



PATRIOT HOME INSPECTING LLC

502-692-8212

patriothomeinspecting@gmail.com

<https://www.patriothomeinspecting.com>

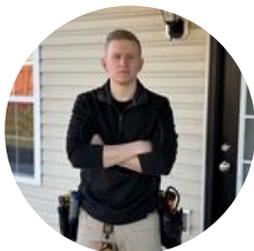


HOME INSPECTION

1234 Main Street
Shelbyville, KY 40065

Buyer Name

02/27/2026 9:00AM



Inspector

Jeremiah Driskell

InterNachi Certified Professional Inspector

502-692-8212

patriothomeinspecting@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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Report Introduction

Thank you for choosing Patriot Home Inspecting, LLC!

I appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call me after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, I am still available for any questions you may have.

The Inspection is not Pass/Fail

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 property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

Repairs, Evaluations and Observations

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

Inspection Categories

This report contains three different categories of concerns that are noted during the inspection.

Regardless of the category, all of the items should be reviewed by qualified professionals.

The use of these categories should not diminish any other item listed in the report and does not alter the necessity for a repair. All items listed in each category are in need of a repair by a qualified individual, should be evaluated prior to closing (if this inspection is part of a real-estate transaction), and should be taken into consideration in relation to your interest in the home.

Items are placed in one of the following categories based on observations at the time of the inspection and the inspector's opinion and honest conviction:

- **Blue (Maintenance / Monitor / DIY)** - Means maintenance should be performed, the component should be monitored overtime, or the issue can be easily fixed by the homeowner. This falls short of being an actual defect and will not be included in the report summary.
- **Orange (Minor Defect Repair / Replace)** - Means that a system or component should be repaired or replaced by a licensed professional.
- **Red (Major Defect / Safety Hazard)** - Means there is a condition of a system or component that renders it non-working, non-performing, non-functioning, or unsafe. It requires immediate evaluation and repair, correction, or replacement by a qualified contractor. These defects significantly affect the home's safety, structural integrity, or intended function.

You may also see **Green** and **Red** text throughout the report. The **Green** signifies I found the overall condition of an item to be satisfactory with little to no defects and the **Red** signifies a safety hazard associated with an item.

For Agents

Although I recommending reviewing the entire report, I understand the summary may be a more efficient use of your time! You can click the summary button under my name and license # for viewing online or on the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from.

Thank you for all the hard work that you put into this transaction!

- Jeremiah Driskell



MAINTENANCE / MONITOR /
DIY



MINOR DEFECT REPAIR /
REPLACE



MAJOR DEFECT / SAFETY
HAZARD

SUMMARY

- ⚠ 2.1.1 Grounds - Walkways: Uneven Slabs
- 🔧 2.2.1 Grounds - Driveway/Parking: Seal Cracks
- ⊖ 2.3.1 Grounds - Patio: Cracks
- 🔧 2.6.1 Grounds - Landscape Affecting Foundation: Vegetation in Contact
- 🔧 2.7.1 Grounds - Hose Bibs: Anti-Siphon Needs Replace
- 🔧 3.1.1 Exterior - Gutters & Downspouts: Debris in Gutters
- ⊖ 3.1.2 Exterior - Gutters & Downspouts: Standing Water in Gutters
- 🔧 3.2.1 Exterior - Siding: Organic Growth
- ⊖ 3.2.2 Exterior - Siding: Warped Siding
- 🔧 3.2.3 Exterior - Siding: Weep Holes on Brick Vanner Left Open
- ⊖ 3.3.1 Exterior - Trim: Detached Trim
- ⊖ 3.9.1 Exterior - Foundation (Slab-On-Grade): Cracking Foundation Wall
- 🔧 3.9.2 Exterior - Foundation (Slab-On-Grade): Typical Cracking Foundation Wall
- 🔧 3.14.1 Exterior - Building Exterior Wall Construction: Test Radon Levels
- ⚠ 3.14.2 Exterior - Building Exterior Wall Construction: GFCI Operating Radon Blower Motor
- 🔧 3.14.3 Exterior - Building Exterior Wall Construction: Radon Reduction Fan Indicator
- ⊖ 4.1.1 Roofing - Flashing: Exposed Fasteners
- 🔧 5.1.1 Exterior HVAC Unit - Condition: Near/Past Expected Life
- 🔧 5.1.2 Exterior HVAC Unit - Condition: Insulation Damaged/Missing
- 🔧 6.3.1 Heating System - Distribution: Duct Insulation Needs Tape
- 🔧 6.5.1 Heating System - Condition: Furnace Servicing
- 🔧 7.1.1 Cooling System - Interior - Condition: Life Expectancy for A/C System
- 🔧 7.3.1 Cooling System - Interior - Refrigerant Lines: Grommets For Refeigerant Lines Need Adjustment
- 🔧 7.4.1 Cooling System - Interior - Condensate Line(s): NO Secondary Condensate Protection
- ⚠ 10.3.1 Plumbing - Visible Water Distribution Systems & Fixtures: Temperature Greater Than 120 Degrees
- ⊖ 10.4.1 Plumbing - Visible Drain/Waste/Vent Piping: Plastic DWV Piping Supported w/ Metal Hangers
- ⚠ 11.3.1 Built-in Appliances - Range/Oven/Cooktop: No Anti-tip Bracket Installed

