



PRISM HOME INSPECTIONS, LLC

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YOUR PRISM HOME INSPECTION

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11/21/2024



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Thank you for choosing Prism Home Inspections to perform your home inspection!

The inspection itself and the inspection report comply with the Standards of Practice of the International Association of Certified Home Inspectors. These Standards of Practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report (click [here](#) for InterNACHI SOP). We have also linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

1) Maintenance Item - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) Recommendations - Most items typically fall into this category. These recommendations may require a qualified contractor to evaluate further and repair or

replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended will result in further issues.

3) Significant and/or Safety Concern - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is copyrighted and may not be used in whole or in part without our express written permission.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report:

575-636-7528

SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SIGNIFICANT AND/OR
SAFETY CONCERN

This **Summary Report** is meant to organize any **Recommendations** and **Significant and/or Safety Concerns** into a shorter, straight to-the-point format. It does not, however, include **Upgrade/Maintenance** recommendations or Informational data that can be found in the Full Report.

This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report.

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1: INSPECTION DETAILS

Information

General: What Really Matters in a Home Inspection

Now that you've had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the seller's disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

General: Home Set-Up and Maintenance

[Click Here for Your Home Set-Up and Maintenance Guide](#)

General: Obtain Information

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

General: Home Warranty

We always encourage our clients to consider purchasing a good home warranty. These can be purchased at any time and may help cover the cost of an expensive repair or appliance replacement such as a water heater or air conditioner. These items are inspected by us, but our inspection is a snapshot in time and is not a warranty or guarantee; home systems can be working perfectly at our inspection and then fail shortly after moving into the home. For new homes, the inspector recommends a full home inspection before the expiration of the one year home warranty to insure that all items are documented for repair.

General: Seller's Disclosures

The seller's disclosures might have information that you should consider along with the information in this inspection report.

General: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

General: Cosmetic Issues

Any cosmetic issues or items that are noted as a result of this home inspection are not material defects and generally fall under routine service and maintenance. Cosmetic issues are beyond the scope of this inspection, and the issues noted are in no way a comprehensive list of all cosmetic issues.

General: This is not a code inspection

THE HOME INSPECTOR DID NOT DETERMINE AND THIS REPORT DOES NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS.

General: Home Is Facing:

North

General: Type of Building

Single Family, Two Story

General: Occupancy

Furnished

General: Temperature (approximate)

60 Fahrenheit (F)

General: Weather Conditions

Recent Rain, Partly Cloudy

General: In Attendance

Client, Home Owner, Client Representative

Limitations

General

ITEMS NOT INCLUDED IN THE INSPECTION

Items Not Included Unless Requested and at an Additional Fee:

Detached Structures

Vermin including Wood-destroying Organisms

Additional Items Not Included in the Inspection:

Landscaping Drainage Systems

Landscaping Lighting

Fencing

Playground Equipment

Fire Pit

Security System

Televisions

Audio and Visual Equipment

Furniture

Personal Property

Water Softeners and Filtration Systems

Central Vacuum

Refrigerators/Freezers

Washer & Dryer

Intercom Systems

Shower Pan Testing

Smoke and/or Carbon Monoxide Detectors

Burglar Alarm Systems

Cosmetic Issues

Decorative Items

Window Dressings

Pools and Spas

Ponds (water features)

Aesthetics or Quality of Finishes

Underground Components

Environmental Issues including Asbestos, Mold, Lead

The inspector recommends consulting qualified professionals regarding the condition and maintenance of any "not-included" items that are of concern.

2: ROOF

Information

Homeowner's Responsibility

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Inspection Method Ladder, Roof, Ground	Roof Type/Style Hip & Valley	Roof Slope 4:12
Coverings: Material Clay Tile Asphalt/Fiberglass, Architectural	Flashings: Material Galvanized Metal, Sealant, Asphalt	

Limitations

General

ITEMS NOT INCLUDED IN THE INSPECTION

Antennas & Not readily accessible interiors of vent systems, flues, and chimneys

General

LIMITED ACCESS AND VISIBILITY

Coverings

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 accessible at all, including the underlayment, decking, areas under solar system, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashings

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.

Chimneys & Other Roof Penetrations

UNABLE TO REACH ALL THE PIPES

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials. This was an inspection restriction.

