

BB Residential Inspections

Property Inspection Report

1234 xxxx Street, Baltimore, Maryland xxxxx

Inspection prepared for: xxxxxxxx xxxxxx

Real Estate Agent: None -

Date of Inspection: 10/9/2019 Time: 6:00 PM

Age of Home: 1961 Size: 1440 ft.²

Weather: Sunny and 65°F



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Report Summary

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

Interior Areas		
Page 5 Item: 3	Floor Condition	• The living room flooring has a weak spongy spot right by the front door. Recommend repair by a licensed contractor.
Page 5 Item: 5	Stairs & Handrail	• Many of the balusters on the handrail to the second floor were very loose. Recommend tightening for safety.
Page 6 Item: 11	Screen Doors	• Sliding screen door is torn and is difficult to operate.
Bedrooms		
Page 7 Item: 2	Doors	• Outside back bedroom door does not latch shut. Recommend striker plate adjustment.
Page 7 Item: 5	Closets	• All bedroom closets do not have rods or shelves mounted. Recommend installation. • Recommend holes in closet wall be patched and painted.
Bathroom		
Page 9 Item: 3	Doors	• The closet in the hall bath on the second floor does not have a door. Recommend installing a door.
Page 10 Item: 9	Exhaust Fan	• The bathroom in the basement has an inoperative bath fan. The bathroom does not have a window that opens so it must have an operational bath fan. Recommend servicing by a licensed technician.
Page 11 Item: 16	Toilets	• The toilet in the basement bathroom is very loosely mounted. Recommend servicing by a licensed plumber.
Kitchen		
Page 12 Item: 3	Cabinets	• The cabinet doors are off-line and have no knobs on the doors or drawers. Recommend installing knobs and lining up doors appropriately.
Page 12 Item: 5	Dishwasher	• The dishwasher did not operate when tested, consult with the seller about servicing the unit. The dishwasher ran a cycle but would not drain.
Page 13 Item: 7	Microwave	• Microwave missing turntable wheels
Page 14 Item: 11	Plumbing	• Flex drain observed, these are subject to frequent clogging.
Page 14 Item: 13	Electrical	• The counter lamps in the kitchen are too close to the sink. Recommend moving the lamp higher for safety.
Heat/AC		
Page 17 Item: 1	Heater Condition	• The air handler does not provide heated air when engaged. It does provide cooled air. Recommend servicing/repair by a licensed HVAC technician.

Page 17 Item: 2	Heater Base	<ul style="list-style-type: none"> Although the heater base appears in good condition the front access panels of the heater are directly next to a wall making it very difficult to gain access. Recommend the heater assembly be moved so that access is possible.
Page 17 Item: 3	Enclosure	<ul style="list-style-type: none"> The water heater, air handler and laundry are located in a small room in the basement. This room does not have sufficient combustion air. Recommend that the doors to the laundry room to be replaced with louver doors to provide more combustion air.
Page 18 Item: 10	Filters	<ul style="list-style-type: none"> There is no cover for the filter housing. Recommend installing a cover to prevent combustion air from entering the furnace.
Water Heater		
Page 20 Item: 1	Water Heater Condition	<ul style="list-style-type: none"> The water heater is a 2008 model that was inoperative during testing. Recommend replacement.
Page 21 Item: 8	Overflow Condition	<ul style="list-style-type: none"> The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.
Electrical		
Page 22 Item: 1	Electrical Panel	<ul style="list-style-type: none"> There is a large uncovered hole in the bottom of the sub panel. Recommend this hole be covered to prevent pest entry or electrical shock.
Roof		
Page 24 Item: 1	Roof Condition	<ul style="list-style-type: none"> The material used as roof covering on the bottom edge of the roof slope is inappropriate for this type of roof and will develop leaks over time. Recommend roof covering replacement.
Page 24 Item: 3	Chimney	<ul style="list-style-type: none"> The chimney crown is cracked and undersized. Recommend crown replacement by a licensed chimney sweep.
Page 25 Item: 4	Spark Arrestor	<ul style="list-style-type: none"> Spark arrestor and rain cap suggested.
Page 25 Item: 5	Gutter	<ul style="list-style-type: none"> Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
Attic		
Page 27 Item: 2	Structure	<ul style="list-style-type: none"> Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.
Page 28 Item: 3	Ventilation	<ul style="list-style-type: none"> One side of the house had soffit vents installed with screening, however there was no ridge vent or gable vents for the air to exit. Recommend adding either gable vents or ridge venting to improve the ventilation in the attic.
Exterior Areas		
Page 29 Item: 1	Doors	<ul style="list-style-type: none"> The door to the storage area under the rear deck is dismounted. Recommend installing the door to create a usable secure storage area.
Page 29 Item: 2	Window Condition	<ul style="list-style-type: none"> The glassblock windows in the deck storage area need caulking to prevent moisture and pest entry.
Page 30 Item: 3	Siding Condition	<ul style="list-style-type: none"> Recommend filling and repainting all cracks in the exterior parging.
Grounds		