-  13.1.1 Doors, Windows & Interior - Walls & Ceiling: Holes
-  13.6.1 Doors, Windows & Interior - Countertops & Cabinetry: Loose Hinges
-  14.5.1 Garage / Carport - Potential Ignition Source(s): Freezer
-  14.8.1 Garage / Carport - Fire Separation Walls & Ceiling: Self-closing Hinge Missing
-  15.4.1 Electrical Main Panel - Main Wire: Anti-oxidation Paste Needed
-  15.5.1 Electrical Main Panel - Branch / Feeder Wire: White Wire NOT Properly Identified as Hot Wire

1: OVERVIEW

Information

In Attendance

Home Owner

Main Entrance Faces

NOTE: ALL DIRECTIONS and/or LOCATIONS REFERENCED IN THIS INSPECTION REPORT ARE FROM THE INSPECTOR STANDING IN FRONT OF THE HOME LOOKING AT THE HOME. THIS BEING THE FRONT - SEE COVER PHOTO.

Occupancy

Excessive Furniture/Household Goods: Limits visibility for inspection

Weather Conditions

Sunny

Temperature (approximate)

58 Fahrenheit (F)

Recent Rain/Snow

No

Ground Cover

Dry

Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only. [Link to InterNachi Standards of Practice at https://www.nachi.org/sop.htm](https://www.nachi.org/sop.htm).

House Photos

The pictures shown here are labeled as front, back, left, and right for directional reference for this report.



Back



Left



Right



Front

Read Your Book

I have provided you with a hard copy home maintenance book titled *Now That You've Had a Home Inspection*. The book includes information on how your home works, how to maintain it, and how to save energy. My contact information can be located on the inside cover so you can easily contact me if you have any questions in the future.

Limitations

General

THE CLIENT DID NOT ATTEND

I invited the client to attend their home inspection. Unfortunately, my client did not attend the home inspection. The client did not learn what the home inspector desired to teach the client about the house. The client was unable to follow the home inspector through the house and ask questions during the inspection. The client's concerns at the time of the inspection were not addressed. This was a restriction and limitation of the home inspection.

2: GROUNDS

Information

Walkways: Material(s)
Concrete

Driveway/Parking: Material(s)
Concrete

Patio: Material(s)
Back
Concrete

Fence/Wall: Material(s)
Wood

Landscape Affecting Foundation: Grade/Clearance
Grade: Satisfactory

Hose Bibs: Presence/Operation
Present: Yes, Operable: Yes

Walkways: Satisfactory Condition

The walkways were observed to be in overall satisfactory condition with little or no deficiencies.

Fence/Wall: Fence is Excluded From Inspection

The fence is excluded from the home inspection. All comments are made for courtesy purposes only.

Fence/Wall: Satisfactory Condition

The fence/wall was observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing maintenance.

Observations

2.1.1 Walkways

UNEVEN SLABS

 Major Defect / Safety Hazard

There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Recommend licensed contractor repair or replace as needed.



2.2.1 Driveway/Parking

SEAL CRACKS

 Maintenance / Monitor / DIY

The driveway is cracked. Recommend sealing the cracks to help prevent additional damage and monitor.

2.3.1 Patio

CRACKS

 Minor Defect Repair / Replace

There are cracks, other than typical on the concrete floor. It is difficult to determine the cause of these cracks during a typical inspection. Further deterioration may occur if left in this condition. Recommend a qualified licensed contractor make all necessary repairs.

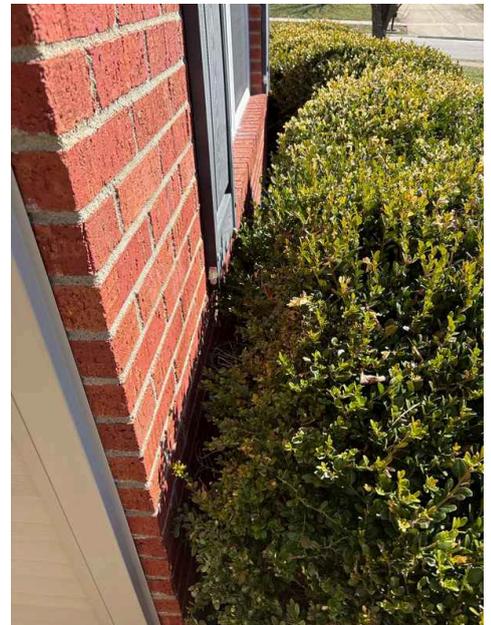


2.6.1 Landscape Affecting Foundation

 Maintenance / Monitor / DIY

VEGETATION IN CONTACT

There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.



2.7.1 Hose Bibs

 Maintenance / Monitor / DIY

ANTI-SIPHON NEEDS REPLACE

Installed Anti-Siphon not operating as it should. Recommend replacement.

