

# Property Inspection Report



**Scott Stutler HI1841**  
**1st Defense Home Inspections**

**123 jones st**  
**Inspection Prepared For: Joe cool**  
**Agent: -**

**Date of Inspection: 1/20/2022**  
**Year Built: 1987 Size: 1066**

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## What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. The inspection is NOT a guarantee for insurance nor is it a warranty.

**A home inspection, which focuses on the home's current condition, should not be confused with a home appraisal, which determines the value of the property. Both are important steps in the process that leads to a home sale, but they are done for different reasons.**

**This inspection is a snap shot in time and we report on what is visible at the time of the inspection.**

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. The home inspector does not remove cabinetry from walls, The inspector does not remove carpet or rugs of any kind. The inspector does not remove or move personal belongings of any kind. The inspector does not pull out appliances to check behind. The inspector does not inspect sewer lines, Septic systems, grinder pumps or lift stations.

## 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. Below are the abbreviations for the summary. Inspected (I) = Inspector visually observed the item, component or unit and it appeared to be in working condition or functioning as intended allowing for normal wear and tear. Not Inspected (NI) = Inspector did not inspect this item, component or unit and made no representation of whether or not it was working or functioning as intended. Defective or Deficiency (D) = Inspector observed the item, component or unit not in working condition or functioning as intended or it was not constructed or installed in a standard workmanlike practice, or it needs further evaluation by a qualified or licensed contractor. Recommend these issues be further evaluated and corrected as necessary. Items, components or systems that can be repaired to satisfactory condition may not need to be replaced. Not Applicable (N/A) = Inspector did not observe this item, component or unit at the property on the day of the inspection.

**Items in red** = These items are the items that are considered defective or deficient

**Items in green** = These items are the items that are considered maintenance items

**Items in Blue** = These items are the items that we want to bring additional attention to, they may be considered as safety or cosmetic items or items that we recommend you have evaluated further by a licensed technician.

**Items in Purple** = These items are insurance related items that should be consulted with your insurance provider

**Highlighted items** = These are items listed in the glossary, hover over the highlighted word and the definition will pop up on the screen. The glossary can also be found at the end of the inspection report

## Deficient Items

## Interior Areas

Page 8 Item: 5	Door Bell	• The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.
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Page 9 Item: 14	Fireplace	• Fire brick cracked on rear. Recommend repair
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## Bedrooms

Page 10 Item: 2	Ceiling Fans	• The ceiling fan did not operate when tested. Master Bedroom
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Page 10 Item: 6	Floor Condition	• Toe molding damaged in numerous spots
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Page 11 Item: 7	Smoke Detectors	• No smoke/ fire detectors were installed at time of inspection. Master Bedroom, Guest Bedroom, Guest Bedroom #2
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## Bathroom

Page 12 Item: 7	GFCI	• <b>GFCI</b> did not respond to test, suggest replacing for safety. Guest Bathroom
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Page 13 Item: 12	Showers	• Shower diverter does not fully engage. Recommend repair. Guest Bathroom
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Page 14 Item: 16	Sinks	• Stopper is missing/inoperable. Recommend repair. Guest Bathroom
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Kitchen		
Page 17 Item: 7	Oven & Range	• Oven door handle loose. Repair
Page 18 Item: 16	GFCI	• No GFCI protection present, suggest installing GFCI protected receptacles for safety.
Page 18 Item: 18	Refrigerator	• Refrigerator light inop inside
Water Heater		
Page 24 Item: 6	TPRV	• <b>TPR Valve</b> discharge tube is routed upwards. Needs to flow down
Electrical		
Page 26 Item: 5	Breakers	• Open breaker panel slot(s) at panel box cover. Electrocution hazard.
Grounds		
Page 33 Item: 3	Vegetation Observations	• Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
Page 34 Item: 4	Patio and Porch Deck	• Rotted Wood numerous spots on front rails.
Page 34 Item: 6	Grounds Electrical	• Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.
Page 35 Item: 7	GFCI	• Outdoor receptacles are not GFCI protected, need to be updated.

