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Residential Inspection Report

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14525 Aiken Ride View , Colorado Springs, Colorado 80926

June 28, 2024 09:00 am

Report Created For: Schur Success Realty and Auction LLC



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Report Remarks

A home inspection is a non-invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the signed agreements and Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the client's inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than are able to be noted from a purely visual inspection of the property.

This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluating the overall condition of the dwelling only. A Home Inspection is not a code inspection. We recommend that you check with your local building department for any closed, voided, failed or unpermitted work prior to closing on the home. This inspection does not predict future conditions and conditions with the property are subject to change the moment we leave the premises.

A home inspection is designed to reflect, as accurately as possible, the visible condition of the home at the time of the inspection. Conditions of a home for sale can change radically in only a day or two, so a home inspection is not meant to guarantee the condition of the home on the date of the sale, for example. It's not uncommon for conditions to change between the time of the inspection and the closing date.

This chart details the predicted life expectancy of household materials, systems, and components. Life expectancy varies with usage, weather, installation, maintenance, and quality of materials. This chart provides a general guideline from the world's largest inspection association <https://www.nachi.org/life-expectancy.htm>

To review our Standards of Practice, visit:

<https://www.nachi.org/sop.htm>

DEFECT SUMMARY

- DEFICIENCY 2.1 Roof Coverings and Drainage- Coverings: Damaged (General) - Coverings
- DEFICIENCY 2.2 Roof Coverings and Drainage- Roof Drainage Systems: Downspouts Draining Near Foundation - Gutters
- DEFICIENCY 2.3 Roof Coverings and Drainage- Roof Drainage Systems: Damaged - Gutters
- DEFICIENCY 2.4 Roof Coverings and Drainage- Roof Drainage Systems: Detached Downspout - Gutters
- DEFICIENCY 2.5 Roof Coverings and Drainage- Roof Drainage Systems: Gutter Leaking
- DEFICIENCY 2.6 Roof Coverings and Drainage- Skylights, Chimneys & Other Roof Penetrations: Deteriorated Crown - Chimney
- DEFICIENCY 3.2 Exterior- Walkways Patios Driveways: Cracking/Settling - Minor - Walkways Patios Driveways
- DEFICIENCY 3.3 Exterior- Vegetation Grading Drainage Retaining Walls: Vegetation- Near Siding/Foundation
- DEFICIENCY 3.4 Exterior- Vegetation Grading Drainage Retaining Walls: Overhanging Roof - Vegetation
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- DEFICIENCY 3.8 Exterior- Siding Flashing Trim: Gap/Hole - Siding/Trim
- DEFICIENCY 3.9 Exterior- Siding Flashing Trim: Moisture staining - Siding/Trim
- DEFICIENCY 3.10 Exterior- Siding Flashing Trim: Cracking in stone veneer
- DEFICIENCY 3.11 Exterior- Eaves Soffits Fascia: Loose - Soffit / Fascia
- DEFICIENCY 3.12 Exterior- Eaves Soffits Fascia: Gap - Soffit / Fascia
- DEFICIENCY 3.13 Exterior- Eaves Soffits Fascia: Damaged - Soffit / Fascia
- DEFICIENCY 3.14 Exterior- Eaves Soffits Fascia: Bird Nests
- DEFICIENCY 3.15 Exterior- Exterior Doors: Weatherstripping Damaged / Loose - Exterior Door
- DEFICIENCY 3.16 Exterior- Exterior Doors: No deadbolt - Exterior Doors
- DEFICIENCY 3.17 Exterior- Exterior Doors: Screen Damage - Exterior Doors
- DEFICIENCY 3.18 Exterior- Exterior Doors: Lock Inoperable
- DEFICIENCY 3.19 Exterior- Exterior Doors: Screen Door - Difficult To Operate
- DEFICIENCY 3.20 Exterior- Exterior Doors: Missing Hardware - Storm Door
- DEFICIENCY 3.21 Exterior- Windows: Damaged Frames - Windows
- DEFICIENCY 3.22 Exterior- Decks Balconies Porches Steps: Loose Boards -Decks, Balconies, Porches & Steps
- DEFICIENCY 3.23 Exterior- Decks Balconies Porches Steps: Water Sealant Recommended - Decks, Balconies, Porches & Steps
- DEFICIENCY 3.24 Exterior- Decks Balconies Porches Steps: Railing Loose - Decks, Balconies, Porches & Steps
- DEFICIENCY 3.25 Exterior- Decks Balconies Porches Steps: Slight deterioration on joists - Decks, Balconies, Porches & Steps
- DEFICIENCY 3.26 Exterior- Decks Balconies Porches Steps: Deck Hardware Loose

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- DEFICIENCY 5.13 Electrical- Lighting Fixtures Switches Receptacles: Missing - Cover Plates
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- DEFICIENCY 9.7 Plumbing- Fixtures: Loose - Plumbing fixture
- DEFICIENCY 9.8 Plumbing- Fixtures: Not Functioning - Drain Assembly
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- DEFICIENCY 10.6 Doors Windows Interior- Windows: Inoperable - Window
- DEFICIENCY 10.7 Doors Windows Interior- Floors: Moisture Damage - Flooring
- DEFICIENCY 10.8 Doors Windows Interior- Walls: Mold like substances - Walls
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- DEFICIENCY 10.13 Doors Windows Interior- Ceilings: Hole/Damage - Ceiling
- DEFICIENCY 10.14 Doors Windows Interior- Countertops & Cabinets: Damaged - Cabinet
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- DEFICIENCY 11.1 Appliances- Dishwasher: Leaking - Dishwasher
- DEFICIENCY 12.1 Insulation Ventilation- Crawlspace / Basement Wall Insulation: Insulation fallen down
- DEFICIENCY 14.1 Radon Testing- Test Results: High Levels - Radon
- DEFICIENCY 17.1 Plumbing Apartment- Fixtures: Inoperable - fixture
- DEFICIENCY 18.1 Doors Windows Interior Apartment- General: Damage drywall
- DEFICIENCY 18.2 Doors Windows Interior Apartment- Windows: Improper installation - Window
- DEFICIENCY 18.3 Doors Windows Interior Apartment- Walls: Settling Cracks - Walls
- DEFICIENCY 19.1 Electrical Apartment- Branch Wiring Circuits Breakers Fuses: Loose and/or Exposed Wiring
- DEFICIENCY 19.2 Electrical Apartment- Carbon Monoxide Detectors: Not Installed - CO Detector(s)

1: Inspection Details

Information

General : In Attendance

Listing Agent

General : Occupancy

Vacant

General : Style of Home

Ranch

General : Utilities

Water, Electric, Propane, On

General : Weather

Clear

General : Temperature

Clear, 80

2: Roof Coverings and Drainage

Information

General : Inspection Method

Roof

General : Roof Type / Style

Gable

Coverings : Material

Metal

Roof Drainage Systems : Gutter Material

Aluminum

Flashings : Material

Metal

Skylights, Chimneys & Other Roof Penetrations : Plumbing Vents

Yes, Satisfactory

Skylights, Chimneys & Other Roof Penetrations : Roof Vents

Yes

Skylights, Chimneys & Other Roof Penetrations : Vents (Bathroom, Laundry)

No

Skylights, Chimneys & Other Roof Penetrations : Skylight

No

Skylights, Chimneys & Other Roof Penetrations : Chimney

Yes, Marginal

Skylights, Chimneys & Other Roof Penetrations : Flue

Yes, Satisfactory

Skylights, Chimneys & Other Roof Penetrations : Roof Safety Anchors

No

Skylights, Chimneys & Other Roof Penetrations : Swamp Cooler

No

Skylights, Chimneys & Other Roof Penetrations : Solar

No

Deficiencies

DEFICIENCY 2.1

Coverings

Damaged (General) - Coverings

Estimated Severity : ■ ☐ ☐ Repair



The roof coverings showed signs of damage, and wear. I recommend a qualified roofing professional to evaluate and repair.

Deficiencies

DEFICIENCY 2.2

Roof Drainage Systems

Downspouts Draining Near Foundation - Gutters

Estimated Severity : ■ ☐ ☐ Repair



One or more downspouts drain too close to the home's foundation, or are damaged resulting in run-off spillage. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. I recommend adjusting the downspout extensions to drain at least 6 feet from the foundation.

DEFICIENCY 2.3

Roof Drainage Systems

Damaged - Gutters

Estimated Severity : ■ ☐ Repair



Sections of the gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. I recommend having a qualified contractor evaluate and repair.

DEFICIENCY 2.4

Roof Drainage Systems

Detached Downspout - Gutters

Estimated Severity : ■ ☐ ☐ Repair



One or more downspouts around the property were detached at the time of the inspection. Recommend repair or replacement.