3: EXTERIOR

Information

Gutters & Downspouts:
Material(s)

Galvanized

Siding: Material(s)

Vinyl siding, Brick Veneer

Trim: Material(s)

Aluminum/Metal wrap covering trim. Wood components not visible or evaluated., Plastic/Vinyl

Soffit: Material(s)

Vinyl

Fascia: Material(s)

Aluminum/Steel

Flashing: Material(s)

Aluminum/Steel

Windows/Screens: Material(s)

Vinyl

**Foundation (Slab-On-Grade):
Type(s)**

Slab-on-Stem wall foundation

Service Entry: Type

Underground

Electric Meter & Base: Location

Left side of home

**Exterior Electrical: Receptacle
Presence/Operation**

Exterior receptacles operable: Yes,
GFCI operable: Yes

**Exterior Electrical: Switch &
Lighting Presence/Operation**

Switch operable: Yes, Rear light
operable: Yes, Front light
operable: Yes

**Dryer Exhaust: The Exterior Dryer
Exhaust View**

Building Exterior Wall
Construction: Type

Framed

Siding: Good Condition

The exterior siding was observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing caulking, cleaning, and sealing.

Soffit: Satisfactory Condition

The soffit was observed to be in overall satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Caulking: Good Condition

The exterior caulking was observed to be in overall satisfactory condition with little or no deficiencies. Recommend annual inspection of exterior caulk and caulking when needed.

Windows/Screens: Satisfactory Condition

The exterior of the windows/screens were observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing maintenance.

Service Entry: Satisfactory Condition

The exterior electrical main service components were observed to be in overall satisfactory condition with little or no deficiencies.

Electric Meter & Base: Satisfactory Condition

The exterior electrical meter and base were observed to be in overall satisfactory condition with little or no deficiencies.

Exterior Electrical: Satisfactory Condition

The exterior receptacles/switches/lights were observed to be in overall satisfactory condition with little or no deficiencies.

Dryer Exhaust: Satisfactory Condition

The dryer exhaust was observed to be in overall satisfactory condition with little or no deficiencies.

Building Exterior Wall Construction: Good Condition

The building exterior wall construction was observed to be in overall satisfactory condition with little or no deficiencies.

Exterior Doors: Material(s)

Metal

It is recommended that the locks be changed upon settlement of the property.

Exterior Doors: Satisfactory Condition

The exterior of the doors were observed to be in overall satisfactory condition with little or no deficiencies. Recommend ongoing maintenance.

Limitations

Gutters & Downspouts

UNDERGROUND DRAINAGE

The downspouts drain into underground piping and are not visible. Monitor these areas closely for signs of backup.



Siding

LIMITED VISIBILITY DUE TO VEGETATION

There is at least one area with limited access to the siding, due to vegetation, on the exterior of the home. There may be defects present that were not visible or identified. Recommend a qualified specialist trim back and/or remove vegetation so that the siding can be properly inspected.



Fascia

FASCIA ONLY PARTIALLY VISIBLE

The Fascia is only partially visible because of the gutters that are installed. There may be hidden damage behind the gutters that I cannot see. I recommend monitoring the fascia and have a qualified contractor evaluate if any damage is seen in the future.

Foundation (Slab-On-Grade)

VEGETATION LIMITED ACCESS - FOUNDATION WALL

Vegetation next to foundation wall limited access on the exterior of the home. There may be defects present that were not visible. Client may wish to have vegetation removed.

Building Exterior Wall Construction

LIMITED VISIBILITY

Siding material limited visibility of the building wall construction.

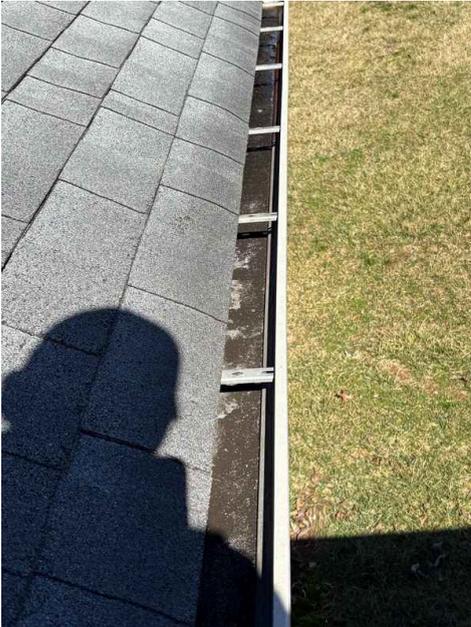
Observations

3.1.1 Gutters & Downspouts

DEBRIS IN GUTTERS



There is debris inside gutters in at least one location on the home. Gutter could become clogged, and not drain properly. Then damage to wood components could occur. Recommend cleaning out debris.



3.1.2 Gutters & Downspouts

STANDING WATER IN GUTTERS

There is standing water in the gutters in at least one location on the home. The gutters are not draining properly and damage may occur if left in this condition. Recommend a qualified guttering specialist make all necessary repairs.

