

# GoldenEye Home Inspections LLC

## Home Inspection Report



**100 Happy St, Happy City, MA 01900**

**Inspection prepared for: Mr. & Mrs. Happy**

**Date of Inspection: 5/1/2023 Time: 8.00am-11.00am**

**Age of Home: 15 Years**

**Weather: 68F, Sunny, No Recent Significant Rain**

**Inspector: Derek M Grace**

**License # MA 1057**

**Phone: (781) 718 1664**

**Email: [gracey29@hotmail.com](mailto:gracey29@hotmail.com)**

**[goldeneyehomeinspections.com](http://goldeneyehomeinspections.com)**

This inspection does not include testing for radon, mold, asbestos or other hazardous materials unless specifically requested and a separately signed contract received for these services . Also excluded from this inspection are the location, condition and presence of above ground and underground storage tanks of any type or description and their fuel lines. It is strongly urged to consult with a licensed professional to search for and advise as necessary on storage tanks, buried or otherwise.

In older homes constructed before 1980 certain building materials were widely known to contain asbestos ( a known cancer causing material). If further investigation is required then it is advised to contact a licensed Asbestos Hazard Evaluation Specialist. Identifying or testing for asbestos is beyond the scope of a home inspection.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and have inspected by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Sewer line: It is recommended to have a sewer line inspection on the property. This separate inspection will show the condition of the buried sewer line. Items such as tree roots, broken drain pipes, improper connections and other obstructions will be revealed. The inspector cannot inspect conditions he cannot see, and all such conditions are disclaimed from this report. A qualified plumber with a sewer camera sewer rodding machine can perform this important inspection.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. A representative percentage of doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection 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, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you:  
<http://www.cpsc.gov>.

We appreciate the opportunity to conduct this inspection for you. This will be conducted as per The Massachusetts Standards of Practice, <https://www.mass.gov/doc/266-cmr-6-standards-of-practice/download> . 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, adverse weather 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. The age of the property and the square footage listed on the report are based on realtors listings and are not measured or researched by the inspector. It is advised to check city records for the exact information.

**A Wood Destroying Insect Inspection will not be performed by the inspector or this company unless agreed upon in the Inspection Agreement.**

Radon results will be emailed when the results are known, if a radon test was requested and a signed contract received.

For your safety, liability and per the MA Standards of practice, we strongly advise that qualified contractors evaluate, cost estimate and repair any concerns and defects within the inspection contingency period. 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.

The Code of Massachusetts requires Home Inspectors to distribute the below handouts to clients, as well as the SOP 266 CMR at the top of this page. Please read all carefully.

266 CMR 2.00 Definitions

Important Questions For The Seller

#### **Concerned about rising energy costs? Masssave can help.**

There are so many great reasons to make energy-saving changes to your home, reduced energy costs throughout the year, improved home comfort, and lower greenhouse emissions.

MassSave may provide you a no-cost home energy assessment to identify the energy-saving improvements that are right for you.

Masssave may provide money toward the cost of purchasing and installing approved energy-saving measures and money-saving rebates when you install qualifying energy efficient equipment.

**Get started today. Call MassSave at 866-527-7283 or go to [www.masssave.com](http://www.masssave.com) for more information or to schedule your home energy audit.**

For your convenience please reference InterNACHI life expectancies in order to determine what you can expect for the average life expectancies of the appliances, products, materials, systems and components of your home. <https://www.nachi.org/life-expectancy.htm>

Sincerely,

Derek Grace  
GoldenEye Home Inspections LLC

# Report Summary

On this page you will find, a summary of any concerns observed at the inspection. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Be sure to read your entire report and do not rely just on the summary.

