contractor make necessary repairs.
Exterior A/C - Heat Pump 2		
Page 22 Item: 1	Exterior A/C - Heat Pump 2	<ul style="list-style-type: none"> • Suction line for split unit condenser will need to have suction line insulation replaced. Insulation is missing.
Garage/Carport		
Page 24 Item: 7	Overhead Door(s)	<ul style="list-style-type: none"> • Loose trim at outside garage overhead door. Recommend contractor make necessary repairs. • Area of wavy trim at garage door. Recommend contractor make necessary repairs.
Page 24 Item: 8	Exterior Service Door	<ul style="list-style-type: none"> • Unable to lock the door handle at the garage exterior door. Recommend contractor make necessary repairs.
Page 25 Item: 9	Electrical Receptacles	<ul style="list-style-type: none"> • Broken receptacle in the garage. Recommend electrician replace receptacle.
Page 25 Item: 10	Fire Separation Walls & Ceiling	<ul style="list-style-type: none"> • Small hole in garage wall. Recommend contractor make necessary repairs.
Family Room		
Page 29 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> • Crack in the corner wall from ceiling to floor in the family room. Recommend contractor make necessary repairs. • Small crack in the northeast corner wall of the family room area. Recommend monitoring and repairing as needed.
Page 30 Item: 5	Electrical	<ul style="list-style-type: none"> • There are several loose receptacles in the family room. Recommend electrician make necessary repairs.
Dining Room		
Page 32 Item: 5	Electrical	<ul style="list-style-type: none"> • There are several loose receptacles in the dining room area. Recommend electrician make necessary adjustments.
Kitchen		
Page 34 Item: 4	Plumbing	<ul style="list-style-type: none"> • Spray and stream function are not working properly at kitchen sink. Recommend plumber make necessary repairs.
Page 36 Item: 9	Appliances	<ul style="list-style-type: none"> • There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard. • Loose receptacle in the kitchen area. Recommend electrician make necessary repairs. • Leak at kitchen dishwasher door seal. Recommend plumber further evaluate and make necessary repairs.

Laundry Room		
Page 38 Item: 6	Dryer Vented	<ul style="list-style-type: none"> • Dryer exterior vent hood will need to be replaced. • Dryer vent pipe in the crawlspace is plastic flexible pipe meeting flexible hard pipe. Recommend changing plastic flexible pipe to solid metal pipe. Flexible pipe can only be used indoors for dryer vents.
Master bathroom		
Page 40 Item: 2	Sinks	<ul style="list-style-type: none"> • Drainage leak at master bathroom sink. Recommend plumber make necessary repairs.
Page 40 Item: 4	Showers	<ul style="list-style-type: none"> • Master bathroom shower head is leaking. Recommend plumber make necessary repairs.
Page 41 Item: 6	Whirlpool	<ul style="list-style-type: none"> • Whirlpool was not operational at time of inspection. Recommend plumber further evaluate and make all necessary repairs.
Bathroom 1		
Page 43 Item: 2	Sinks	<ul style="list-style-type: none"> • Faucet in first floor half bath is loose. Recommend plumber make necessary repairs.
Page 44 Item: 5	Toilet	<ul style="list-style-type: none"> • Toilet in first floor half bath is loose. Recommend plumber make necessary repairs.
Page 45 Item: 9	Water Flow	<ul style="list-style-type: none"> • The water flow for hot water in the first floor half bath was poor. A plumber should be consulted to further evaluate and repair.
Bathroom 2		
Page 46 Item: 2	Sinks	<ul style="list-style-type: none"> • Faucet is leaking in second floor guest bathroom. Recommend plumber further evaluate and make necessary repairs.
Page 46 Item: 4	Showers	<ul style="list-style-type: none"> • The shower diverter in second floor guest bathroom shower doesn't work correctly. Recommend further evaluation and repair by a licensed plumber.
Master Bedroom		
Page 50 Item: 5	Electrical	<ul style="list-style-type: none"> • There are several loose receptacles in the master bedroom. Recommend electrician make necessary repairs.
Bedroom 1-6		
Page 51 Item: 2	Walls & Ceiling	<ul style="list-style-type: none"> • Moisture stain on the ceiling of the north west guest bedroom. No moisture was detected at time of inspection. Recommend monitoring and repairing as needed.
Page 53 Item: 5	Electrical	<ul style="list-style-type: none"> • Loose receptacle on the east wall of the north west guest bedroom. Recommend electrician make necessary repairs. • Loose and broken receptacle in northeast guest bedroom. Recommend electrician replace receptacle. • There are several loose receptacles in the northeast guest bedroom. Recommend electrician make necessary repairs.
Page 53 Item: 8	Door	<ul style="list-style-type: none"> • Northeast guest bedroom closet door will not latch properly. Recommend contractor make necessary adjustments.
Fireplace1-2		
Page 55 Item: 5	Fireplace	<ul style="list-style-type: none"> • The gas was turned off, and the fireplace could not be operated or evaluated.
Stairs, Steps, Hallways		
Page 56 Item: 1	Stairs, Steps, Hallways	<ul style="list-style-type: none"> • Stairway handrails need to be tightened. Recommend contractor make necessary repairs.
Attic/Structure/Framing/Insulation		
Page 58 Item: 5	Ventilation	<ul style="list-style-type: none"> • Power ventilation fan in attic area will need to have motor replaced. Recommend contractor replace motor and evaluate.

Crawl Space

Page 62 Item: 6	Joists	<ul style="list-style-type: none"> • There is an organic growth like substance noticed in the crawlspace at the joists. Recommend a professional environmental company test and remediate as needed. The moisture issues look to be from HVAC condensate drain termination in the crawlspace, vapor barrier not covering all of the dirt floor and gutter downspouts not directing water away from foundation. When these issues are resolved crawlspace should be satisfactory.
Page 63 Item: 8	Electrical	<ul style="list-style-type: none"> • Electrical wire next to the dryer vent pipe in the crawlspace needs to be placed in electrical box with cover. • Electrical junction box in the crawlspace underneath where fireplace is located needs to be secured to floor joist. This is also where the fan for the fireplace terminates.
Page 63 Item: 9	Insulation	<ul style="list-style-type: none"> • Insulation in the crawlspace is falling in some areas. Recommend having insulation placed back between floor joists.
Page 64 Item: 10	Vapor Barrier	<ul style="list-style-type: none"> • The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.

Plumbing

Page 65 Item: 4	Flow	<ul style="list-style-type: none"> • Water pressure was above 100 psi at time of inspection. Recommend plumber locate pressure regulator and make necessary repairs to lower pressure below 80 psi.
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Water Heater 1-2

Page 68 Item: 6	Comments	<ul style="list-style-type: none"> • Water heater connection at hot water side has corrosion and other connection to cold water side have leaked in the past. No water was present at time of inspection. Repairs look like they have been done at some point in the past. Recommend monitoring water heater for leaks and repair or replace as needed.
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Heating System

Page 69 Item: 4	Distribution	<ul style="list-style-type: none"> • Flex Ductwork, that looks to be going to laundry room will need to be replaced or repaired with metal coupling located in the crawlspace. Recommend contractor make necessary repairs.
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Cooling System - Interior 1-3

Page 73 Item: 3	Evaporator Coil	<ul style="list-style-type: none"> • Rudd package unit evaporator coil will need to be cleaned at next HVAC service.
Page 74 Item: 4	Condensate Line	<ul style="list-style-type: none"> • Condensate line for HVAC unit in the attic terminates in the crawlspace at South wall. Recommend contractor terminate condensate line to exterior of home.

Overview

1. Scope of Inspection

• All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces south.

3. State of Occupancy

• Vacant

4. Weather Conditions

• Sunny

5. Recent Rain/Snow

• Yes

6. Ground Cover

• Damp

7. Approximate Age

• 1995

Grounds

1. Service Walks

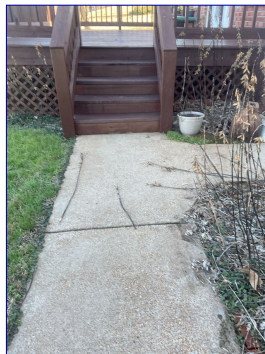


Materials

• Concrete

Comments

• Minor cracking in walkway at front porch step area. Recommend sealing area that is cracked to help prevent water intrusion at future damage.