 Minor Defect Repair / Replace



3.2.1 Siding

ORGANIC GROWTH

There is at least one area of fungal growth and/or organic material on the siding on the exterior of the home. Recommend cleaning the siding with soapy water.

 Maintenance / Monitor / DIY



3.2.2 Siding

WARPED SIDING

 Minor Defect Repair / Replace

There is at least one area of warped siding on the exterior of the home. Further damage may occur if left in this condition. Recommend a qualified specialist make all necessary repairs.



3.2.3 Siding

WEEP HOLES ON BRICK VENER **VENNER LEFT OPEN**



Maintenance / Monitor / DIY

Weep holes on brick veneer are open which can let critters inside. Recommend plugging with scotch brite pads to allow water to weep but to keep critters out.



3.3.1 Trim

DETACHED TRIM



Minor Defect Repair / Replace

There is at least one area of detached trim on the exterior of the home. Further damage may occur if left in this condition. Recommend a qualified specialist make all necessary repairs.



3.9.1 Foundation (Slab-On-Grade)

CRACKING FOUNDATION WALL

Minor Defect Repair / Replace

There is an area of cracking in at least one location to the exterior foundation wall. Further cracking or other damage may occur over time if left in this condition. Recommend a qualified licensed contractor and/or a structural engineer evaluate this condition to determine the appropriate course of action and make all necessary repairs.



3.9.2 Foundation (Slab-On-Grade)

TYPICAL CRACKING FOUNDATION WALL

Maintenance / Monitor / DIY

There is an area of typical cracking in at least one location to the exterior foundation wall. Recommend sealing cracks and monitoring. If the cracks get larger, or other cracking occurs, the client should consult with a qualified licensed contractor and/or a structural engineer to evaluate this condition and determine the appropriate course of action and make all necessary repairs. The client may wish to have further evaluation now.



3.14.1 Building Exterior Wall Construction

TEST RADON LEVELS

The Radon Mitigation System is not part of the home inspection. However, it is recommended that Radon levels be tested every two years. This will help verify the system's efficacy and monitor the level of Radon to ensure it hasn't risen above the recommended mitigation threshold of 4 pCi/L (picocuries per liter).



Maintenance / Monitor / DIY

3.14.2 Building Exterior Wall Construction



Major Defect / Safety Hazard

GFCI OPERATING RADON BLOWER MOTOR

The radon mitigation system is not part of the home inspection. However, the blower motor is plugged into a GFCI protected receptacle. In the event of this GFCI receptacle being tripped, the radon mitigation system would not be operational. Safety concern. Recommend a licensed electrician install a dedicated circuit for added safety.



3.14.3 Building Exterior Wall Construction



Maintenance / Monitor / DIY

RADON REDUCTION FAN INDICATOR

Radon Reduction Fan Indicator. This gauge is an indication of fan performance. Significant change may indicate a system performance malfunction. Recommend monitoring and consulting a professional Radon Installation Contractor as needed.



4: ROOFING

Information

Inspection Method(s)

Roof

Visibility

All

Roof Style(s)

Combination

Roofing Ventilation Type(s)

Soffit, Ridge, Gable

Roof Layers, Age & Location

Approximate Age: 16-20+ years,
Location: Entire home, Layers: 1+

Flashing: Material(s)

Rubber (Plumbing), Metal

Valleys: Material(s)

Asphalt

Roof Covering: Material(s)

Asphalt Shingle

Flashing: Good Condition

The roof flashing appeared to be in overall good condition with little or no deficiencies. Recommend yearly Inspections.

Roof Covering: Pictures



Mechanical Vents: The Plumbing Vent(s)



Mechanical Vents: Good Condition

The mechanical vents appeared to be in overall good condition with little or no deficiencies. Recommend yearly Inspections.

Limitations

General

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or available during a home inspection, including underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection. Therefore, I would recommend

Valleys

LIMITED VISIBILITY

The roof valleys inspection is limited to the visual portion of the valleys. There is always the potential for hidden damage in non visible areas. Recommend monitoring and consulting a licensed roofer as needed.

Observations

4.1.1 Flashing

 Minor Defect Repair / Replace**EXPOSED FASTENERS**

There are exposed nail heads securing the flashing to the roof. Exposed nail heads can allow water to penetrate the roof. Recommend a licensed roofer to seal the nail heads.



5: EXTERIOR HVAC UNIT

Information

<p>Location Left side of home</p> <p>Energy Source(s) Electric</p> <p>Maximum Breaker Rating From Data Plate 30 Amps</p>	<p>Unit Type(s) Air Conditioner</p> <p>Outside Disconnect Yes</p> <p>Breaker Installed in Panel Box 30 Amps</p>	<p>Manufacturer(s) Trane</p> <p>Approximate Age 16-20+ years</p> <p>The Exterior HVAC Unit View</p>
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Data Plate with Model and Serial Numbers

This photo is the Air Conditioner Compressor/Condenser Data Plate with Model and Serial Numbers.



Limitations

General

COLD TEMPERATURE RESTRICTION

The air conditioner was not operated due to the outside temperature. The unit should not be operated when the outside temperature is less than 60 degrees. Recommend a licensed HVAC contractor clean and check the a/c performance before using.