Page 31 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Recommend removing all plants from cracks in driveway and patching the driveway to prevent further deterioration.
Page 31 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Plants in close contact to siding, fixtures and fences causes rapid deterioration and pest entry into the structure. Recommend removal to prevent further deterioration.
Page 32 Item: 4	Condition	<ul style="list-style-type: none"> • The retaining wall in the front yard is leaning due to incorrect installation. Recommend removal and replacement with appropriate material.
Page 32 Item: 5	Deck	<ul style="list-style-type: none"> • There are cracks in the safety wall and support of the deck structure that should be evaluated for repair by a licensed contractor.
Page 33 Item: 10	Exterior Faucet Condition	<ul style="list-style-type: none"> • The front faucet is missing the handle. Recommend replacement.
Basement/Crawlspace		
Page 35 Item: 1	Walls	<ul style="list-style-type: none"> • The area of the basement wall where the water supply line for the spigot exit needs to be filled.
Page 35 Item: 3	Windows	<ul style="list-style-type: none"> • The top of the glass block windows in the basement need to be caulked to prevent outside air and pest from entering the basement. • The glass block window in the basement bathroom needs caulk around the entire window to prevent pest entry
Page 36 Item: 5	Basement Electric	<ul style="list-style-type: none"> • Open ground - receptacle in basement wall. Recommend repair by a licensed electrician.
Page 37 Item: 8	Stairs	<ul style="list-style-type: none"> • The door to the basement opens over the stairs. Recommend remounting the door to open over the floor of the kitchen. This is a safety requirement.
Plumbing		
Page 38 Item: 1	Plumbing	<ul style="list-style-type: none"> • Leak at main water shut off. Recommend servicing by a licensed plumber.

Inspection Details

INTRODUCTION:

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

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

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

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Townhouse

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

Interior Areas

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

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

1. Ceiling and Wall Condition

Materials: There are drywall ceilings and walls noted.

Observations:

- There are no visible indications of leaks or defects of workmanship.

2. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- Windows operated with no defects noted.

3. Floor Condition

Flooring Types: Floating laminate type flooring noted.

Observations:

- The living room flooring has a weak spongy spot right by the front door. Recommend repair by a licensed contractor.



Weak spot in flooring

4. Doors

Observations:

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

5. Stairs & Handrail

Observations:

- Many of the balusters on the handrail to the second floor were very loose. Recommend tightening for safety.

6. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

7. Closets

Observations:

- The closet is in serviceable condition.

8. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

9. Smoke Detectors

Observations:

- Operated when tested.

10. Patio Doors

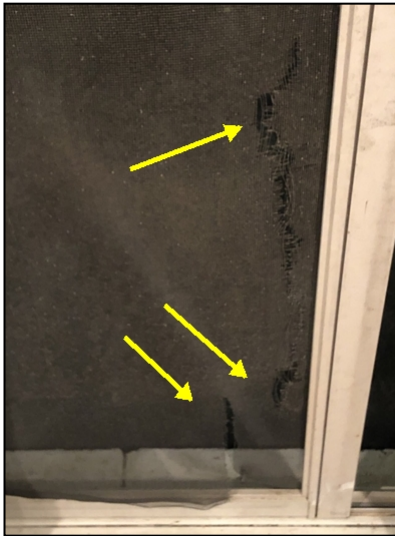
Observations:

- The sliding patio door was functional during the inspection.

11. Screen Doors

Observations:

- Sliding screen door is torn and is difficult to operate.



Damaged screen door.

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling and Wall Condition

Materials: There are drywall ceilings and walls noted.

Observations:

- There are no visible indications of leaks or defects of workmanship.