Grounds (continued)



Minor cracking in walkway at front porch step area. Recommend sealing area that is cracked to help prevent future damage.

2. Driveway/Parking



Materials:
• Concrete

3. Porch



Materials:
• Concrete



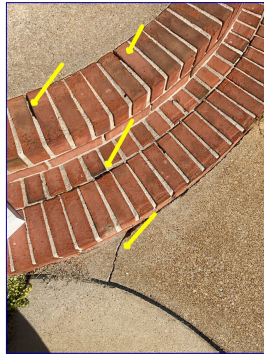
4. Steps/Stoop



Observations:

• Front porch area has mortar missing between brick. Recommend having brick mortar joints sealed to help prevent water intrusion.

Grounds (continued)



Front porch area has mortar missing between brick. Recommend having brick mortar joints sealed to help prevent water intrusion.

5. Deck/Balcony

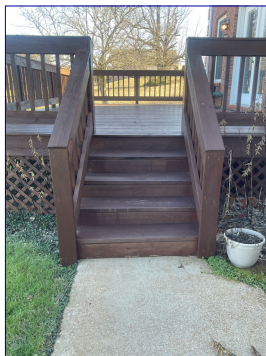


Materials:

- Wood

Observations:

- Center deck support is leaning at north side of deck. Recommend post be realigned to support the deck area



Center deck support is leaning at north side of deck. Recommend post be realigned to support the deck area

6. Deck/Porch/Patio Covers



7. Landscape Affecting Foundation

Observations:



- There is minor negative grade at north side of house. Recommend adding additional backfill so water will drain properly away from the foundation.
- Water is ponding at foundation located by electrical meter base. Recommend additional backfill so water will drain properly from foundation.
- Water is ponding at each side of front porch area steps. Recommend additional backfill be added.

Grounds (continued)



There is a negative grading slope, toward the foundation, in one or more locations. Recommend maintaining a positive drainage slope away from the foundation. Consult a professional landscaper for proper drainage and grading as needed.



Water is ponding at foundation located by electrical meter base. Recommend additional backfill so water will drain properly from foundation.



Water is ponding at each side of front porch area steps. Recommend additional backfill be added.

8. Hose Bibs

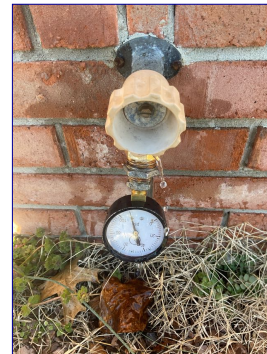


Hose Bibs:

- Yes, operable

Observations:

- Frostproof hose bib at north side of house is leaking at the vacuum breaker. Recommend plumber repair leak and replace cap for vacuum breaker



Frostproof hose bib at north side of house is leaking at the vacuum breaker. Recommend plumber repair leak and replace cap for vacuum breaker

Roof

1. Roof View



2. Roof General: Visibility

Visibility:

- All

Inspected From:

- With camera pole

Roof (continued)

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable
- Hip

Layers/Age/Location:

- Layers 1+
- Age: 5-10+

4. Ventilation System



Type:

- Soffit
- Gable
- Powered



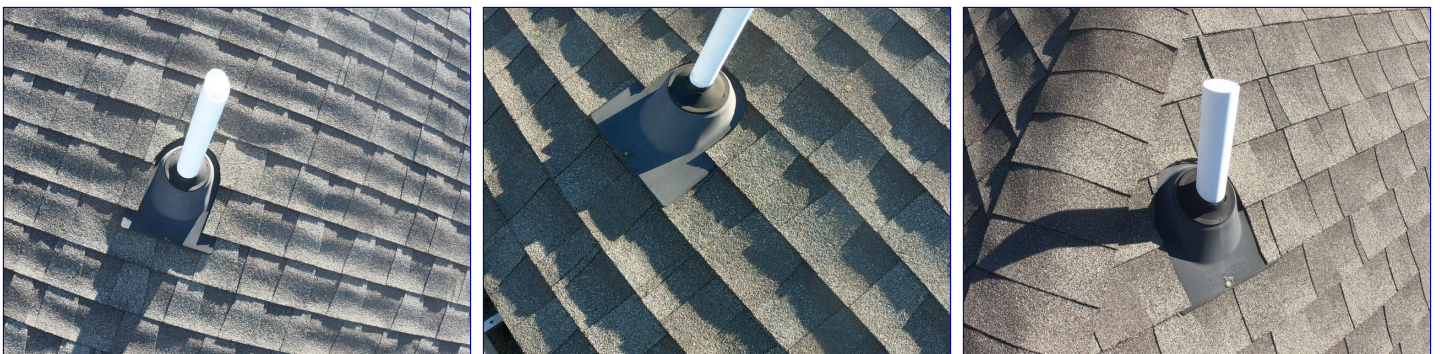
5. Condition of Roof Covering



Roof (continued)



6. Vents



Exterior

1. Gutters



Materials:

- Galvanized/Aluminum

Condition:

- Attachment: Loose

Observations:

- Gutter downspout beside dryer vent hood needs to be secured to siding.
- Gutter downspout at south side of house is not discharging water away from foundation properly. Recommend downspout be extended to flex drainage pipe.
- Gutter attachment at Southside of garage area will need to be re-secured and also **drip edge** flashing will need to be reinstalled and secured under shingles.
- Gutter attachment above front porch area located at West side of porch area will need to be secured. Gutter is not pitched properly.
- Gutter downspout at Southeast corner of house is not directing water away from the foundation. Recommend attaching back to black flex drain pipe.



Gutter downspout beside dryer vent hood needs to be secured to siding.



Gutter downspout at south side of house is not discharging water away from foundation properly. Recommend downspout be extended to flex drainage pipe.



Gutter attachment at Southside of garage area will need to be re-secured and also drip edge flashing will need to be reinstalled and secured under shingles.



Gutter attachment above front porch area located at West side of porch area will need to be secured. Gutter is not pitched properly.



Gutter downspout at Southeast corner of house is not directing water away from the foundation. Recommend attaching back to black flex drain pipe.

Exterior (continued)

2. Siding



Materials:

- Block/Brick
- Metal/Vinyl

Observations:

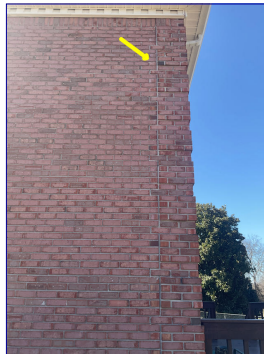
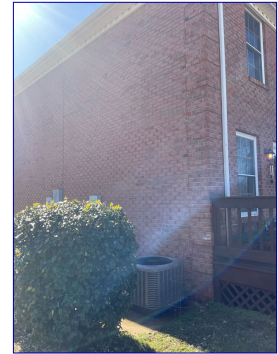
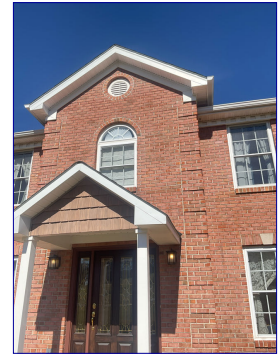
- Grout joints below windows at Northside of house will need to be touched up at sill area. Recommend re-grouting and slope checked at brick joints.
- Brick siding mortar joint at Northeast corner step out will need to be sealed in areas. Recommend contractor evaluate and make necessary repairs.



Grout joints below windows at sill located north side of house will need to be touched up. Recommend re-grouting brick joints.



Exterior (continued)

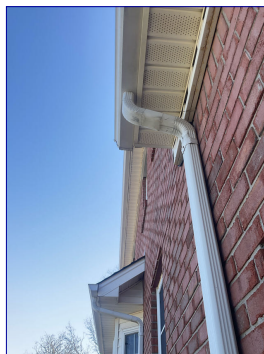


Brick siding mortar joint at Northeast corner step out will need to be sealed in areas. Recommend contractor evaluate and make necessary repairs.