DEFICIENCY 2.5

Roof Drainage Systems

Gutter Leaking

Estimated Severity : ■ ☐ ☐ Repair



A leaking gutter was observed at the time of the inspection. Recommend evaluation and repair as necessary.

Deficiencies

DEFICIENCY 2.6

Skylights, Chimneys & Other Roof Penetrations

Deteriorated Crown - Chimney

Estimated Severity : ■ Minor/Maintenance



The chimney crown was deteriorated at the time of the inspection. Recommend repair/replacement of chimney crown to protect interior from water damage.

To view more Roof Coverings and Drainage photos, [CLICK HERE](#)

3: Exterior

Information

General : Inspection Method

Visual

Walkways Patios Driveways : Driveway Material

Concrete, Dirt

Walkways Patios Driveways : Walkways

Concrete, Dirt

Siding Flashing Trim : Siding Material

Stucco

Siding Flashing Trim : Siding Style

Acrylic stucco, Cement stucco

Eaves Soffits Fascia : Material

Metal, Vinyl

Exterior Doors : Exterior Entry Door Types

Wood, Storm Door, Sliding Glass Door

Windows : Windows

Vinyl

Decks Balconies Porches Steps : Structure

Deck, Covered Patio

Decks Balconies Porches Steps : Material

Wood, Stone, Metal

Fence : Fence

No

Limitations

LIMITATION 3.1

General

Damaged Steps



the steps were damaged.

Deficiencies

DEFICIENCY 3.2

Walkways Patios Driveways

Cracking/Settling - Minor - Walkways Patios Driveways

Estimated Severity : ■ □ □ Repair



I observed some minor cracks in the cement. This is very typical due to soil movement. I would consider these cracks cosmetic, but I do recommend using a sealant to prevent water intrusion. Monitor and maintain as necessary.

Deficiencies

DEFICIENCY 3.3

Vegetation Grading Drainage Retaining Walls

Vegetation- Near Siding/Foundation

Estimated Severity : ■ Minor/Maintenance



Vegetation is growing too close to the home. The root systems can cause major foundation issues, the leaves can clog gutters, increasing the amount of water around the foundation can cause issues, and the branches can cause accelerated wear on the siding. Recommend clearing vegetation within 10' of the home.

DEFICIENCY 3.4

Vegetation Grading Drainage Retaining Walls

Overhanging Roof - Vegetation

Estimated Severity : ■ □□ Repair



Trees observed overhanging the roof. This can cause damage to the roof when large limbs

fall during high winds or other adverse weather. It can also clog gutters/downspouts if debris is not cleaned out regularly. I recommend trimming trees which overhang roofs.

DEFICIENCY 3.5

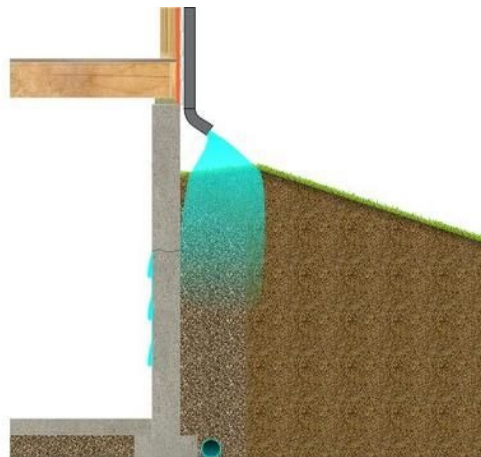
Vegetation Grading Drainage Retaining Walls

Negative Grading - Landscaping

Estimated Severity : ■ Minor/Maintenance



POSITIVE DRAINAGE



NEGATIVE DRAINAGE

Grading is sloping toward the home in one or more areas. This could lead to water intrusion and foundation issues. I recommend qualified landscaper or foundation contractor re-grade so water flows away from home.

Deficiencies

DEFICIENCY 3.6

Siding Flashing Trim

Cracking Stucco - Minor

Estimated Severity : ■ ☐ ☐ Repair



The stucco siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes age. I recommend patching, sealing, replacing, or monitoring areas of cracking depending on severity and siding material in question.

DEFICIENCY 3.7

Siding Flashing Trim

Dry Rot - Siding/Trim

Estimated Severity : ■ ☐ ☐ Repair



Areas of wood trim and/or siding are rotted and should be repaired or replaced.

DEFICIENCY 3.8

Siding Flashing Trim

Gap/Hole - Siding/Trim

Estimated Severity : ■ ☐ ☐ Repair



Gaps in the siding and trim should be sealed to prevent moisture, pest, or rodent intrusion.

DEFICIENCY 3.9

Siding Flashing Trim

Moisture staining - Siding/Trim

Estimated Severity : ■ ☐ ☐ Repair



There's evidence of moisture staining in the stucco recommend monitoring repair if needed.

DEFICIENCY 3.10

Siding Flashing Trim

Cracking in stone veneer

Estimated Severity : ■ □□ Repair



At the time of inspection, some cracking was noted in the stone veneer. This is not a structural component of the home. Recommend performing any necessary maintenance for the upkeep of the stone exterior..

Deficiencies

DEFICIENCY 3.11

Eaves Soffits Fascia

Loose - Soffit / Fascia

Estimated Severity : ■ Minor/Maintenance



One or more sections of the soffit and/or fascia are loose. Recommend securing.

DEFICIENCY 3.12

Eaves Soffits Fascia

Gap - Soffit / Fascia

Estimated Severity : ■ □□ Repair



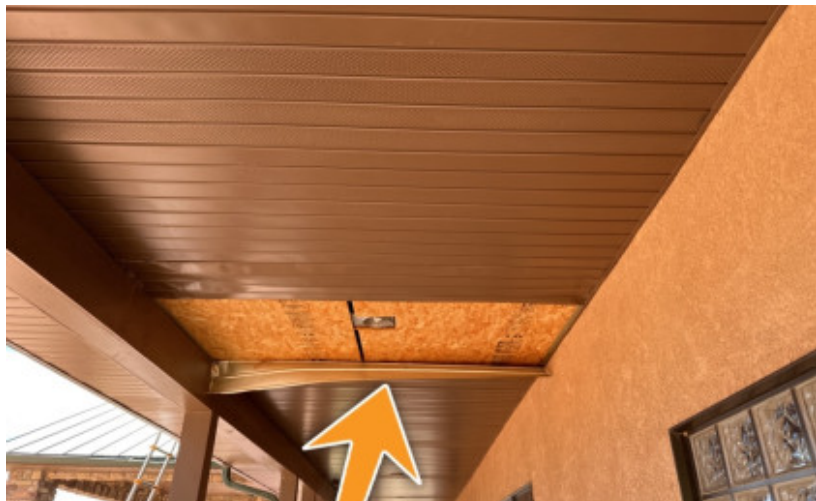
There is opening, gap or hole in fascia / soffit which should be repaired or sealed. This can allow water intrusion and pest infestation as well as deterioration of the surrounding material.

DEFICIENCY 3.13

Eaves Soffits Fascia

Damaged - Soffit / Fascia

Estimated Severity : ■ Minor/Maintenance





One or more sections of the soffit and/or fascia are damaged. Recommend repair or replacement.

DEFICIENCY 3.14

Eaves Soffits Fascia

Bird Nests

Estimated Severity : ■ ☐ Repair



One or more bird nest was observed at the time of the inspection. Recommend evaluation and repair as necessary.

Deficiencies

DEFICIENCY 3.15

Exterior Doors

Weatherstripping Damaged / Loose - Exterior Door

Estimated Severity : ■ ☐ ☐ Repair



When inspecting the home's exterior doors, the weatherstripping was in need of repair or possibly replacement. Proper weatherstripping should not allow air or light in around the door, which makes for great efficiency. I recommend regaining that lost efficiency by repairing or replacing the weatherstripping.

DEFICIENCY 3.16

Exterior Doors

No deadbolt - Exterior Doors

Estimated Severity : ■ ☐ ☐ Repair



No dead bolt on the exterior door. I recommend installing for safety on all exterior doors.

DEFICIENCY 3.17

Exterior Doors

Screen Damage - Exterior Doors

Estimated Severity : ■ ☐ ☐ Repair



The sliding glass door screen appears to be damaged. Recommend repair or replacement.

DEFICIENCY 3.18

Exterior Doors

Lock Inoperable

Estimated Severity : ■ ☐ ☐ Repair



Recommend adjusting strike plate or deadbolt to allow for it to fully lock.