### Minor Deficiencies

#### Bedrooms

Page 10 Item: 6	Floor Condition	• Missing base boards noted
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#### Laundry

Page 19 Item: 2	Dryer Vent	• The dryer vent is inspected primarily for length, type, and location. The condition or amount of lint inside the duct is NOT inspected. We recommend checking and cleaning as needed before use.
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#### Grounds

Page 35 Item: 8	Plumbing	• All plumbing located underground not inspected
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### Maintenance Items

#### Interior Areas

Page 8 Item: 8	Smoke Detectors	• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
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Heat/AC		
Page 22 Item: 10	Filters	<ul style="list-style-type: none"> <li>• <b>MAINTENANCE:</b> The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be <b>REPLACED</b> before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.</li> </ul>
Exterior Areas		
Page 31 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.</li> </ul>
Grounds		
Page 34 Item: 4	Patio and Porch Deck	<ul style="list-style-type: none"> <li>• <b>MAINTENANCE:</b> Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.</li> </ul>

**Insurance related**

**Water Heater**

Page 23 Item: 5	Water Heater Condition	<ul style="list-style-type: none"> <li>• <b>Due to the age of the water heater, we recommend contacting insurance provider to find out insurability</b></li> </ul>
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## 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 noncode, 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.** This Report is received in agreement with the buyer's acceptance of the real estate inspection agreement. (Including the box labeled "Disclaimer of Warranties"). The client understands and agrees to real estate inspection agreement is a part of the inspection report and acceptance of or payment for the inspection report by the client will confirm this agreement even if the client was not present at the inspection and/or has not signed the agreement

**NOTE TO THIRD PARTIES:** This report is the exclusive property of 1st Defense Home Inspections and the clients listed on this report and is not transferable to any third parties or subsequent buyers. Our inspection and this report have been performed with a written CONTRACT AGREEMENT that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.

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A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. The inspection is NOT a guarantee for insurance nor is it a warranty. **IF ITS NOT MENTIONED IN THIS REPORT THEN IT WAS NOT INSPECTED**

A home inspection, which focuses on the home's current condition, should not be confused with a home **appraisal**, which determines the value of the property. Both are important steps in the process that leads to a home sale, but they are done for different reasons. **This inspection is a snap shot in time and we report on what is visible at the time of the inspection.**

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# Inspection Details

## 1. Attendance

In Attendance: Seller present

## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection. • [Weather conditions: clear and mid 60's](#)



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. **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.

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. Bar

I	NI	D	N/A	None
			X	

2. Cabinets

I	NI	D	N/A	None
			X	

3. Ceiling Fans

I	NI	D	N/A	None
X				

Observations:

- Operated normally when tested, at time of inspection.

4. Closets

I	NI	D	N/A	None
X				

5. Door Bell

I	NI	D	N/A	None
		X		

Observations:

- The doorbell did not operate when tested. Recommend checking the door bell button, chime & transformer & replace or repair as needed.

6. Doors

I	NI	D	N/A	None
X				

7. Electrical

I	NI	D	N/A	None
X				

8. Smoke Detectors

I	NI	D	N/A	None
X				

Observations:

- Operated when tested.
- MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

9. Stairs & Handrail

I	NI	D	N/A	None
			X	

10. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

11. Patio Doors

I	NI	D	N/A	None
			X	

12. Screen Doors

I	NI	D	N/A	None
			X	

13. Wall Condition

I	NI	D	N/A	None
X				

Materials: Drywall walls noted.

