

# **Home Inspection Report**



1 Sample rd  
Anytown, Ma 00000

# Close-Up Home Inspection

10:31 July 28, 2020

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## Marginal Summary

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This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

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## Exterior Surface and Components

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1. Type: Wood siding paint as needed, The siding is showing it's age, the siding is splitting and cupped and the nails are popping out replace the siding as needed. There is some rot in the clap boards that needs replacing.

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## Garage/Carport

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2. Exterior Surface: Wood siding paint as needed, Need to replace the rotted clap board at the side of the garage.

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## Basement

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3. Water Penetration: Yes, The foundation has white efflorescence stains on it this is a sign of water and or moisture penetration leaking through the foundation, ask the sellers of the history of water in the basement.
4. Basement Stairs/Railing Wood steps, Need to make the basement steps child safe and add the proper handrails with balusters. No more than a 4 inch gap in the balusters.

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## Plumbing

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5. Basement, Water Heater Hot Water Temp: 135 degrees, The hot water is turned up to high and should be turned down to 120 degrees for safety.

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## Bathroom

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6. 2nd Floor, Bathroom Tub/Surround: Fiberglass tub and fiberglass surround, Need to repair or replace the leaking spray hose.

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## Living Space

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7. Dining Room, Living Space Windows: Wood windows, The windows are stuck close and would not open, not in working order and needs repairs.
8. Family Room, Living Space Windows: Wood windows, The windows are stuck close and would not open, not in working order and needs repairs. I could not check the seal at the side window, it was blocked.

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## Laundry Room/Area

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9. 1st Floor, Laundry Room/Area Dryer Vent: Rigid metal, Recommend cleaning out the dryer vent hood, the flapper is stuck open.

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## Defective Summary

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### Lots and Grounds

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1. Steps: Concrete and wood, The stoop under the deck steps has settled, blocks have been added to the stair stringers to compensate the gap. These steps should be replaced, the steps are weak. The stringers for the porch stairs were improperly attached and could pull away. Stringer hangers are needed to properly attach them in place. The wood treads are loose and or split, repair or replace the treads.
2. Handrails: Metal and wood, The railings are too wide to grasp for today's standards and should be replaced with the proper handrails. The rear railing is loose and should be replaced.
3. Patio: Concrete, Need to replace the cracked patio.
4. Porch: Aluminum type, The middle beam was improperly built and needs repairs. The support post should be under the beam not nailed to the side. The post needs to be on proper footings not on the settling patio. One of the posts is not touching the patio. Need to replace the side footing, the post was improperly installed inside the footing. This has caused the footing to split. A qualified contractor is recommended to evaluate and estimate repairs.
5. Grading: Negative slope, The grading on this property is pitch towards the house and could create water problems, ask the sellers about any past history of water problems.
6. Water main shut off: Needs repairs, The water main shut off needs to be flush to the driveway to prevent damage to the valve.

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### Exterior Surface and Components

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7. Trim: Wood trim paint as needed, Need to replace the rotted trim at the front garage door entrance. Many of the windows have rotted sills and trim that needs to be replaced. The flashing at the front door trim needs to be fully flashed. Need to replace the rotted corner trim. The rotted wood needs to be further evaluated for repairs, I suspect there could be hidden damage that was not accessible.
8. Hose Bibs: Rotary, The front sill cock handle is broken off and needs repairs.

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### Roof

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9. Electrical Mast: Under ground, The meter box has pulled away from the house, the conduit has also come apart, this needs repairs. Evaluation by a licensed electrician is recommended. There could be water damage behind the box.

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### Garage/Carport

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10. Floor/Foundation: Poured concrete, The foundation has cracks that may be from settlement or shrinkage and should be evaluated for any needed repairs by a licensed foundation contractor, also sealed from water. The garage floor has cracks, recommend they be evaluated for repairs by a licensed contractor. Due to stored items in the garage I could not fully inspect this area, recommend a re-inspection of this area when it's fully accessible there could be hidden defects that could not be detected at the time of the inspection. Not all areas were readily accessible.
11. Electrical: Needs repairs, The front GFCI outlet will not trip off and should be replaced.

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### Basement

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12. Floor: Concrete, The basement floor has settling cracks, consult with a licensed contractor to evaluate for any needed repairs. The floor is uneven in areas.
13. Floor Joists: Wood frame, Floor joists were improperly cut for pipes, you can not cut the top or bottom 2 inches of a floor joist. This is at the header at the front of the basement. This could be the reason for the front room floors to be sagging. Consult with a licensed contractor to evaluate this for repairs.
14. Insulation: Fiberglass, Do to the mice infestation I recommend you replace the insulation and clean up the mice droppings.

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### Heating System

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15. Basement, Heating System Humidifier: Needs service, Need to replace the dirty filter coil, I do not recommend using these humidifier.

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### Plumbing

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16. Water Lines: Copper, The pressure reducing valve is corroded and needs to be replaced. A licensed plumber is recommended to evaluate and estimate repairs.
17. Basement, Water Heater Water Heater Operation: Needs repairs, The pipe fittings at the top of the tank are corroded and needs repairs. Water heater is at or nearing the end of its design life, plan on replacing the water tank.