2. Doors

Observations:

- **Outside back bedroom door does not latch shut. Recommend striker plate adjustment.**



Door does not latch shut

3. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- Windows operated with no defects noted.

4. Floor Condition

Flooring Types: Carpet is noted.

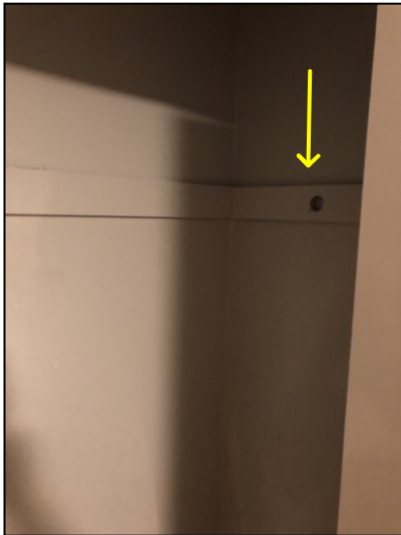
Observations:

- There are no flooring issues noted.

5. Closets

Observations:

- **All bedroom closets do not have rods or shelves mounted. Recommend installation.**
- **Recommend holes in closet wall be patched and painted.**



No rod or shelf in all bedroom closets



Holes in closet wall (front bedroom0

6. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

7. Smoke Detectors

Observations:

- The smoke detectors operated during the inspection.

Bathroom

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

1. Ceiling and Wall Condition

Materials: There are drywall ceilings and walls noted.

Observations:

- There are no visible indications of leaks or defects of workmanship.

2. Floor Condition

Materials: Ceramic tile is noted.

Observations:

- There are no flooring issues noted.

3. Doors

Observations:

- The closet in the hall bath on the second floor does not have a door. Recommend installing a door.



Bathroom closet second-floor missing door

4. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- Windows operated with no defects noted.

5. Cabinets

Observations:

- No deficiencies observed.

6. Counters

Observations:

- No discrepancies noted.

7. Electrical

Observations:

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

8. GFCI

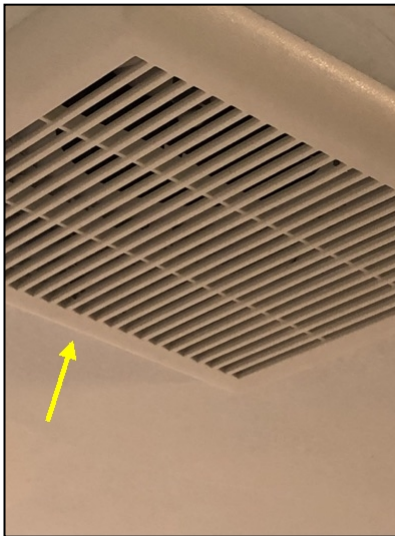
Observations:

- **GFCI** in place and operational

9. Exhaust Fan

Observations:

- The second floor bathroom has a window and no bath fan. Although this is generally an acceptable practice, a bath fan is recommended to prevent moisture accumulation when the weather makes opening the window uncomfortable.
- **The bathroom in the basement has an inoperative bath fan. The bathroom does not have a window that opens so it must have an operational bath fan. Recommend servicing by a licensed technician.**



Inoperative fan in basement bath

10. Heating

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

11. Sinks

Observations:

- No deficiencies observed.

12. Plumbing

Observations:

- Flex drain observed, these are subject to frequent clogging.

13. Showers

Observations:

- functional

14. Shower Walls

Observations:

- Ceramic tile noted.

15. Bath Tubs

Observations:

- Operational at time of inspection.

16. Toilets

Observations:

- **The toilet in the basement bathroom is very loosely mounted. Recommend servicing by a licensed plumber.**



Loosely mounted toilet

Kitchen

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

1. Ceiling and Wall Condition

Materials: There are drywall ceilings and walls noted.

Observations:

- There are no visible indications of leaks or defects of workmanship.

2. Floor Condition

Materials: Floating laminate type flooring noted.

Observations:

- There are no flooring issues noted.

3. Cabinets

Observations:

- The cabinet doors are off-line and have no knobs on the doors or drawers. Recommend installing knobs and lining up doors appropriately.



Doors out of line and missing knobs.