14. Fireplace

I	NI	D	N/A	None
		X		

Materials: Living Room

Observations:

- Fire brick cracked on rear. Recommend repair



Fire brick cracked on rear. Recommend repair

15. Window Condition

I	NI	D	N/A	None
X				

16. Floors

I	NI	D	N/A	None
X				

Observations:

- Laminate

### 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. **We recommend having these areas inspected prior to your inspection period ending as they could contain hidden damage. 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.**

#### 1. Locations

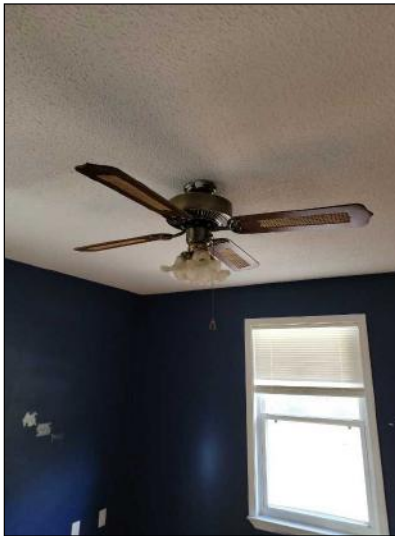
Locations: Master#1 • Spare #1 • Spare #2

#### 2. Ceiling Fans

I	NI	D	N/A	None
		X		

Observations:

- The ceiling fan did not operate when tested. Master Bedroom



The ceiling fan did not operate when tested. Master Bedroom

#### 3. Closets

I	NI	D	N/A	None
X				

#### 4. Doors

I	NI	D	N/A	None
X				

#### 5. Electrical

I	NI	D	N/A	None
X				

#### 6. Floor Condition

I	NI	D	N/A	None
X				

Flooring Types: Floating laminate type flooring noted.

Observations:

- Toe molding damaged in numerous spots
- Missing base boards noted



Toe molding damaged in numerous spots

7. Smoke Detectors

I	NI	D	N/A	None
		X		

Observations:

• No smoke/ fire detectors were installed at time of inspection. Master Bedroom, Guest Bedroom, Guest Bedroom #2

8. Wall Condition

I	NI	D	N/A	None
X				

Materials: Drywall walls noted.

9. Window Condition

I	NI	D	N/A	None
X				

10. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

11. Patio Doors

I	NI	D	N/A	None
			X	

12. Screen Doors

I	NI	D	N/A	None
			X	

### 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 or from personal storage blocking view. **We do not remove vanities or cabinetry or remove personal items during the home inspection therefore any hidden damage would not be reported.** 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.

#### 1. Locations

Locations: Master Bathroom • Guest bathroom

#### 2. Cabinets

I	NI	D	N/A	None
X				

Observations:  
 • No deficiencies observed.

#### 3. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

#### 4. Counters

I	NI	D	N/A	None
X				

#### 5. Doors

I	NI	D	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

#### 6. Electrical

I	NI	D	N/A	None
X				

Observations:  
 • No major system safety or function concerns noted at time of inspection.

#### 7. GFCI

I	NI	D	N/A	None
		X		

Observations:  
 • **GFCI** did not respond to test, suggest replacing for safety. Guest Bathroom



GFCI did not respond to test, suggest replacing for safety. Guest Bathroom

8. Exhaust Fan

I	NI	D	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.

9. Floor Condition

I	NI	D	N/A	None
X				

Materials: Ceramic tile is noted.

10. Heating

I	NI	D	N/A	None
X				

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. Mirrors

I	NI	D	N/A	None
X				

12. Showers

I	NI	D	N/A	None
		X		

Observations:

- Shower diverter does not fully engage. Recommend repair. Guest Bathroom



Shower diverter does not fully engage. Recommend repair. Guest Bathroom

13. Shower Walls

I	NI	D	N/A	None
X				

Observations:  
 • Fiberglass surround noted.

14. Bath Tubs

I	NI	D	N/A	None
X				

Observations:  
 • Tub

15. Enclosure

I	NI	D	N/A	None
X				

16. Sinks

I	NI	D	N/A	None
		X		

Observations:  
 • Stopper is missing/inoperable. Recommend repair. Guest Bathroom



Stopper is missing/inoperable. Recommend repair. Guest Bathroom

17. Toilets

I	NI	D	N/A	None
X				

Observations:

- Operated when tested. No deficiencies noted.

18. Window Condition

I	NI	D	N/A	None
			X	

19. Walls

I	NI	D	N/A	None
X				



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. The inspector will test the stove, oven, dishwasher and refrigerator / wine cooler and microwave and disposal. All visible plumbing will be inspected. The inspector will not move any personal belongings.