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### Kitchen

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18. 1st Floor, Kitchen Plumbing/Fixtures: Needs repairs, The water pipe and valves have corrosion on them and may need repairs. The drain is improperly pitched uphill and should be pitched down. A licensed plumber is recommended to evaluate and estimate repairs.
19. 1st Floor, Kitchen Cabinets: Wood, The floor of the sink cabinet has water damaged and needs repairs.

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### Bedroom

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20. #1, Bedroom Walls: Plaster and/or Gypsum Board, Need to repair the cracks in the wall near the door that is not straight.
21. #1, Bedroom Doors: Hollow core, The door does not open and close properly and the door opening is not straight. I can not determine why the door opening is not straight consult with a licensed contractor to evaluate this and make the needed repairs.
22. #1, Bedroom Windows: Wood windows, Moisture in between thermal glass panes due to leaking thermal seal replace window.
23. #2, Bedroom Walls: Plaster and/or Gypsum Board, Need to repair the cracks in the wall near the door that is not straight.
24. #2, Bedroom Doors: Hollow core, The door does not open and close properly and the door opening is not straight. I can not determine why the door opening is not straight consult with a licensed contractor to evaluate this and make the needed repairs.
25. #3, Bedroom Walls: Plaster and/or Gypsum Board, Need to repair the cracks in the wall near the closet door that is not straight.

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## Defective Summary (Continued)

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26. #3, Bedroom Floor: Carpet The floors are pitched see final comments.
27. #3, Bedroom Doors: Hollow core, The door does not open and close properly and the door opening is not straight. I can not determine why the door opening is not straight consult with a licensed contractor to evaluate this and make the needed repairs.
28. Master bedroom, Bedroom Walls: Plaster and/or Gypsum Board, Need to repair the cracks in the wall near the door that is not straight.
29. Master bedroom, Bedroom Windows: Wood windows, Moisture in between thermal glass panes due to leaking thermal seal replace window.
30. Master bedroom, Bedroom Electrical: Needs repairs, The fan is loose at the box in the ceiling and needs repairs.

### Living Space

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31. Family Room, Living Space Ceiling: Plaster and/or Gypsum Board, Evidence of past or present water leakage on the ceiling recommend you ask the sellers about the history of water stain on this ceiling. Ask them if the problem has been repaired or if it still needs repairs. There is the potential for hidden damage, mold and rot. Recommend the ceiling be opened up to inspect for hidden damage.
32. Family Room, Living Space Floor: Carpet The rear floor of this room is pitched towards the rear of the house. Recommend this be evaluated as to why and repaired as needed.
33. Living Room, Living Space Ceiling: Plaster and/or Gypsum Board, Evidence of past or present water leakage on the ceiling recommend you ask the sellers about the history of water stain on this ceiling. Ask them if the problem has been repaired or if it still needs repairs. There is the potential for hidden damage, mold and rot. Recommend the ceiling be opened up to inspect for hidden damage.
34. Living Room, Living Space Floor: Carpet The floors are pitched see final comments. The floor is pitched towards the middle, this is over the header below that could be the cause. See the final comments.

### Attic

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35. Hall access, Attic Sheathing: Plywood, Possible mold or mildew stains on the roof sheathing. You need to consult with a licensed mold contractor to evaluate this home for mold and fungus and make the needed repairs now. There could be hidden damage.
36. Hall access, Attic Insulation: Fiberglass, Do to the mice, critter infestation I recommend you have the insulation removed and the attic cleaned and new insulation installed.
37. Hall access, Attic Moisture Penetration: Evidence of prior water penetration noted in attic, monitor for source, I did find water stains in the attic on the roof but not able to determine if these are old stains of if there is still an on going problem with roof leaks. Ask the sellers about the history of the leaks. This is near the chimney side of the attic.

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## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## Company Information

1. Inspector Name Ron Cook
2. Company Name Close-Up Home Inspection
3. Address
4. City State Zip

## General Information

### Property Information

Property Address 1 Sample rd  
City Anytown State Ma Zip 00000

### Client Information

Client Name Close-Up Home Inspection Sample Report  
Client Address 1 Sample rd  
City Anytown State Ma Zip 00000

Phone 555-555-5555  
Date December 24,  
File Number 1224900

### Conditions

Fee \$

Others Present Buyer Property Occupied Yes  
Estimated Age 1980  
Start Time 845 End Time 1140am  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 30's-40's  
Weather Sun, Clouds Soil Conditions Dry,  
Space Below Grade Basement  
Building Type Single family Garage Attached  
Sewage Disposal City How Verified Realtor  
Water Source City How Verified Realtor

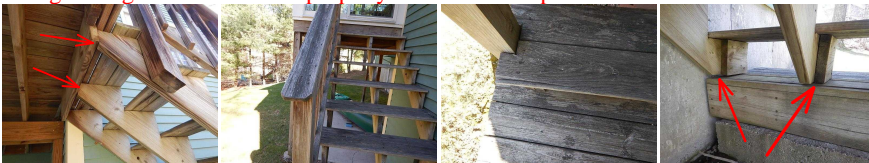
# Close-Up Home Inspection

## Lots and Grounds

Shrubs and vegetation that grows up against the home can create problems such as rot that can lead to insect damage. Close-Up Home Inspection does not remove vegetation from properties how ever this is recommended to further evaluate the conditions of the property.