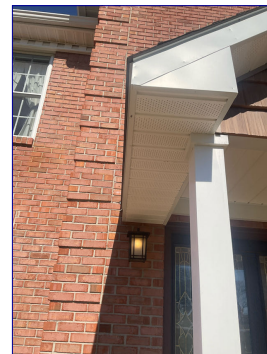
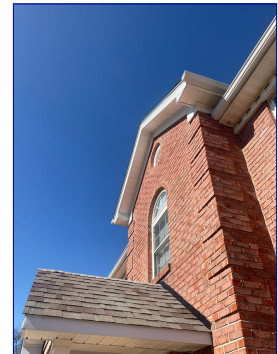
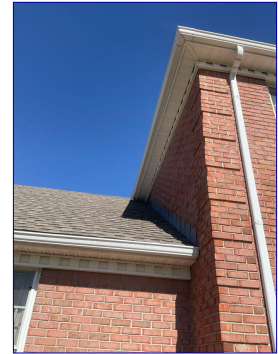
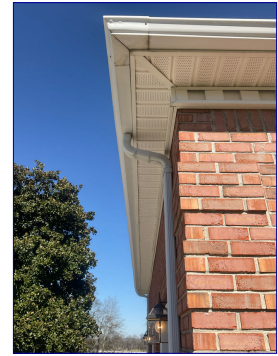
3. Soffit



Materials:
• Vinyl



Exterior (continued)



4. Fascia

Materials:
• Aluminum/Steel



Exterior (continued)



5. Caulking

Condition:

- Caulking needed
- Recommend caulking above light fixtures, and receptacle outlet at southside of house.

Observations:

- Recommend caulking above light fixtures at garage front and also center light fixture is loose, recommend securing light fixture
- Recommend caulking above light fixtures, and receptacle outlet at southside of house.



Recommend caulking above light fixtures, and receptacle outlet at southside of house.



Recommend caulking above light fixtures at garage front and also center light fixture is loose recommend securing light fixture

6. Windows/Screens

Materials:

- Vinyl

Condition:

- Window plastic trim for exterior window located at rear of house (kitchen window) has small area missing. Repair as necessary
- Plastic trim for Interior side of windows throughout house is starting to crack in places. This is a common issues we see on some vinyl windows.

Observations:

- Half moon window above front porch area had paint peeling on interior trim. Recommend this area be evaluated for moisture intrusion. Thermal camera didn't show any signs of moisture at time of inspection. Monitor this area and repair as necessary.



Exterior (continued)



Window plastic trim for exterior window located at rear of house (kitchen window) has small area missing. Repair as necessary



Half moon window above front porch area had paint peeling on interior trim. Recommend this area be evaluated for moisture intrusion. Thermal camera didn't show any signs of moisture at time of inspection. Monitor this area and repair as necessary.

7. Service Entry

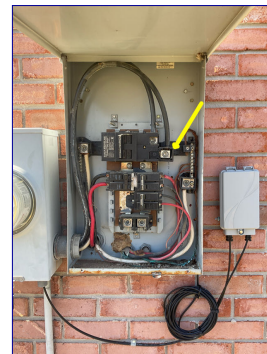


Location:

- Underground

Observations:

- **Main lug** at exterior electrical panel beside meter base is loose. Recommend electrician make necessary repairs.



Main lug at exterior electrical panel beside meter base is loose. recommend electrician make necessary repairs.

8. Exterior Receptacles



Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: No

Observations:

- **GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.**
- **Exterior receptacles are not GFI protected. Also receptacle at front porch area is broken. Recommend electrician make necessary repairs.**

Exterior (continued)



Exterior receptacle at deck area is not protected. Recommend electrician evaluate and make necessary repairs for GFI protection.

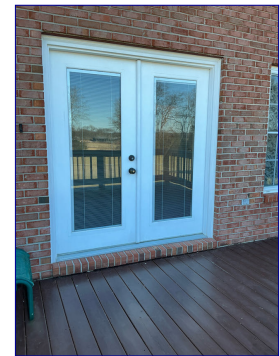
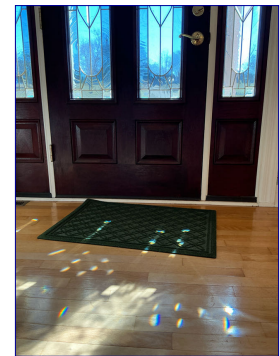
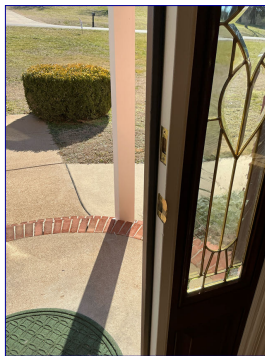
9. Exterior Doors



- Main entrance door condition: Marginal
- Main entrance door weatherstripping: Marginal
- Patio door condition: Margial
- Patio door weatherstripping: Satisfactory
- Rear door condition: Satisfactory
- Rear door weatherstripping: Satisfactory

Observations:

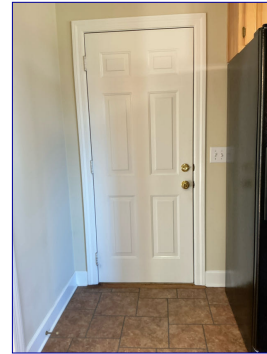
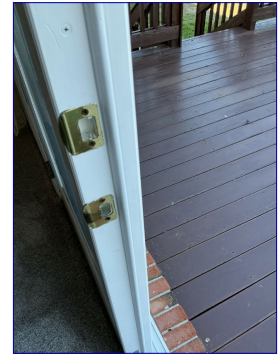
- Main entrance exterior door has air leakage at bottom strike side of door. Recommend contractor make necessary repairs.
- Unable to lock door handle of back door. Recommend contractor make necessary repairs.



Area at bottom of front door where air is able to enter the home. Recommend contractor make necessary repairs.

Unable to lock door handle of back door. Recommend contractor make necessary repairs.

Exterior (continued)

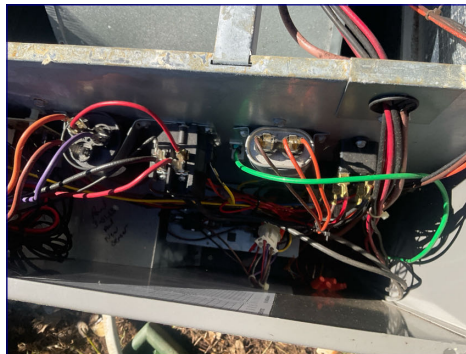
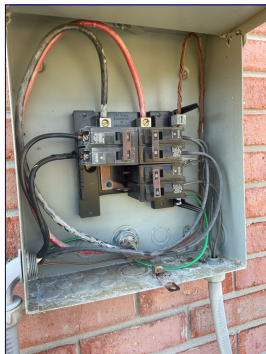


Exterior A/C - Heat Pump 1

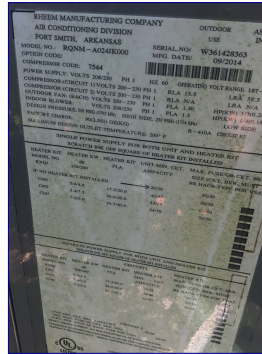
1. Exterior A/C - Heat Pump 1



- Location: East
- Brand: Ruud
- Approximate Age: 2014
- Unit Type: Heat pump
- Outside disconnect: Yes
- Level: Yes
- Improper clearance (air flow): No



Exterior A/C - Heat Pump 1 (continued)



Exterior A/C - Heat Pump 2

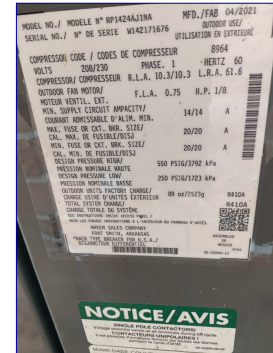
1. Exterior A/C - Heat Pump 2



- Location: East
- Approximate Age: 2021
- Energy source: Electric
- Unit Type: Heat pump
- Outside disconnect: Yes
- Level: Yes
- Insulation: Replace
- Improper clearance (air flow): No

Observations:

- Suction line for split unit condenser will need to have suction line insulation replaced. Insulation is missing.



Suction line for split unit condenser will need to have line insulation replaced. Insulation is missing.