**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.**

1. Cabinets

I	NI	D	N/A	None
X				

Observations:  
 • No deficiencies observed.

2. Counters

I	NI	D	N/A	None
X				

3. Dishwasher

I	NI	D	N/A	None
X				

Observations:  
 • Operated.



Operated.

4. Doors

I	NI	D	N/A	None
X				

5. Garbage Disposal

I	NI	D	N/A	None
			X	

6. Cook top condition

I	NI	D	N/A	None
X				

Observations:  
 • Electric cook top noted.



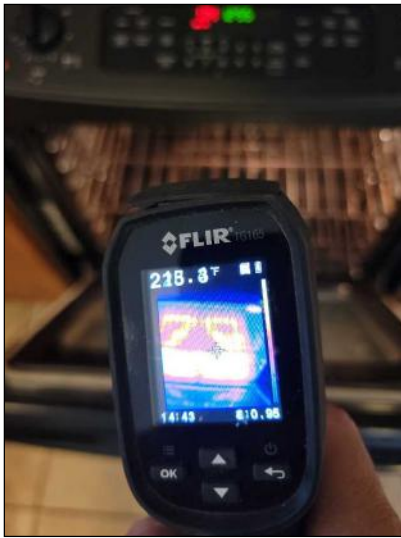
Electric cook top noted.

7. Oven & Range

I	NI	D	N/A	None
X				

Observations:

- Oven(s) operated when tested.
- **Oven door handle loose. Repair**



Oven(s) operated when tested.



Oven door handle loose. Repair

8. Sinks

I	NI	D	N/A	None
X				

9. Vent Condition

I	NI	D	N/A	None
X				

Materials: Recirculating

Observations:

- Operated at the time of inspection

10. Window Condition

I	NI	D	N/A	None
X				

11. Floor Condition

I	NI	D	N/A	None
X				

Materials: Ceramic tile is noted.

12. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

13. Patio Doors

I	NI	D	N/A	None
X				

14. Screen Doors

I	NI	D	N/A	None
X				

15. Electrical

I	NI	D	N/A	None
X				

Observations:

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

16. GFCI

I	NI	D	N/A	None
		X		

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

17. Wall Condition

I	NI	D	N/A	None
X				

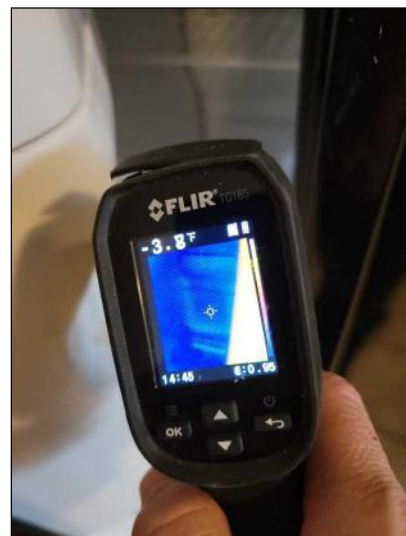
Materials: Drywall walls noted.

18. Refrigerator

I	NI	D	N/A	None
X				

Observations:

- Operated at the time of inspection
- Refrigerator light inop inside



### Laundry

The laundry area is inspected for plumbing connections, electrical and dryer vent. The washer and dryer are not inspected as they typically do not stay with the transaction. The dryer vent is inspected only at the visible portions. We recommend you have the dryer vent professionally cleaned before running your own dryer.

#### 1. Locations

Locations: kitchen area

#### 2. Dryer Vent

I	NI	D	N/A	None
X				

Observations:

• The dryer vent is inspected primarily for length, type, and location. The condition or amount of lint inside the duct is NOT inspected. We recommend checking and cleaning as needed before use.

#### 3. Electrical

I	NI	D	N/A	None
X				

#### 4. GFCI

I	NI	D	N/A	None
			X	

#### 5. Gas Valves

I	NI	D	N/A	None
			X	

#### 6. Floor Condition

I	NI	D	N/A	None
X				

Materials: Ceramic tile is noted.