Recommendations

2.1.1 Coverings

Maintenance Item

SEAM OPEN / LOOSE

SOUTH BALCONY

Seams were not properly sealed/bonded. Check all similar areas/seams to ensure they are all sealed/bonded correctly.

Recommendation
Contact a qualified roofing professional.



2.1.2 Coverings

Significant and/or Safety Concern

WIDESPREAD FUNCTIONAL DAMAGE

VARIOUS - THROUGHOUT

At the time of the inspection, the roof covering had widespread damage visible that appeared to be the result of hail strikes or premature failure. Implications: 1. Reduces the ability of the roof to shed water; and/or 2. Shorten the material long term service life. Consult a roofing professional for evaluation, repair options, and to verify insurability.

Recommendation
Contact a qualified professional.



2.1.3 Coverings

ROOF REPAIR / PATCH

2ND FLOOR ROOF

Request disclosure. Monitor and service if/when necessary during routine roof maintenance repair and or improve when roof is remodeled by a qualified roofing contractor.

Recommendation

Contact a qualified professional.

 Maintenance Item



2.2.1 Flashings

FLASHING - GAPS OR OPENINGS

1ST FLOOR - WEST ROOF

Seal or flash with appropriate material to prevent moisture intrusion.

Recommendation

Contact a qualified professional.

 Maintenance Item



2.2.2 Flashings

NO STEP/COUNTER FLASH (PATCH DEPENDENT)

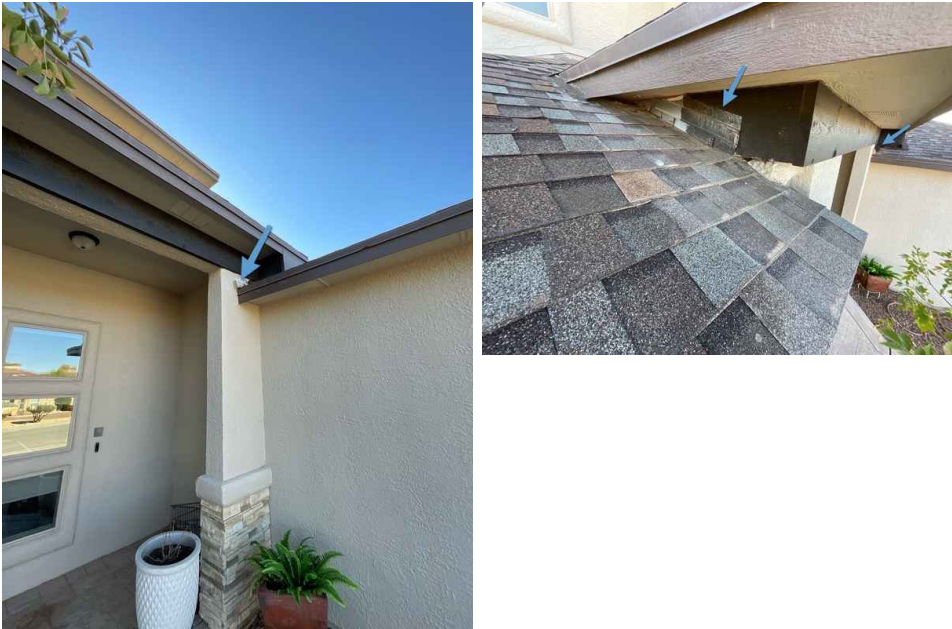
FRONT - ROOF

Maintain during routine roof maintenance.

Recommendation

Contact a qualified roofing professional.

Maintenance Item



3: EXTERIOR

Information

Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Inspection Method

Visual

Wood Maintenance

Exterior wood requires regular maintenance. Monitor and service as needed to prevent moisture intrusion and/or deterioration.

Siding, Flashing & Trim: Siding

Material

Stucco, Stone Veneer

Siding, Flashing & Trim: Minor to Average Cracking

Minimal

Minor thermal cracking

This type of cracking, called "thermal cracking" is typically due to internal stresses created by temperature changes and/or minor settlement. It is common as stucco ages and is a cosmetic concern, not a structural problem.

It is the nature of stucco to experience some minor cracking. These small cracks are normal and do not require any maintenance or repair. If a crack exceeds 1/16 of an inch in width then the crack should be repaired. Your stucco system should be monitored annually and repaired as necessary. Repairing stucco cracks is completed by adding a small amount of stucco to the crack. Do not put caulk into the crack. If you experience a crack wider than 1/16 of an inch please contact your contractor so the proper resolution can be determined.

