



Patrick Erb Home Inspection

Inspection Report



**8956 Bishop Ridge Road
West Blocton, Alabama 35184**

Inspection Date September 14, 2017
Client Mr. Sample Report
Inspector Patrick Erb
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Alabama Building Commission HI 3083, HUD - US Housing & Urban Development
H638, American Society Of Home Inspectors 251924



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Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Property Condition Summary

Inspected: A Modular / Manufactured Home on a Permanent Concrete Block Foundation.

The residential structure was found to be in an abandoned condition. Exterior maintenance does not appear to have been performed within the last 12 months. The structure has not been occupied within the past 12 months

Overgrowth of plants, ground cover, shrubs and vines is in need of immediate attention to help minimize exterior damage to the structure until occupancy can be resumed.

The following systems could not be tested due to lack of operation:

1. Water Supply - Well not set up for function during inspection
2. HVAC - The system should NOT be operated until a comprehensive maintenance check and cleaning of the units can be performed
3. Water Heater - function cannot be confirmed until water supply is resumed
4. Plumbing Supply Lines
5. Plumbing Drain Pipes

The home was not found to be in a condition suitable for occupancy. Budgeting will be needed to bring the structure into minimum occupiable standards.

The report will show evidence of repair / maintenance needs found. However, a contingency budget should be prepared to handle additional items that may be found in need of repair or replacement during restoration. Based on initial findings, the potential cost of restoration of the structure, completion of the basement space may range \$25.00 to \$35.00 per sq. ft if performed by a licensed general contractor.

Significant Concerns

Not Working - Electrical

1. Smoke Alarm(Attached Garage): Not working

Not Working - Plumbing

2. Well(Exterior: Ground View): Not working

Not Working - Insulation and Ventilation

3. Attic Ventilation(Attic): Not operating

Safety Concern - Electrical

4. Outlet(Attached Garage): Cover plate is missing
5. Switch(Basement): Cover is missing

Safety Concern - Plumbing

6. Well(Exterior: Ground View): Open wiring

Major Concern - Insulation and Ventilation

7. Attic Ventilation(Attic): Poor Attic Ventilation

Possible Concern, Maintenance or repair need - Building Structure

8. Foundation Wall(Basement): Exhibits moderate step cracks

Possible Concern, Maintenance or repair need - HVAC

9. Heat pump(Exterior: Ground View): A Preventative - Repair or Maintenance service call is needed

Moderate Concern - Electrical

10. Smoke Alarm(Master Bedroom, Attached Garage, Basement, Laundry Room / Mudroom): Upgrade smoke, heat & Co2 (where applicable) detection and warning units

Budget to Replace

Near or Past Intended Lifespan - Plumbing

11. Water Heater(Basement): Nearing the end of its useful life

Near or Past Intended Lifespan - Appliances

12. Cook Top(Kitchen): Nearing the end of its useful life

Needs Further Evaluation

Safety Concern - Electrical

13. GFCI(Attached Garage, Basement, Laundry Room / Mudroom): Not present

Possible Concern, Maintenance or repair need - Building Structure

14. Foundation Wall(Basement): Open voids in block

15. Roof Structure(Exterior: Roof View): Dips and sagging of roof deck found

Possible Concern, Maintenance or repair need - HVAC

16. Ductwork(Basement): Vent cover / regulators are missing

Possible Concern, Maintenance or repair need - Electrical

17. Switch(Basement): Unfinished

Possible Concern, Maintenance or repair need - Plumbing

18. Sink(Master Bathroom, 2nd Bathroom): Recommend budget for contingency need for faucet / drain stop hardware.

19. Well(Exterior: Ground View): Additional information needed

Possible Concern, Maintenance or repair need - Landscaping and Hardscaping

20. Drainage and Grading(Exterior: Ground View): Does not have a positive grade

Possible Concern, Maintenance or repair need - Room Components

21. Wall(Kitchen, 2nd Bathroom): Drywall has settling cracks

22. Wall(Basement): Unfinished

Possible Concern, Maintenance or repair need - Appliances

23. Microwave Oven(Kitchen): Not functioning as intended

24. Refrigerator(Kitchen): Budget to replace or disinfect

Possible Concern, Maintenance or repair need - Insulation and Ventilation

25. Attic Ventilation(Exterior: Roof View): Attic fan not working

26. Insulation(Basement): Unfinished

Moderate Concern - Building Exterior

27. Gutter(Exterior: Ground View, Exterior: Roof View): In need of cleaning

Moderate Concern - Building Structure

28. Foundation Wall(Basement): Dark stains on the interior of foundation walls

Moderate Concern - HVAC

29. Heat pump(Exterior: Ground View): Insulation is missing or damaged

Moderate Concern - Plumbing

30. Toilet(2nd Bathroom): A - Tank Hardware Repair is needed

Moderate Concern - Room Components

- 31. Floor(Kitchen): Vinyl is damaged
- 32. Screen(Exterior: Ground View): Missing
- 33. Wall(Attached Garage): Dark stains similar to fungi

Moderate Concern - Insulation and Ventilation

- 34. Kitchen / Bath Exhaust(2nd Bathroom, Attic): Does not exhaust to exterior

Minor Concern - HVAC

- 35. Air Handler(Basement): Obtain comprehensive service check needed
-

Items to Monitor

May Need Improvement, Repair or Replacement - Building Structure

- 36. Roof Structure(Exterior: Roof View): Additional photo of roof / attic framing