Garage/Carport

1. Type



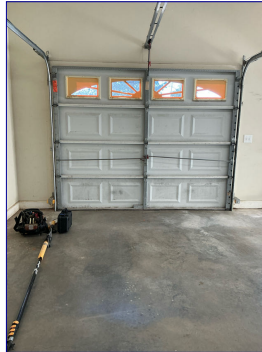
- Type: Attached

Garage/Carport (continued)

2. Automatic Opener



Operation:
• Operable



3. Safety Reverse



Operation:
• Operable

4. Window



Materials:
• Same as house
• Vinyl

5. Floor



Materials:
• Concrete



Garage/Carport (continued)

6. Sill Plates



7. Overhead Door(s)

Observations:



- Loose trim at outside garage overhead door. Recommend contractor make necessary repairs.
- Area of wavy trim at garage door. Recommend contractor make necessary repairs.



Loose trim at outside garage overhead door. Recommend contractor make necessary repairs.



Area of wavy trim at garage door. Recommend contractor make necessary repairs.

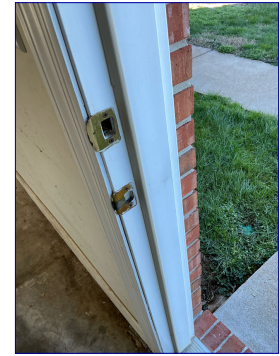
8. Exterior Service Door

Observations:

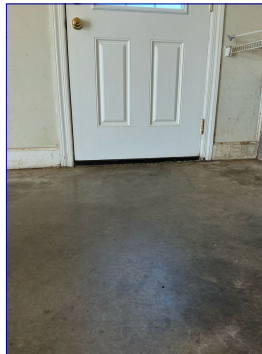


- Unable to lock the door handle at the garage exterior door. Recommend contractor make necessary repairs.

Garage/Carport (continued)



Unable to lock the door handle in the garage exterior door. Recommend contractor make necessary repairs.



9. Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: No
- Recommend GFCI receptacles

Condition:

- Reverse polarity: No
- Open ground: No

Observations:

- Broken receptacle in the garage. Recommend electrician replace receptacle.



Broken receptacle in the garage. Recommend electrician replace receptacle.

10. Fire Separation Walls & Ceiling



Condition:

- Holes walls/ceilings
- Typical cracks: Yes

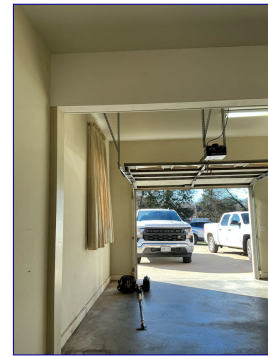
Observations:

- Small hole in garage wall. Recommend contractor make necessary repairs.

Garage/Carport (continued)



Small hole in garage wall. Recommend contractor make necessary repairs.



Living Room

1. Location



Location:
• First floor Southeast

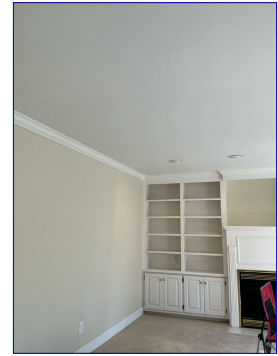


2. Walls & Ceiling



Condition:
• Typical cracks

Living Room (continued)



3. Floor



4. Ceiling Fan



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source



- Heating source present: Yes

Living Room (continued)

7. Doors



8. Windows



9. Other



Family Room

1. Location



Location:
• First floor Northeast



Family Room (continued)

2. Walls & Ceiling

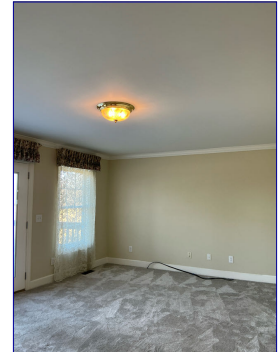
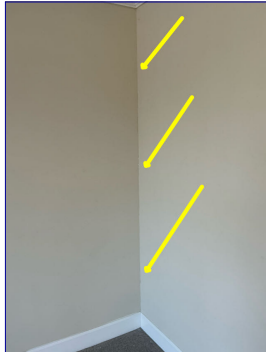


Condition:

- Typical cracks

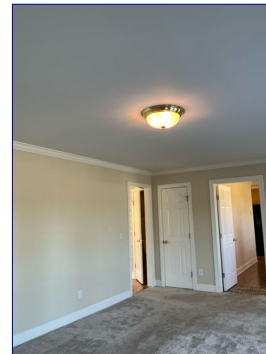
Observations:

- Crack in the corner wall from ceiling to floor in the family room. Recommend contractor make necessary repairs.
- Small crack in the northeast corner wall of the family room area. Recommend monitoring and repairing as needed.



Crack in the corner wall from ceiling to floor in the family room. Recommend contractor make necessary repairs.

Small crack in the northeast corner wall of the family room area. Recommend monitoring and repairing as needed.



3. Floor



Family Room (continued)

4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Loose receptacles

Observations:

- There are several loose receptacles in the family room. Recommend electrician make necessary repairs.



There are several loose receptacles in the family room. Recommend electrician make necessary repairs.

6. Heating Source

- Heating source present: Yes



7. Doors



8. Windows



9. Other



Dining Room

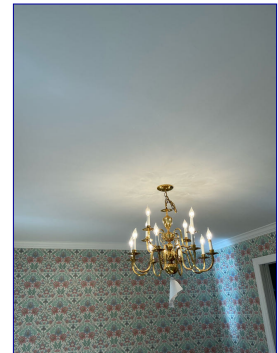
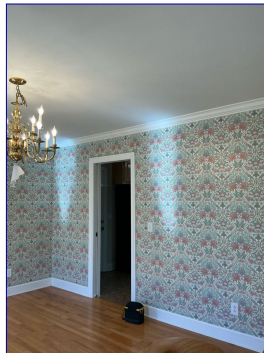
1. Location



Location:
• First floor Southwest

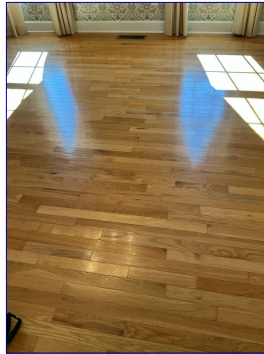


2. Walls & Ceiling



Dining Room (continued)

3. Floor



4. Ceiling Fan



5. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No
- Loose receptacles

Observations:

- There are several loose receptacles in the dining room area. Recommend electrician make necessary adjustments.



There are several loose receptacles in the dining room area. Recommend electrician make necessary adjustments.

6. Heating Source

- Heating source present: Yes



Dining Room (continued)

7. Doors



8. Windows



9. Other



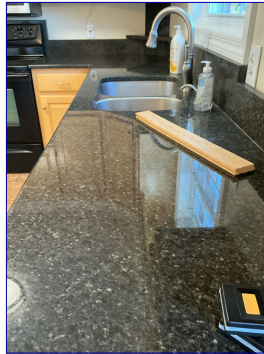
Kitchen

1. Kitchen Photo



Kitchen (continued)

2. Countertops



3. Cabinets



4. Plumbing



- Faucet leaks: Yes
- Pipes leak/corroded: No
- Sink/Faucet: Recommend repair
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

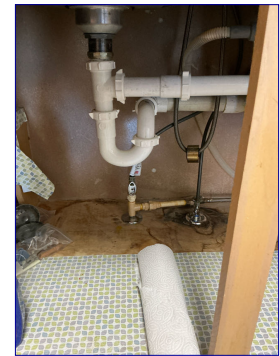
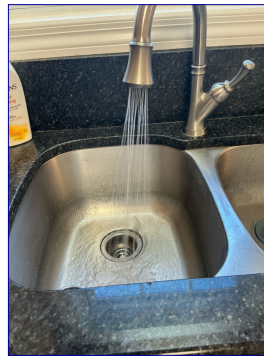
Observations:

- **Spray and stream function are not working properly at kitchen sink. Recommend plumber make necessary repairs.**

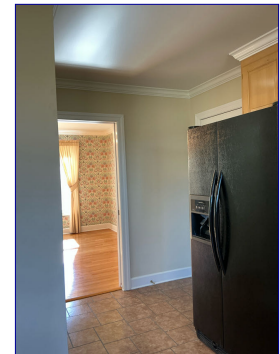
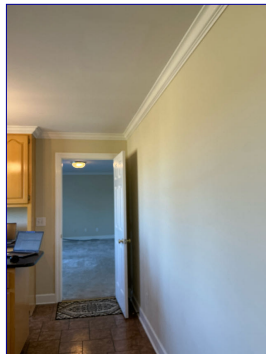
Kitchen (continued)



Dripping in areas of kitchen faucet when operating. Recommend plumber make necessary repairs.