Exterior Doors: Exterior Entry Door

Sliding glass, Plastic / Fiberglass, Light Glass

Exterior Doors: General & Cosmetic wear noted.

Service during routine maintenance.

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Concrete Patios, walkways, and driveways

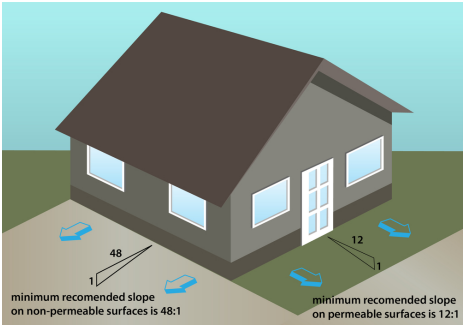
Minor to typical spalling, settling and/or shrinkage cracking observed. Shrinkage cracks are a natural part of the curing process of concrete and surface cracking is common. Seal and monitor/maintain for preventative maintenance.

Eaves, Soffits & Fascia: Soffit and Eave Conditions

Throughout Fair

Vegetation, Grading, Drainage & Retaining Walls: Ensure proper slope / drainage around the perimeter of the structure(s)

Decks, Balconies, Porches & Appurtenances: Appurtenance Covered Porch, Covered Patio, Spa



Walls & Fences: Condition

Minor to average wear

Typical mortar deterioration should be serviced during routine maintenance.

Limitations

General

INSPECTION WAS RESTRICTED

Limited access, Landscape Rock, Vegetation, Equipment

The inspection of the exterior of the house was restricted, and the visual-only inspection was limited.

Decks, Balconies, Porches & Appurtenances

POOL, SPA, FOUNTAIN AND EQUIPMENT NOT INSPECTED

These systems their equipment are not inspected as a part of a general home inspection.

Decks, Balconies, Porches & Appurtenances

DETACHED STRUCTURES NOT INCLUDED.

BACK YARD

Detached structures are not included as part of a general home inspection.

Recommendations

3.1.1 Siding, Flashing & Trim

MECHANICAL DAMAGE

FRONT EXTERIOR WALL

Repair recommended.

Recommendation

Contact a qualified professional.



Maintenance Item



3.1.2 Siding, Flashing & Trim

SIDING - GAPS OR HOLES

WEST BALCONY

Siding was not watertight. Siding should be designed to prevent moisture and/or pest intrusion.

Recommendation

Contact a qualified professional.



Recommendation



3.1.3 Siding, Flashing & Trim

Maintenance Item

WINDOWS & DOOR - STUCCO SEPARATION/CRACKS

VARIOUS EXTERIOR WINDOW(S)

This is a common problem around window and door exteriors. Service during routine maintenance to prevent potential moisture intrusion, and/or further deterioration.

Recommendation
Contact a stucco repair contractor



3.1.4 Siding, Flashing & Trim

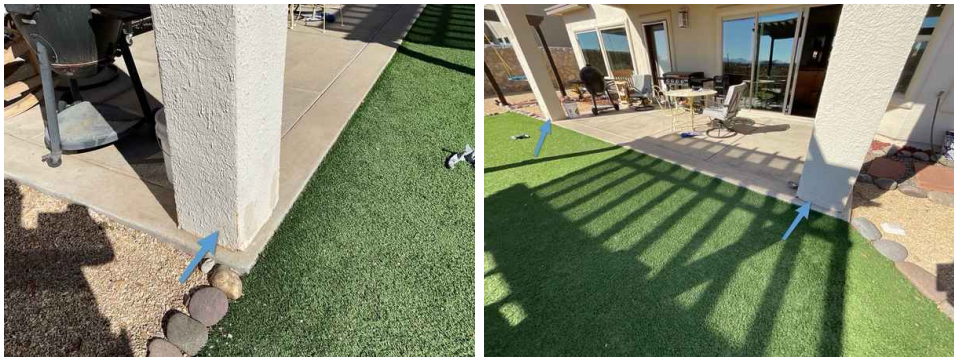
Maintenance Item

EVIDENCE OF MOISTURE INTRUSION

BACK PATIO

Siding showed signs of moisture intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.

Recommendation
Contact a qualified siding specialist.