ANPNIM D

1.  Walks: Brick, Need to repair the raised up brick walk, this could be from the tree roots.
2.  Steps: Concrete and wood, **The stoop under the deck steps has settled, blocks have been added to the stair stringers to compensate the gap. These steps should be replaced, the steps are weak. The stringers for the porch stairs were improperly attached and could pull away. Stringer hangers are needed to properly attach them in place. The wood treads are lose and or split, repair or replace the treads.**



3.  Handrails: Metal and wood, **The railings are to wide to grasp for today's standards and should be replaced with the proper handrails. The rear railing is loose and should be replaced.**



4.  Stoops: Concrete,
5.  Patio: Concrete, **Need to replace the cracked patio.**



6.  Porch: Aluminum type, **The middle beam was improperly built and needs repairs. The support post should be under the beam not nailed to the side. The post need to be on proper footings not on the settling patio. One of the post is not touching the patio. Need to replace the side footing, the post was improperly installed inside the footing. This has caused the footing to split. A qualified contractor is recommended to evaluate and estimate repairs.**



7.  Vegetation: Shrubs,
8.  Basement Stairwell: Walk in entrance,
9.  Grading: Negative slope, **The grading on this property is pitch towards the house and could create water problems, ask the sellers about any past history of water problems.**



10.  Swale: Adequate slope and depth for drainage,
11.  Driveway: Asphalt,
12.  Water main shut off: Needs repairs, **The water main shut off needs to be flush to the driveway to prevent damage to the valve.**



# Close-Up Home Inspection

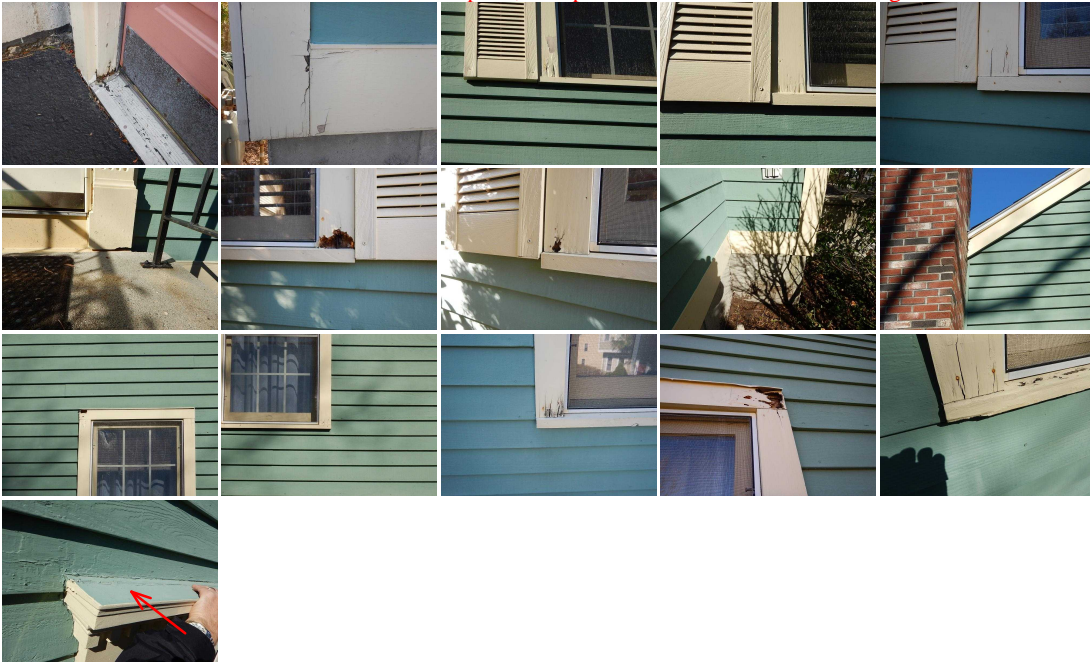
## Exterior Surface and Components

ANPNIM D

1.  Type: Wood siding paint as needed, The siding is showing it's age, the siding is splitting and cupped and the nails are popping out replace the siding as needed. There is some rot in the clap boards that needs replacing.