DEFICIENCY 3.19

Exterior Doors

Screen Door - Difficult To Operate

Estimated Severity : ■ ☐ Repair



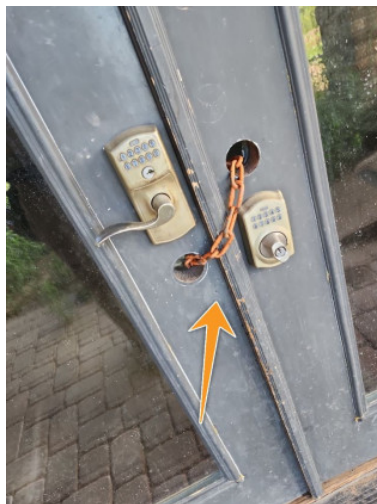
Recommend adjusting or lubricating track as needed on screen door to allow for a smooth operation.

DEFICIENCY 3.20

Exterior Doors

Missing Hardware - Storm Door

Estimated Severity : ■ ☐ Repair



Recommend repair.

Deficiencies

DEFICIENCY 3.21

Windows

Damaged Frames - Windows

Estimated Severity : ■ □□ Repair



The window frames appeared to be damaged on the exterior. I recommend repair or replacement as needed.

Deficiencies

DEFICIENCY 3.22

Decks Balconies Porches Steps

Loose Boards -Decks, Balconies, Porches & Steps

Estimated Severity : ■ □□ Repair



While inspecting the deck, one or more of the deck boards were loose. I recommend re-securing those boards.

DEFICIENCY 3.23

Decks Balconies Porches Steps

Water Sealant Recommended - Decks, Balconies, Porches & Steps

Estimated Severity : ■ ☐ Repair



The exterior structure is showing signs of weathering and/or water damage. It's important to keep it sealed, not only for visual reasons but also to prevent any water intrusion and rotting. I recommend applying a water sealant to extend life. Here is a helpful article on staining & sealing.

DEFICIENCY 3.24

Decks Balconies Porches Steps

Railing Loose - Decks, Balconies, Porches & Steps

Estimated Severity : ■ ☐ ☐ Repair



I recommend securing the loose handrails as needed.

DEFICIENCY 3.25

Decks Balconies Porches Steps

Slight deterioration on joists - Decks, Balconies, Porches & Steps

Estimated Severity : ■ ☐ ☐ Repair



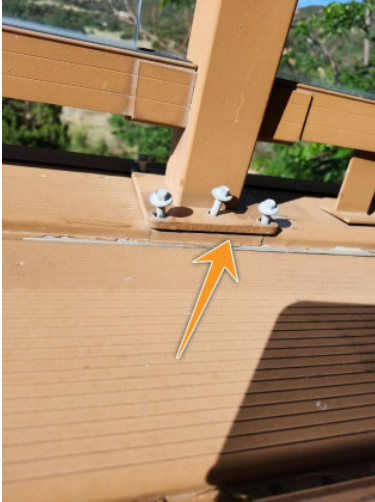
Slight deterioration in some of joists boards was visible during the inspection

DEFICIENCY 3.26

Decks Balconies Porches Steps

Deck Hardware Loose

Estimated Severity : ■ ☐ ☐ Repair



Loose hardware was observed at the time of the inspection. Recommend evaluation and repair as necessary.

To view more Exterior photos, [CLICK HERE](#)

4: Garage

Deficiencies

DEFICIENCY 4.1

Floor

Evidence of Rodents

Estimated Severity : ☐ ☐ Repair



Evidence of rodents in the garage. Recommend evaluation as needed

Deficiencies

DEFICIENCY 4.2

Non-Fire Rated Walls & Ceilings

Damage - Non-Firewall Garage

Estimated Severity : ☐ ☐ Repair



The drywall was damaged in the garage. Recommend repair.

Deficiencies

DEFICIENCY 4.3

Fire Rated Walls & Ceilings

Moisture stains - Fire Rated Walls & Ceilings Garage

Estimated Severity : ■ □□ Repair



There appears to be moisture staining in the garage. Recommend asking seller history and to monitor.

Deficiencies

DEFICIENCY 4.4

Garage Door

Weatherstripping Damaged/missing - Garage Door

Estimated Severity : ■ ☐ ☐ Repair



I recommend repair or replace.

DEFICIENCY 4.5

Garage Door

Damage - Garage Door

Estimated Severity : ■ ☐ ☐ Repair



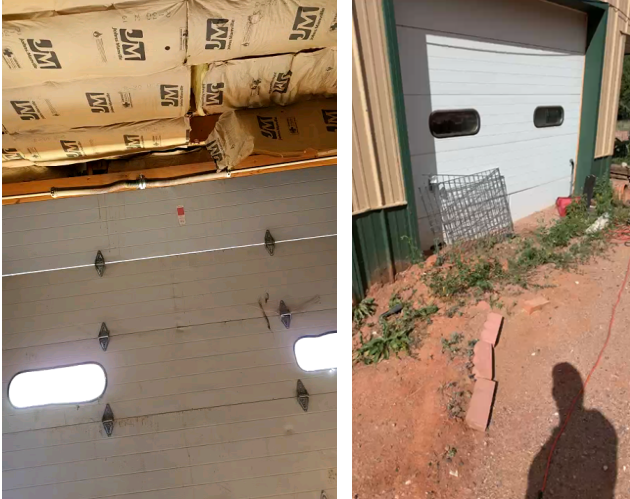
The garage door has slight damage which was not causing any problems with the opening of the door at the time of inspection.

DEFICIENCY 4.6

Garage Door

Inoperable - Garage Door

Estimated Severity : ■ ☐ Repair



One or more garage doors was inoperable at the time of the inspection. Recommend repair by qualified garage door contractor.

To view more Garage photos, [CLICK HERE](#)

5: Electrical

Information

Service Entrance Conductors : Electrical Service Conductors

Below Ground, 120 Volts, 240V

Main Subpanels Service Grounding Main Overcurrent Device : Main Panel Location

Garage, Exterior North

Main Subpanels Service Grounding Main Overcurrent Device : Panel Capacity

2 x 200 AMP

Main Subpanels Service Grounding Main Overcurrent Device : Panel Manufacturer

Cutler Hammer

Main Subpanels Service Grounding Main Overcurrent Device : Panel Type

Circuit Breaker

Main Subpanels Service Grounding Main Overcurrent Device : Sub Panel Location

Basement, Kitchen, Utility Room

Branch Wiring Circuits Breakers Fuses : Branch Wiring

Aluminum Strand

Branch Wiring Circuits Breakers Fuses : Wiring Method

Romex

GFCI AFCI : Location tested

On outlets

Lighting Fixtures Switches Receptacles : Representative Number Tested

Yes

Lighting Fixtures Switches Receptacles : Ceiling fans

Yes

Smoke Detectors : Type of smoke detectors

Hardwired, Not Hardwired

Carbon Monoxide Detectors : Type of CO

Hardwired, Not Hardwired, none

Deficiencies

DEFICIENCY 5.1

Service Entrance Conductors

Cover Missing - exterior outlet

Estimated Severity : ■ ☐ ☐ Repair



Recommend adding weatherproof cover.

DEFICIENCY 5.2

Service Entrance Conductors

Smoke detector- missing

Estimated Severity : ■ ☐ ☐ Repair



A smoke detector was missing. Recommend a new smoke detector be added.

Deficiencies

DEFICIENCY 5.3

Main Subpanels Service Grounding Main Overcurrent Device

Pointed Screws - Main/Sub Panel

Estimated Severity : ■ ☐ ☐ Repair



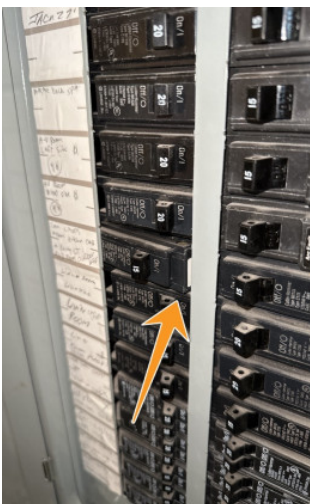
Pointed screws are securing the main panel cover. This is a safety hazard. I recommend replacing with flat tipped screws. I did not fully remove the dead front cover because all screws were pointed and I would not have been able to resecure the cover safely. I recommend having an electrician evaluate the panel.

DEFICIENCY 5.4

Main Subpanels Service Grounding Main Overcurrent Device

Breaker Loose - Main/Sub Panel

Estimated Severity : ■ ☐ ☐ Repair



One or more breakers were loose at the time of the inspection. Recommend repair by

qualified electrical contractor.

DEFICIENCY 5.5

Main Subpanels Service Grounding Main Overcurrent Device

Double Tapped Breaker

Estimated Severity : ■ ☐ ☐ Repair



One or more breakers in the panel were double tapped. I recommend evaluation and repair by a licensed electrician.