For your safety and liability, we recommend that you hire only qualified contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

## Grounds

|                |             |   |
|----------------|-------------|---|
| Page 6 Item: 2 | Grading     | <ul style="list-style-type: none"> <li>• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of six inches for the first ten feet where practical around the perimeter of the building. Water should never gravitate towards the foundation. It is advised that this concern is corrected by a qualified landscaping contractor.</li> </ul> |
| Page 7 Item: 4 | GFCI        | <ul style="list-style-type: none"> <li>• The <b>GFCI</b> outlet next to the entrance would not reset once it was tested. This is indicative of a faulty outlet, replacement is advised from a qualified electrical contractor.</li> </ul>   |
| Page 8 Item: 6 | Patio/Porch | <ul style="list-style-type: none"> <li>• Unstable railing observed which is a potential safety hazard. Have repaired as necessary by a qualified contractor.</li> </ul>   |

## Exterior Areas

|                 |                  |   |
|-----------------|------------------|---|
| Page 9 Item: 1  | Doors            | <ul style="list-style-type: none"> <li>• Areas of wood decay were observed on the door trim at the side entrance and the entrance door. Replacement of all decaying areas where necessary is advised from a qualified contractor.</li> <li>• Deteriorated and split caulking observed, maintenance is advised where necessary.</li> </ul> |
| Page 9 Item: 2  | Window Condition | <ul style="list-style-type: none"> <li>• It is advised to caulk around doors and windows as necessary for a water tight seal, and routinely for maintenance.</li> </ul>   |
| Page 10 Item: 3 | Siding Condition | <ul style="list-style-type: none"> <li>• Caulk and seal all gaps, cracks and openings like the example in the picture to prevent moisture and bug intrusion.</li> <li>• The area under the front entrance is missing</li> </ul>   |



|                   |                  |   |
|-------------------|------------------|---|
|                   |                  | trim/siding. Have installed as necessary, the house wrap as it is will eventually deteriorate potentially causing a moisture issue.   |
| <b>Roof</b>       |                  |   |
| Page 11 Item: 1   | Roof Condition   | <ul style="list-style-type: none"> <li>• Fascia cladding was observed to be partly detached on the north side, have repaired as necessary to prevent water damage.</li> </ul>   |
| <b>Foundation</b> |                  |   |
| Page 12 Item: 1   | Foundation Walls | <ul style="list-style-type: none"> <li>• Foundation cracks observed in multiple areas on the exterior of the foundation walls. Further evaluation and repair as deemed necessary is advised from a qualified foundation contractor. The interior side of the foundation walls could not be seen due to fixed insulation. It is advised that when the foundation is to be evaluated then the insulation be removed where necessary to inspect for cracking on the interior side of the foundation walls.</li> <li>• Settlement/shrinkage crack observed on the north foundation wall. It is advised that this crack be sealed/repared by a qualified contractor to prevent moisture entry and further cracking.</li> </ul> |
| Page 14 Item: 6   | Sump Pump        | <ul style="list-style-type: none"> <li>• A back up pump system is advised for the sump pump. Power outages can occur during storms and heavy rains when sump pumps are most needed. It is advised to consult with a qualified plumbing contractor with regards to selecting the best back up system for your needs to prevent potential costly flooding.</li> </ul>   |
| <b>Heat/AC</b>    |                  |   |
| Page 16 Item: 1   | Heater Condition | <ul style="list-style-type: none"> <li>• It is advised to have the heating, cooling systems and the tankless water heater serviced annually to ensure safe and efficient operation.</li> </ul>  |
| Page 17 Item: 2   | Filters          | <ul style="list-style-type: none"> <li>• The furnace filter was observed to be dirty. Replacement is advised, filters are an integral part of the heating and cooling systems. They assist in keeping contaminants out of the furnace and assist in purifying the air we breathe. They also assist in the optimum efficiency of the heating and cooling systems.</li> </ul>   |
| Page 17 Item: 4   | Gas Valves       | <ul style="list-style-type: none"> <li>• A distinct odor of gas was detected when working at the furnace. A gas leak was then detected on the piping by use of an approved gas leak detector. This is considered a hazardous condition. Immediate repair by a qualified plumbing contractor is advised to ensure safety. It is also advised to have all gas connections tested by a qualified plumbing</li> </ul>   |