5. Walls & Ceiling



Kitchen (continued)

6. Windows



7. Heating/Cooling Source

- Heating source: Yes



8. Floor



9. Appliances



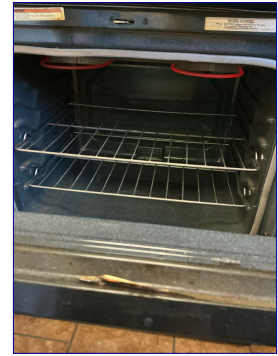
Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No

Observations:

- There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.
- Loose receptacle in the kitchen area. Recommend electrician make necessary repairs.
- Leak at kitchen dishwasher door seal. Recommend plumber further evaluate and make necessary repairs.

Kitchen (continued)

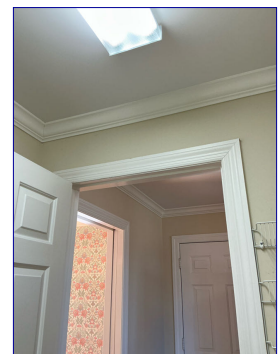
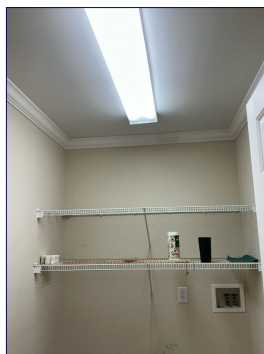


Loose receptacle in the kitchen area. Recommend electrician make necessary repairs.

Leak at kitchen dishwasher door seal. Recommend plumber further evaluate and make necessary repairs.

Laundry Room

1. Doors/Walls/Ceiling



2. Window



Installed:
• No

Laundry Room (continued)

3. Laundry Sink

- Laundry sink: N/A



4. Heat Source Present

Heat Source Present:

- Yes



5. Room Vented

Room Vented:

- No



6. Dryer Vented

Dryer Vented:

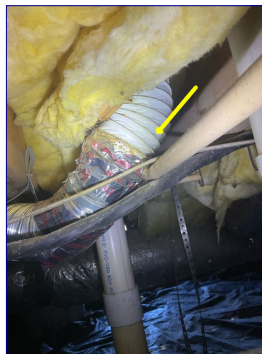
- Floor

Observations:

- Dryer exterior vent hood will need to be replaced.
- Dryer vent pipe in the crawlspace is plastic flexible pipe meeting flexible hard pipe. Recommend changing plastic flexible pipe to solid metal pipe. Flexible pipe can only be used indoors for dryer vents.



Dryer exterior vent hood will need to be replaced.



Dryer vent pipe in the crawlspace is plastic flexible pipe meeting flexible hard pipe. Recommend changing plastic flexible pipe to solid metal pipe. Flexible pipe can only be used indoors.



7. Electrical

Electrical:

- GFCI present: No
- Recommend GFCI receptacles
- Open ground/reverse polarity: No



Laundry Room (continued)



8. Appliances



9. Washer Hook-up Lines



Washer Hook-up Lines:
• Satisfactory



10. Gas Shut-off Valve



Master bathroom

1. Location



Location:
• Master bath

Master bathroom (continued)

2. Sinks



- Faucet leaks: No
- Pipes leak: Yes

Observations:

- Drainage leak at master bathroom sink. Recommend plumber make necessary repairs.



Drainage leak at master bathroom sink. Recommend plumber make necessary repairs.

3. Bathtubs



4. Showers

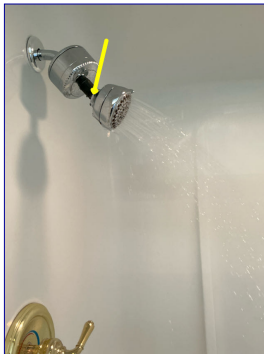


Showers:

- Pipes leak: Not visible

Observations:

- Master bathroom shower head is leaking. Recommend plumber make necessary repairs.



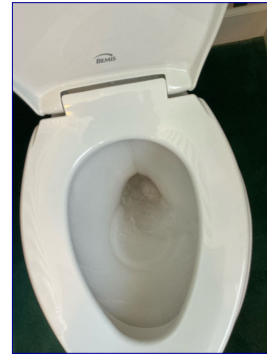
Master bathroom shower head is leaking. Recommend plumber make necessary repairs.

5. Toilet



- Bowl loose: No
- Operable: Yes

Master bathroom (continued)



6. Whirlpool



- Whirlpool: Yes
- Whirlpool, operable: No
- Whirlpool: No access door

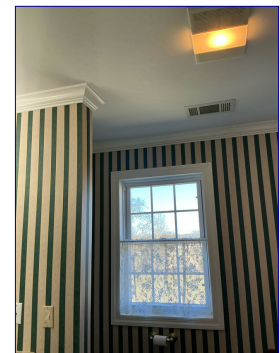
Observations:

- Whirlpool was not operational at time of inspection. Recommend plumber further evaluate and make all necessary repairs.



Whirlpool was not operational at time of inspection. Recommend plumber further evaluate and make all necessary repairs.

7. Shower/Bathtub Area



Master bathroom (continued)



8. Drainage



9. Water Flow



10. Moisture Stains Present



Moisture Stains:

- No

11. Doors



12. Window



13. Receptacles



- Present: Yes
- GFCI present: No
- Recommend GFCI
- Open ground/reverse polarity: No

14. Heat Source Present



Heat Source:

- Yes

Master bathroom (continued)

15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

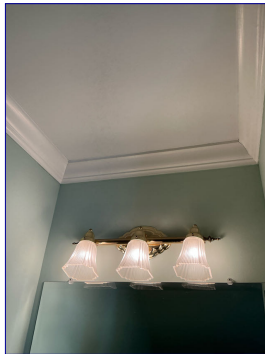
Bathroom 1

1. Location



Location:

- First floor half bath



2. Sinks



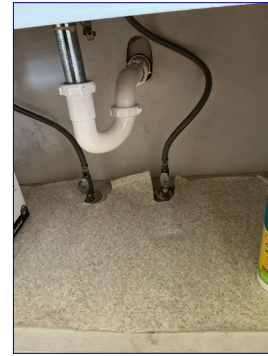
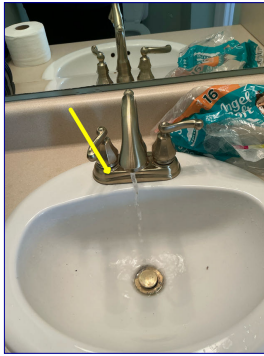
• Faucet leaks: No

• Pipes leak: No

Observations:

- Faucet in first floor half bath is loose. Recommend plumber make necessary repairs.

Bathroom 1 (continued)



Faucet in first floor half bath is loose. Recommend plumber make necessary repairs.

3. Bathtubs



4. Showers



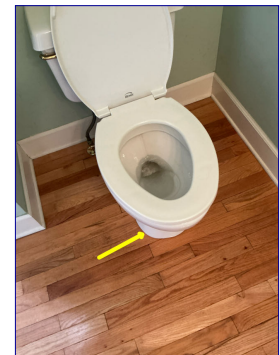
5. Toilet



- Bowl loose: Yes
- Operable: Yes

Observations:

- Toilet in first floor half bath is loose. Recommend plumber make necessary repairs.



Toilet in first floor half bath is loose. Recommend plumber make necessary repairs.

6. Whirlpool



Bathroom 1 (continued)

7. Shower/Bathtub Area



8. Drainage



9. Water Flow

Observations:



- The water flow for hot water in the first floor half bath was poor. A plumber should be consulted to further evaluate and repair.

10. Moisture Stains Present

Moisture Stains:



- No

11. Doors



12. Window



13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: No
- Recommend GFCI
- Open ground/reverse polarity: No

14. Heat Source Present



Bathroom 1 (continued)

15. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

Bathroom 2

1. Location



Location:

- Second floor guest bath

2. Sinks



• Faucet leaks: Yes

• Pipes leak: No

Observations:

- **Faucet is leaking in second floor guest bathroom. Recommend plumber further evaluate and make necessary repairs.**



Faucet is leaking in second floor guest bathroom. Recommend plumber further evaluate and make necessary repairs.