#### 7. Plumbing

I	NI	D	N/A	None
X				

Observations:

• Laundry plumbing visibly inspected only. No defects noted at the time of inspection

#### 8. Wall Condition

I	NI	D	N/A	None
X				

Materials: Drywall walls noted.

#### 9. Ceiling Condition

I	NI	D	N/A	None
X				

Materials: There are drywall ceilings noted.

#### 10. Doors

I	NI	D	N/A	None
X				

Observations:

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

#### 11. Windows

I	NI	D	N/A	None
			X	

### 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 test the heating and air conditioner using the thermostat or other controls as long as outside temperatures are within limits. [For a more thorough investigation of the system please contact a licensed HVAC service person.](#)

#### 1. Heater Condition

I	NI	D	N/A	None
X				

The furnace is located in the hall closet

Electric forced hot air.

Observations:

- No defects noted at the time of inspection



No defects noted at the time of inspection



No defects noted at the time of inspection

#### 2. Heater Base

I	NI	D	N/A	None
X				

Observations:

- The heater base is functional.

#### 3. Enclosure

I	NI	D	N/A	None
X				

#### 4. Venting

I	NI	D	N/A	None
			X	

#### 5. Gas Valves

I	NI	D	N/A	None
			X	

6. Refrigerant Lines

I	NI	D	N/A	None
X				

Observations:  
 • No defects found.

7. AC Compress Condition

I	NI	D	N/A	None
X				

Compressor Type: Electric  
 Location: The compressor is located on the exterior grounds.  
 Observations:  
 • Unit was functional at the time of inspection.  
 • Annual HVAC service contract is recommended.



Unit was functional at the time of inspection.

Unit was functional at the time of inspection.



Unit was functional at the time of inspection.

8. Air Supply

I	NI	D	N/A	None
X				

Observations:  
 • The return air supply system was functional at the time of inspection.

9. Registers

I	NI	D	N/A	None
X				

Observations:  
 • The return air supply system is functional.

10. Filters

I	NI	D	N/A	None
X				

Location: Located in a filter grill in an interior area wall.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Thermostats

I	NI	D	N/A	None
X				

Observations:

- Digital - programmable type.



Digital - programmable type.

### Water Heater

The water heater is inspected for functionality, any visible leaks, and electrical and gas connections. We recommend you get with your insurance provider as most insurance requires the water heater not to be more than 15 years old if its in the house and 20 years if its in the garage.

#### 1. Base

I	NI	D	N/A	None
X				

Observations:  
 • The water heater base is functional.

#### 2. Heater Enclosure

I	NI	D	N/A	None
X				

Observations:  
 • The water heater enclosure is functional.

#### 3. Combusion

I	NI	D	N/A	None
			X	

#### 4. Venting

I	NI	D	N/A	None
			X	

#### 5. Water Heater Condition

I	NI	D	N/A	None
X				

Heater Type: Electric 2014  
 Location: The heater is located in the laundry room.  
 Observations:

- Tank is in satisfactory condition -- no concerns.
- Due to the age of the water heater, we recommend contacting insurance provider to find out insurability



Tank is in satisfactory condition -- no concerns.



Tank is in satisfactory condition -- no concerns.





Tank is in satisfactory condition -- no concerns.

6. TPRV

I	NI	D	N/A	None
		X		

Observations:

- **IPR Valve** discharge tube is routed upwards. Needs to flow down



TPR Valve discharge tube is routed upwards. Needs to flow down

7. Number Of Gallons

I	NI	D	N/A	None
X				

Observations:

- 40 gallons

8. Gas Valve

I	NI	D	N/A	None
			X	

9. Plumbing

I	NI	D	N/A	None
X				

Materials: Copper

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

I	NI	D	N/A	None
X				

Location: Located in the laundry room

Observations:

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



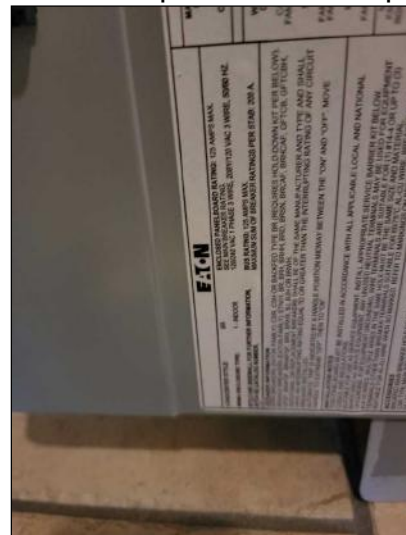
No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.