Observations

5.1.1 Condition

NEAR/PAST EXPECTED LIFE



Maintenance / Monitor / DIY

The air conditioner is nearing or past its expected life of 8-15 years. Recommend budgeting for replacement.

5.1.2 Condition

INSULATION DAMAGED/MISSING



Maintenance / Monitor / DIY

There is damaged and/or missing insulation on the air conditioner refrigerant line. Recommend replacing insulation.



The Furnace, Cover Off View



Safety Controls: Disconnect

Not Present; but the furnace is in site of panel box

Safety Controls: Fuel shut-off

Present

Heat Exchanger: Visibility

Sealed

Distribution: Type

Insulated flex duct

Thermostat: Location

Living room

Thermostat: The Thermostat Location View



Safety Controls: Satisfactory Condition

The safety controls were observed to be in overall functional and satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Distribution: Satisfactory Condition

The distribution system was observed to be in overall satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Condition: Functional And Satisfactory

The unit was observed to be in overall functional and satisfactory condition with little or no deficiencies. Recommend servicing semiannually.

Limitations

General

WHOLE-HOME VENTILATOR FAN BEYOND SCOPE OF INSPECTION



6.5.1 Condition

FURNACE SERVICING



Maintenance / Monitor / DIY

Cleaning burners, cabinets, blowers, manifolds, and replacing filters will result in better longevity and efficiency. Recommend a qualified HVAC tech evaluate and service annually.

7: COOLING SYSTEM - INTERIOR

Information

Location
Garage

System Type
Central System

Manufacturer
Trane

Approximate Age
16-20+ years

Energy Source
Electric

Evap Coil Cabinet Data Plate with Model and Serial Numbers

This photo is the Furnace Data Plate with Model and Serial Numbers.



Evaporator Coil / Fins: The Evaporator Coil Cabinet View



Condensate Line(s): Primary Discharge
Floor drain

Condensate Line(s): Secondary
Present: No

Condensate Line(s): Secondary Discharge
None Present

Thermostat: Location
Living room

Thermostat: The Thermostat

Location View



Refrigerant Lines: Satisfactory Condition

The refrigerant lines were observed to be in overall satisfactory condition with little or no deficiencies.

Condensate Line(s): Satisfactory Condition

The condensate drain lines was observed to be in overall satisfactory condition with little or no deficiencies.

Limitations

General

TEMPERATURE RESTRICTION

The cooling unit (A/C) of the HVAC system could not be tested. The unit could not be operated as intended with the outside temperature is this cold. Recommend the system be cleaned and tested by a qualified licensed HVAC contractor when temperature allows, and prior to using.

Evaporator Coil / Fins

UNIT TAPED UP - NOT INSPECTED

The condition of Evaporator coil/Fins is unknown, inside the unit is not accessible. Unit is insulated/taped up. Inspectors are not expected to carry metal duct tape to reseal seams that would be broken if unit was made accessible. There may be defects present that were not visible. Recommend a qualified licensed HVAC contractor evaluate, and make necessary repairs as needed.

Observations

7.1.1 Condition

LIFE EXPECTANCY FOR A/C SYSTEM



Maintenance / Monitor / DIY

The average life expectancy for an air conditioning system is 8-15years. Recommend budgeting for repairs and/or replacement.

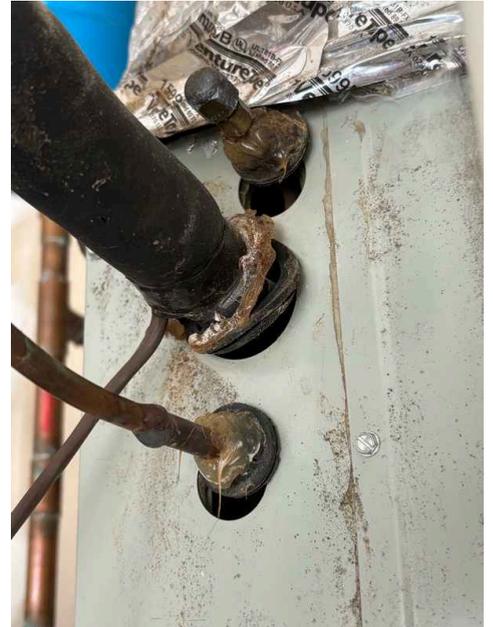
7.3.1 Refrigerant Lines



Maintenance / Monitor / DIY

GROMMETS FOR REFEIGERANT LINES NEED ADJUSTMENT

The grommets that seal where the refrigerant lines enter the evaporator coil cabinet have been move from the knockouts. Recommend repair/replace



7.4.1 Condensate Line(s)

NO SECONDARY CONDENSATE PROTECTION

There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.