|                       |                 |   |
|-----------------------|-----------------|---|
|                       |                 | contractor. See picture for location.   |
| <b>Water Heater</b>   |                 |   |
| Page 20 Item: 2       | Venting         | <ul style="list-style-type: none"><li>• The termination vent mesh type cover is missing from the water heater exhaust pipe. This is a potential safety concern as nesting birds/rodents could block the pipe creating a potential carbon monoxide concern. Have corrected as necessary as soon as possible.</li></ul>   |
| <b>Interior Areas</b> |                 |   |
| Page 23 Item: 6       | Smoke Detectors | <ul style="list-style-type: none"><li>• MAINTENANCE: Periodic testing half yearly or as per the manufacturers instructions is advised on all smoke and carbon monoxide detectors. Smoke detectors typically last no longer than 10 years, carbon monoxide detectors typically last no longer than 5 years. If your detectors are older than this then replacement is advised for safety. There should be a manufacture date on all detectors.</li></ul> |
| <b>Kitchen</b>        |                 |   |
| Page 25 Item: 8       | Vent Condition  | <ul style="list-style-type: none"><li>• It is advised to clean the filter regularly and to slot back into place for fire safety.</li></ul>  |

# Inspection Details

## 1. Attendance

In Attendance: Client present

## 2. Home Type

Home Type: Detached • Single Family Home • Home Faces: West

## 3. Occupancy

Occupancy: The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

# Grounds

## 1. Driveway and Walkway Condition

Asphalt driveway noted. • Block paving sidewalk noted.

Observations:

- Driveway and walkway are in serviceable condition.

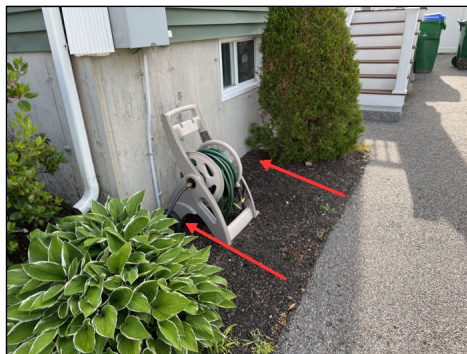
## 2. Grading

Observations:

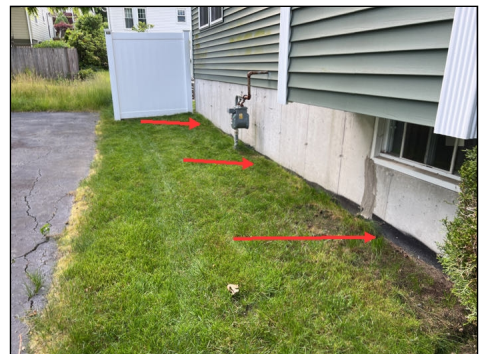
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of six inches for the first ten feet where practical around the perimeter of the building. Water should never gravitate towards the foundation. It is advised that this concern is corrected by a qualified landscaping contractor.



Improve grading.



Improve grading.



Improve grading.

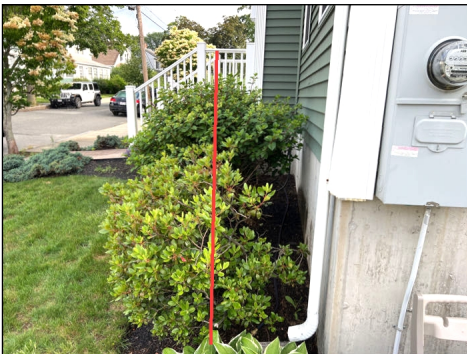


Improve grading.

### 3. Vegetation Observations

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects and to prevent moisture from being trapped next to the foundation.



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Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects and to prevent moisture from being trapped next to the foundation.