DEFICIENCY 5.6

Main Subpanels Service Grounding Main Overcurrent Device

Evidence of Pests

Estimated Severity : ■ ☐ ☐ Repair



At the time of inspection there appeared to be signs of pests that had got into the electrical panel. I recommend removal of any debris in the panel, and closing any potential gaps to avoid pests getting in in the future.

DEFICIENCY 5.7

Main Subpanels Service Grounding Main Overcurrent Device

Improper Screws - Main Panel

Estimated Severity : ■ □□ Repair



At the time of inspection there were one or more improper screws used to secure the dead front cover. Recommend replacing with proper electrical screws.

DEFICIENCY 5.8

Main Subpanels Service Grounding Main Overcurrent Device

Missing Cover - Main Panel

Estimated Severity : ■ Minor/Maintenance



At the time of inspection there was no front cover for the electrical panel. This typically has all the labels for the panel as well as the legend listing what breakers are acceptable to be installed per manufacturer standards. Recommend a qualified electrician evaluate and properly cover and label panel.

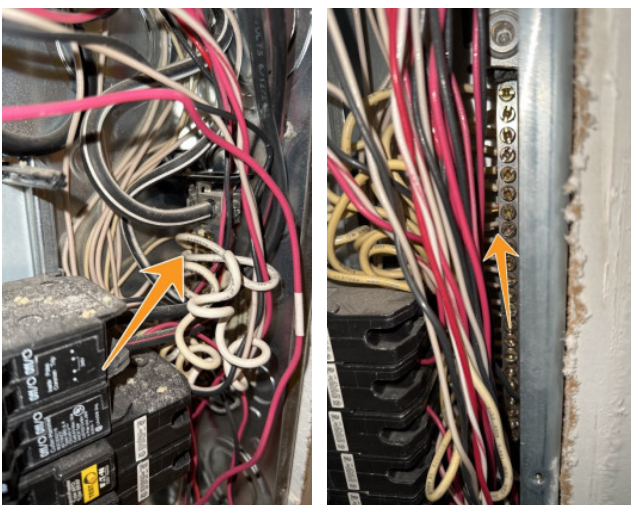
Deficiencies

DEFICIENCY 5.9

Branch Wiring Circuits Breakers Fuses

Double Tap Lug - bus bar

Estimated Severity : ■ ☐ Repair



There were one or more double tapped lugs on the bus bar at the time of inspection. Neutral, ground, or a combination were fed into the same lug at the bus bar. The main concern is that the lugs are typically designed to hold one wire, and if more are fed there, they have a greater chance of becoming loose connections. I recommend evaluation by a

qualified electrician.

DEFICIENCY 5.10

Branch Wiring Circuits Breakers Fuses

Loose and/or Exposed Wiring

Estimated Severity : ■ ☐ ☐ Repair



There is unsafe and exposed wiring visible and present during the home inspection. I recommend a licensed electrician repair and secure properly.

DEFICIENCY 5.11

Branch Wiring Circuits Breakers Fuses

Permanent Extension Cord Wiring

Estimated Severity : ■ ☐ ☐ Repair



There appears to be use of permanent extension cords as wiring. This is not allowed. I recommend a licensed electrician to hardwire.

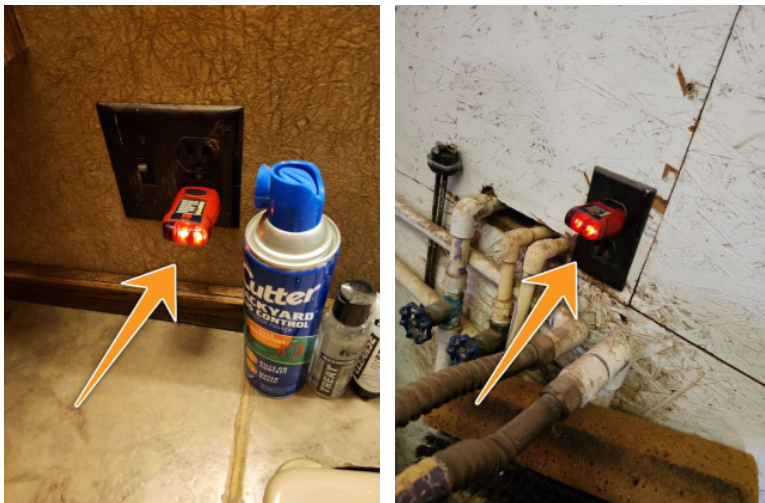
Deficiencies

DEFICIENCY 5.12

GFCI AFCI

GFCI Protection Not Installed

Estimated Severity : ■ □□ Repair



There are receptacles in the home that aren't protected by GFCI when they should be. Receptacles near water sources, in garages, and outside need to be GFCI in order to prevent accidental shocks. I recommend having an electrician evaluate the home's receptacles in order to ensure safety. Here is a link to read about how GFCI receptacles keep you safe.