Maintenance / Monitor / DIY

8: WATER HEATER

Information

Location

Garage

Manufacturer

State

Energy Source

Electric

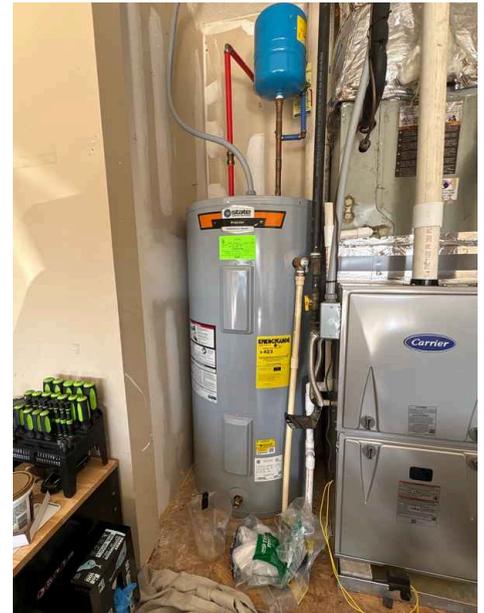
Capacity

50 gallons

Approximate Age

6-10+ years

The Water Heater View



Data Plate with Model and Serial Numbers

This photo is the Water Heater Data Plate with Model and Serial Numbers.

Safety Controls: Disconnect

Not Present; but the water heater is in site of panel box



Condition: Functional And Satisfactory

The water heater was observed to be in overall functional and satisfactory condition with little or no deficiencies. Recommend servicing annually.

9: ATTIC / STRUCTURE / VENTILATION / INSULATION

Information

Attic Access: Location of Access
Garage

Attic Access: Type of Access to Attic
Scuttle hole/hatch

Attic Access: Inspection Method
Limited Access in the Attic.,
Inspected from: In the attic from
floored in areas only

Attic Access: The Attic Access



Attic Access: The Attic View



Insulation: Type
Loose, Fiberglass

Insulation: Location Installed
Between ceiling joists

Mechanical Exhaust Systems:
Bathroom
Not Visible

Laundry Dryer Exhaust: Dryer Exhausted To
Wall

Attic Structure & Sheathing:
Structural Material(s)
Wood

Attic Structure & Sheathing:
Sheathing Material
OSB

Attic Structure & Sheathing:
Ceiling Joists Material
Wood

Attic Structure & Sheathing:
Structure Type
Stick-built, Wood

Electrical: Receptacle Presence/Operation
Receptacles present: No

Electrical: Switch & Lighting Presence/Operation
Switch present: Yes, Switch operable: Yes, Lights Operable: Yes, Lights Present: Yes

Insulation: Approximate Average Depth of Insulation

Attic

15-17 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

Insulation: Adequate Condition

The insulation was observed to be in overall adequate condition with little or no deficiencies for the age of the property.

Ventilation: Satisfactory Condition

The ventilation was observed to be in overall satisfactory condition with little or no deficiencies.

Attic Structure & Sheathing: Satisfactory Condition

The attic structure was observed to be in overall satisfactory condition with little or no deficiencies. Recommend annual inspections.

Electrical: Satisfactory Condition

The attic receptacles/switches/lights were observed to be in overall satisfactory condition with little or no deficiencies.

Limitations

Mechanical Exhaust Systems

BATH VENT NOT VISIBLE

The bath venting was not fully visible and not verified for proper installation.

Laundry Dryer Exhaust

240 VOLT RECEPTACLE NOT TESTED

The 240 volt dryer receptacle was not tested. This is beyond the scope of a normal inspection.

10: PLUMBING

Information

Main Water Shut-off: Location
In the garage

Main Water Shut-off: Main Water Shut-off View

Main Water Supply Entry: Water Supply Type
Public from Utility Company



Main Water Supply Entry: Material
PEX Plastic

Main Water Supply Entry: Water Entry Piping View

Visible Water Distribution Systems & Fixtures: Material
PEX Plastic



Visible Drain/Waste/Vent Piping: Material
PVC

Visible Drain/Waste/Vent Piping: Plumbing Traps
P-traps Present

Fuel Storage & Distribution Systems: Fuel Type
Natural Gas

Fuel Storage & Distribution Systems: Main Fuel Shut-off Location

In the yard; left side

Fuel Storage & Distribution Systems: Fuel Line

Material: Black Iron

Fuel Storage & Distribution Systems: The Gas Meter View



Shower / Bathtub Area: Material

Fiberglass/Plastic

Shower / Bathtub Area: Bathtub Condition

Faucet leak: No, Stopper is inserted rubber

Shower / Bathtub Area: Shower Condition

Faucet leak: No

Main Water Shut-off: Satisfactory Condition

The main water shut-off valve was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Main Water Supply Entry: Satisfactory Condition

The main water supply pipe was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Visible Water Distribution Systems & Fixtures: Satisfactory Condition

The visible water distribution piping was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Visible Drain/Waste/Vent Piping: Satisfactory Condition

The visible drain/waste/vent piping was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Fuel Storage & Distribution Systems: Main Fuel Shut-off Valve Satisfactory Condition

The main fuel shut-off valve was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Fuel Storage & Distribution Systems: Fuel Line Satisfactory Condition

The fuel line was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Shower / Bathtub Area: Satisfactory Condition

The bathrooms shower/bathtub area was observed to be in overall satisfactory condition with little or no deficiencies.