### 4. GFCI

Observations:

- **GFCI** receptacles in place and operational, except as noted.
- The **GFCI** outlet next to the entrance would not reset once it was tested. This is indicative of a faulty outlet, replacement is advised from a qualified electrical contractor.





The GFCI outlet next to the entrance would not reset once it was tested. This is indicative of a faulty outlet, replacement is advised from a qualified electrical contractor.

## 5. Main Gas Valve Condition

Side of structure.



Main gas shut off valve.

## 6. Patio/Porch

Observations:

- Unstable railing observed which is a potential safety hazard. Have repaired as necessary by a qualified contractor.



Unstable railing observed which is a potential safety hazard. Have repaired as necessary by a qualified contractor.



No concerns with the stairs.

## 7. Outbuildings

Observations:

- Sheds are not part of a home inspection, it was therefore not inspected and is disclaimed from this report.

## Exterior Areas

### 1. Doors

Observations:

- Functional and in satisfactory condition, at the time of the inspection.
- Areas of wood decay were observed on the door trim at the side entrance and the entrance door. Replacement of all decaying areas where necessary is advised from a qualified contractor.
- Deteriorated and split caulking observed, maintenance is advised where necessary.



Deteriorated and split caulking observed, maintenance is advised where necessary.



Areas of wood decay were observed on the door trim at the side entrance and the entrance door. Replacement of all decaying areas where necessary is advised from a qualified contractor.



Areas of wood decay were observed on the door trim at the side entrance and the entrance door. Replacement of all decaying areas where necessary is advised from a qualified contractor.

### 2. Window Condition

Observations:

- Components were in satisfactory condition at the time of the inspection, except as noted.
- It is advised to caulk around doors and windows as necessary for a water tight seal, and routinely for maintenance.





It is advised to caulk around doors and windows as necessary for a water tight seal, and routinely for maintenance.



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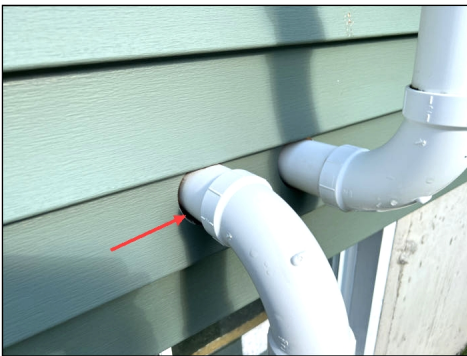
It is advised to caulk around doors and windows as necessary for a water tight seal, and routinely for maintenance.

### 3. Siding Condition

#### Wood frame construction. • Vinyl siding noted.

Observations:

- No major system safety or function concerns noted at the time of the inspection.
- Caulk and seal all gaps, cracks and openings like the example in the picture to prevent moisture and bug intrusion.
- The area under the front entrance is missing trim/siding. Have installed as necessary, the house wrap as it is will eventually deteriorate potentially causing a moisture issue.



Caulk and seal all gaps, cracks and openings like the example in the picture to prevent moisture and bug intrusion.



The area under the front entrance is missing trim/siding. Have installed as necessary, the house wrap as it is will eventually deteriorate potentially causing a moisture issue.

## Roof

## 1. Roof Condition

**Inspected from ground level with binoculars. • Not mounted due to height and pitch making mounting of roof dangerous.**

Asphalt architectural shingles noted.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Roof was observed to be in satisfactory condition at the time of the inspection.
- Fascia cladding was observed to be partly detached on the north side, have repaired as necessary to prevent water damage.



Fascia cladding was observed to be partly detached on the north side, have repaired as necessary to prevent water damage.



Roof was observed to be in satisfactory condition at the time of the inspection.



Roof was observed to be in satisfactory condition at the time of the inspection.



Roof was observed to be in satisfactory condition at the time of the inspection.

## 2. Ventilation

Observations:

- Under eave soffit inlet vents noted.
- Ridge exhaust venting noted.
- Ventilation system is adequate.

