



# Select Home Inspections

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## Property Inspection Report

Client(s): **Steve Johnson**

Property address: **1234 Sample, Street Myrtle Beach, SC 29588**









Inspection date: **Sunday, April 12, 2015**

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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

### General Information

Report number: 123456  
 Time started: 9:00am  
 Time finished: 11:00am  
 Present during inspection: Client

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Dry (no rain)

**Temperature during inspection:** Warm

**Inspection fee:** Free

**Type of building:** Single family

**Buildings inspected:** One house

**Number of residential units inspected:** 1



**Age of main building:** 2007 (8 years old)

**Source for main building age:** Client

**Front of building faces:** North

**Main entrance faces:** North

**Occupied:** No

- 1)   The propane gas supply was not available during the inspection (tank empty, shut-off valve turned off, no tank installed, etc.). The inspector operates only "normal" controls such as thermostats, stove burner knobs, and on/off switches, and does not operate gas shut-off valves or activate pilot lights. As a result, items such as but not limited to the gas supply system, gas-fired water heater(s), gas-fired forced air furnace(s), gas fireplace(s), stove(s), and range(s) weren't fully evaluated. The inspector was unable to test for gas leaks. Recommend that a qualified person make a full evaluation of the gas supply system and gas-fired appliances after the gas supply is turned back on. Any problems that are found after this evaluation should be repaired by a qualified contractor.

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Minor slope

**Condition of driveway:** Appeared serviceable

**Driveway material:** Poured in place concrete

**Condition of sidewalks and/or patios:** Required repairs, replacement and/or evaluation (see comments below)

**Sidewalk material:** Poured in place concrete

**Condition of deck, patio and/or porch covers:** Appeared serviceable

**Deck, patio, porch cover material and type:** Open

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Wood

**Condition of stairs, handrails and guardrails:** Appeared serviceable

**Exterior stair material:** Wood








- 2)   Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices.
- 3)   A door swung outward over one or more sets of stairs, and either no landing was installed, or the landing didn't extend at least 20 inches beyond the outermost swing area of the door. This a safety hazard since someone standing on the stairs can fall or be pushed backwards if the door is opened. Recommend that a qualified contractor repair per standard building practices.
- 4)   Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.
- 5)  Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.



Photo 5-1





- 6)  Some nails securing decking boards were loose and were not flush with the surfaces of boards. Boards are more likely to loosen and warp. This may pose a safety hazard to those with bare feet. Recommend that a qualified person repair as necessary. For example, by replacing nails or installing screws. Note that existing nails that are simply pounded back in will be likely to loosen again.



Photo 6-1

- 7)  One or more drains in the yard or landscaped areas appeared to be clogged. Water may accumulate and become a nuisance, or may flow towards the building. Recommend that a qualified person clear drains as necessary.

- 8)  Vegetation was overgrown around equipment for one or more utilities such as gas or electric meters. Vegetation should be pruned or removed as necessary to allow unobstructed access.

- 9)  Decking boards were installed with little or no gap between them. Organic debris such as leaves or evergreen needles may accumulate in between the boards will likely cause rot or deterioration. This is a conducive condition for wood-destroying organisms. At a minimum, keep decking boards clean in the future. Ideally boards should be reinstalled with a 3/8 inch gap between them.

## **Exterior and Foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** from a ladder

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame


**Wall covering:** Vinyl


**Condition of foundation and footings:** Appeared serviceable


**Apparent foundation type:** Concrete slab on grade

**Foundation/stem wall material:** Concrete block

**Footing material (under foundation stem wall):** Not determined (inaccessible or obscured)

10)  One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.

11)  One or more windows or doors were installed with no "drip cap" or "Z" flashings installed above them. Better building practices call for such flashings, which greatly reduce the chance of leaks above windows and doors. Without this flashing, caulk and paint must be maintained or water can enter the wall structure and cause rot and possible structural damage. Depending on the exposure (e.g. roof overhang, height of exterior wall, direction of prevailing rain) this may or may not be an issue. The client should monitor these areas in the future and maintain caulk and paint as necessary. Consult with a qualified contractor about installing flashings where needed, and per standard building practices. Note that when trim or siding is removed to install flashing, damaged wood may be found and additional repairs may be needed.

12)  Some nail heads at the composition wood siding were protruding from the wood, or had been nailed in so as to break the surface of the siding, and caulk was missing. Most manufacturers of composition wood siding specify that nail heads should be flush with the surface, and that the surface of the siding should not be broken. If broken, then caulk should be applied to the nail heads to prevent water penetration and subsequent deterioration of the siding. Recommend that a qualified person repair per the siding manufacturer's specifications.