2.  Trim: Wood trim paint as needed, **Need to replace the rotted trim at the front garage door entrance. Many of the windows have rotted sills and trim that needs to be replaced. The flashing at the front door trim needs to be fully flashed. Need to replace the rotted corner trim. The rotted wood needs to be further evaluated for repairs, I suspect there could be hidden damage that was not accessible.**



3.  Fascia: Wood trim paint as needed,  
 4.  Soffits: Wood trim paint as needed,  
 5.  Door Bell: Hard wired,  
 6.  Entry Doors: Metal door,  
 7.  Patio Door: French door,  
 8.  Windows: Wood windows,  
 9.  Window Screens: Vinyl mesh,  
 10.  Exterior Lighting: Surface mount,  
 11.  Exterior Electric Outlets: 110 VAC GFCI,  
 12.  Hose Bibs: Rotary, **The front sill cock handle is broken off and needs repairs.**



13.  Gas Meter: Exterior surface mount  
 14.  Main Gas Valve: Located at gas meter,



# Close-Up Home Inspection

## Roof

Roofs are usually walked on or viewed from a ladder at the eaves, but some roofs are too steep or too high to safely walk on. For the roofs that are too high or unsafe to walk the inspector uses high powered binoculars. The inspector will inform you the buyer of the condition of the roof but the inspector can not guarantee that the roof doesn't leak. The weather would have to be heavy rains at the inspection also framing in the attic could be water stained from a previous roof.

ANPNIM D

### Main, Roof Surface

- 1. Method of Inspection: I walk the roof to inspect it,
- 2.  Unable to Inspect: 0%
- 3.  Material: Asphalt shingle
- 4. Type: Gable,
- 5. Approx Age: 1-3 years,
- 6.  Flashing: Aluminum were accessible
- 7.  Skylights: Insulated glass,
- 8. Number of roof penetrations: 4

### Right side, Chimney

- 9.  Chimney: Brick, Unable to view interior of chimney, I am not required to inspect inside the chimney or the liner, recommend you have a certified chimney sweep clean, evaluated and do a level 2 inspection of the chimney to inspect for any defects.
- 10.  Chimney Flashing: Lead,
- 11.  Plumbing Vents: ABS,
- 12.  Electrical Mast: Under ground, **The meter box has pulled away from the house, the conduit has also come apart, this needs repairs. Evaluation by a licensed electrician is recommended. There could be water damage behind the box.**



- 13.  Gutters: Aluminum,
- 14.  Downspouts: Aluminum,

## Garage/Carport

Often a garage will be full of stored items and not all accessible at the time of inspection. Cars parked inside can be blocking areas of concern and it's recommended to be inspected when it's accessible.

ANPNIM D

- 1. Location: Attached, Number of Spaces: 1,
- 2.  Garage Doors: Aluminum,
- 3.  Door Operation: In working condition,
- 4.  Door Opener: Chamberlain,
- 5.  Door Safety Reverse: In working condition,
- 6.  Exterior Surface: Wood siding paint as needed, Need to replace the rotted clap board at the side of the garage.
- 7.  Roof: Asphalt shingle
- 8.  Service Doors: Fire rated,
- 9.  Walls: Plaster and/or Gypsum Board, and Exposed Frame:
- 10.  Ceilings: Exposed frame,
- 11.  Sills: Wood,
- 12.  Floor/Foundation: Poured concrete, **The foundation has cracks that may be from settlement or shrinkage and should be evaluated for any needed repairs by a licensed foundation contractor, also sealed from water. The garage floor has cracks, recommend they be evaluated for repairs by a licensed contractor. Due to stored items in the garage I could not fully inspect this area, recommend a re-inspection of this area when it's fully accessible there could be hidden defects that could not be detected at the time of the inspection. Not all areas were readily accessible.**
- 13.  Stairs: Wood stairs,
- 14.  Electrical: Needs repairs, **The front GFCI outlet will not trip off and should be replaced.**



# Close-Up Home Inspection

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## Garage/Carport (Continued)

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- 15.      Windows: Wood
- 16.      Gutters: Aluminum,
- 17.      Downspouts: Aluminum,

# Close-Up Home Inspection

## Basement

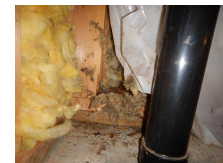
The framing in the basement is were you can often find insect damage, but many homes have finished basements that the walls and ceilings can be covering such problems. A home inspection is a visible inspection, if the basement is finished then there is no way to inspect the framing unless walls are opened up to inspect the framing. Basement are often used for storing items and that can make it difficult for the inspector to move around in the basement. Home inspectors don't move items in case they were to get damaged.

ANPNIM D

- 1.  Foundation Type: Poured concrete, Due to stored items in the basement I could not fully inspect this area recommend a re-inspection of this area when it's fully accessible there could be hidden defects that could not be detected at the time of the inspection. Not all areas were readily accessible. The floor and walls were not fully accessible to inspect.
- 2.  Floor: Concrete, **The basement floor has settling cracks, consult with a licensed contractor to evaluate for any needed repairs. The floor is uneven in areas.**
- 3.  Beams: Wood beam,
- 4.  Support Columns: Cement filled steel post,
- 5.  Sill: Wood,
- 6.  Sub Floor: Not accessible,
- 7.  Floor Joists: Wood frame, **Floor joist were improperly cut for pipes, you can not cut the top or bottom 2 inches of a floor joist. This is at the header at the front of the basement. This could be the reason for the front room floors to be sagging. Consult with a licensed contractor to evaluate this for repairs.**



- 8.  Insulation: Fiberglass, **Do to the mice infestation I recommend you replace the insulation and clean up the mice droppings.**