4. Counters

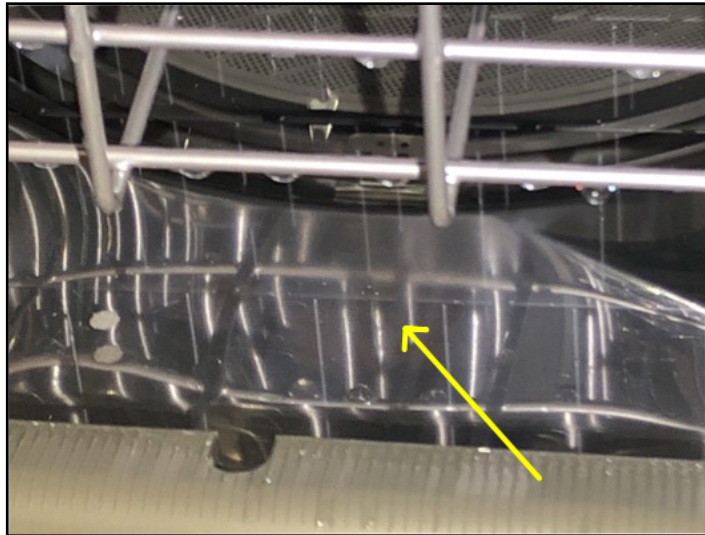
Observations:

- Solid Surface tops noted.

5. Dishwasher

Observations:

- The dishwasher did not operate when tested, consult with the seller about servicing the unit. The dishwasher ran a cycle but would not drain.



The dishwasher would not drain

6. Garbage Disposal

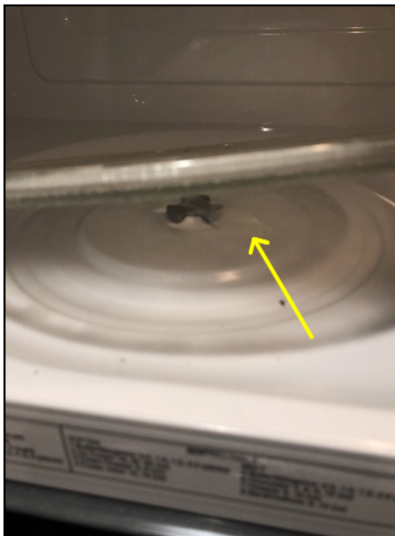
Observations:

- Operated - appeared functional at time of inspection.

7. Microwave

Observations:

- Microwave missing turntable wheels



Microwave turntable

8. Oven & Range

Observations:

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

9. Sinks

Observations:

- Operated normally, at time of inspection.

10. Vent Condition

Materials: Recirculating

Observations:

- Recommend cleaning filter regularly for fire safety.

11. Plumbing

Observations:

- Flex drain observed, these are subject to frequent clogging.



Flex drain under kitchen sink

12. Patio Doors

Observations:

- The hinged patio door was functional during the inspection.

13. Electrical

Observations:

- The counter lamps in the kitchen are too close to the sink. Recommend moving the lamp higher for safety.



Counter lamp in kitchen

14. GFCI

Observations:

- GFCI in place and operational.

Laundry

1. Electrical

Observations:

- 240 volt outlet for dryer installed.

2. GFCI

Observations:

- GFCI in place and operational

3. Wash Basin

Observations:

- Wash basin functional with good supply and drain rates.

4. Plumbing

Observations:

- Washer plumbing appears adequate and appropriately installed.

Heat/AC

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

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

1. Heater Condition

Materials: Location: • The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

- The air handler does not provide heated air when engaged. It does provide cooled air. Recommend servicing/repair by a licensed HVAC technician.

2. Heater Base

Observations:

- Although the heater base appears in good condition the front access panels of the heater are directly next to a wall making it very difficult to gain access. Recommend the heater assembly be moved so that access is possible.



Are insufficient space between heater access and wall

3. Enclosure

Observations:

- The water heater, air handler and laundry are located in a small room in the basement. This room does not have sufficient **combustion air**. Recommend that the doors to the laundry room to be replaced with louver doors to provide more combustion air.



Heater closet enclosure doors

4. Venting

Observations:

- Metal single wall chimney vent pipe noted.

5. Gas Valves

Observations:

- Gas shut off valves were present and functional.

6. Refrigerant Lines

Observations:

- No defects found.

7. AC Compress Condition

Compressor Type: Electric

Location: The compressor is located on the exterior grounds.

Observations:

- Appeared functional at the time of inspection.