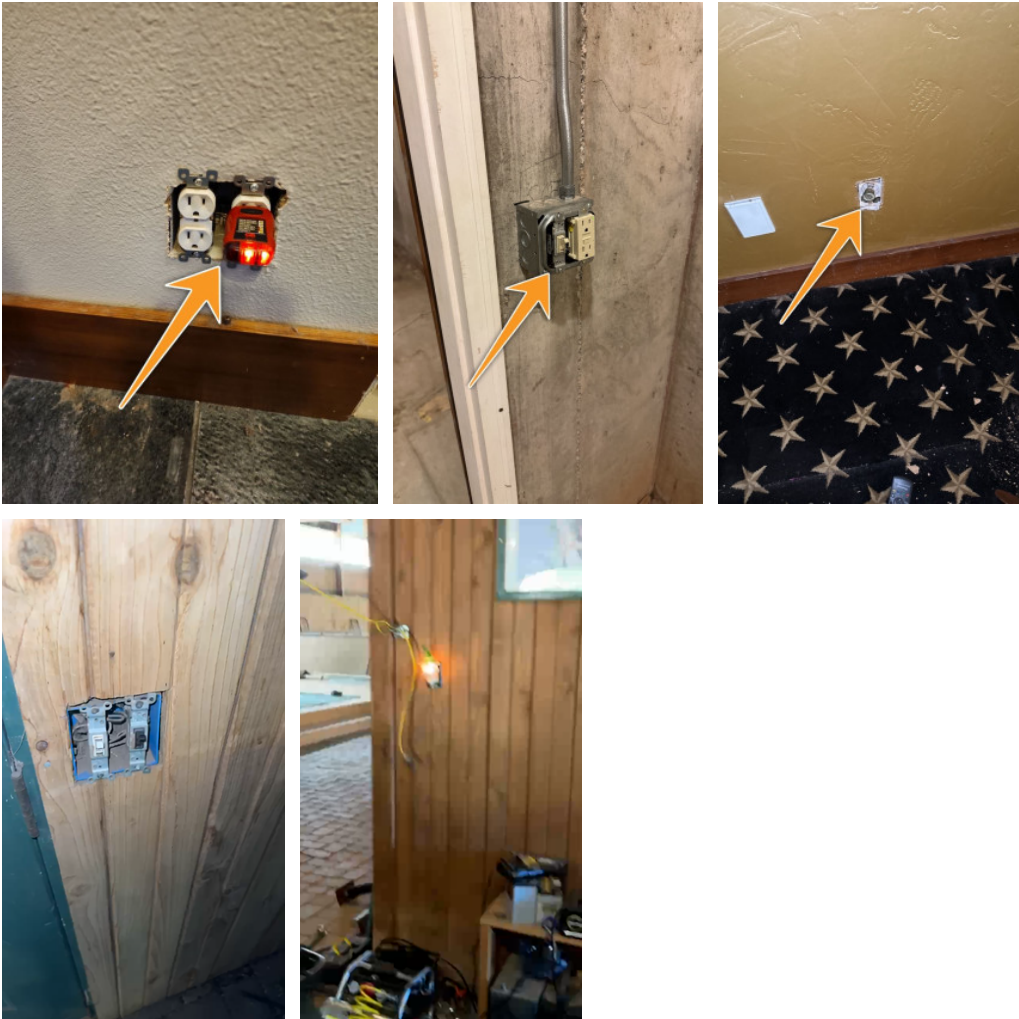
Deficiencies

DEFICIENCY 5.13

Lighting Fixtures Switches Receptacles

Missing - Cover Plates

Estimated Severity : ■ Minor/Maintenance



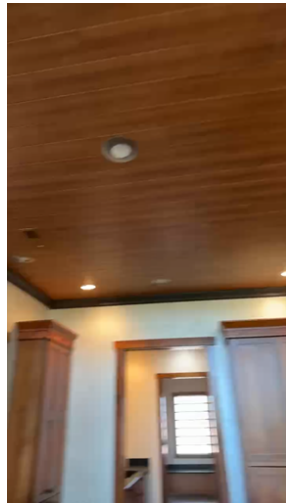
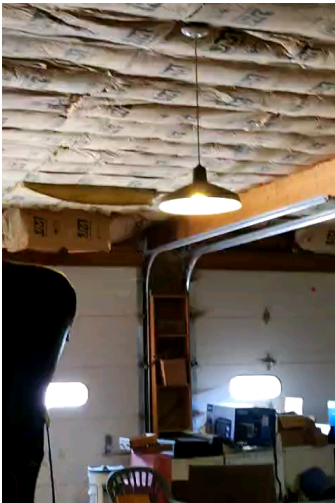
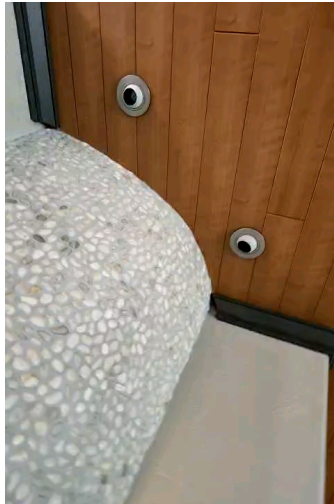
One or more light switches/receptacles are missing a cover plate. This causes short and shock risk. I recommend installation of plates.

DEFICIENCY 5.14

Lighting Fixtures Switches Receptacles

Inoperable - Light Fixture

Estimated Severity : <input type="checkbox"/> <input type="checkbox"/> Repair



Light was not operating during the inspection. It could be just a simple light bulb that is burnt out, but I recommend communicating with the seller to determine if the light does actually function.

DEFICIENCY 5.15

Lighting Fixtures Switches Receptacles

No Power - Outlet

Estimated Severity : ■ ☐ Repair



All accessible receptacles in the home were tested to ensure that they had power. One or more were not functioning. I recommend repair/replacement.

DEFICIENCY 5.16

Lighting Fixtures Switches Receptacles

Damaged - Light Fixture

Estimated Severity : ■ Minor/Maintenance



At the time of inspection, there were one or more light fixtures that were damaged. I recommend repairing or replacing the damaged fixtures.

DEFICIENCY 5.17

Lighting Fixtures Switches Receptacles

Missing - Light Fixture

Estimated Severity : ■ □□ Repair



There appears to be a missing light fixture with exposed wiring recommend repair or replacement of light fixture.

DEFICIENCY 5.18

Lighting Fixtures Switches Receptacles

Missing - Junction Box Cover

Estimated Severity : ■ Minor/Maintenance



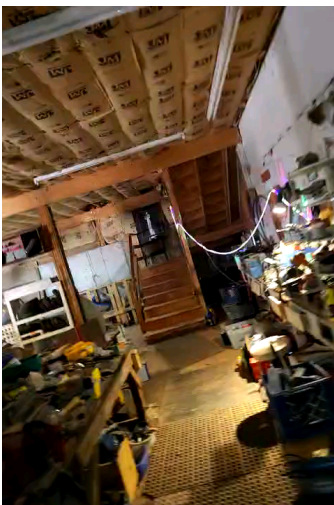
Recommend repair

DEFICIENCY 5.19

Lighting Fixtures Switches Receptacles

Buzzing Light

Estimated Severity : ■ ☐ ☐ Repair



A buzzing light was observed at the time of the inspection. Recommend evaluation and repair as necessary.

DEFICIENCY 5.20

Lighting Fixtures Switches Receptacles

GFCI won't reset

Estimated Severity : ■ ☐ ☐ Repair



a GFCI would not reset. recommend replacement by a qualified electrician

Deficiencies

DEFICIENCY 5.21

Smoke Detectors

Expired - Smoke Detectors

Estimated Severity : ■ □□ Repair



The smoke detectors appeared older as evidenced by the yellowing of the plastic and may be expired. I recommend replacing every 10 years per manufacuters requirements.

Deficiencies

DEFICIENCY 5.22

Carbon Monoxide Detectors

Not Installed - CO Detector(s)

Estimated Severity : ■ □□ Repair



Unless the CO Detector is tied in with the smoke alarm, I did not observe any CO Detectors in the Home. I recommend installation of carbon monoxide detectors on every level of the home, outside bedrooms and near fireplaces and gas vented appliances. This is a safety hazard and should be addressed.

To view more Electrical photos, [CLICK HERE](#)

6: Foundation and Structure

Information

General : Inspection Method

Visual

Foundation : Material

Concrete

Foundation : Style

Walk-out Basement

Floor / Ceiling Structure : Material

Steel I-Beams, Wood Joists

Floor / Ceiling Structure : Sub-floor

Plywood

Floor / Ceiling Structure : Basement/Crawlspace Floor

Concrete

Wall Structure : wall construction type

not visible

Wall Structure : Material

Unobservable

Roof Structure : Decking Material

OSB

Roof Structure : Truss Type

Manufactured Truss

Deficiencies

DEFICIENCY 6.1

Foundation

Efflorescence - Foundation

Estimated Severity :  <input type="checkbox"/> <input type="checkbox"/> Repair



Foundation showed efflorescence, which is the chalky residue left on concrete, stone, and block when moisture passes through it. This is normal in moderation with foundations. Excessive efflorescence indicates concerns with poor drainage or grading around the home which can lead to structural issues. Monitor.

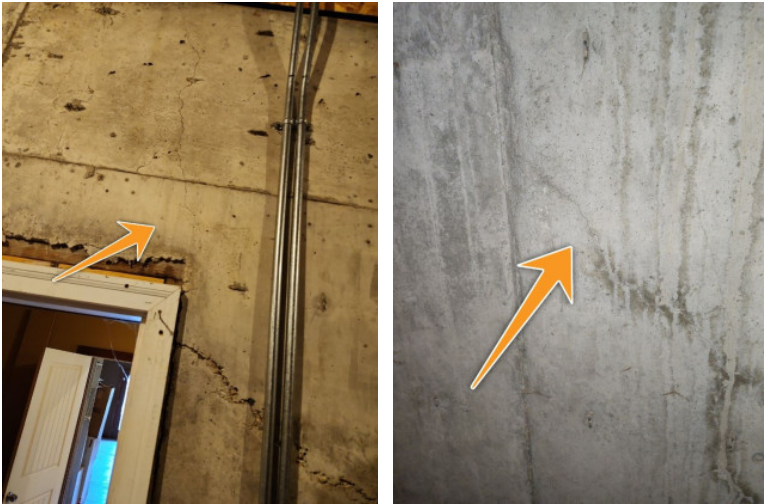
DEFICIENCY 6.2

Foundation

Cracks - Minor - Foundation

Estimated Severity : ■ Minor/Maintenance





Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. I recommend sealing then monitoring for more serious shifting/displacement. Here is an informational article on foundation cracks. If you are concerned with the structural integrity of the home, I recommend consulting a structural engineer.

DEFICIENCY 6.3

Foundation

Not Properly Attached - Column/Foundation

Estimated Severity : ■ ☐ ☐ Repair



The structural support column was not anchored to the floor or the beam recommend anchoring properly.

Deficiencies

DEFICIENCY 6.4

Floor / Ceiling Structure

Typical cracks - Slab

Estimated Severity : ■ Minor/Maintenance



There is evidence of typical cracking in the basement concrete slab. Recommend sealing the cracks and monitoring for further movement.

DEFICIENCY 6.5

Floor / Ceiling Structure

Moisture staining - Sub Floor/Joists

Estimated Severity : ■ ☐ Repair



There is evidence of moisture staining on the sub floor and the floor joists, recommend evaluation of damage and repair to prevent further moisture damage.

Deficiencies

DEFICIENCY 6.6

Wall Structure

Settling Cracks - Walls/Ceiling

Estimated Severity : □□ Repair



All homes will settle from time to time. I observed typical settling cracks in several locations on the walls and ceiling. I recommend monitoring moving forward. If there are further structural concerns, I recommend evaluation by a licensed contractor.