3. Bathtubs



4. Showers



Showers:

• Faucet leaks: No

• Pipes leak: Not visible

Observations:

- **The shower diverter in second floor guest bathroom shower doesn't work correctly. Recommend further evaluation and repair by a licensed plumber.**

Bathroom 2 (continued)



The shower diverter in second floor guest bathroom shower doesn't work correctly. Recommend further evaluation and repair by a licensed plumber.

5. Toilet



- Bowl loose: Yes
- Operable: Yes

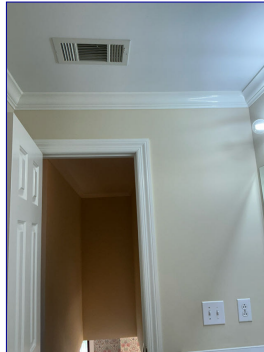
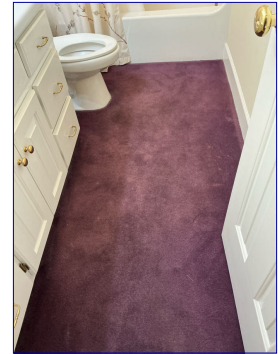


6. Whirlpool



Bathroom 2 (continued)

7. Shower/Bathtub Area



8. Drainage



9. Water Flow



10. Moisture Stains Present

Moisture Stains:
• No



11. Doors



Bathroom 2 (continued)

12. Window



13. Receptacles



- Heat Source:
- Present: Yes
 - Operable: Yes
 - GFCI present: No
 - Recommend GFCI
 - Open ground/reverse polarity: No

14. Heat Source Present



- Heat Source:
- Yes

15. Exhaust Fan



- Exhaust Fan:
- Yes
 - Operable: Yes

Master Bedroom

1. Location

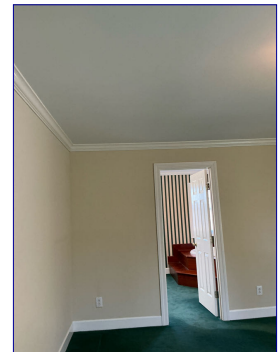
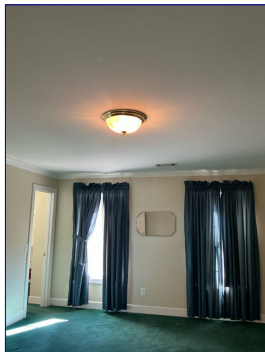


- Location:
- Second floor

2. Walls & Ceiling



- Walls & Ceiling:
- Typical cracks



Master Bedroom (continued)

3. Floor



4. Ceiling Fan



5. Electrical

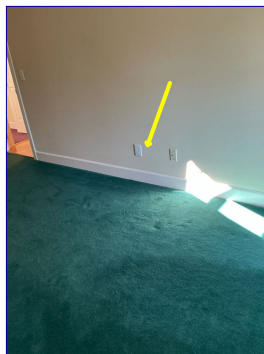


Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No
- Loose receptacles

Observations:

- There are several loose receptacles in the master bedroom. Recommend electrician make necessary repairs.



There are several loose receptacles in the master bedroom. Recommend electrician make necessary repairs.

6. Heating Source Present



Heating Source:

- Yes

Master Bedroom (continued)

7. Bedroom Egress



Egress:
• Egress restricted: No

8. Door



9. Window(s)



Bedroom 1-6

1. Location

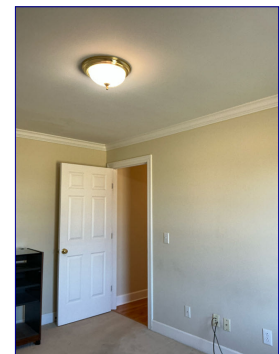


Location:
• Second floor Guest bedrooms

2. Walls & Ceiling

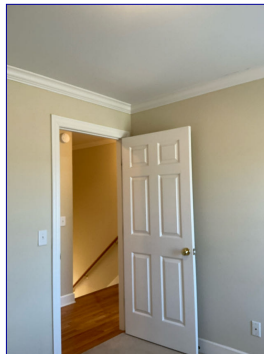
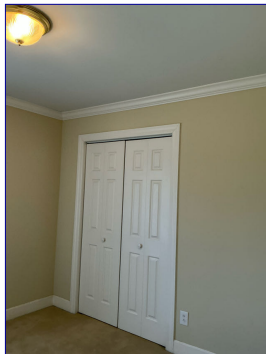
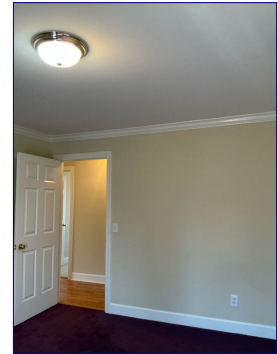
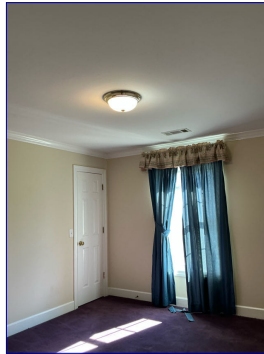


Walls & Ceiling:
• Typical cracks
Observations:
• Moisture stain on the ceiling of the north west guest bedroom. No moisture was detected at time of inspection. Recommend monitoring and repairing as needed.



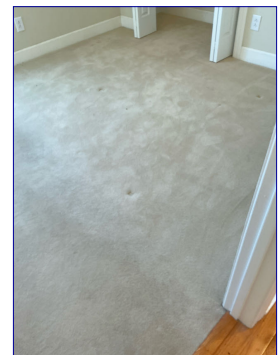
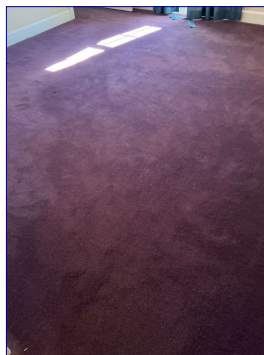
Typical crack in the northeast guest bedroom. Recommend monitoring and repairing as needed.

Bedroom 1-6 (continued)



Moisture stain on the ceiling of the north west guest bedroom. No moisture was detected at time of inspection. Recommend monitoring and repairing as needed.

3. Floor



4. Ceiling Fan



Bedroom 1-6 (continued)

5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No
- Loose receptacles

Observations:

- Loose receptacle on the east wall of the north west guest bedroom. Recommend electrician make necessary repairs.
- Loose and broken receptacle in northeast guest bedroom. Recommend electrician replace receptacle.
- There are several loose receptacles in the northeast guest bedroom. Recommend electrician make necessary repairs.



Loose receptacle on the east wall of the north west guest bedroom. Recommend electrician make necessary repairs.



Loose and broken receptacle in northeast guest bedroom. Recommend electrician replace receptacle.



There are several loose receptacles in the northeast guest bedroom. Recommend electrician make necessary repairs.

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



Observations:

- Northeast guest bedroom closet door will not latch properly. Recommend contractor make necessary adjustments.

Bedroom 1-6 (continued)



Northeast guest bedroom closet door will not latch properly. Recommend contractor make necessary adjustments.