8. Air Supply

Observations:

- The return air supply system appears to be functional.

9. Registers

Observations:

- The conditioned air supply system appears to be functional.

10. Filters

Observations:

- There is no cover for the filter housing. Recommend installing a cover to prevent combustion air from entering the furnace.



Filter uncovered.

11. Thermostats

Observations:

- Digital - programmable type.

Water Heater

1. Water Heater Condition

Heater Type: Gas

Observations:

- The water heater is a 2008 model that was inoperative during testing. Recommend replacement.



Inoperative water heater

2. Base

Observations:

- The water heater base is functional.

3. Venting

Observations:

- Minimum water heater single-wall vent pipe clearance from combustible material is 6".

4. TPRV

Observations:

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

5. Number Of Gallons

Observations:

- 40 gallons

6. Gas Valve

Observations:

- Appears functional.

7. Plumbing

Materials: Copper

Observations:

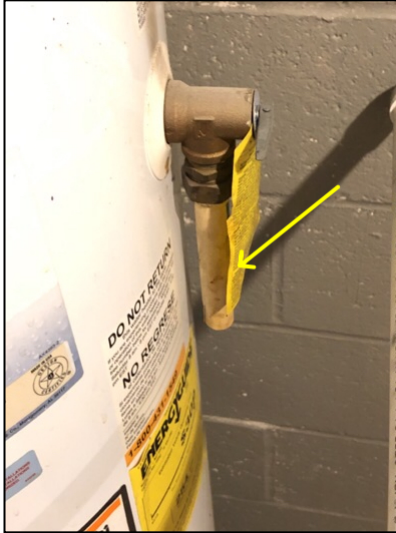
- No deficiencies observed at the visible portions of the supply piping.

8. Overflow Condition

Materials: **PVC**

Observations:

- The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.



Overflow pipe too short

9. Expansion Tank

Observations:

- Recommend adding an **expansion tank**. The expansion tank serves as a backup system to prevent overworking your plumbing. The excess water volume, instead of causing too much pressure on the plumbing, rushes into the expansion tank and lowers the pressure in the water heater to safer levels.



Electrical

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

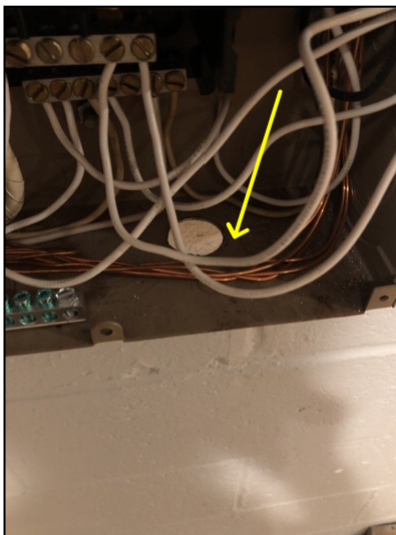
1. Electrical Panel

Location: Main Location: • Main Disconnect in panel box. • Panel box located in basement.

Location: Located in the basement.

Observations:

- There is a large uncovered hole in the bottom of the sub panel. Recommend this hole be covered to prevent pest entry or electrical shock.



Hole in the bottom of sub panel

2. Main Amp Breaker

Observations:

- 100 amp

3. Breakers in off position

Observations:

- 1

4. Breakers

Materials: Copper non-metallic sheathed cable noted.

5. GFCI

Observations:

- There were no GFCI breakers installed, however GFCI outlets were installed in all appropriate locations.

6. AFCI

Observations:

- AFCI breakers installed for all appropriate locations.

Roof

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

1. Roof Condition

Observations:

- The material used as roof covering on the bottom edge of the roof slope is inappropriate for this type of roof and will develop leaks over time. Recommend roof covering replacement.



Roof Roof Condition

2. Flashing

Observations:

- Roof flashing appears adequate and appropriately installed.

3. Chimney

Observations:

- The chimney crown is cracked and undersized. Recommend crown replacement by a licensed chimney sweep.



Roof Chimney

4. Spark Arrestor

Observations:

- Spark arrestor and rain cap suggested.