Deficiencies

DEFICIENCY 6.7

Roof Structure

Evidence of Rodents

Estimated Severity : ■ □□ Repair



Evidence of rodents was observed in the attic. Recommend evaluation by a pest control company. OBJ

To view more Foundation and Structure photos, [CLICK HERE](#)

7: Heating

Information

General : AFUE Rating

Manufactured Truss, AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment : Brand

Weil-McLain

Equipment : Energy Source

Propane

Equipment : Heat Type

Steam Boiler

Normal Operating Controls : Thermostat

Yes

Distribution Systems : Ductwork

Non-insulated, Hot water

Presence of Installed Heat Source in Each Room : Location

Ceiling, In-floor

Presence of Installed Heat Source in Each Room : Type

Register

Gas/LP Firelogs & Fireplaces : Working condition

Yes, No, see deficiency

Solid Fuel Heating Device (Fireplace, Woodstove) : Type

Gas

Limitations

LIMITATION 7.1

Gas/LP Firelogs & Fireplaces

Pilot Light Out - Fireplace



During the inspection the pilot light was not lit in the fireplace. We are not able to light pilot lights unfortunately.

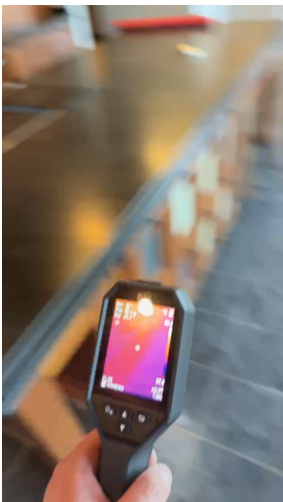
Deficiencies

DEFICIENCY 7.2

Equipment

Inoperable - Heating Equipment

Estimated Severity : ■ ☐ Repair



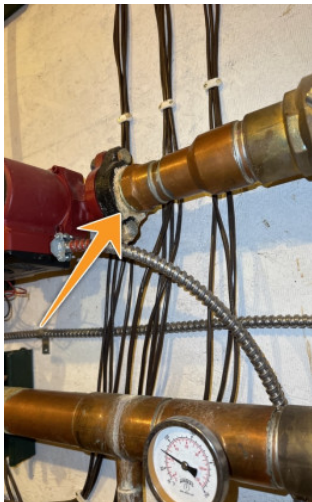
Heating element was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & ensure functionality.

DEFICIENCY 7.3

Equipment

Signs of Water Leaks - Furnace/Boiler

Estimated Severity : ■ ☐ Repair



This could be an old issue but there are signs of past leaks. I recommend verifying it has been serviced recently.

DEFICIENCY 7.4

Equipment

Clain/Maintainance and Annual Servicing - Boiler

Estimated Severity : ■ ☐ Repair



The boiler system in the home may require maintenance per the manufacturer's requirements. Recommend asking seller for history on boiler, which would include maintenance schedule and/or have a licensed boiler technician evaluate and service per manufacturer requirements.

DEFICIENCY 7.5

Equipment

Unable To Test - Gas Fireplace

Estimated Severity : ☐ ☐ Repair



Recommend verifying that the fireplaces operates prior to closing.

Deficiencies

DEFICIENCY 7.6

Gas/LP Firelogs & Fireplaces

Inoperable - Fireplace

Estimated Severity : ☐ ☐ Repair



The fireplace does not turn on. This is likely a very simple issue. I recommend a fireplace contractor to service, or recommend seller provide proof that it is in working condition.

DEFICIENCY 7.7

Gas/LP Firelogs & Fireplaces

Foggy glass - Fireplace

Estimated Severity : ■ ☐ Repair



The glass on the gas fireplace was foggy at the time of the inspection. Recommend cleaning of glass.

To view more Heating photos, [CLICK HERE](#)

8: Cooling

Information

Cooling Equipment : Brand

Bryant, Puron

Cooling Equipment : Energy Source/Type

Central Air Conditioner

Cooling Equipment : Location

Left Side of Home

Cooling Equipment : SEER Rating

Left Side of Home, unknown

Normal Operating Controls : Thermostat

Yes

Distribution System : Configuration

Central

Presence of Installed Cooling Source in Each Room : Location

Ceiling

Deficiencies

DEFICIENCY 8.1

Cooling Equipment

Seal - Refrigerant Line Penetration

Estimated Severity :  ☐ ☐ Repair



Always seal around the refrigerant line to prevent moisture intrusion and rodents, insects from entering the home. Repair.

To view more Cooling photos, [CLICK HERE](#)

9: Plumbing

Information

General : Filters

None

General : Water Source

Well

Main Water Shut-off : Location

Basement

Drain, Waste, & Vent Systems : Drain Size

3", 4"

Drain, Waste, & Vent Systems : Material

PVC

Water Supply : Distribution Material

Pex

Water Supply : Water Supply Material

Copper

Water Heater : Manufacturer

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Here is a nice maintenance guide from Lowe's to help.

Gas Supply : Main Gas Shut-Off Location

At Tank

Fixtures : functioning at the time of the Inspection

Yes

Sump Pump : Location

None

Deficiencies

DEFICIENCY 9.1

Drain, Waste, & Vent Systems

Active Leak - Drain Pipes

Estimated Severity : ■ ☐ ☐ Repair



During the inspection I came across a drain, waste and/or vent pipe that was actively leaking. I recommend having a qualified plumber evaluate and repair.

Deficiencies

DEFICIENCY 9.2

Water Supply

Active Leak - Supply Pipes

Estimated Severity : ■ ☐ ☐ Repair





During the inspection, an active leak was observed on a supply line. Recommend a qualified plumber evaluate and repair.

DEFICIENCY 9.3

Water Supply

Corrosion - Supply Pipes

Estimated Severity : ■ ☐ Repair



Pipe and/or fittings were observed to have corrosion. This can lead to a shortened lifespan. Recommend a qualified plumber repair.

Deficiencies

DEFICIENCY 9.4

Water Heater

Missing TPR Valve - Water Heater

Estimated Severity : ■ ☐ Repair



Recommend installation of a TPR valve by a qualified plumber

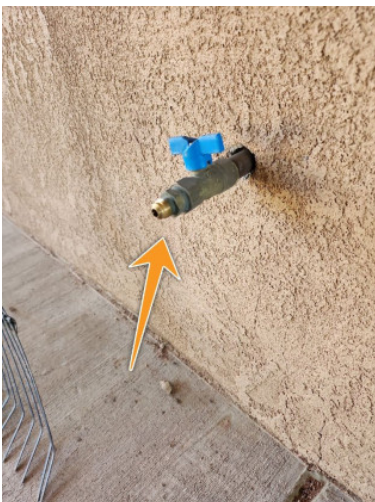
Deficiencies

DEFICIENCY 9.5

Gas Supply

Uncapped - Gas Line

Estimated Severity : ■ ☐ Repair



There appears to be an uncapped gas line recommend installing a proper cap in case the valve is turned on.

Deficiencies

DEFICIENCY 9.6

Fixtures

Active Leak - Plumbing fixture

Estimated Severity : ■ □□ Repair



The fixture has an active leak. I recommend repairing the fixture by fixing the seal or replacement of hardware if necessary.

DEFICIENCY 9.7

Fixtures

Loose - Plumbing fixture

Estimated Severity : ■ ☐ ☐ Repair



One or more of the plumbing fixtures in the home were loose during the inspection. I recommend having the fixture secured and sealed around in order to prevent any leaks.

DEFICIENCY 9.8

Fixtures

Not Functioning - Drain Assembly

Estimated Severity : ■ ☐ ☐ Repair



The drain stopper at the fixture was missing or not functioning. Repair or replace.

DEFICIENCY 9.9

Fixtures

Broken/Not Functioning - Toilet

Estimated Severity : ■ ☐ ☐ Repair



The toilet is not functioning and is missing parts, recommend replacement.

DEFICIENCY 9.10

Fixtures

Inoperable/missing - Tub stopper

Estimated Severity : ■ ☐ ☐ Repair



The tub stopper does not function properly. Recommend repair or adjusting as needed.

DEFICIENCY 9.11

Fixtures

Improperly plumbed - Hot and Cold Water

Estimated Severity : ■ ☐ ☐ Repair



The hot and cold water appear to be reversed hot is now on the right side recommend repair

DEFICIENCY 9.12

Fixtures

Poor Flow - Plumbing Fixture

Estimated Severity : ■ □□ Repair



One or more plumbing fixtures had low flow at the time of the inspection. Recommend repair or replacement.

DEFICIENCY 9.13

Fixtures

Corrosion - Plumbing Fixture

Estimated Severity : ■ □□ Repair



Though they were not leaking at the time of the inspection the fixture was corroded. Recommended monitoring and replacement as it begins to leak.

DEFICIENCY 9.14

Fixtures

Jetted Tub - Inoperable

Estimated Severity : ■ ☐ Repair



The jetted tub did not operate at the time of inspection. I recommend evaluation and repair by a licensed plumber.

DEFICIENCY 9.15

Fixtures

Showerhead Leaking

Estimated Severity : ■ ☐ Repair



One or more shower heads were leaking at the time of the inspection. Recommend replacement.