9. Window(s)



Fireplace 1-2

1. Location



Location:
• Living room



Fireplace 1-2 (continued)

2. Type

Satisfactory
 Type:
 • Gas

3. Material

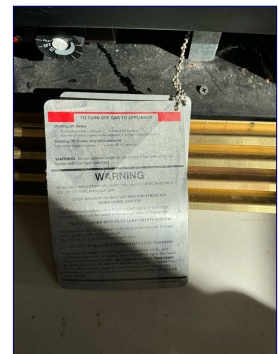
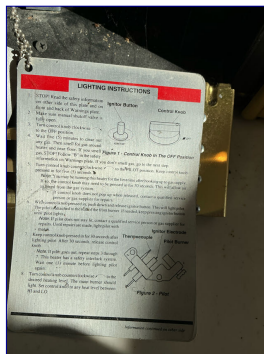
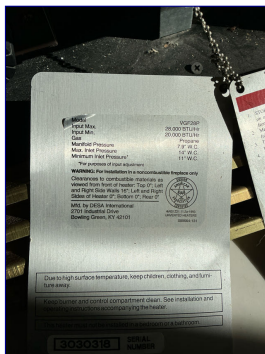
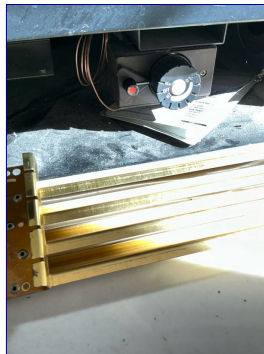
Satisfactory
 Material:
 • Metal insert

4. Mantel

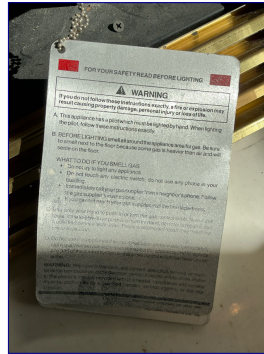
Satisfactory
 Materials:
 • Secure

5. Fireplace

Marginal
 Observations:
 • The gas was turned off, and the fireplace could not be operated or evaluated.



Fireplace 1-2 (continued)



Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

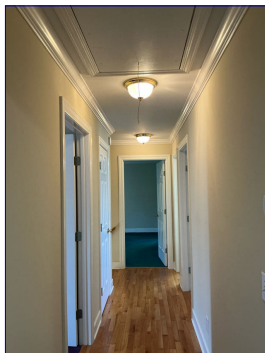
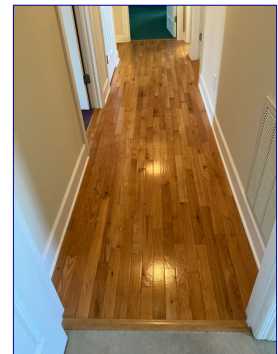
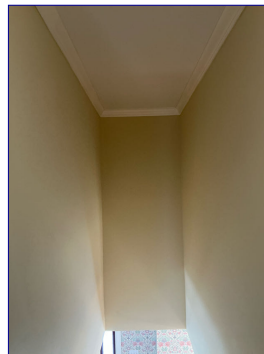
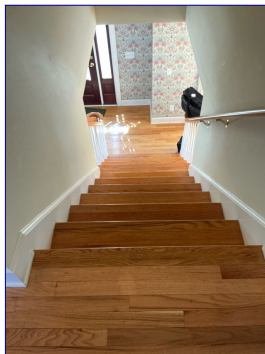


Stairs, Steps, Hallways:

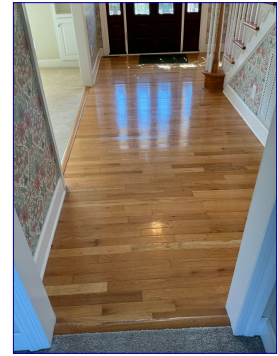
- Stairs condition: Satisfactory
- Handrail: Marginal
- Risers/Treads: Satisfactory

Observations:

- Stairway handrails need to be tightened. Recommend contractor make necessary repairs.



Stairs, Steps, Hallways (continued)



Stairway handrails need to be tightened. Recommend contractor make necessary repairs.

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present
- Smoke detectors are operable



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Satisfactory ✓
Access Inspected From:
• Access: Pulldown



2. Flooring

Flooring:
• None

3. Insulation

Satisfactory ✓
Insulation:
• Cellulose
• Fiberglass



4. Insulation Installed In

Satisfactory ✓
Insulation Installed In:
• Between ceiling joists

5. Ventilation

Poor ✓
Observations:
• Power ventilation fan in attic area will need to have motor replaced. Recommend contractor replace motor and evaluate.

Attic/Structure/Framing/Insulation (continued)



Power ventilation fan in attic area will need to have motor replaced. Recommend contractor replace motor and evaluate.

6. Fans exhaust to



Fans Exhaust To:

- Fans exhaust to the attic: Yes
- Fans exhaust outside: No

Observations:

- Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior. When home was built this was excepted. There wasn't any signs of moisture issues at time of inspection. Repair as necessary.



7. Roof Structure



Roof Structure:

- Rafters
- Wood
- Collar ties
- Knee wall



Attic/Structure/Framing/Insulation (continued)



8. Ceiling joists

Ceiling Joists:
• Wood

9. Sheathing



Sheathing:
• OSB



10. Electrical



Electrical:
• No apparent defects

Crawl Space

1. Access



Materials:
• Full Crawlspace
• Conditioned: No

Crawl Space (continued)



2. Foundation Walls



Materials:

- Concrete block



Crawl Space (continued)

3. Floor

Materials:

- Dirt

Condition:

- Vapor barrier present

4. Ventilation



5. Girders/Beams/Columns



Materials:

- Wood
- Masonry



6. Joists



Materials:

- 2x10

Observations:

• There is an organic growth like substance noticed in the crawlspace at the joists. Recommend a professional environmental company test and remediate as needed. The moisture issues look to be from HVAC condensate drain termination in the crawlspace, vapor barrier not covering all of the dirt floor and gutter downspouts not directing water away from foundation. When these issues are resolved crawlspace should be satisfactory.



There is an organic growth like substance noticed in the crawlspace at the joists. Recommend a professional environmental company test and remediate as needed.

Crawl Space (continued)

7. Subfloor



Observations:

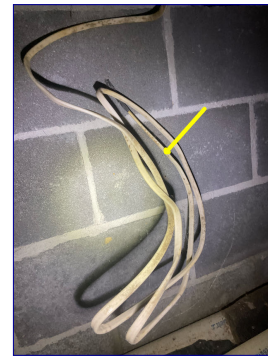
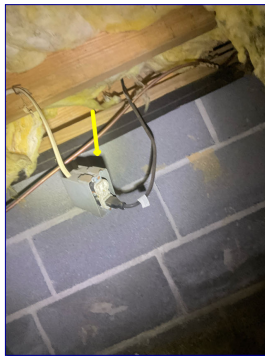
- One or more areas of the subfloor were not visible due to insulation between floor joists

8. Electrical



Observations:

- Electrical wire next to the dryer vent pipe in the crawlspace needs to be placed in electrical box with cover.
- Electrical junction box in the crawlspace underneath where fireplace is located needs to be secured to floor joist. This is also where the fan for the fireplace terminates.



Electrical junction box in the crawlspace underneath where fireplace is located needs to be secured to floor joist. This is also where the fan for the fireplace terminates.

Electrical wire next to the dryer vent pipe in the crawlspace needs to be placed in electrical box with cover.

9. Insulation



Materials:

- Fiberglass

Observations:

- Insulation in the crawlspace is falling in some areas. Recommend having insulation placed back between floor joists.



Insulation in the crawlspace is falling in some areas. Recommend having insulation placed back between floor joists.

Crawl Space (continued)

10. Vapor Barrier



Vapor Barrier:

- Present: Yes

Observations:

- The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.



The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.

Plumbing

1. Main Shut-off Location



Observations:

- Main water shut off is at water meter located at Southeast corner of property.

Plumbing (continued)



Main water shut off is at water meter located at Southeast corner of property.

2. Water Entry Piping



Type:

- Water pressure regulator is located in the crawlspace at South wall



Water pressure regulator is located in the crawlspace at South wall

3. Visible Water Distribution Piping



Materials:

- CPVC Plastic

4. Flow



Materials:

- Water pressure over 80psi
- Recommend a plumber evaluate

Observations:

- Water pressure was above 100 psi at time of inspection. Recommend plumber locate pressure regulator and make necessary repairs to lower pressure below 80 psi.

Plumbing (continued)



Water pressure was above 100 psi at time of inspection. Recommend plumber locate pressure regulator and make necessary repairs to lower pressure below 80 psi.

5. Pipes Supply/Drain



Plumbing (continued)

6. Drain/Waste/Vent Pipe

Satisfactory
Materials:
• PVC

7. Traps - Proper P-Type/Drainage

Satisfactory
Condition:
• Yes
• Drainage: Satisfactory

8. Fuel Line

Marginal
Materials:
• Fuel line: Copper
Observations:
• Copper gas line in the crawlspace will need to be secured floor joists if gas is installed.



Copper gas line in the crawlspace will need to be secured floor joists if gas is installed.