## 3. Gutter

Observations:

- Gutters installed.



# Foundation

## 1. Foundation Walls

Observations:

- Poured concrete foundation.
- Limited review due to insulation cover. These areas could not be seen or inspected and are therefore disclaimed from this report.
- Foundation cracks observed in multiple areas on the exterior of the foundation walls. Further evaluation and repair as deemed necessary is advised from a qualified foundation contractor. The interior side of the foundation walls could not be seen due to fixed insulation. It is advised that when the foundation is to be evaluated then the insulation be removed where necessary to inspect for cracking on the interior side of the foundation walls.
- Settlement/shrinkage crack observed on the north foundation wall. It is advised that this crack be sealed/repared by a qualified contractor to prevent moisture entry and further cracking.



Have all foundation cracks evaluated and repaired as necessary by a qualified foundation contractor.



Have all foundation cracks evaluated and repaired as necessary by a qualified foundation contractor.



Have all foundation cracks evaluated and repaired as necessary by a qualified foundation contractor.



Have all foundation cracks evaluated and repaired as necessary by a qualified foundation contractor.



Have all foundation cracks evaluated and repaired as necessary by a qualified foundation contractor.



Settlement/shrinkage crack observed on the north foundation wall. It is advised that this crack be sealed/repared by a qualified contractor to prevent moisture entry and further cracking.

## 2. Post and Girders

Observations:

- No major deficiencies were observed at the visible areas of the posts and girders.
- Beam Material: Wood
- Steel lally columns

## 3. Sub Flooring

Observations:

- **\*\*FRAMING\*\***
- Prefabricated Wood I-Joists
- The subfloor in the crawlspace is covered with insulation and therefore not visible, these areas were therefore not inspected and are disclaimed from this report.

## 4. Foundation Plumbing

Observations:

- **\*\*SUPPLY\*\***
- Public water supply noted.
- Public sewer noted.
- The main water line was not visible for identification.
- **\*\*DRAIN, WASTE, VENT\*\***
- Poly Vinyl Chloride "**PVC**" waste and vent pipes noted.
- **\*\*OBSERVATIONS\*\***
- Appears functional at time of inspection.



Main water shut off valve.

## 5. Plumbing

### Copper • Pex ( Cross linked Polyethylene)

Observations:

- No deficiencies observed at the visible portions of the supply piping.
- Most of the piping is concealed and cannot be identified or inspected, it is therefore disclaimed from this report.

## 6. Sump Pump

Observations:

- **\*\*SUMP PUMP\*\***
- Sump Pump was activated by lifting the float and operated as intended. It is recommended to test the pump monthly to ensure proper operation. This maintenance procedure can help prevent costly flooding as an inoperable pump will potentially cause a flood in the crawlspace.
- A back up pump system is advised for the sump pump. Power outages can occur during storms and heavy rains when sump pumps are most needed. It is advised to consult with a qualified plumbing contractor with regards to selecting the best back up system for your needs to prevent potential costly flooding.

## 7. Crawlspace

Observations:

- No concerns observed on the concrete crawlspace floor.

# Attic

## 1. Structure

Observations:

- The attic roof structure could not be observed due to insulation, it therefore could not be inspected and is disclaimed from this report.

## 2. Insulation Condition

**Ecobatt insulation observed.**

Observations:

- Insulation appears adequate in the areas that could be seen. Most areas could not be seen due to finished walls and ceilings.

# Electrical

## 1. Electrical Panel

**Location: Main disconnect in main panel box on the exterior and in the interior sub panel.**

Observations:

- Aluminum main service entrance conductors observed.
- No system safety or grounding concerns observed.





Main electrical shut off switch.



Panel cover removed for inspection.

## 2. Main Amp Breaker

Observations:

- 200 amp



200 amp service.