Limitations

Visible Drain/Waste/Vent Piping

SEWER SYSTEM

Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.

Visible Drain/Waste/Vent Piping

DRAIN/WASTE/VENT PIPING UNDER SLAB

The foundation is slab-on-grade, therefore, the DWV piping was not visible for inspection. This is a limitation. Recommend a sewer line scope/camera inspection by a qualified contractor.

Observations

10.3.1 Visible Water Distribution
Systems & Fixtures



Major Defect / Safety Hazard

TEMPERATURE GREATER THAN 120 DEGREES

The water temperature is over 120 degrees, which is a scalding hazard. Recommend reducing the temperature to 120 degrees. Consult a professional contractor as needed.



10.4.1 Visible Drain/Waste/Vent
Piping



Minor Defect Repair / Replace

PLASTIC DWV PIPING SUPPORTED W/ METAL HANGERS

Some plastic drain piping, as seen in the unfinished areas of the home, are supported with metal hangers. Metal hangers can damage the plastic piping over time. Recommend replacing the metal hangers with proper plastic hangers.



11: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Whirlpool

Refrigerator: Brand
GE

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
GE

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Dishwasher: Satisfactory Condition

The dishwasher was operational and was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Refrigerator: Satisfactory Condition

The refrigerator was operational and was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Range/Oven/Cooktop: Satisfactory Condition

The range/oven/cooktop was operational and was observed to be in satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Observations

11.3.1 Range/Oven/Cooktop

NO ANTI-TIP BRACKET INSTALLED



Major Defect / Safety Hazard

There is no Anti-tip bracket installed. This is a Safety concern. Small children can be injured by sitting/standing on the oven door when it is open. The stove can fall over on top of them causing serious injuries. Recommend installation by a qualified specialist.

12: INTERIOR ELECTRICAL

Information

Lighting Fixtures, Switches & Receptacles: Receptacle Presence/Operation

Operational: Yes, Present: Yes

Lighting Fixtures, Switches & Receptacles: Switch & Lighting Presence/Operation

Switch present: Yes, Switch operable: Yes, Lights Operable: Yes, Lights Present: Yes

Smoke / CO Alarms: Smoke Alarms

Present and operable

Smoke / CO Alarms: Carbon-Monoxide Alarms

Present and operable

Lighting Fixtures, Switches & Receptacles: Satisfactory Condition

This rooms receptacles/switches/lights were observed to be in overall satisfactory condition with little or no deficiencies.

Smoke / CO Alarms: End-Of-Life

Smoke/Carbon Monoxide Alarms have an End-of-Life. For your safety it is recommended to replace alarms according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide alarms are not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing alarms monthly and replacing batteries when they begin to chirp - signaling they're running low.

13: DOORS, WINDOWS & INTERIOR

Information

Walls & Ceiling: Satisfactory Condition

The walls and ceilings were observed to be in overall satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Floor: Satisfactory Condition

The floor was observed to be in overall satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Interior Doors: Satisfactory Condition

The interior doors were observed to be in overall satisfactory condition with little or no deficiencies.

Windows: Satisfactory Condition

The windows were observed to be in overall satisfactory condition with little or no deficiencies.

Bedroom Egress: Secondary Egress Satisfactory

The secondary means of egress is not currently restricted. Satisfactory egress. Recommend client being mindful of furniture placement and not block secondary means of egress.

Countertops & Cabinetry: Satisfactory Condition

The countertops & cabinetry were observed to be in overall satisfactory condition with normal wear and tear. Recommend monitoring condition.

Heating/Cooling Source: Satisfactory Condition

The heating/cooling sources were observed to be in overall satisfactory condition with little or no deficiencies.

Ceiling Fans: Satisfactory Condition

The ceiling fans were observed to be in overall satisfactory condition with little or no deficiencies. Recommend monitoring and maintaining.

Limitations

General

HOUSEHOLD GOODS/FURNITURE RESTRICTION

Homeowner has furniture and/or household goods that restrict my ability to see everything in every room. There may be hidden defects I could not find due to this restriction. I highly recommend conducting a final walkthrough before closing once all the furniture and household goods are removed.

Observations

13.1.1 Walls & Ceiling

HOLES

There are holes present in the wall/ceiling. Recommend patch and sealing.



Maintenance / Monitor / DIY

13.6.1 Countertops & Cabinetry

LOOSE HINGES

The kitchen cabinet hinges are loose. Recommend hinges be tightened.