- 9.  Interior Chimney: Block, Recommend the chimney be cleaned and inspected by a certified chimney sweep now. The flue pipe for the furnace appears to have been relined, ask the sellers why and for any paper work for the repairs.
- 10.  Metal Flue Pipe Thimble Not present
- 11.  Chimney CleanOut Door: Metal door,
- 12.  Bulkhead/Walkout: Slider doors,
- 13.  Water Penetration: Yes, The foundation has white efflorescence stains on it this is a sign of water and or moisture penetration leaking through the foundation, ask the sellers of the history of water in the basement.
- 14.  Basement Stairs/Railing Wood steps, Need to make the basement steps child safe and add the proper handrails with balusters. No more than a 4 inch gap in the balusters.
- 15.  Electrical: Adequate,

# Close-Up Home Inspection

## Heating System

Heating systems are turned on by normal operating controls, If a system has been shut off by it's breaker the inspector can not turn it on and it should be evaluated by a licensed HVAC tech. The inspector can not dismantle the heating system to inspect the heat exchanger for cracks this should only be done by a licensed HVAC tech. Close-Up Home Inspection recommends the heating system be cleaned and fully inspected prior to closing by a licensed HVAC tech. Life expectancy of heating systems 20 years if it's older plan on replacing it in the near future

ANPNIM D

### Basement, Heating System

- Heating System Operation: Appears functional, Recommend the furnace be cleaned and inspected with a full inspection of the heat exchange for cracks or holes by a licensed HVAC technician. This should be done now not later. Replace the filters once a month. The heating system is working at the time of inspection but is over it's life expectancy and is fully depreciated may need to be replaced soon, consult with a licensed HVAC technician.
- Manufacturer: Trane,
- Type: Forced air, Capacity: NA
- Area Served: House Approximate Age: 1993,
- Fuel Type: Natural gas,
- Heat Exchanger: Not accessible and I am not required to inspect the heat exchanger, recommend it be evaluated for any hidden defects by a licensed heating contractor now prior to closing .
- Unable to Inspect: 0%
- Blower Fan/Filter: Direct drive with disposable filter,
- Distribution: Aluminum ducts,
- Insulation On Pipes/Ducts Yes and No,
- Flue Pipe: Single wall,
- Humidifier: Needs service, **Need to replace the dirty filter coil, I do not recommend using these humidifier.**
- Thermostats: Individual,
- Tank Location: None,



## Air Conditioning

Central air conditioning will be tested if the temperature is above 60 degrees if it's not it won't be tested and it should be inspected by a licensed HVAC tech for proper working condition. If it's too cold the inspector could damage the system. Life expectancy of the air conditioning system is 15 years. If it's older plan on replacing it in the near future.

ANPNIM D

### 1 system, AC System

- A/C System Operation: Not inspected, To avoid possible compressor damage due to outside temperature below 60 degrees, the AC unit was not tested. Recommend the central air be inspected by a licensed HVAC technician for proper working condition when accessible to do so. I can not tell you if this AC system is in working order.
- Condensate Removal: Drain tube, You need to add an outlet for the condensation pump and remove the exterior cord being used.
- Exterior Unit: Trane,
- Area Served: House Approximate Age: 2000,
- Fuel Type: Electric, Temperature Differential: Unknown not tested,
- Type: Central A/C,
- Visible Coil: Not Inspected,
- Refrigerant Lines: Not inspected
- Electrical Disconnect: Not Inspected,
- Service Receptacle Present:  Yes  No There is no service receptacle present for the central air, recommend one be added. The state requires all home inspectors to note weather there is a service outlet.
- Exposed Ductwork: Aluminum ducts and flex ducts,
- Insulation on Ducts: Yes and No,
- Blower Fan/Filters: Direct drive with disposable filter,
- Thermostats: Individual,



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## Plumbing

The home inspector can not possible see all the plumbing in a home due to walls covered over, usually the basement if not finished is the only accessible area to be able to inspect the pipes. Often the space underneath the bathroom and kitchen cabinets are full of stored items and not accessible. There are different Types of copper pipes M-type once used are considered thin grade and can pit and leak, L-type are the thicker type used today. If you have M-type pipes they may need replacing in the future.

ANPNIM D

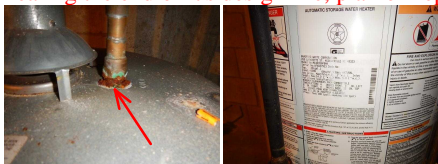
1.  Service Line: Poly pipe,
2.  Main Water Shutoff: Basement,
3.  Water Lines: Copper, The pressure reducing valve is corroded and needs to be replaced. A licensed plumber is recommended to evaluate and estimate repairs.



4.  Drain Pipes: ABS,
5.  Service Caps: Accessible,
6.  Vent Pipes: ABS,
7.  Gas Service Lines: Iron,

Basement, Water Heater

8.  Water Heater Operation: Needs repairs, The pipe fittings at the top of the tank are corroded and needs repairs. Water heater is at or nearing the end of it's design life, plan on replacing the water tank.