DEFICIENCY 9.16

Fixtures

Evidence Of Past Leak

Estimated Severity : ■ ☐ Repair



One or more plumbing fixtures or drain lines showed evidence of past leaks. Although no active leaks were observed at the time of inspection, I recommend monitoring moving forward.

DEFICIENCY 9.17

Fixtures

Sprayer Not Operating

Estimated Severity : ■ ☐ ☐ Repair



The kitchen sink spray appeared to be inoperable at the time of inspection. Recommend repair or replacement.

DEFICIENCY 9.18

Fixtures

DIY Plumbing

Estimated Severity : ■ ☐ ☐ Repair



At the time of inspection there appeared to be some DIY plumbing in one or more locations of the home. Recommend evaluation and repair by a licensed plumbing contractor.

DEFICIENCY 9.19

Fixtures

Unable To Test Toilet - Water Off

Estimated Severity : ■ ☐ ☐ Repair



At the time of inspection the toilet water line was turned off and I was unable to get it back on. It appeared to be stuck. Recommend repair and testing prior to closing.

DEFICIENCY 9.20

Fixtures

Missing Showerhead

Estimated Severity : ■ ☐ ☐ Repair



Recommend replacement.

DEFICIENCY 9.21

Fixtures

Missing Drain Plug

Estimated Severity : ■ ☐ ☐ Repair



Recommend installing as needed.

DEFICIENCY 9.22

Fixtures

Clogged - Sink

Estimated Severity : ■ ☐ ☐ Repair



A clogged sink was observed at the time of the inspection. Recommend evaluation and repair as necessary.

DEFICIENCY 9.23

Fixtures

Inoperable/Damaged Hose Spigot

Estimated Severity : ■ ☐ Repair



Recommend a licensed plumber evaluate inoperable host spigot and repair.

To view more Plumbing photos, [CLICK HERE](#)

10: Doors Windows Interior

Information

Doors : Condition

Satisfactory but may need future adjustment, marginal

Windows : Window Type

Single-hung, Crank, Fixed

Windows : Window Manufacturer

Pella, Unknown

Floors : Floor Coverings

Carpet, Concrete, Engineered Wood, Tile

Walls : Wall Material

Drywall

Ceilings : Ceiling Material

Drywall, Wood Panels

Steps, Stairways & Railings : Location

1st floor, basement

Countertops & Cabinets : Countertop Material

Tile, Hard Surface

Countertops & Cabinets : Cabinetry

Wood

Deficiencies

DEFICIENCY 10.1

General

Minor Drywall Damage

Estimated Severity :  □□ Repair



Minor dents, dings, and holes were observed in drywall around the home.

DEFICIENCY 10.2

General

Damage drywall

Estimated Severity : ■ □□ Repair



minor drywall damage was present at time of inspection

Deficiencies

DEFICIENCY 10.3

Doors

Damage - Interior Door

Estimated Severity : ■ ☐ ☐ Repair



I inspected all of the doors in the home and I found one or more that had damage. I recommend having the doors repaired, or replaced if necessary.

DEFICIENCY 10.4

Doors

Doesn't Latch / Lock - Interior Door

Estimated Severity : ■ ☐ ☐ Repair



There were one of more doors that didn't latch and/or lock properly. In order to gain the full the function and safety of the doors, I recommend having the doors repaired or replaced if necessary.

DEFICIENCY 10.5

Doors

Hardware Loose - Interior Door

Estimated Severity : ■ ☐ Repair



I found that hardware at one or more doors was loose at the time of the inspection. Recommend repair or replacement.

Deficiencies

DEFICIENCY 10.6

Windows

Inoperable - Window

Estimated Severity : ■ ☐ Repair



Some of the windows are not functioning properly. Recommend repair or replace.

Deficiencies

DEFICIENCY 10.7

Floors

Moisture Damage - Flooring

Estimated Severity : ■ □□ Repair



When inspecting the home's flooring, one or more areas had visible moisture damage. I recommend a qualified flooring contractor evaluate & repair areas of moisture.

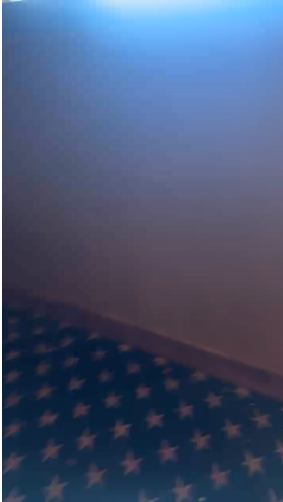
Deficiencies

DEFICIENCY 10.8

Walls

Mold like substances - Walls

Estimated Severity : ■ □□ Repair



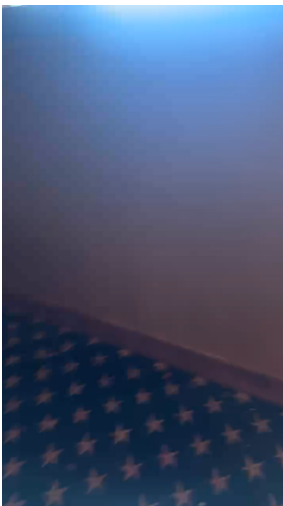
There appears to be a mold like substance. I recommend proper testing and mitigation if necessary prior to closing.

DEFICIENCY 10.9

Walls

Moisture damage on walls

Estimated Severity : ■ □□ Repair



There appears to be moisture damage on walls. Recommend further evaluation to correct the source of moisture and repair drywall

DEFICIENCY 10.10

Walls

Damaged Drywall Texture - Walls/Ceiling

Estimated Severity : ■ ☐ ☐ Repair



One or more locations on the walls and ceiling had damaged texture on the drywall. Recommend touching up as needed.

DEFICIENCY 10.11

Walls

Evidence Of Water Damage - Walls

Estimated Severity : ■ ☐ ☐ Repair



At the time of inspection, there was evidence of water damage on an interior wall. Recommend further evaluation by a licensed contractor.

Deficiencies

DEFICIENCY
10.12

Ceilings

Evidence Of Possible Termites/Pests

Estimated Severity : ■ □□ Repair



Recommend having a licensed professional evaluate further.

DEFICIENCY
10.13

Ceilings

Hole/Damage - Ceiling

Estimated Severity : ■ □□ Repair



Recommend repair by a licensed contractor.

Deficiencies

DEFICIENCY

10.14

Countertops & Cabinets

Damaged - Cabinet

Estimated Severity : ■ ☐ ☐ Repair



One or more of the cabinets had visible damage at time of inspection. I recommend having the cabinets repaired or replaced as necessary.

DEFICIENCY

10.15

Countertops & Cabinets

Water Damage - Cabinet

Estimated Severity : ■ ☐ ☐ Repair



While inspecting the cabinets, I noticed water damage. I recommend having the source of the damage evaluated and the cabinet should be monitored.

DEFICIENCY

10.16

Countertops & Cabinets

Counter Top Damaged

Estimated Severity : ☐ Repair



Recommend sealing and/or replacing.

DEFICIENCY

10.17

Countertops & Cabinets

Adjustment Needed - Cabinet

Estimated Severity : ■ ☐ Repair



At the time of inspection there were one or more cabinets that were not operating smoothly, or need a slight adjustment.

Deficiencies

DEFICIENCY 10.18

Trim

Dog Damage - Interior Trim

Estimated Severity : ■ Minor/Maintenance



There was damage to the trim caused by a dog at the time of the inspection.

To view more Doors Windows Interior photos, [CLICK HERE](#)

11: Appliances

Information

Dishwasher : Brand

Unknown

Refrigerator : Brand

Kitchenaid

Refrigerator : Ice and Water Dispenser

Yes

Refrigerator : Working at Time of Inspection

Yes

Range/Oven/Cooktop : Range/Oven Energy Source

Electric

Range/Oven/Cooktop : Range/Oven Brand

Jenn-Air, Kitchenaid

Range/Oven/Cooktop : Exhaust Hood Type

None

Range/Oven/Cooktop : Working at Time of Inspection Range/Oven/Cooktop

Yes

Range Hood : Unable to Test Functionality - Range Hood

Yes

Built-in Microwave : Brand

KitchenAid

Built-in Microwave : Working at time of inspection - Built-in Microwave

Yes

Garbage Disposal : Working condition

Yes, No, one was working the other was not

Clothes Dryer : Brand

None

Clothes Dryer : Power Source

220V Electric

Clothes Dryer : Vent Method

Metal - Flex

Clothes Dryer : Working condition at time of inspection

Not Tested

Clothes Washer : Brand

None

Clothes Washer : Working condition at time of inspection

Not tested

Deficiencies

DEFICIENCY 11.1

Dishwasher

Leaking - Dishwasher

Estimated Severity : ■ ☐ ☐ Repair



Dishwasher leaks when cycle was ran. Recommend qualified professional to evaluate.