## 3. Cable Feeds

Observations:

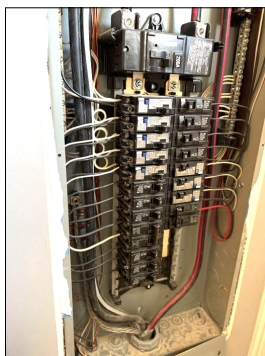
- There is an overhead service drop noted.

## 4. Breakers

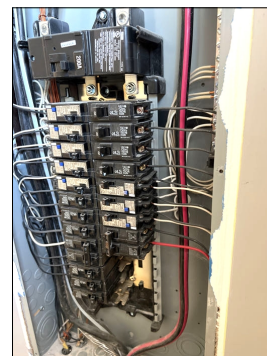
**Copper non-metallic sheathed cable noted.**

Observations:

- The circuit breakers were serviceable at the time of the inspection.



The circuit breakers were serviceable at the time of the inspection.



The circuit breakers were serviceable at the time of the inspection.



# 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.

As with all mechanical equipment, these units can fail at any time without warning. We make no warranty or guarantee for these units.

## 1. Heater Condition

**The furnace is located in the crawlspace.**

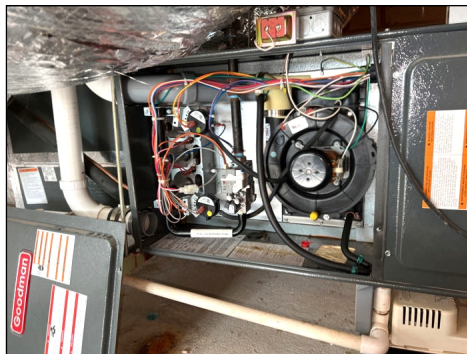
Manufacturer: Goodman. • Year of Manufacture: 2011. • Gas fired forced hot air. • The home has a split system.

Observations:

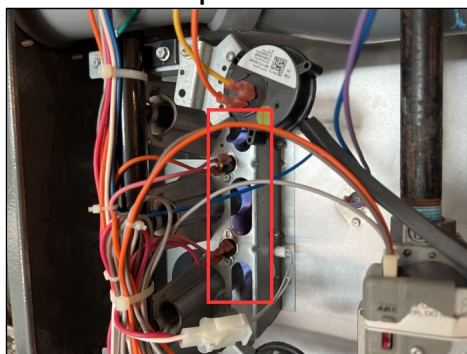
- The furnace was operated and functioned as intended.
- It is advised to have the heating, cooling systems and the tankless water heater serviced annually to ensure safe and efficient operation.



2011 forced air furnace.



Cover removed for inspection.



Burners operating as intended.

## 2. Filters

**Location: Located next to furnace.**

Observations:

- **Maintain filters as per the manufacturers instructions.**
- The furnace filter was observed to be dirty. Replacement is advised, filters are an integral part of the heating and cooling systems. They assist in keeping contaminants out of the furnace and assist in purifying the air we breathe. They also assist in the optimum efficiency of the heating and cooling systems.



Filter replacement is advised.

## 3. Venting

Observations:

- **\*\*VENTING MATERIALS\*\***
- Plastic - PVC vent noted.
- **\*\*VENTING OBSERVATIONS\*\***
- No concerns observed.

## 4. Gas Valves

Observations:

- **Gas shut off valve was present, they are not tested.**
- A distinct odor of gas was detected when working at the furnace. A gas leak was then detected on the piping by use of an approved gas leak detector. This is considered a hazardous condition. Immediate repair by a qualified plumbing contractor is advised to ensure safety. It is also advised to have all gas connections tested by a qualified plumbing contractor. See picture for location.



Gas leak detected.

## 5. Air Supply

Observations:

- The air supply system appears to be functional, tested in cooling mode.

## 6. Registers

Observations:

- The return air system appears to be functional.

## 7. Thermostats

Observations:

- Digital - programmable types.
- Functional at the time of the inspection.