9. Manufacturer: Bradford white,
10. Type: Natural gas, Capacity: 40 gal
11. Approximate Age: 2004, Area Served: Hole house,
12.  Flue Pipe: Single wall,
13.  TPRV and Drain Tube: Copper,
14.  Hot Water Temp: 135 degrees, The hot water is turned up to high and should be turned down to 120 degrees for safety.
15.  Cross Connection: No,

## Electrical

Not all outlets are tested in the home, the inspector will attempt to test what is accessible. Many outlets are blocked by furniture or have items plugged in that the inspector won't unplug such as clocks computers or medical devices. Extension cords should not be used as permanent wiring if you need more outlets contact a licensed electrician. Electrical panel covers are removed unless its been heavily painted to the wall and could cause damage to the wall if the inspector pried it off, in this case its recommended a licensed electrician remove to inspect the panel and wires.

ANPNIM D

1. Service Size Amps: 200 amps, Volts: 110-220 VAC,
2.  Service: Aluminum, Anti-oxident gel is present on wires.
3.  110 VAC Branch Circuits: Copper,
4.  220 VAC Branch Circuits: Copper and aluminum,
5.  Aluminum Wiring: Stranded wire,
6.  Conductor Type: Non-metallic sheathed cable (NM),
7.  GFCI: Present,
8.  Ground: Plumbing and rod in ground,
9.  Smoke Detectors: Present on all levels of the home,

Basement, Electric Panel

10.  Manufacturer: Westinghouse,
11. Max Capacity: 200 Amps,
12.  Main Breaker Size: 200 Amps,
13.  Breakers: CU/AL,
14. Is the panel bonded?  Yes  No
15. 15 amps circuits: 9

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## Electrical (Continued)

- 16. 20 amps circuits: 6
- 17. 30 amps circuits: 2
- 18. 40 amps circuits: 4
- 19. 50 amps circuits: 0
- 20. 60 amps circuits: 0

## Fireplace/Wood Stove

**The chimney and the flue pipes should be cleaned and then inspected by a certified chimney sweep. The home inspector can not see all areas in a chimney. Wood stoves are not tested the inspector does not lite fires in a property these to should be cleaned and inspected by a certified chimney sweep and obtain a permit from the local town inspector before you use the wood stove.**

ANPNIM D

Family Room, Fireplace

- 1.  Fireplace Construction: Brick, Recommend the chimney be cleaned and inspected by a certified chimney sweep now.
- 2. Type: Wood burning,
- 3.  Flue:
- 4.  Damper: Metal,
- 5.  Hearth: Flush mounted,

## Bathroom

**Shut off valves under sinks, toilets and tubs are not turned, often these valves are rusty and won't turn. If the inspector finds a loose toilet mounted to the floor there could be damage under the toilet that can't be seen until the toilet is removed by a licensed plumber, also if the tile walls are soft or loose in the shower area the framing behind the tiles could have damage not accessible until the walls are opened up to evaluate for any damage.**

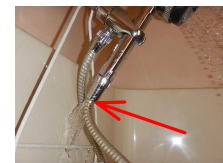
ANPNIM D

1st Floor, Bathroom

- 1.  Ceiling: Plaster and/or Gypsum Board,
- 2.  Walls: Plaster and/or Gypsum Board,
- 3.  Floor: Ceramic tile,
- 4.  Doors: Hollow core,
- 5.  Electrical: Adequate,
- 6.  Counter/Cabinet: Stone top and wood vanity,
- 7.  Sink/Basin: Bowl,
- 8.  Faucets/Traps: In working condition,
- 9.  Toilets: In working condition,
- 10.  Ventilation: Electric ventilation fan,

2nd Floor, Bathroom

- 11.  Ceiling: Plaster and/or Gypsum Board,
- 12.  Walls: Plaster and/or Gypsum Board,
- 13.  Floor: Ceramic tile,
- 14.  Doors: Hollow core,
- 15.  Windows: Wood windows,
- 16.  Electrical: Adequate,
- 17.  Counter/Cabinet: Stone top and wood vanity,
- 18.  Sink/Basin: Bowl,
- 19.  Faucets/Traps: In working condition,
- 20.  Tub/Surround: Fiberglass tub and fiberglass surround, Need to repair or replace the leaking spray hose.



- 21.  Toilets: In working condition,
- 22.  HVAC Source: Hot air,
- 23.  Ventilation: Electric ventilation fan,

Master bathroom, Bathroom

- 24.  Ceiling: Plaster and/or Gypsum Board,

# Close-Up Home Inspection

## Bathroom (Continued)

- 25.  Walls: Plaster and/or Gypsum Board,
- 26.  Floor: Ceramic tile,
- 27.  Doors: Hollow core,
- 28.  Windows: Wood windows,
- 29.  Electrical: Adequate,
- 30.  Counter/Cabinet: Stone top and wood vanity,
- 31.  Sink/Basin: Bowl,
- 32.  Faucets/Traps: In working condition,
- 33.  Shower/Surround: Fiberglass pan and fiberglass surround,
- 34.  Toilets: In working condition,
- 35.  HVAC Source: Hot air,
- 36.  Ventilation: Electric ventilation fan,