Roof Spark Arrestor

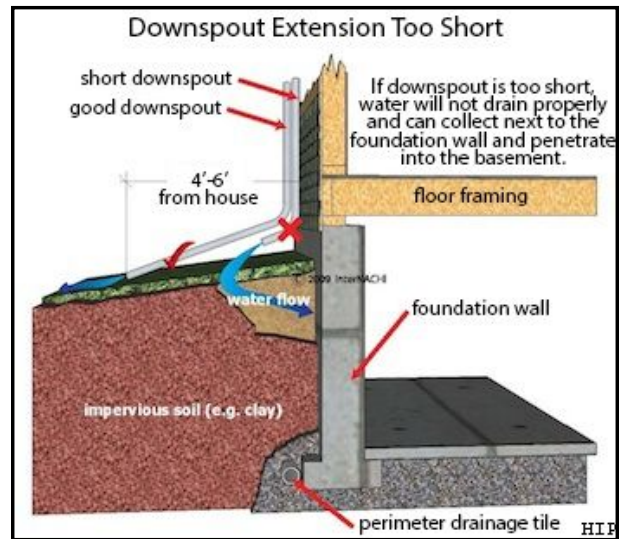
5. Gutter

Observations:

- Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.



Downspout end crushed



Attic

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

1. Access

Observations:

- ****Location of access****
- Scuttle Hole located in:
 - Bedroom Closet.
- **IMPROVE:** The attic access is not insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover@@pull down ladder@@ with a batt of fiberglass insulation to reduce energy expenses. See diagram for detail.
- **IMPROVE:** Recommend professional installation of a Pull Down Ladder for ease of attic access.



2. Structure

Observations:

- **Evidence of past or present leaks, dry at time of the inspection. Monitor for leaks &/or have roofing contractor evaluate.**



Area of previous leaking, dry during inspection

3. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- One side of the house had soffit vents installed with screening, however there was no ridge vent or gable vents for the air to exit. Recommend adding either gable vents or ridge venting to improve the ventilation in the attic.



Soffit vents with screening installed

4. Electrical

Observations:

- Most areas not accessible due to insulation.

5. Attic Plumbing

Observations:

- No deficiencies noted in plumbing vent piping.

6. Insulation Condition

Materials: Unfinished fiberglass batts noted. • Loose fill insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- Insulation appears adequate.

Exterior Areas

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

1. Doors

Observations:

- The door to the storage area under the rear deck is dismantled. Recommend installing the door to create a usable secure storage area.



Door to storage area under deck dismantled

2. Window Condition

Observations:

- The glassblock windows in the deck storage area need caulking to prevent moisture and pest entry.



Window in storage area under deck needs caulk



Window in storage area under deck needs caulk

3. Siding Condition

Observations:

- Recommend filling and repainting all cracks in the exterior parging.



Cracked parging

4. Eaves & Fascia

Observations:

- Soffits and fascia are in good condition.

5. Exterior Paint

Observations:

- Suggest caulking around doors and windows as necessary.
- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

Grounds

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

1. Driveway and Walkway Condition

Materials: Concrete driveway noted. • Concrete sidewalk noted.

Observations:

- Recommend removing all plants from cracks in driveway and patching the driveway to prevent further deterioration.



Cracked, plant filled driveway

2. Grading

Observations:

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

3. Vegetation Observations

Observations:

- Plants in close contact to siding, fixtures and fences causes rapid deterioration and pest entry into the structure. Recommend removal to prevent further deterioration.



Heavy vegetation growth over driveway



Weeds and vines around drain

4. Condition

Materials: Brick retaining wall

Observations:

- The retaining wall in the front yard is leaning due to incorrect installation. Recommend removal and replacement with appropriate material.



Retaining wall leaning



Decorative wall leaning

5. Deck

Observations:

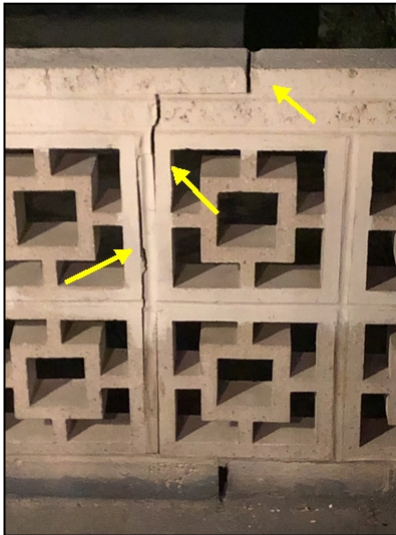
- There are cracks in the safety wall and support of the deck structure that should be evaluated for repair by a licensed contractor.