May Need Improvement, Repair or Replacement - Balconies, Decks and Porches

- 37. Balcony, Deck or Porch(Exterior: Ground View): Wood is in contact with soil

May Need Improvement, Repair or Replacement - Appliances

- 38. Microwave Oven(Kitchen): Not Working
-

Maintenance Items

Moderate Concern - Building Exterior

- 39. Exhaust Vent(Exterior: Ground View): Dryer vent missing or damaged

Moderate Concern - HVAC

- 40. Ductwork(Basement): Open return

Moderate Concern - Plumbing

- 41. Shower / Tub(2nd Bathroom): Cleaning needed- may include resurface needs

Moderate Concern - Landscaping and Hardscaping

- 42. Driveway(Exterior: Ground View): Grading and drainage improvement needed

Moderate Concern - Room Components

- 43. Ceiling(Attached Garage, Kitchen, Living Room): Drywall tape at seam or joint has separation
- 44. Floor(Living Room, 2nd Bedroom, 3rd Bedroom): Stain on carpet
- 45. Wall(Attached Garage, Kitchen): Drywall tape at seam or joint has separation

Moderate Concern - Insulation and Ventilation

- 46. Kitchen / Bath Exhaust(Kitchen): Past intended lifespan

Minor Concern - Building Exterior

- 47. Eave(Exterior: Roof View): Painting needed

Minor Concern - HVAC

- 48. Air Handler(Basement): Request service history needed

Minor Concern - Electrical

- 49. Light Fixture(Basement): Unfinished
- 50. Outlet(Basement): Unfinished electrical installation
- 51. Smoke Alarm(Attached Garage, Basement, Living Room, 2nd Bedroom, 3rd Bedroom): Replace backup battery
- 52. Wiring(Basement): Unfinished

Minor Concern - Plumbing

- 53. Pressure Tank(Exterior: Ground View): Not set up for function
- 54. Sink(2nd Bathroom): Drain stop is missing
- 55. Well(Exterior: Ground View): Not set up for function during inspection

Minor Concern - Balconies, Decks and Porches

56. Balcony, Deck or Porch(Exterior: Ground View): Ledger Board Loose

Minor Concern - Landscaping and Hardscaping

57. Driveway(Exterior: Ground View): Concrete is settling with minor cracks

58. Landscape Feature(Exterior: Ground View): Ivy growth on exterior walls

59. Landscape Feature(Exterior: Ground View): Shrubbery is in contact with home or siding

60. Patio and walkway(Exterior: Ground View): General maintenace needed

Minor Concern - Room Components

61. Ceiling(Attached Garage, Hallway and Stairs): Drywall seam / Minor settlement

62. Ceiling(Hallway and Stairs): Drywall seam and/or settlement crack - cosmetic

63. Countertop(Kitchen): Sealant has deteriorated

64. Overhead Door(Attached Garage): General Maintenance / Preventative Maintenance Needed

Cosmetic - Balconies, Decks and Porches

65. Balcony, Deck or Porch(Exterior: Ground View): Stain, paint or sealer has peeled, faded or bleached out

May Need Improvement, Repair or Replacement - Building Structure

66. Foundation Wall(Exterior: Ground View): Exhibits hairline step cracking

General Information

- # Of Stories: 1
- Cooling System: Central
- Foundation Design: Basement
- Ground Conditions: Wet
- Heating System: Heat Pump, Air Handler (Heat Pump interior unit)
- House Faces: West
- Location Of Attic Entrance: Laundry Room, Garage
- Method To Inspect Attic: Inside attic
- Method To Inspect Roof: On roof, On ladder, From ground with binoculars
- Occupancy: Vacant
- Present During Inspection: Buyer, Seller
- Recent Rain (3 Days): Yes
- Sewer System: The sewer Waste Disposal system is believed to be septic. However this cannot be verified and is beyond the scope of this inspection.
- Style Of Home: Manufactured Home
- Water Source: Well-Private
- Weather Conditions: Rain, Cloudy
- Year Built: 2004

Scope of Inspection

- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or warranty as to future performance.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.
- An inspection does not determine the market value of the property or its marketability.
- Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed.
- An inspection will not determine the suitability of the property for any use.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- An inspection will not identify concealed or latent defects.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- Some items or areas may not be inspected if they are blocked by furniture or stored items.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- No guarantees or warranties are provided in connection with the home inspection.
- The inspection is limited to visible and accessible components and areas only.
- An inspection is not technically exhaustive.
- An inspection does not determine the insurability of the property.
- An inspection does not determine the life expectancy of the property or any components or systems therein.