## 8. AC Compressor Condition

**Compressor Type: Electric • Manufacturer: Goodman. • Year of Manufacture: 2011.**

Observations:

- The A/C unit was operated and functioned as intended.
- The A/C unit has approached its designed life expectancy range of 8-20 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. It was operating as intended at today's inspection.
- A visual inspection of the condenser unit revealed no obvious defects.



2011 A/C unit.



## 9. Refrigerant Lines

Observations:

- No defects found.

## Water Heater

As with all mechanical equipment, the unit may fail at any time without warning. We make no warranty or guarantee for this unit.

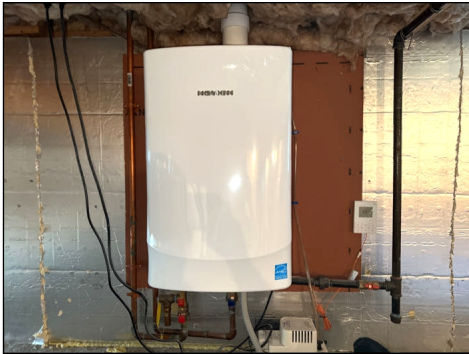


## 1. Water Heater Condition

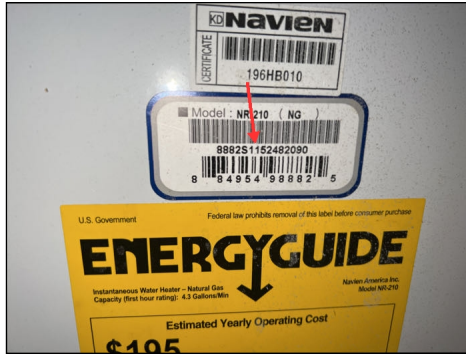
**Heater Type: Gas • Manufacturer: Navien. • Year of Manufacture: 2011. • Tankless on Demand Water Heater Observed:**

Observations:

- A visual inspection of the water heater shows no obvious signs of deterioration, it is functioning as intended at today's inspection. It is advised to have the water heater inspected and serviced annually by a licensed professional.
- No major system safety or function concerns noted at time of inspection.
- No deficiencies noted with the Pressure Relief Valve and discharge pipe.



2011 on demand tankless water heater.



A visual inspection of the water heater shows no obvious signs of deterioration, it is functioning as intended at today's inspection. It is advised to have the water heater inspected and serviced annually by a licensed professional.



Water heater thermostat currently set at 120F. Between 110F - 130F is the industry standard.



Water temperature recorded at 114F.

## 2. Venting

Observations:

- The termination vent mesh type cover is missing from the water heater exhaust pipe. This is a potential safety concern as nesting birds/rodents could block the pipe creating a potential carbon monoxide concern. Have corrected as necessary as soon as possible.



The termination vent mesh type cover is missing from the water heater exhaust pipe. This is a potential safety concern as nesting birds/rodents could block the pipe creating a potential carbon monoxide concern. Have corrected as necessary as soon as possible.

## 3. Number Of Gallons

Observations:

- Tankless on demand water heater observed. The model states that it has a 10 gallons per minute (GPM) flow rate. It is beyond the scope of a home inspection to verify the GPM.

## 4. Gas Valve

Observations:

- Gas shut off valve was present, they are not tested.

# 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. These conditions are therefore disclaimed from the report as this is a visual non-invasive inspection.

## 1. Toilets

Observations:

- Operated when tested, no deficiencies noted.

## 2. Sinks

Observations:

- **\*\*DRAINS\*\***
- No leaks were observed in the visible areas of piping.
- **\*\*SUPPLY\*\***
- No deficiencies observed.
- Operated normally, at time of inspection.



No leaks were observed in the visible areas of piping.



No leaks were observed in the visible areas of piping.



No leaks were observed in the visible areas of piping.

## 3. Bath Tubs

Observations:

- No issues observed with the tubs.

## 4. Showers

Observations:

- The showers were operated and were functional during the inspection.