No major system safety or function concerns noted at time of inspection at main panel box.

### 2. Main Amp Breaker

I	NI	D	N/A	None
X				

Observations:  
• 100 amp

### 3. Breakers in off position

I	NI	D	N/A	None
				X

### 4. Cable Feeds

I	NI	D	N/A	None
X				

Observations:  
• There is an overhead service drop noted.

### 5. Breakers

I	NI	D	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.  
Observations:  
• **Open breaker panel slot(s) at panel box cover. Electrocutation hazard.**



Open breaker panel slot(s) at panel box cover. Electrocutation hazard.

Roof

Our inspection is limited to the readily visible portions of the roof surface which typically prevents and/or excludes observation of such items as fastener intervals, complete and proper installation of underlayments, obscured flashings, etc. As such, this inspection should not be deemed or implied as guarantee or warranty against future defects, leaks, and/or other roof covering failures. Routine seasonal and annual maintenance, servicing, and inspections are encouraged and recommended to extend the service life of your roof. These inspections and servicing should be performed by qualified licensed professionals or roofing contractors.” Our inspection does not determine the age or life expectancy of a roof. With the current climate conditions and the affect it has on a roof it is recommended to hire an expert roofing company to determine the age and life expectancy of the roof.

Recommend your insurance company pre-approve the roof and related covered items before closing. We do not inspect for the insurability of the home and roof whether it meets with your insurance companies underwriting approval.

1. Roof Condition

I	NI	D	N/A	None
X				

Materials: Visually accessible from ground. Not mounted due to height and pitch making mounting of roof dangerous.

Materials: Metal roofing noted

Observations:

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



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



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



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

2. Flashing

I	NI	D	N/A	None
X				

3. Chimney

I	NI	D	N/A	None
X				

4. Spark Arrestor

I	NI	D	N/A	None
X				

5. Vent Caps

I	NI	D	N/A	None
X				

6. Gutter

I	NI	D	N/A	None
				X

### Attic

The inspector will inspect all accessible areas of the attic. Insulation, ductwork, visible electrical, structural framing, ventalation and plumbing will all be inspected. The inspector does not have to report on rodent intrusion but might if circumstances require it. Data for the Wind Mitigation will be taken if applicable. **ANIMAL URINE AND ANIMAL DEFECACTION IS EXCLUDED FROM THIS INSPECTION**

#### 1. Access

I	NI	D	N/A	None
X				

Observations:  
 • Scuttle Hole located in:  
 • Hallway

#### 2. Structure

I	NI	D	N/A	None
X				

#### 3. Ventilation

I	NI	D	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.  
 • Ridge exhaust venting noted.

#### 4. Vent Screens

I	NI	D	N/A	None
			X	

#### 5. Duct Work

I	NI	D	N/A	None
X				

#### 6. Electrical

I	NI	D	N/A	None
X				

Observations:  
 • Most areas not accessible due to insulation.

#### 7. Attic Plumbing

I	NI	D	N/A	None
X				

Observations:  
 • PVC plumbing vents

#### 8. Insulation Condition

I	NI	D	N/A	None
X				

Observations:  
 • Insulation is adequate.



Insulation is adequate.



Insulation is adequate.

9. Exhaust Vent

I	NI	D	N/A	None
X				

Observations:  
• Functional.

Exterior Areas

1. Doors

I	NI	D	N/A	None
X				

Observations:

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

2. Window Condition

I	NI	D	N/A	None
X				

Observations:

- In satisfactory condition at time of inspection.