Building Exterior

Find deals on siding and gutters

Descriptions:

Gutter

- Material: Aluminum

Siding

- Material: Vinyl

Eave

- Fascia Material: Aluminum
- Soffit Material: Vinyl

Downspout

- Drainage Location: Above grade
- Material: Aluminum

Concerns and Observations:

- ✓ Downspout
- ✓ Eave

Minor Concern

Painting needed

Location	Exterior: Roof View
Impact	All components should be protected from exposure
Suggested Action	Prep and paint or wrap with trim such as vinyl or metal



functional during inspection

General Maintenance needed - clean, prep & Paint

Location	Exterior: Roof View
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⊖ Exhaust Vent

Moderate Concern

Dryer vent missing or damaged

Location	Exterior: Ground View
Impact	Dryer should vent to the exterior
Suggested Action	Replace missing or damaged vent piping



✓ Exterior Trim

⊖ Gutter

Moderate Concern

In need of cleaning

Location	Exterior: Ground View, Exterior: Roof View
Impact	The gutters may clog causing water to overflow and run down fascia board, potentially wearing wood before its time
Suggested Action	Clean the gutters



✓ Siding

Building Structure

Descriptions:

Foundation Wall

- Material: Concrete Block

Roof Structure

- Framing Type: Rafter
- Roof Pitch: Medium
- Roof Style: Gable

Joist

- Material: Wood
- Type: Solid board

Beam

- Material: Wood

Roof Sheathing

- Flashing Material: Composite, Metal
- Material: OSB

Column / Pier

- Material: Wood

Disclaimers:

- Slab - The inspection is limited to visible and accessible components and areas only.

Concerns and Observations:

✓ Beam

✓ Column / Pier

⚠ Foundation Wall

Possible Concern, Maintenance or repair need

Exhibits moderate step cracks

Location	Basement
Impact	Evidence of potential differential settlement
Suggested Action	Additional inspection by a structural engineer and/or foundation repair service is recommended. The settlement cracking of the foundation may be in need of improvement
Other Information	If additional concerns were noted such as settlement cracking of drywall, binding doors, off level flooring conditions or other have been noted in the report - then it is Highly Recommended to obtain additional inspection



Moderate Concern

Dark stains on the interior of foundation walls

Location	Basement
Impact	Poor exterior drainage may allow water entry into the crawlspace or basement
Suggested Action	Improve exterior grade, drainage run off of surface water. introduce drainage swales, increase sloping or install a subsurface drain for flat, poorly drained areas.
Other Information	See the More Information links for helpful information

[Click here for more information...](#)



Correction needed before basement completion is performed



Possible Concern, Maintenance or repair need

Open voids in block

Location	Basement
Impact	Allows moisture to enter interior
Suggested Action	Seal prior to basement completion of the interior of the basement space.



May Need Improvement, Repair or Replacement

Exhibits hairline step cracking

Location	Exterior: Ground View
Impact	The cracking may worsen allowing moisture intrusion
Suggested Action	Monitor for further cracking. If the cracks widen have repaired by a licensed waterproofing contractor



- ✓ Joist
- ✓ Rafter
- ✓ Roof Sheathing

functional during inspection

Example

Location Attic



Roof Structure

Possible Concern, Maintenance or repair need

Dips and sagging of roof deck found

Location	Exterior: Roof View
Impact	May create opportunity for leaks, poor run off of rain and debris in time and/or reduce effective wind load
Suggested Action	Consider obtain 2nd opinion from a qualified building contractor and/or structural engineer.

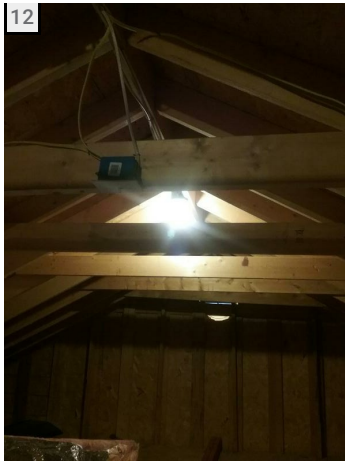
[Click here for more information...](#)



May Need Improvement, Repair or Replacement

Additional photo of roof / attic framing

Location	Exterior: Roof View
Impact	Wavy condition found on exterior roof deck
Suggested Action	Recommend obtain a 2nd opinion from a qualified building contractor or structural engineer



- Slab
- Truss

HVAC

Find deals on heating and cooling equipment and repair

Descriptions:

Air Handler

- Energy Source: Electric
- Manufacturer: Rheem
- Model Number: RBHK25J21SFE
- Orientation: Floor mounted
- Serial Number: TM200413370
- Year Built: 2004
- [Manual](#)

Heat pump

- Energy Source: Electric
- Location: Exterior: Ground View
- Manufacturer Name: Rheem
- Model Number: RPMC0560JAZ
- Serial Number: 6273M110407734
- Type: Air source
- Year Built: 2004
- [Manual](#)

Concerns and Observations:

– Air Handler

Minor Concern

Obtain comprehensive service check needed

Location	Basement
Suggested Action	Budget for repair and near future replacement



Minor Concern

Request service history needed

Location	Basement
Suggested Action	Obtain date and ppwk of most recent service



— Ductwork

Possible Concern, Maintenance or repair need

Vent cover / regulators are missing

Location	Basement
Suggested Action	Shut off HVAC vents for basement until restoration is complete



Moderate Concern

Open return

Location	Basement
Suggested Action	All returns should be filtered. 2 return in basement should be sealed until completion of walls and ceilings



Heat pump

Possible Concern, Maintenance or repair need

A Preventative - Repair or Maintenance service call is needed

Location	Exterior: Ground View
Impact	Unit may have been somewhat functional or below common standards.
Suggested Action	Obtain a complete service check to ensure proper functioning of unit. Request service records.



Do NOT OPERATE until service is performed

Moderate Concern

Insulation is missing or damaged

Location Exterior: Ground View

Impact Without proper insulated freon line, energy is lost. Cooling efficiency will diminish.