Maintenance / Monitor / DIY

14: GARAGE / CARPORT

Information

Type 2-Car garage, Attached	Overhead Door(s): Material(s) Door #1: Metal	Overhead Door(s): Operation Automatic
Overhead Door(s): Automatic Opener Operation Opener #1: Operable	Safety Features: Operation Door #1: Contact reverse operate properly: Yes, Door #1: Photoelectric sensor operate properly: Yes, Door #1: Emergency release cable operate properly: Yes	Floor: Material Concrete
Sill Plates: Type Elevated	Potential Ignition Source(s): Present Freezer	Exterior Service Doors and Windows: Door Material(s) N/A
Exterior Service Doors and Windows: Window(s) Material(s) None	Electrical: Receptacle Presence/Operation GFCI present: Yes, GFCI operable: Yes	Electrical: Switch & Lighting Presence/Operation Switch present: Yes, Switch operable: Yes, Lights Operable: Yes, Lights Present: Yes
Fire Separation Walls & Ceiling: Door Material Fire door (Between garage & home): Metal	Fire Separation Walls & Ceiling: Door Self Closure Missing	

Overhead Door(s): Satisfactory Condition

The garage door and related components were observed to be in overall satisfactory condition with little or no deficiencies. Monitor and maintain.

Floor: Satisfactory Condition

The floor appeared to be in overall satisfactory condition with little or no deficiencies.

Sill Plates: Satisfactory Condition

The sill plates appeared to be in overall satisfactory condition with little or no deficiencies.

Electrical: Satisfactory Condition

The garage receptacles/switches/lights were observed to be in overall satisfactory condition with little or no deficiencies.

Fire Separation Walls & Ceiling: Satisfactory Condition

The garage fire separation walls/ceiling/door were observed to be in overall satisfactory condition with little or no deficiencies.

Limitations

Floor

STORED ITEMS

The garage floor was covered with stored items. The floor could not be fully inspected. There may be hidden defects in the floor that the inspector could not examine. Recommend doing a final walkthrough before closing once the seller removes these items. Monitor and repair as needed.

**Observations**

14.5.1 Potential Ignition Source(s)

FREEZER

Major Defect / Safety Hazard

The Freezer as installed, is a possible ignition source at the garage floor level. This is a Safety Concern. Recommend a qualified licensed appliance specialist evaluate and make all necessary repairs. Client may wish to find an alternate location for the appliance.

14.8.1 Fire Separation Walls & Ceiling

SELF-CLOSING HINGE MISSING

Major Defect / Safety Hazard

The garage to house door hinge, automatic closure, was missing. This is a potential safety concern. Recommend installing or repairing the automatic closer on the door.

15: ELECTRICAL MAIN PANEL

Information

Location

Garage

Service Capacity

125 Amp, 120/240 Volt

Overcurrent Protection Type

Breakers

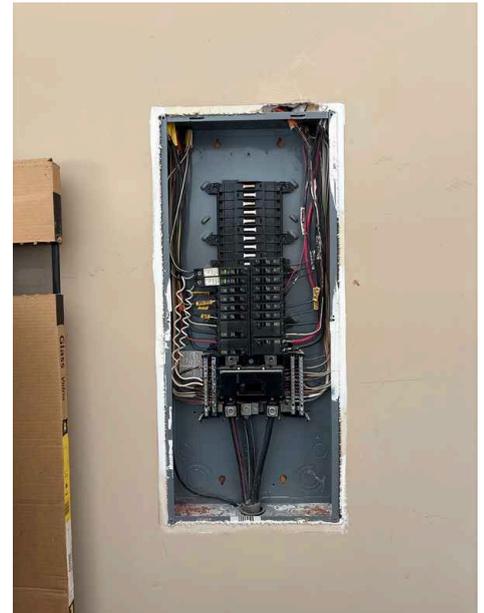
GFCI / AFCI Breaker(s)

GFCI breaker installed: Yes, AFCI breaker installed: Yes, AFCI breaker operable: Yes

The Main Panel View



The Main Panel, Cover Off View



Service Grounding: Type

Ground rod(s)

Main Wire: Material

Aluminum

Branch / Feeder Wire: Material

Copper, Aluminum (multi-strand)

Branch / Feeder Wire: Type

Nonmetallic Sheathed Cable (NM)
- Sometimes referred to as Romex

Clearance To Panel: Adequate Condition

The clearance to the main panel was observed to be adequate and satisfactory. Recommend maintaining 3 feet of clearance around the panel.

Main Wire: Adequate Condition

The visible main service wiring was observed to be in overall adequate condition with little or no deficiencies.

Branch / Feeder Wire: Adequate Condition

The visible branch wiring was observed to be in overall adequate condition with little or no deficiencies.

Limitations

General

HIDDEN WIRING

Wiring behind finished areas was not inspected. If old wiring exists, it may not be an immediate concern, but upon any renovations, wiring should be checked and updated as needed.

Service Grounding

GROUND - VISIBLE INSPECTION ONLY

The ground electrode conductor connection is part of the electrical safety system. Presence noted, visible inspection only.

Observations

15.4.1 Main Wire



Maintenance / Monitor / DIY

ANTI-OXIDATION PASTE NEEDED

Main wires at the electrical service panel are aluminum - recommend a licensed electrician install anti-oxidation paste to wires to prevent corrosion and potential overheating.

15.5.1 Branch / Feeder Wire



Minor Defect Repair / Replace

WHITE WIRE NOT PROPERLY IDENTIFIED AS HOT WIRE

There is at least one white distribution wire at the main electrical panel not properly identified for use as a branch circuit wire. Recommend a licensed electrician evaluate and repair.