Water Heater 1-2

1. Brand Name

Satisfactory
Brand Name:
• Brand: Reliance



Water Heater 1-2 (continued)



2. Approximate Age



Materials:
• 2008

3. Capacity



Capacity
• 38 gallons x2

4. Fuel



Fuel:
• Electric

5. Relief Valve



Relief Vave:
• Relief valve installed
• Extension proper: Yes

6. Comments



Observations:
• The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.
• **Water heater connection at hot water side has corrosion and other connection to cold water side have leaked in the past. No water was present at time of inspection. Repairs look like they have been done at some point in the past. Recommend monitoring water heater for leaks and repair or replace as needed.**

Water Heater 1-2 (continued)



One water heat connection at hot water side has corrosion and has leaked in the past. No water was present at time of inspection. Repairs look like they have been done at some point in the past. Recommend monitoring water heater for leaks and repair or replace as needed.

Heating System

1. Brand



Brand:

- Brand: Ruud

2. Energy Source/Warm Air System



- Electric
- Direct drive
- Central system

3. Safety Controls



Safety Controls:

- Disconnect: Yes
- Normal operating and safety controls observed

4. Distribution



Distribution:

- Metal duct
- Insulated flex duct

Observations:

- Flex Ductwork, that looks to be going to laundry room will need to be replaced or repaired with metal coupling located in the crawlspace. Recommend contractor make necessary repairs.

Heating System (continued)

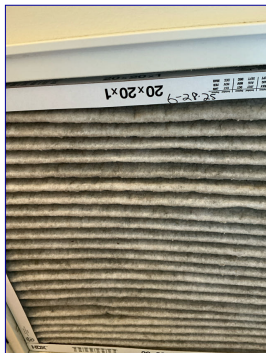


Flex Ductwork, that looks to be going to laundry room will need to be replaced or repaired with metal coupling in the crawlspace. Recommend contractor make necessary repairs.

5. Filter

Filter:

- Needs cleaning/replacement



6. When Turned On By Thermostat

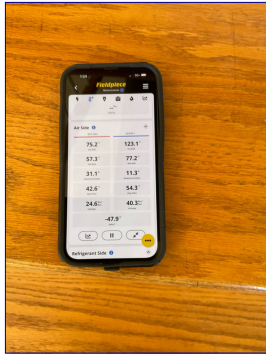
When Turned On:

- Proper operation: Yes

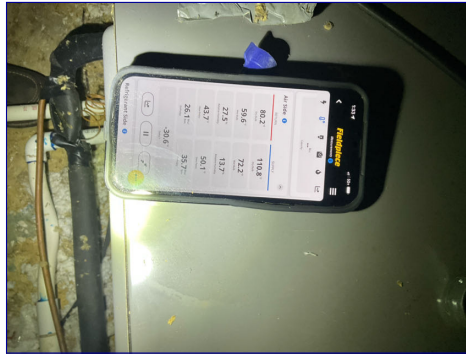


Heating System (continued)

7. Operation



Lower level heating

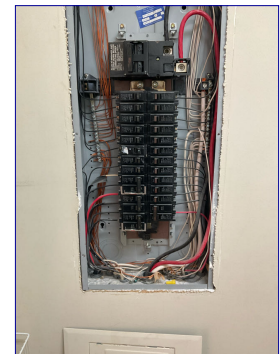
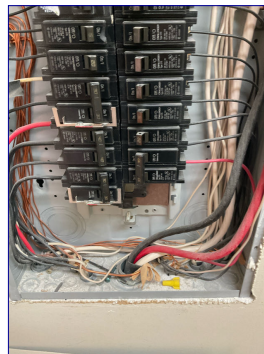


2nd level



Electric - Main Panel

1. Main Panel General



Electric - Main Panel (continued)



2. Location



Location:
• Laundry

3. Adequate Clearance To Panel



• Adequate Clearance to Panel: Yes

4. Amperage/Voltage



Amperage/Voltage:
• 150a

5. Breakers/Fuses



• Breakers/Fuses: Breakers

6. Appears Grounded



• Appears Grounded: Yes

7. GFCI/AFCI Breaker



8. Main Wire



Main Wire:
• Copper

Electric - Main Panel (continued)

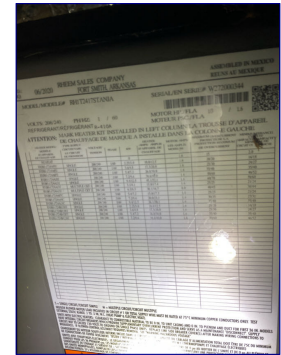
9. Branch Wire

Satisfactory ✓
 Type:
 • Copper

Cooling System - Interior 1-3

1. Cooling System: General

General:
 • Central System



2. Age

Satisfactory ✓
 Age:
 • Age: 2021

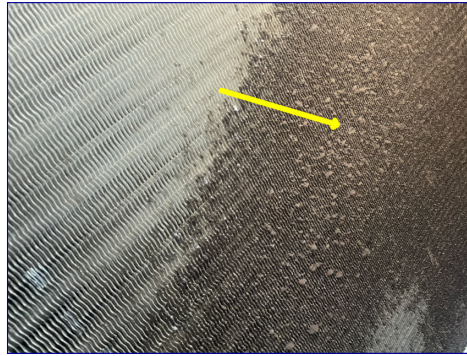
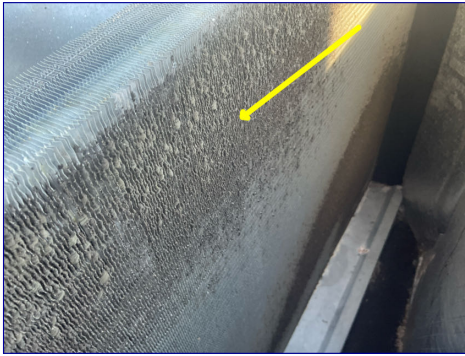
3. Evaporator Coil

Evaporator Coil:
 • Needs cleaning

Observations:

- Rudd package unit evaporator coil will need to be cleaned at next HVAC service.

Cooling System - Interior 1-3 (continued)



Rudd package unit evaporator coil will need to be cleaned at next HVAC service.

4. Condensate Line

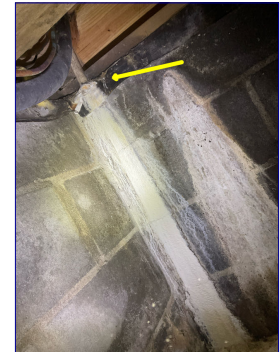


Materials:

- Recommend installing secondary drain safety switch for secondary drain port for HVAC unit in the attic. This will keep water from entering the draining pan if condensate trap for main drain becomes clogged. Recommend this be done at next HVAC service.

Observations:

- **Condensate line for HVAC unit in the attic terminates in the crawlspace at South wall. Recommend contractor terminate condensate line to exterior of home.**



Recommend installing secondary drain safety switch for secondary drain port for HVAC unit in the attic. This will keep water from entering the draining pan if condensate trap for main drain becomes clogged. Recommend this be done at next HVAC service.

Condensate line for HVAC unit in the attic terminates in the crawlspace. recommend contractor terminate condensate line to exterior of home.

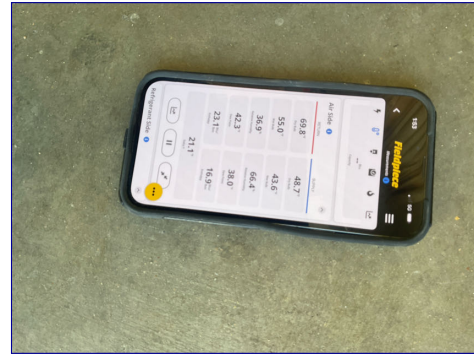
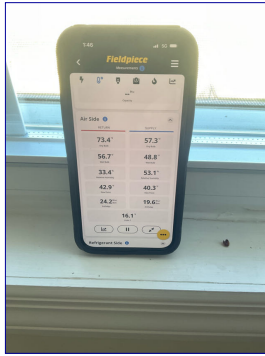
5. Differential

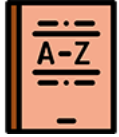


Differential:

- Differential: 21 degrees for main level
16 degrees 2nd level

Cooling System - Interior 1-3 (continued)





Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.