Suggested Action Replace the current freon line insulation w/ pipe wrap or add missing section



Roof

Save money on roofing material and repair

Descriptions:

Roof Material

- Approximate Age: 8 - 12 years
- Roof Material: Asphalt (Architectural)

Concerns and Observations:

✓ Roof Flashing

✓ **Roof Material**

Minor Concern

An example photo. Showing typical wear

Location	Exterior: Roof View
Suggested Action	Always check condition following storms



Electrical

Descriptions:

Sub / Distribution Panel

- # of 110 Volt Circuits: 20
- # of 220 Volt Circuits: 6
- Circuit Breaker Size: 60, 30, 20, 40, 15
- Manufacturer Name: Cutler-Hammer
- Panel Rating: 200 Amp
- Panel Type: Circuit breakers
- Wiring Type - Distribution: Copper

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: at meter
- Rating: 240 Volts
- Service Entry Style: Overhead

Wiring

- Wiring Method: Conduit

Disclaimers:

- Light Fixture - Some light bulbs may be burnt out - General maintenance items that may not be reported
- Wiring - Concealed

Concerns and Observations:

✓ **Door Bell**

✓ **Electrical service**

⊖ **GFCI**

Safety Concern

Not present

Location	Attached Garage, Basement, Laundry Room / Mudroom
Impact	Without a GFCI, there is no mechanism to prevent an electrical short
Suggested Action	Upgrade all receptacle to GFCI protection within 6 feet of all potential wet locations

✓ **Light Fixture**

Minor Concern

Unfinished

Location	Basement
Suggested Action	Budget for completion

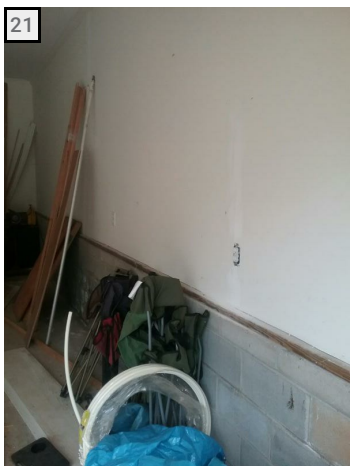


! Outlet

Safety Concern

Cover plate is missing

Location	Attached Garage
Impact	Without a cover plate, can cause electrical shock if touched
Suggested Action	Install a cover



Minor Concern

Unfinished electrical installation

Location	Basement
Suggested Action	Budget for completion to current standards

Cosmetic

Cover is cracked

Location	Attached Garage
Suggested Action	Replace the cover



! Smoke Alarm

Not Working

Not working

Location	Attached Garage
Suggested Action	Replace the smoke detector



Moderate Concern

Upgrade smoke, heat & Co2 (where applicable) detection and warning units

Location Master Bedroom, Attached Garage, Basement, Laundry Room / Mudroom
Impact Properly functioning smoke, heat and Co2 detection warning units should be installed in each bedroom, common spaces (such as hallways, family room), basement area, garages etc.

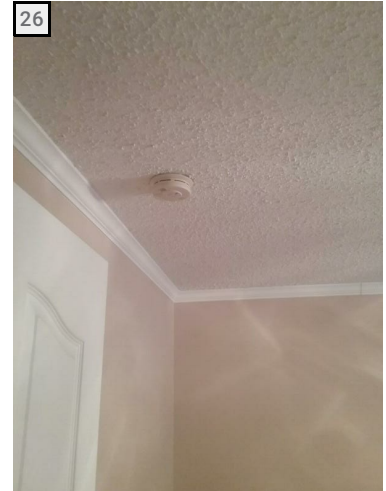
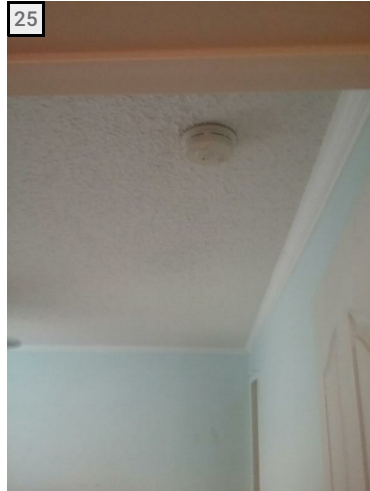
Suggested Action Obtain and install appropriate protection. A best practice is to installed wired or wireless units (when installed properly all units will sound when one unit detects smoke, heat or other. Refer to the National Fire and Safety Association for additional information.

[Click here for more information...](#)

Minor Concern

Replace backup battery

Location Attached Garage, Basement, Living Room, 2nd Bedroom, 3rd Bedroom



✓ **Sub / Distribution Panel**

functional during inspection

Appears Functional - Appears to be installed in locally accepted manner for year built.

Location Laundry Room / Mudroom



⚠ Switch

Safety Concern

Cover is missing

Location	Basement
Impact	Without a cover plate, can cause electrical shock if touched
Suggested Action	Install a cover
Other Information	The electrical system in the lower level is in need of completion. Rough electrical was found to be incomplete during the inspection.