13)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 13-1

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

**Roof inspection method:** Traversed


**Condition of roof surface material:** Appeared serviceable


**Roof surface material:** Asphalt or fiberglass composition shingles


**Roof type:** Gable


**Apparent number of layers of roof surface material:** Multiple

**Condition of gutters, downspouts and extensions:** Required repair, replacement and/or evaluation (see comments below)

14)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

15)  One or more roof flashings were missing. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

16)  One or more gutters and/or downspouts were loose, leaking and/or damaged. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

17)  This asphalt or fiberglass composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing.

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Traversed

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Trusses

**Ceiling structure:** Ceiling joists

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable

**Ceiling insulation material:** Fiberglass loose fill


**Approximate attic insulation R value (may vary in areas):** R-30

**Vermiculite insulation present:** Not determined

**Vapor retarder:** Not determined (inaccessible or obscured)

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Ridge vent(s), Gable end vents, Open soffit vents

18)  One or more exhaust fan ducts terminated at a soffit vent rather than at a dedicated hood or cap. Soffit vents are designed to allow cool air to be drawn into the attic, and to prevent excess moisture from accumulating in the attic. When such ducts are routed to terminate at soffit vents, the moist exhaust air may flow back into the attic and the soffit venting will be reduced. Recommend that a qualified contractor repair per standard building practices. For example, by installing approved hoods or caps at the roof surface or exterior wall(s), and permanently securing exhaust ducts to them.

## Garage or Carport

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

**Condition of door between garage and house:** Appeared serviceable

**Type of door between garage and house:** Wood, With visible fire-resistance rating

**Condition of garage vehicle door(s):** Required repair, replacement and/or evaluation (see comments below)

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 1

**Condition of automatic opener(s):** Appeared serviceable





**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes


**Condition of garage floor:** Appeared serviceable


**Condition of garage interior:** Appeared serviceable

**Garage ventilation:** None

19)  One or more extension springs supporting garage vehicle door were stretched. This is an indication that the spring(s) have been weakened. Stretched extension springs are a potential safety hazard in the event that they break. The vehicle door could fall shut or a spring could strike someone nearby when it breaks. Recommend that a qualified contractor replace stretched extension springs.

20)  Appliances such as the water heater and/or furnace were subject to damage from vehicles because no protective barrier was installed in front of them. This is a potential safety hazard for fire and/or shock. A qualified contractor should install a barrier per standard building practices. For example, a steel post or specially made wood partition anchored in the concrete slab floor.

21)  The photoelectric sensors that trigger the auto-reverse feature on one or more garage vehicle doors' automatic openers were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified person should relocate sensors so they are 4-6 inches from the floor per standard building practices.

22)  The wall-mounted control for one or more automatic garage vehicle door openers was less than 5 feet off the floor, or within reach of children. This is a safety hazard. Children should not be able to operate automatic garage vehicle door openers. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children.

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Underground

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 200

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded copper

**Main disconnect rating (amps):** 200

**System ground:** Ground rod(s) in soil

**Condition of main service panel:** Appeared serviceable

**Condition of sub-panel(s):** Appeared serviceable

**Location of main service panel #A:** Garage

**Location of sub-panel #C:** Utility room

**Location of main disconnect:** Breaker at bottom of main service panel


**Condition of branch circuit wiring:** Serviceable

**Branch circuit wiring type:** Non-metallic sheathed

**Ground fault interrupter (GFCI) protection present:** Yes

**Arc fault circuit interrupter (AFCI) protection present:** No

**Smoke alarms installed:** Yes, but not tested

23)  Panel(s) #A had inadequate working space. This is a safety hazard when opening or working in panels. Electric panels

should have the following clearances:

- An open area 30 inches wide by 3 feet deep in front of the panel
- 6 feet 6 inches of headroom in front of the panel
- The wall below the panel is clear to the floor
- The center of the grip of the operating handle of the switch or circuit breaker not more than 6 feet 7 inches above the floor or working platform

Recommend that a qualified contractor repair or make modifications per standard building practices. If panels must be opened for repairs, then a qualified electrician should perform repairs.




- 24)  One or more circuit breakers in panel(s) #C were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. For more information, visit: <http://www.reporhost.com/?DBLTAP>



Photo 24-1

- 25)  One or more electric receptacles were incorrectly wired with an open neutral. Recommend that a qualified electrician repair as necessary.

- 26)  One or more knockouts were missing from panel(s) #A. Holes in panels are a potential fire hazard if a malfunction ever occurs inside the panel. Rodents can also enter panels through holes. Recommend that a qualified person install knockout covers where missing and per standard building practices.

## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Location of main water shut-off:** Building exterior

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Required repair, replacement and/or evaluation (see comments below)

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic  
**Vent pipe condition:** Appeared serviceable  
**Vent pipe material:** Plastic  
**Sump pump installed:** No  
**Sewage ejector pump installed:** None visible  
**Condition of fuel system:** Appeared serviceable  
**Visible fuel storage systems:** Below ground, propane tank  
**Location of main fuel shut-off valve:** At propane tank

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27)  One or more leaks were found in drain pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Photo 27-1

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## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Required repair, replacement and/or evaluation (see comments below)

**Type:** Tank

**Energy source:** Electricity

**Capacity (in gallons):** 40

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Garage

**Hot water temperature tested:** Yes

**Water temperature (degrees Fahrenheit):** 120

**Condition of burners:** Appeared serviceable

**Condition of venting system:** Appeared serviceable

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28)  No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber install a drain line per standard building practices.





Photo 28-1

29)  The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Recommend installing an insulated pad under the water heater.

30)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be at this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air, Heat pump

**General heating distribution type(s):** Ducts and registers

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Electric

**Condition of furnace filters:** Required washing or cleaning

**Location for forced air filter(s):** Behind return air grill(s)


**Condition of forced air ducts and registers:** Appeared serviceable


**Condition of cooling system and/or heat pump:** Appeared serviceable


**Cooling system and/or heat pump fuel type:** Electric

**Type:** Split system

**Condition of controls:** Appeared serviceable

31)  One or more heating or cooling air supply registers had a weak air flow, or no apparent flow. This may result in an inadequate air supply to some rooms. Adjustable damper(s) in ducts may exist and be adjusted to improve the flow. Adjusting register controls may also help to improve the flow. If such adjustments don't result in a balanced flow to registers, have a qualified HVAC contractor evaluate and repair or make modifications as necessary.

32)  Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

- 33)  Vegetation such as trees, shrubs and/or vines were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.

## **Fireplaces, Stoves, Chimneys and Flues**


**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Condition of gas-fired fireplaces or stoves:** Appeared serviceable

**Gas fireplace or stove type:** Metal pre-fab fireplace

**Condition of chimneys and flues:** Appeared serviceable

**Gas-fired flue type:** B-vent

- 34)  One or more gas fireplaces or stoves did not respond to normal controls (e.g. on/off switch, thermostat, remote control) and were not fully evaluated as a result. The pilot light or gas supply may have been turned off, or some other condition may have prevented operation. The inspector only operates normal controls and does not light pilot lights or operate gas shut-off valves. Consult with the property owner, review all documentation for such gas appliances, and become familiar with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

## **Kitchen**

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Condition of under-sink food disposal:** Required repair, replacement and/or evaluation (see comments below)

**Condition of dishwasher:** Appeared serviceable

**Condition of range, cooktop or oven:** Appeared serviceable

**Range, cooktop or oven type:** Electric

**Type of ventilation:** Hood or built into microwave over range or cooktop

**Condition of refrigerator:** Appeared serviceable

**Condition of built-in microwave oven:** Appeared serviceable

- 35)  The under-sink food disposal was jammed. Recommend that a qualified contractor repair or replace as necessary.

- 36)  The sink faucet was dripping. Recommend that a qualified person repair as necessary.

- 37)  The sink had minor wear, blemishes or deterioration.

## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the

possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Master bath

**Location #B:** Full bath

**Location #C:** Full bath

**Condition of counters:** Appeared serviceable

**Condition of flooring:** Required repairs, replacement and/or evaluation (see comments below)


**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Condition of ventilation systems:** Appeared serviceable

**Bathroom and laundry ventilation type:** Spot exhaust fans

**38)**  The inspector was unable to verify that the glass used in one or more windows by the bathtub and/or shower at location (s) #B was approved safety glass. Glazing that is not approved safety glass located in areas subject to human impact is a potential safety hazard. Standard building practices require that approved safety glass be used in enclosures for bathtubs, showers, spas, saunas and steam rooms, and in windows where the bottom edge of the window is less than 60 inches above the drain inlet or standing surface. Wire-reinforced glass is not acceptable. Recommend that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.




**39)**  Tile, stone and/or grout in the flooring at location(s) #A was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Recommend that a qualified contractor repair as necessary.



Photo 39-1

**40)**  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor at location(s) #A, B and C. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

**41)**  Recommend cleaning and sealing the grout in flooring at location(s) #A now and in the future as necessary to prevent staining and to improve waterproofing.

## Interior, Doors and Windows

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Required repair, replacement and/or evaluation (see comments below)

**Exterior door material:** Wood

**Condition of interior doors:** Appeared serviceable

**Condition of windows and skylights:** Appeared serviceable

**Type(s) of windows:** Wood, Multi-pane

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Condition of concrete slab floor(s):** Appeared serviceable

**Flooring type or covering:** Wood or wood products, Tile

**Condition of stairs, handrails and guardrails:** Appeared serviceable

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42) 🛠️ One or more exterior doors were significantly damaged or deteriorated. Recommend that a qualified person replace door(s) as necessary.



Photo 42-1

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43) 🛠️ Some interior door hardware (hinges) were loose. Recommend that a qualified person repair or replace as necessary.

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44) 🖐️ Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

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