## Kitchen

**Built in appliances are tested at the inspection but the inspector can not guarantee they will work forever, often appliances will last 6-12 years.**

ANPNIM D

1st Floor, Kitchen

- 1.  Cooking Appliances: Electric,
- 2.  Ventilator: In working order,
- 3.  Disposal: In working condition,
- 4.  Dishwasher: Needs repairs, The dishwasher needs to be properly secured to the counter top or the cabinet to prevent it from tilted forward.
- 5. Air Gap Present?  Yes  No
- 6.  Sink: Bowl,
- 7.  Electrical: Adequate,
- 8.  Plumbing/Fixtures: Needs repairs, **The water pipe and valves have corrosion on them and may need repairs. The drain is improperly pitched uphill and should be pitched down. A licensed plumber is recommended to evaluate and estimate repairs.**



- 9.  Counter Tops: Granite/Stone type, Due to stored items on the counters not all accessible to inspect.
- 10.  Cabinets: Wood, **The floor of the sink cabinet has water damaged and needs repairs.**



- 11.  Ceiling: Plaster and/or Gypsum Board,
- 12.  Walls: Plaster and/or Gypsum Board,
- 13.  Floor: Laminate,
- 14.  Windows: Wood windows,
- 15.  HVAC Source: Hot air,

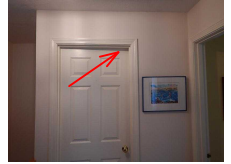
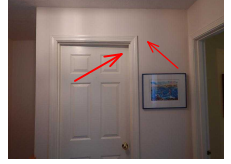
# Close-Up Home Inspection

## Bedroom

ANPNIM D

### #1, Bedroom

1.  Closet: Single small,
2.  Ceiling: Plaster and/or Gypsum Board,
3.  Walls: Plaster and/or Gypsum Board, **Need to repair the cracks in the wall near the door that is not straight.**
  
4.  Floor: Carpet
5.  Doors: Hollow core, **The door does not open and close properly and the door opening is not straight. I can not determine why the door opening is not straight consult with a licensed contractor to evaluate this and make the needed repairs.**
  
6.  Windows: Wood windows, **Moisture in between thermal glass panes due to leaking thermal seal replace window.**



7.  Electrical: Adequate,
8.  HVAC Source: Hot air,

### #2, Bedroom

9.  Closet: Single small,
10.  Ceiling: Plaster and/or Gypsum Board,
11.  Walls: Plaster and/or Gypsum Board, **Need to repair the cracks in the wall near the door that is not straight.**



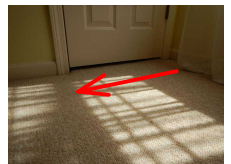
12.  Floor: Carpet
13.  Doors: Hollow core, **The door does not open and close properly and the door opening is not straight. I can not determine why the door opening is not straight consult with a licensed contractor to evaluate this and make the needed repairs.**
14.  Windows: Wood windows,
15.  Electrical: Adequate,
16.  HVAC Source: Hot air,

### #3, Bedroom

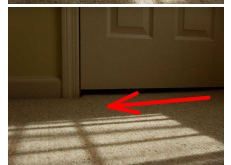
17.  Closet: Single small,
18.  Ceiling: Plaster and/or Gypsum Board,
19.  Walls: Plaster and/or Gypsum Board, **Need to repair the cracks in the wall near the closet door that is not straight.**



20.  Floor: Carpet **The floors are pitched see final comments.**



21.  Doors: Hollow core, **The door does not open and close properly and the door opening is not straight. I can not determine why the door opening is not straight consult with a licensed contractor to evaluate this and make the needed repairs.**





# Close-Up Home Inspection

## Bedroom (Continued)

- 22.  Windows: Wood windows,
  - 23.  Electrical: Adequate,
  - 24.  HVAC Source: Hot air,
- Master bedroom, Bedroom
- 25.  Closet: Walk In,
  - 26.  Ceiling: Plaster and/or Gypsum Board,
  - 27.  Walls: Plaster and/or Gypsum Board, **Need to repair the cracks in the wall near the door that is not straight.**



- 28.  Floor: Carpet
- 29.  Doors: Hollow core,
- 30.  Windows: Wood windows, **Moisture in between thermal glass panes due to leaking thermal seal replace window.**



- 31.  Electrical: Needs repairs, **The fan is loose at the box in the ceiling and needs repairs.**



- 32.  HVAC Source: Hot air,

## Living Space

**At the home inspection many areas are conceal do to the owners belongings, carpets, furniture, boxes, etc. This is why I recommend the buyer to have a final walk through of the property prior to the closing to look for any issues once the home is empty.**

ANPNIM D

Dining Room, Living Space

- 1.  Ceiling: Plaster and/or Gypsum Board,
- 2.  Walls: Plaster and/or Gypsum Board,
- 3.  Floor: Hardwood,
- 4.  Windows: Wood windows, The windows are stuck close and would not open, not in working order and needs repairs.
- 5.  Electrical: Adequate,
- 6.  HVAC Source: Hot air,