Budget for completion

Possible Concern, Maintenance or repair need

Unfinished

Location	Basement
Suggested Action	Budget for completion



✓ Wiring

Minor Concern

Unfinished

Location	Basement
Suggested Action	Budget for completion to current standards

Plumbing

Descriptions:

Water Pipe

- Water Service Piping Material: CPVC, Pvc, PEX
- Water Supply Piping Material: Plastic, PEX, Copper

Cleanout

- Location: Basement

Waste Discharge Pipe

- Plumbing Waste Piping Material: ABS, PVC

Main water valve

- Location: Exterior: Ground View

Well

- Pump Type: Submersible Pump
- Storage Equipment Type: building
- Well Cap Type: Sanitary

Sink

- Mounting: Top-mounted
- Number Of Bowls: Double Bowl

Water Heater

- Capacity: 50 gal
- Energy Source: Electricity
- Location: Basement
- Manufacturer Name: State
- Model Number: SCI52SORTO
- Serial Number: F04224684
- Type: Recovery
- Year Built: 2004
- Manual

Disclaimers:

- The plumbing could only be inspected visually as the water was not turned on.
- Water Pipe - Water supply not on

Concerns and Observations:

- ✓ Cleanout
- ✓ Main water valve
- ✓ Plumbing Vent
- ✓ Pressure Tank

Minor Concern

Not set up for function

Location Exterior: Ground View

Shower / Tub

Moderate Concern

Cleaning needed- may include resurface needs

Location 2nd Bathroom

Impact Permanent staining of tub or shower units may require extensive repair or resurfacing needs.

Suggested Action Thoroughly clean as needed Budget for cosmetic improvement



Sink

Possible Concern, Maintenance or repair need

Recommend budget for contingency need for faucet / drain stop hardware.

Location Master Bathroom, 2nd Bathroom

Impact When water supply is off for an extended period of time seals and washers may shrink.

Suggested Action Budget for the contingency need to replace washers, seals, faucets etc.

Minor Concern

Drain stop is missing

Location 2nd Bathroom

Suggested Action Replace the drain stop



– Toilet

Moderate Concern

A - Tank Hardware Repair is needed

Location	2nd Bathroom
Impact	Not functioning as intended and/or components showing wear
Suggested Action	Repair needed - replace effected tank hardware
Other Information	When the water supply is off for an extended period of time seals and washers may shrink and crack.



✓ Waste Discharge Pipe

↘ Water Heater

Near or Past Intended Lifespan

Nearing the end of its useful life

Location	Basement
Impact	Average lifespan for an electric tank water heating unit is approx. 13-15 years per the American Builders Association published reporting.
Suggested Action	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

✓ Water Pipe

⚠ Well

Not Working

Not working

Location	Exterior: Ground View
Suggested Action	Have repaired by a qualified well contractor



Safety Concern

Open wiring

Location	Exterior: Ground View
Suggested Action	Install within protective Junction box



Possible Concern, Maintenance or repair need

Additional information needed

Location	Exterior: Ground View
Impact	Purpose unknown
Suggested Action	Request additional information as to the use and operation of the well



No power supply and filter cartridge is missing

Minor Concern

Not set up for function during inspection

Location	Exterior: Ground View
Suggested Action	Consider request additional information



Balconies, Decks and Porches

Descriptions:

Balcony, Deck or Porch

- Material: Metal, Vinyl, Aluminum, Wood
- Type: Deck, Porch

Concerns and Observations:

- ⊖ Balcony, Deck or Porch

Cosmetic

Stain, paint or sealer has peeled, faded or bleached out

Location	Exterior: Ground View
Impact	Without sealer, the wood is not protected from the elements
Suggested Action	Restain and/or reseal with a weather resistant sealer



Minor Concern

Ledger Board Loose

Location	Exterior: Ground View
Impact	Supports joist frame
Suggested Action	Attach with fasteners. Rear deck



May Need Improvement, Repair or Replacement

Wood is in contact with soil

Location	Exterior: Ground View
Impact	The soil may cause moisture damage to the wood
Suggested Action	Monitor for wood deterioration. Should deterioration continue have repaired or replaced



Under front deck

Landscaping and Hardscaping

Save money on lawn and garden equipment and repair

Descriptions:

Driveway

- Material: Concrete, Gravel

Patio and walkway

- Material: Gravel, Stone, None

Concerns and Observations:

☰ Drainage and Grading

Possible Concern, Maintenance or repair need

Does not have a positive grade

Location	Exterior: Ground View
Impact	Directing more moisture towards the foundation increases the risk of moisture intrusion
Suggested Action	Monitor the area for moisture buildup. Should it arise, If possible, regrading the area to achieve a slope away from the home. If regrading is not possible, add drain tile to re-direct water away from the home. Also, consult with a licensed waterproof (...)
Other Information	Water should be directed away from all standing foundations to prevent potential water intrusion. The drainage strategy of the foundation is important. Expansive soils can be very destructive to the foundation if the moisture content of the perimeter varies



Right side



Center portion of front

Driveway

Moderate Concern

Grading and drainage improvement needed

Location	Exterior: Ground View
Impact	Poor surface with ditching
Suggested Action	Grade, crown, ditch and add gravel where needed



Minor Concern

Concrete is settling with minor cracks

Location	Exterior: Ground View
Impact	The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete driveway replacement
Suggested Action	Seal the crack(s) with weather-resistant pliable concrete sealer



✓ Landscape Feature

Minor Concern

Ivy growth on exterior walls

Location	Exterior: Ground View
Impact	The ivy could cause deterioration to siding and potential of insect infiltration
Suggested Action	Remove the ivy



Minor Concern

Shrubbery is in contact with home or siding

Location	Exterior: Ground View
Impact	The shrubbery provides an environment where moisture and/or insects could intrude
Suggested Action	Regularly trim the shrubbery to achieve a clearance of at least 6 - 8 feet