To view more Appliances photos, [CLICK HERE](#)

12: Insulation Ventilation

Information

Crawlspace / Basement Wall Insulation : R-Value

n/a

Crawlspace / Basement Wall Insulation : Insulation Type

Unobservable

Flooring Insulation : R-Value

Unobservable, none

Flooring Insulation : Insulation Type

None

Exterior / Interior Wall Insulation : R-Value

None, n/a

Exterior / Interior Wall Insulation : Insulation Type

Unobservable

Attic Insulation : Insulation Type

Fiberglass

Attic Insulation : R-Value

Fiberglass, approx R30

Ventilation : Ventilation Type

Ridge Vents, Soffit Vents

Exhaust Systems : Exhaust Fans

Fan Only, Fan/Heat/Light

Radon Mitigation System : Condition

none

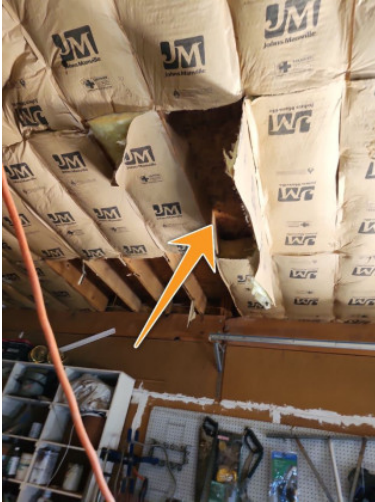
Deficiencies

DEFICIENCY 12.1

Crawlspace / Basement Wall Insulation

Insulation fallen down

Estimated Severity :  ☐ Repair



The insulation in the crawl space has fallen down. Recommend reattaching to properly insulate.

To view more Insulation Ventilation photos, [CLICK HERE](#)

13: Lateral Sewer Line

Information

Sewer Scope : Distance Scoped

none, 40m

Sewer Scope : Locations

Clean-out Basement, Clean-out Exterior

Sewer Scope : Pipe Material

PVC

Sewer Scope : Overall Condition

Good

Custom

CUSTOM 13.1

Sewer Scope

Sewer Inspection Videos

This is where you can watch your sewer inspection.

CUSTOM 13.2

Sewer Scope

second sewer video

second video from clean out to tank

14: Radon Testing

Information

Test Results : Location

Basement Bedroom

Test Results : Duration of Test

Basement Bedroom, 48 hours

Test Results : Time set

Basement Bedroom, 48 hours, 840

Test Results : Average Radon Level

Basement Bedroom, 48 hours, 840, 5.3

Test Results : Mitigation System

Not Present

Test Results : Summary

Not Present, A full PDF breakdown of the radon test results is attached to this report.

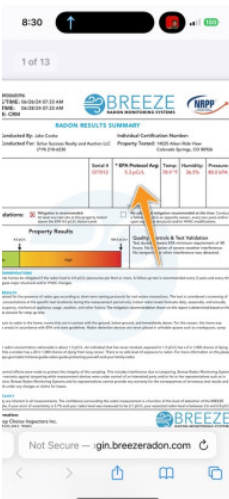
Deficiencies

DEFICIENCY 14.1

Test Results

High Levels - Radon

Estimated Severity : ■ Potential Safety Concern



Average radon levels of 5.3 pCi/L exceeded the 4 pCi/L EPA threshold. I recommend a longer

test, up to 90 days, or installation of a mitigation system in the home.

15: Post Inspection Checklist

Information

General : Post inspection

Not Present, A full PDF breakdown of the radon test results is attached to this report.

To view more Post Inspection Checklist photos, [CLICK HERE](#)

16: Appliances Apartment

Information

Refrigerator : Brand

GE

Refrigerator : Ice and Water Dispenser

No

Refrigerator : Working at Time of Inspection

Yes

Range/Oven/Cooktop : Range/Oven Energy Source

Electric

Range/Oven/Cooktop : Range/Oven Brand

Unknown

Range/Oven/Cooktop : Exhaust Hood Type

None

Range/Oven/Cooktop : Working at Time of Inspection Range/Oven/Cooktop

No

Range Hood : Unable to Test Functionality - Range Hood

No

Built-in Microwave : Brand

GE

Built-in Microwave : Working at time of inspection - Built-in Microwave

Yes

To view more Appliances Apartment photos, [CLICK HERE](#)

17: Plumbing Apartment

Information

General : Filters

None

General : Water Source

Well

Main Water Shut-off : Location

Utility

Drain, Waste, & Vent Systems : Drain Size

1 1/2", 2", 3"

Drain, Waste, & Vent Systems : Material

PVC

Water Supply : Distribution Material

Pex

Water Supply : Water Supply Material

Copper

Water Heater : Manufacturer

Rheem

Water Heater : Power Source/Type

Electric

Water Heater : Capacity

Electric, 40

Water Heater : Location

Utility Room

Water Heater : Hot Water Function at Fixture

Working

Gas Supply : Main Gas Shut-Off Location

None

Fixtures : functioning at the time of the Inspection

Yes, Marginal

Deficiencies

DEFICIENCY 17.1

Fixtures

Inoperable - fixture

Estimated Severity : ■ Minor/Maintenance



The fixture was inoperable at the time of inspection. I recommend repair. It is possible that a valve connected to the fixture is shut off somewhere in the home.

To view more Plumbing Apartment photos, [CLICK HERE](#)

18: Doors Windows Interior Apartment

Information

Doors : Condition

marginal

Windows : Window Type

Single-hung

Windows : Window Manufacturer

Unknown

Floors : Floor Coverings

Engineered Wood

Walls : Wall Material

Drywall

Ceilings : Ceiling Material

Drywall

Steps, Stairways & Railings : Location

2nd floor

Countertops & Cabinets : Countertop Material

Tile

Countertops & Cabinets : Cabinetry

Wood

Deficiencies

DEFICIENCY 18.1

General

Damage drywall

Estimated Severity :  Minor/Maintenance



minor drywall damage was present at time of inspection

Deficiencies

DEFICIENCY 18.2

Windows

Improper installation - Window

Estimated Severity : ■ □□ Repair



There appears to be a single hung window that was used as a slider recommend replacement.

Deficiencies

DEFICIENCY 18.3

Walls

Settling Cracks - Walls

Estimated Severity : ■ □□ Repair



All homes from time to time have settling cracks. This is simply cracking from the home settling as dirt underneath settles. These cracks are not to be concerned about. But if you are concerned about the structural integrity of your home, I recommend further evaluation by a structural engineer.

To view more Doors Windows Interior Apartment photos, [CLICK HERE](#)

19: Electrical Apartment

Information

Service Entrance Conductors : Electrical Service Conductors

Below Ground, Unknown Voltage

Main Subpanels Service Grounding Main Overcurrent Device : Main Panel Location
barn

Main Subpanels Service Grounding Main Overcurrent Device : Panel Capacity
200 AMP

Main Subpanels Service Grounding Main Overcurrent Device : Panel Manufacturer
General Electric

Main Subpanels Service Grounding Main Overcurrent Device : Panel Type
Circuit Breaker

Main Subpanels Service Grounding Main Overcurrent Device : Sub Panel Location
multiple

Branch Wiring Circuits Breakers Fuses : Branch Wiring
Copper, Aluminum Strand

Branch Wiring Circuits Breakers Fuses : Wiring Method
Romex

GFCI AFCI : Location tested
On outlets

Lighting Fixtures Switches Receptacles : Representative Number Tested
Yes, Marginal

Lighting Fixtures Switches Receptacles : Ceiling fans
Yes, Marginal

Smoke Detectors : Type of smoke detectors
Hardwired

Carbon Monoxide Detectors : Type of CO
Hardwired, none found

Deficiencies

DEFICIENCY 19.1

Branch Wiring Circuits Breakers Fuses

Loose and/or Exposed Wiring

Estimated Severity : ■ □□ Repair



There is unsafe and exposed wiring visible and present during the home inspection. I recommend a licensed electrician repair and secure properly.

Deficiencies

DEFICIENCY 19.2

Carbon Monoxide Detectors

Not Installed - CO Detector(s)

Estimated Severity : ■ □ Potential Safety Concern

Unless the CO Detector is tied in with the smoke alarm, I did not observe any CO Detectors in the Home. I recommend installation of carbon monoxide detectors on every level of the home, outside bedrooms and near fireplaces and gas vented appliances. This is a safety hazard and should be addressed.

To view more Electrical Apartment photos, [CLICK HERE](#)



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