The showers were operated and were functional during the inspection.



The showers were operated and were functional during the inspection.

## 5. Exhaust Fan

Observations:

- The bath fans were operated and no issues were found. It is recommended to clean the fans on a regular basis as lint clogged fans are a serious fire risk.



## 6. GFCI

Observations:

- **GFCI**s in place and operational.

## Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms and Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, bedrooms 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. A representative percentage of doors and windows will be inspected for functionality. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

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

## 1. Floor Condition

**Carpet is noted. • Ceramic tile is noted. • Wooden flooring is noted.**

## 2. Window Condition

**Vinyl framed double hung windows noted.**

Observations:

- The windows that were operated were functional at the time of inspection.

## 3. Fireplace

Observations:

- The fireplace operated as intended at the time of the inspection. It is advised to have the fireplace serviced on an annual basis for safe and efficient operation.



The fireplace operated as intended at the time of the inspection. It is advised to have the fireplace serviced on an annual basis for safe and efficient operation.

## 4. Wall Condition

**Drywall walls noted.**

Observations:

- Typical flaws were observed.

## 5. Ceiling Condition

**There are drywall ceilings noted.**

Observations:

- Typical flaws were observed.

## 6. Smoke Detectors

Observations:

- **MAINTENANCE:** Periodic testing half yearly or as per the manufacturers instructions is advised on all smoke and carbon monoxide detectors. Smoke detectors typically last no longer than 10 years, carbon monoxide detectors typically last no longer than 5 years. If your detectors are older than this then replacement is advised for safety. There should be a manufacture date on all detectors.

## 7. Electrical

Observations:

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



## 8. Ceiling Fans

Observations:

- Operated normally when tested.

## 9. Doors

Observations:

- Wooden doors were functional.

## 10. Stairs & Handrail

Observations:

- No issues observed.

# Kitchen

Appliances are inspected using normal operating controls, refrigerators are not inspected.

## 1. Cabinets

Observations:

- Functional and in satisfactory condition at the time of inspection.



Functional and in satisfactory condition at the time of inspection.

## 2. Counters

Observations:

- Solid countertops noted. It is not advised to put hot pans directly on the countertops as this they damage them beyond repair.

## 3. Sinks

Observations:

- **\*\*DRAINS\*\***
- No leaks detected in the areas that could be seen.
- **\*\*SUPPLY\*\***
- No deficiencies observed.



No leaks detected in the areas that could be seen.

## 4. Dishwasher

Observations:

- Operated, no leaks detected at the time of the inspection.

## 5. Garbage Disposal

Observations:

- Functional at time of inspection.

## 6. Microwave

Observations:

- Built in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at the time of the inspection.

## 7. Cook top condition

Observations:

- Gas cook top noted.
- The burners operated when tested.
- Oven operated when tested.



The burners operated when tested.

## 8. Vent Condition

### Recirculating

Observations:

- Functional at the time of the inspection.
- It is advised to clean the filter regularly and to slot back into place for fire safety.



It is advised to clean the filter regularly and to slot back into place for fire safety.

## 9. GFCI

Observations:

- GFCIs in place and operational.

## 10. Patio Doors

Observations:

- **\*\*Sliding Patio Doors\*\***
- The sliding door was functional during the inspection.

## 11. Refrigerator

Observations:

- No issues observed with the refrigerator, appeared to be functioning as intended.

# Laundry

## 1. Electrical

Observations:

- 240V receptacle present.
- 120V receptacle present.

## 2. Plumbing

Observations:

- Hot & cold for washer observed.
- Standpipe for washer.

## 3. Dryer Vent

Observations:

- The dryer vent pipe should be cleaned at least every 6 months and replaced if damage or kinks are observed. Lint clogged dryer vents are a serious fire hazard.
- Vents to exterior.

## Glossary

| Term | Definition  |
|------|---|
| A/C  | Abbreviation for air conditioner and air conditioning   |
| 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.   |