✔ **Patio and walkway**

Minor Concern

General maintenace needed

Location Exterior: Ground View

Room Components

Save money on windows, doors and flooring and repair

Descriptions:

Floor

- Floor Cover: Tile, Carpet, Vinyl
- Sub Floor Material: Concrete

Interior Door

- Materials: Hollow Core
- Style: Hinged

Window

- Window Frame Type: Vinyl
- Window Glass Type: Double pane, Glass Block
- Window Type: Stationary, Single hung

Overhead Door

- Material: Glass, Aluminum

Wall

- Material: Drywall, Concrete Block, Manufactured Panel Sheeting

Exterior door

- Materials: Wood, Glass, Composite, Aluminum, Fiberglass, Metal

Countertop

- Material: Laminate

Garage door opener

- Manufacturer: Liftmaster
- Type: Chain Drive

Disclaimers:

- Cabinet - Cabinets & Drawers are checked for function - general cosmetic issues or past water stains may not be reported.
- Ceiling - Cosmetic issues are not necessarily included in report unless the concern effects funtion
- Floor - Cosmetic issues are not necessarily included in report unless the concern effects funtion
- Wall - Cosmetic issues are not necessarily included in report unless the concern effects funtion

Concerns and Observations:

✔ **Attic Ladder**

✔ **Cabinet**

functional during inspection

Cosmetic - Clean, prep and seal needed as general maintenance item

Location Kitchen



– Ceiling

Minor Concern

Drywall seam and/or settlement crack - cosmetic

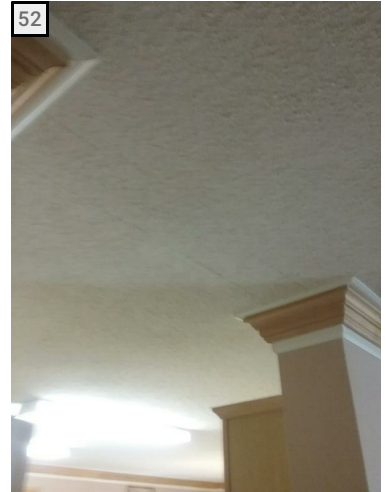
Location	Hallway and Stairs
Impact	Cosmetic - may be due to minor building settlement
Suggested Action	Consider cosmetic repair and paint - monitor conditions



Moderate Concern

Drywall tape at seam or joint has separation

Location	Attached Garage, Kitchen, Living Room
Impact	With separation, the wall lacks asthetic appeal
Suggested Action	Remove the drywall tape, reapply new tape and drywall compound. Once repaired, manage the humidity levels in the home such that moisture levels are in the range of 35% to 50%



Marriage joint

Minor Concern

Drywall seam / Minor settlement

Location	Attached Garage, Hallway and Stairs
Impact	Cosmetic and/or due to minor building settlement
Suggested Action	Consider cosmetic repair and paint - monitor conditions



Marriage wall seam

✔ Countertop

Minor Concern

Sealant has deteriorated

Location Kitchen
Suggested Action Replace where needed



✓ Exterior door

– Floor

Moderate Concern

Vinyl is damaged

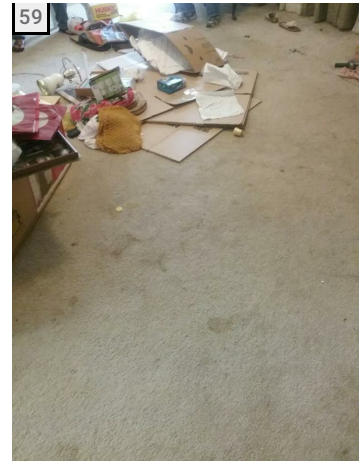
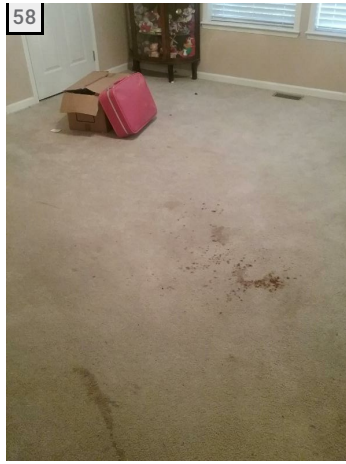
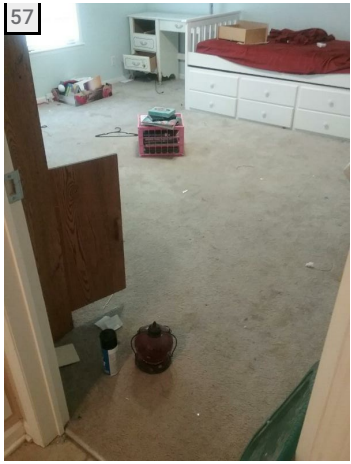
Location Kitchen
Suggested Action Replace the damaged section



Moderate Concern

Stain on carpet

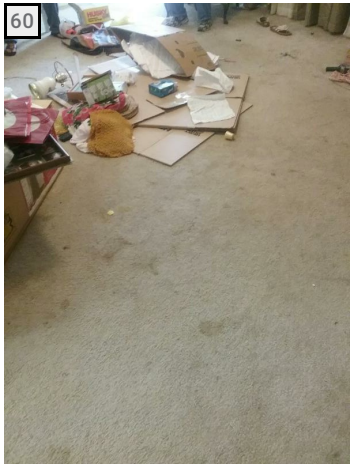
Location Living Room, 2nd Bedroom, 3rd Bedroom
Suggested Action Consider cost of cleaning or replacement



functional during inspection

Carpet is old and shows signs of wear and discoloration.