3. Siding Condition

I	NI	D	N/A	None
X				

Materials: Vinyl siding noted.

4. Eaves & Fascia

I	NI	D	N/A	None
X				

Observations:

- Suggest sealing/caulking as part of routine maintenance to prevent further deterioration.

5. Exterior Paint

I	NI	D	N/A	None
X				



Foundation

1. Slab Foundation

I	NI	D	N/A	None
	X			

Observations:

- Concrete slab not visible due to floor coverings.

2. Foundation Perimeter

I	NI	D	N/A	None
X				

Observations:

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

3. Foundation Electrical

I	NI	D	N/A	None
X				

4. Foundation Plumbing

I	NI	D	N/A	None
X				

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, decks, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. The deck will be inspected and the findings reported will address if there is evidence of poor workmanship, if damaged components are present and / or if any safety issues are present. **What will not be reported is If the deck was built to international residential code (IRC) standards, due to this being beyond the scope of the inspection and standards of practice for home inspectors.** Most decks are not properly installed following proper building standards but usually will perform as intended unless you fail to maintain the deck or overload the deck with people and or personal belongings. If you have any concerns or questions regarding if this deck was constructed following proper building standards you should have the deck reviewed using a qualified professional familiar with deck construction. Again I want to remind you the deck inspection is not a guarantee implied or expressed that the deck was built to proper standards and how the deck will perform in the future. **Only visible portions of the deck will be inspected. All other areas are excluded from this report**

Confirming where the sewer lines are placed outside of a home is important. Your indoor drains all tied into one central drain pipe which runs out of the home to the municipal sewer system. The sewer utility line running from the home to the sewer is not visible to inspect and beyond the scope of a home inspection. The lack of proper maintenance can lead to water pressure issues, clogged pipes, and breaks in the pipe. Since the sewer utility line is below ground and cannot be inspected it is recommended to have a professional licensed experienced plumbing company to inspect the sewer line. We do not inspect the sewer utility line and it is excluded from this inspection.

1. Driveway and Walkway Condition

I	NI	D	N/A	None
X				

Materials: Concrete driveway noted. • Concrete sidewalk noted.

2. Grading

I	NI	D	N/A	None
X				

Observations:  
• No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

I	NI	D	N/A	None
		X		

Observations:  
• **Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.**



Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

4. Patio and Porch Deck

I	NI	D	N/A	None
X				

Observations:

• **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.

• **Rotted Wood numerous spots on front rails.**



Rotted Wood numerous spots on front rails.



Rotted Wood numerous spots on front rails.

5. Stairs & Handrail

I	NI	D	N/A	None
X				

Observations:

• Functional at time of inspection.

6. Grounds Electrical

I	NI	D	N/A	None
		X		

Observations:

• **Open ground (or 2-wire) outlets present.** This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.



Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting ground protection. This may be a concern with items such as computers and electronic devices.

**7. GFCI**

I	NI	D	N/A	None
		X		

Observations:

- Outdoor receptacles are not GFCI protected, need to be updated.

**8. Plumbing**

I	NI	D	N/A	None
	X			

Materials: PVC piping noted.

Observations:

- All plumbing located underground not inspected

**9. Exterior Faucet Condition**

I	NI	D	N/A	None
X				

**10. Balcony**

I	NI	D	N/A	None
			X	

**11. Patio Enclosure**

I	NI	D	N/A	None
			X	

**12. Fence Condition**

I	NI	D	N/A	None
X				

# Photos

## 1. Photos

I	NI	D	N/A	None

## Glossary

Term	Definition
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

PRE-CLOSING INSPECTION CHECKLIST

Address: \_\_\_\_\_

Date \_\_\_\_\_

DESCRIPTION	OKAY	REQUIRES ATTENTION
1. OVERALL		
Have previously agreed repairs been completed?		
Have warranties and/or guarantees been provided for these repairs?		
2. BUILDING EXTERIOR		
Are any windows/screens damaged/missing?		
Is there water standing near the foundation?		
Is there deterioration or damage to siding, doors, decks, patios, driveways, walkways, etc.		
3. ROOF		
Are there any missing shingles or signs of damage?		
Are the gutters and downspouts still present and in good condition?		
Are the downspouts discharging water away from the foundation?		
Overall chimney condition?		
4. ATTACHED GARAGE		
Does the door opener still operate (safely)?		
Are the remotes available and functional?		
Is there damage to wall/ceiling/floor surfaces that may have been concealed at the time of the inspection?		
5. INTERIOR FLOORS, WALLS, CEILINGS		
Have previously noted stains become larger or are new stains present?		
Have previously noted cracks become larger or are new cracks present?		
Are there any cracked window panes or mirrors?		
Are there cloudy or condensation present at multi-paned windows present?		
Have permanent fixtures been removed or damaged?		
Any floor damage present?		
6. PLUMBING		
Are all fixtures present and operational?		
Do all drains drain properly?		
Run water and check for leaks?		
Do the toilets flush properly?		
Is there hot water?		
7. ELECTRICAL		
Are the light fixtures present and operational?		

Do all switches & outlets operate and have cover plates?		
Are smoke & CO detectors(if applicable) present and operational?		
Does the doorbell operate?		
8. HEATING & COOLING		
Is the thermostat operational and in good condition?		
Does the heating system operate?		
Does the AC system operate?		
9. ATTIC		
Are there any signs of new leaks?		
Have any items been left in the attic?		
Are there new signs of bird, insects or rodents present?		
10. KITCHEN		
Are all appliances present and operational?		
Do all appliances have their knobs, handles, racks, plates, etc?		
Is there any sign of water leakage near the refrigerator or dishwasher?		
11. OTHER CONCERNS – IF APPLICABLE		
Built in-vacuum – operational? Hoses/Equipment present?		
Sprinkler System – operational?		
Pool/Spa – operational?		
Equipment(vacuum/covers/etc)present?		
Wall & Window AC Systems – operational?		
Septic system pumped- if applicable		
Names changed on Utilities		

\*This Pre-closing Inspection Checklist is to be used as a general guide to help the buyer verify that previously flagged deficiencies have been addressed as agreed to in the purchase contract, if applicable. Not all items listed will apply.



# BUYERS GUIDE

**WARRANTIES FOR THIS PROPERTY:** See inspection report for property address.

All warranties provided are by courtesy of 1st Defense Home Inspections LLC



## AS IS - NO WARRANTY

Please reference your real estate contract for more information regarding seller warranted items.



**90DAY**  
WARRANTY 

## 90 DAY LIMITED STRUCTURAL & MECHANICAL WARRANTY

This warranty is valid 90 days from the date of inspection or 22 days after closing, whichever comes later. **No deductible.** This warranty covers repairs to items the home inspector has found to be in good working condition at the time of inspection and are specifically listed within the warranty.



**90DAY**  
WARRANTY *plus* 

## 90 DAY PLUS LIMITED STRUCTURAL & MECHANICAL WARRANTY

This warranty is valid 90 days from the date of inspection or 22 days after closing, whichever comes later. **No deductible.** This warranty covers repairs to items the home inspector has found to be in good working condition at the time of inspection and are specifically listed within the warranty. **Plus warranty covers more mechanical items** (garage door openers, refrigerators, spas, etc) than the original 90 Day Warranty. See complete **policy** for details. \*



**Additional Included Warranties:** Additional warranties included with your inspection at no charge to home buyer. Warranties valid for a duration of 90 days from the date of inspection or 22 days after closing, whichever comes later (excluding Platinum Roof Protection Plan - 5 years). Click on warranty icons for individual policies. \*



\*All warranties administered by Residential Warranty Services (RWS).

\*All RWS warranties terms and conditions subject to change. See complete policies.

\*Any 12 -18 month home warranties will supercede RWS warranties.



**SIMPLE 18 Month Home Warranty:** Protect your Investment! A SIMPLE home warranty contract is available at an extra charge on this property. This is a 18 month (12 + 6 months FREE) home warranty service contract offered through RWS. For more details as to coverage, deductible, price and exclusions please visit **1stWarranty.com**.