Cracking deck platform



Cracking safety wall



Cracked safety wall

6. Deck Stairs

Observations:

- No deck stairs installed.

7. Cable Feeds

Observations:

- There is an overhead service drop noted.

8. Grounds Electrical

Observations:

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

9. GFCI

Observations:

- None visible.

10. Exterior Faucet Condition

Location: Front and rear of structure.

Observations:

- **The front faucet is missing the handle. Recommend replacement.**



Front exterior faucet

11. Main Gas Valve Condition

Materials: Valve and meter in basement

Observations:

- Meter located in basement. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

Basement/Crawlspace

1. Walls

Materials: Fully finished basement.

Observations:

- The area of the basement wall where the water supply line for the spigot exit needs to be filled.



Large gap by rear exterior faucet

2. Insulation

Observations:

- Recommend adding insulation to perimeter of structure to enhance the homes heating efficiency.

3. Windows

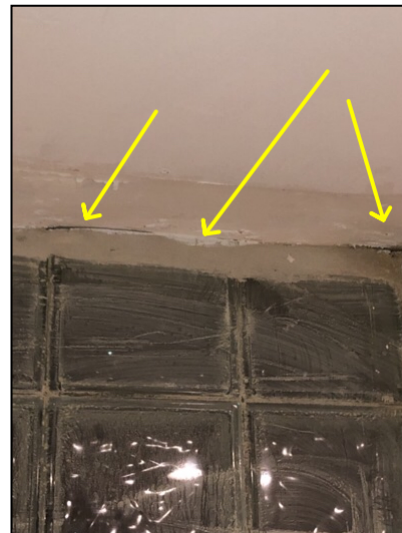
Materials: Glass blocks noted in window openings.

Observations:

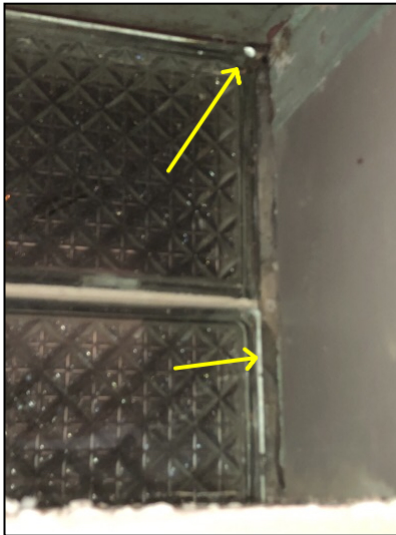
- The top of the glass block windows in the basement need to be caulked to prevent outside air and pest from entering the basement.
- The glass block window in the basement bathroom needs caulk around the entire window to prevent past entry



Glass block window in basement needs caulk



Glass block window in basement needs caulk



Basement bathroom glass block window needs caulk.

4. Plumbing Materials

Materials: ****WASTE**** • Appears Functional. • ****SUPPLY**** • Appears Functional.

Observations:

- Galvanized and Copper
- PVC

5. Basement Electric

Observations:

- **Open ground - receptacle in basement wall. Recommend repair by a licensed electrician.**



Open grounded outlets

6. GFCI

Observations:

- Test GFCIs monthly to ensure proper operation.

7. Access

Materials: Exterior Door

Observations:

- Exterior entrance is in serviceable condition.

8. Stairs

Observations:

- The door to the basement opens over the stairs. Recommend remounting the door to open over the floor of the kitchen. This is a safety requirement.



Basement door opens over stairs

9. Railings

Observations:

- Hand/Guardrail securely attached and functional.

10. Finished Floor

Observations:

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

11. Framing

Observations:

- ****JOISTS****
- Appears Functional.

12. Subfloor

Observations:

- Not fully visible for inspection due to lack of access.

13. Columns

Observations:

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

14. Piers

Observations:

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

15. Basement/Crawlspace Ductwork

Observations:

- Recommend sealing all gaps, cracks and holes in the HVAC duct system for increased efficiency and lower energy bills.

Plumbing

1. Plumbing

Materials: Copper piping noted.

Observations:

- Leak at main water shut off. Recommend servicing by a licensed plumber.



Leak at water main

2. Water Pressure

Observations:

- recommend 80 psi

3. Pressure Regulator

Observations:

- None.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.