Location Living Room



- ✔ Garage door opener
- ✔ Interior Door
- ✔ Interior Trim
- ✔ Overhead Door

Minor Concern

General Maintenance / Preventative Maintenance Needed

Location	Attached Garage
Impact	Poor performance may result in added weight on door opening motor
Suggested Action	Lubricate and tighten hardware

– Screen

Moderate Concern

Missing

Location Exterior: Ground View
Impact Should the window be open, lacks protection from insects
Suggested Action Consult with seller to identify if screens exist. If they do not, install screens as needed

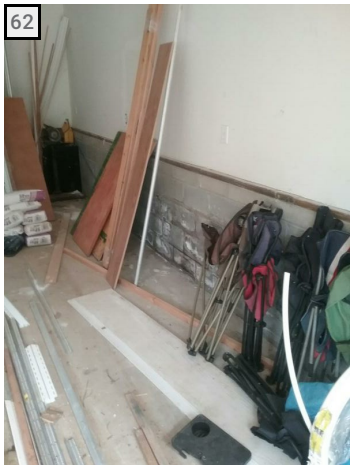


- ✓ Stair
- ✓ Vanity
- Wall

Moderate Concern

Dark stains similar to fungi

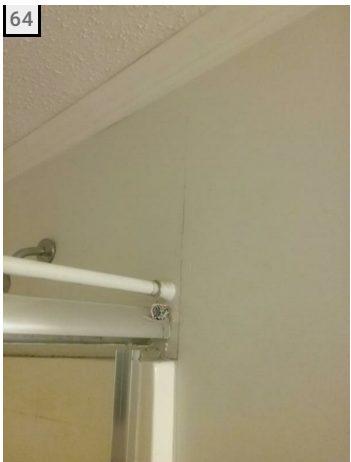
Location Attached Garage
Impact May be due to moisture intrusion
Suggested Action Find and correct source of moisture and make cosmetic repairs
Other Information Could be due to clean door conditions



Possible Concern, Maintenance or repair need

Drywall has settling cracks

Location Kitchen, 2nd Bathroom
Impact Potential symptom of foundation settlement
Suggested Action Consider obtain 2nd opinion from a qualified building contractor and/or structural engineer.
Other Information Settlement cracks may be an indication of foundation settlement



Possible Concern, Maintenance or repair need

Unfinished

Location Basement
Impact Budget for completion



Moderate Concern

Drywall tape at seam or joint has separation

Location Attached Garage, Kitchen
Impact With separation, the wall lacks asthetic appeal
Suggested Action Remove the drywall tape, reapply new tape and drywall compound. Once repaired, manage the humidity levels in the home such that moisture levels are in the range of 35% to 50%

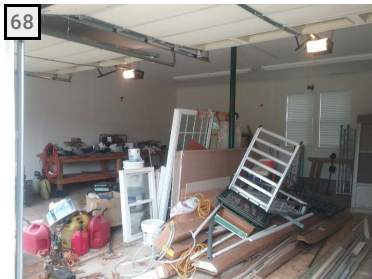


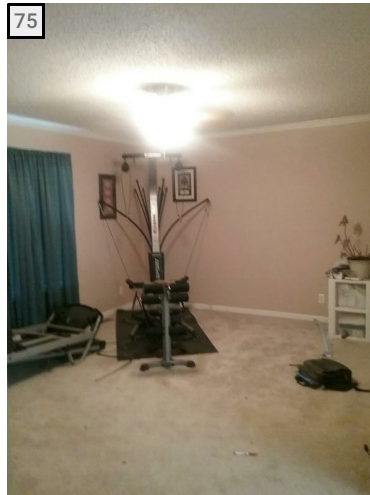
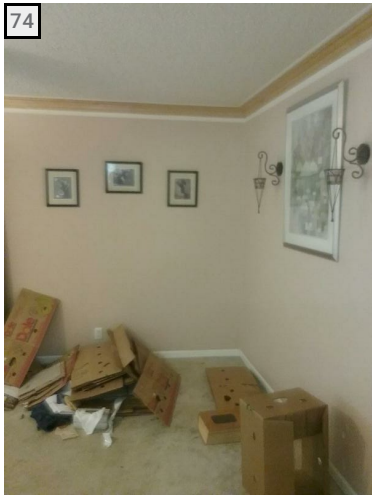
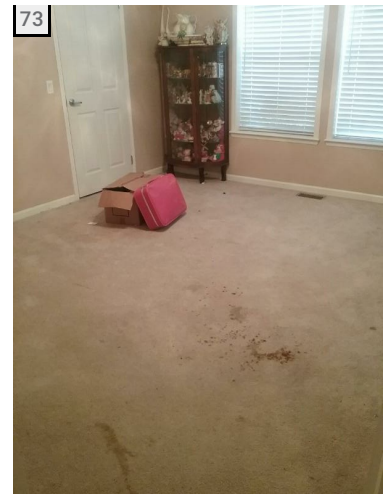
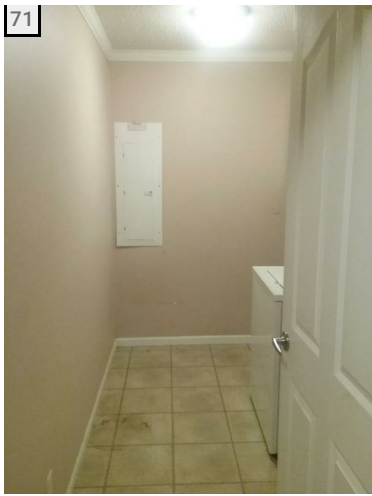
Cosmetic