Family Room, Living Space

- 7.  Ceiling: Plaster and/or Gypsum Board, **Evidence of past or present water leakage on the ceiling recommend you ask the sellers about the history of water stain on this ceiling. Ask them if the problem has been repaired or if it still needs repairs. There is the potential for hidden damage, mold and rot. Recommend the ceiling be opened up to inspect for hidden damage.**
- 8.  Walls: Plaster and/or Gypsum Board,
- 9.  Floor: Carpet **The rear floor of this room is pitched towards the rear of the house. Recommend this be evaluated as to why and repaired as needed.**
- 10.  Windows: Wood windows, The windows are stuck close and would not open, not in working order and needs repairs. I could not check the seal at the side window, it was blocked.
- 11.  Electrical: Adequate,
- 12.  HVAC Source: Hot air,



Living Room, Living Space

# Close-Up Home Inspection

## Living Space (Continued)

- 13.  Ceiling: Plaster and/or Gypsum Board, Evidence of past or present water leakage on the ceiling recommend you ask the sellers about the history of water stain on this ceiling. Ask them if the problem has been repaired or if it still needs repairs. There is the potential for hidden damage, mold and rot. Recommend the ceiling be opened up to inspect for hidden damage.
- 14.  Walls: Plaster and/or Gypsum Board,
- 15.  Floor: Carpet The floors are pitched see final comments. The floor is pitched towards the middle, this is over the header below that could be the cause. See the final comments.
- 16.  Doors: French
- 17.  Windows: Wood windows,
- 18.  Electrical: Adequate,
- 19.  HVAC Source: Hot air,



## Stairs/Handrails

ANPNIM D

- 1.  Stairs/Handrails Wood stairs,

## Laundry Room/Area

**Washers and dryers are not tested, if they are included with the property you the buyer should test them. I recommend using stainless steel water hoses and a safety pan under the washer if it's on the living space floor. Dryer vent hoses should be cleaned or replaced often.**

ANPNIM D

1st Floor, Laundry Room/Area

- 1.  Electrical: Adequate,
- 2.  Washer Hose Bib: Ball,
- 3.  Washer and Dryer Electrical: 110 and 220 VAC,
- 4.  Dryer Vent: Rigid metal, Recommend cleaning out the dryer vent hood, the flapper is stuck open.
- 5.  Dryer Gas Line: Iron,
- 6.  Washer Drain: Wall mounted drain,



## Attic

**Attics are entered unless there is no entry. The inspector will enter the attic space unless its unsafe, due to the type or amounts of insulation that makes it unsafe to walk around. Many attics are full of clutter and stored items and you can't walk around but the inspector will make every effort to enter.**

ANPNIM D

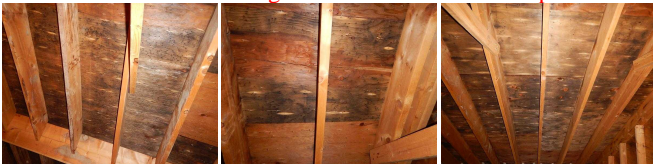
Hall access, Attic

- 1. Method of Inspection: I walk the attic,
- 2. Attic Has Light:  Yes  No
- 3. Attic Floored:  Yes  No
- 4.  Unable to Inspect: 0%
- 5.  Roof Framing: Wood frame,

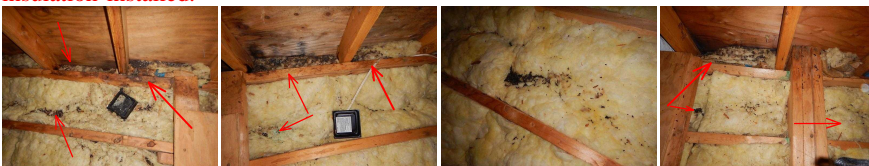
# Close-Up Home Inspection

## Attic (Continued)

6.  Sheathing: Plywood, Possible mold or mildew stains on the roof sheathing. You need to consult with a licensed mold contractor to evaluate this home for mold and fungus and make the needed repairs now. There could be hidden damage.



7.  Collar Ties: Yes  
8.  Ventilation: Ridge and soffit vents,  
9.  Insulation: Fiberglass, Do to the mice, critter infestation I recommend you have the insulation removed and the attic cleaned and new insulation installed.



10.  Insulation Depth: 9-12 inches,  
11.  Vapor Barrier: Paper,  
12.  Moisture Penetration: Evidence of prior water penetration noted in attic, monitor for source, I did find water stains in the attic on the roof but not able to determine if these are old stains or if there is still an on going problem with roof leaks. Ask the sellers about the history of the leaks. This is near the chimney side of the attic.



13.  Bathroom Fan Venting: Vents outside,  
14.  Attic access Pull down stairs,

## Final Comments

Through out the house there are floors pitched, doors that are not straight and walls cracked. Do to the walls and ceilings being finished over, the framing was not accessible to determine the cause. Recommend evaluation by a licensed contractor or a structural engineer to determine the cause for repairs.  
Not sure if this is related to the support post in the basement are resting on the cracked floor.