An example photo - Room condition

Location	Master Bathroom, Master Bedroom, Attached Garage, Kitchen, Laundry Room / Mudroom, Living Room, 2nd Bathroom, 2nd Bedroom, 3rd Bedroom
Impact	General condition is fair or may be in need of cosmetic improvement if desired
Suggested Action	Photo provided as an example of conditions found during the inspection - Consider cosmetic improvement as desired
Other Information	Consider the budgeted cost of improvement prior to purchase. Even if performing remodeling yourself, material costs should be estimated and included in the cost of purchase.

[Click here for more information...](#)





✔ Window

Appliances

Save money on appliances and appliance repair

Descriptions:

Oven/Range

- Energy Source: Electric

Cook Top

- Energy Source: Electric

Concerns and Observations:

📌 Cook Top

Near or Past Intended Lifespan

Nearing the end of its useful life

Location	Kitchen
Suggested Action	Budget for a newer unit. In the interim, a higher level of maintenance can be expected



- ✔ Dishwasher
- ✖ Microwave Oven

Possible Concern, Maintenance or repair need

Not functioning as intended

Location	Kitchen
Impact	Can not confirm. There is power via outlet, unit is not working
Suggested Action	Correction or service needed



May Need Improvement, Repair or Replacement

Not Working

Location	Kitchen
Suggested Action	Replace the unit as desired or attempt cleaning. Unit is very stained (interior)

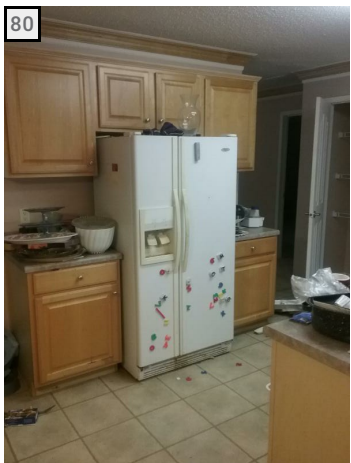


- ✔ Oven/Range
- ✖ Refrigerator

Possible Concern, Maintenance or repair need

Budget to replace or disinfect

Location	Kitchen
Suggested Action	May not function well in current condition



Insulation and Ventilation

Descriptions:

Attic Ventilation

- Type: Power, Soffit

Insulation

- Approximate Depth: 6 to 8 inches
- Insulation Style: Loose fill

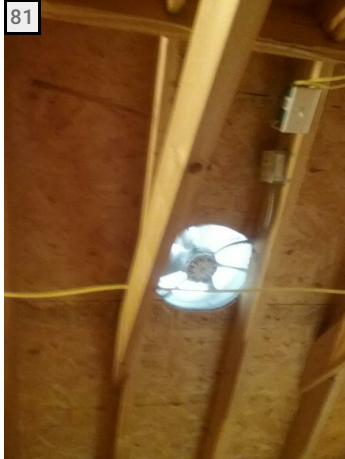
Concerns and Observations:

- ⊘ Attic Ventilation

Not Working

Not operating

Location	Attic
Impact	With an inoperative vent, there is significantly less volume of hot air being exhausted and humidity being eliminated from the home
Suggested Action	Replace the vent - All three vent fans in need of replacement



Major Concern

Poor Attic Ventilation

Location	Attic
Impact	Poor attic ventilation may damage roof covering, roof decking materials. Expansion during high heat build up may occur. Warping of roof deck may occur.
Suggested Action	1. Remove and clean soffit vents openings for improved air flow. 2. Increase exit ventilation A: Increase ridge venting net free space Or B: Seal Ridge Venting and install Turbine or Thermostat Controlled attic vent fan. Minimum ratio to achieve is to provide 1 sq. ft. of net free attic ventilation per every 150 sq ft of linear attic space. The ratio should be split between air entry via soffits and air exit via roof top venting.



Possible Concern, Maintenance or repair need

Attic fan not working

Location Exterior: Roof View
Suggested Action Check, repair or replace



There are three that need to be replaced 3 for 3.

Insulation

Possible Concern, Maintenance or repair need

Unfinished

Location Basement
Suggested Action Budget for completion to current standards

Kitchen / Bath Exhaust

Moderate Concern

Does not exhaust to exterior

Location 2nd Bathroom, Attic
Impact When exhausting to the interior, humidity or other particulates are not expelled from the home increasing health risks
Suggested Action Re-route the exhaust to exit to the exterior using an exterior wall or roof vent



Moderate Concern

Past intended lifespan

Location	Kitchen
Suggested Action	Consider replacement



functional during inspection

Clean exhaust vent covers - General Maintenance Need - Dust and debris may overheat fan motor.

Location	2nd Bathroom
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Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Poor or in need of repair, maintenance or consider replacement

Is operating, but has at least one major concern with its operation.



Appears Functional

No major issues have been found. One or more cosmetic issues may have been observed. Appears functional during inspection



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Not working

Was not working at the time of the inspection.



Not Inspected

Was not inspected. The reason is typically indicated.