3.1.5 Siding, Flashing & Trim

CRACKING - AVERAGE TO MODERATE

VARIOUS - (SEE PICTURE CAPTIONS)

 Maintenance Item

Siding showed cracking in one or more places. This is a result of settlement and/or temperature changes, and is typical as homes with stucco age. Further evaluation by a qualified stucco contractor is recommended to determine the course of action needed to correct the deficiencies noted.

Recommendation
Contact a stucco repair contractor



2nd Floor South Exterior Wall



2nd Floor South Exterior Wall



1st Floor South Exterior Wall



East Exterior Wall



Southeast Exterior Wall

3.1.6 Siding, Flashing & Trim

PAINT / FINISH FAILING

FRONT EXTERIOR - GARAGE

The paint or finish is failing. Recommend that the areas be properly prepared and painted / finished.

Recommendation

Contact a qualified painting contractor.



Maintenance Item



3.1.7 Siding, Flashing & Trim

STONE VENEER - LOOSE OR CRACKED

FRONT EXTERIOR WALL

Repair or replace.

Recommendation

Contact a qualified professional.



Maintenance Item



3.2.1 Exterior Doors

LOCK OBSTRUCTED OR DIFFICULT TO OPERATE

MASTER BEDROOM - EXTERIOR DOOR / PATIO - EXTERIOR DOOR / BALCONY - EXTERIOR DOOR

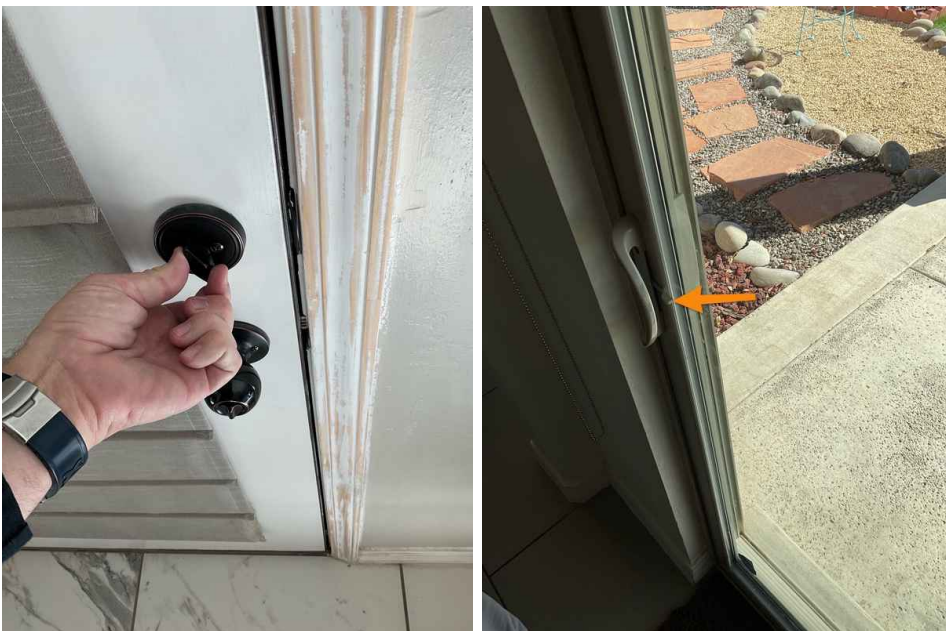
The lock did not fully engaged. This condition allows for tampering with the lock mechanism, resulting in poor security. This typically means there is an obstruction or the opening needs to be bored out deeper.

Recommendation

Contact a qualified door repair/installation contractor.



Recommendation



3.2.2 Exterior Doors

MECHANICAL / PET DAMAGE

BACK DOOR

Repair or replacement discretionary.

Recommendation

Contact a qualified professional.



Maintenance Item



3.2.3 Exterior Doors

WEATHERWORN AND/OR MOISTURE DAMAGED DOOR AND/OR FRAME



GARAGE EXTERIOR MAN DOOR

Repair, replace or service as necessary to prevent moisture intrusion and/or further deterioration. Doors exposed to the exterior elements are susceptible to moisture damage/deterioration—Particularly doors that do not have a roof or patio covering or do not have counter flashing installed above the head trim. This design will need continued maintenance in the future.

Recommendation

Contact a qualified door repair/installation contractor.



3.2.4 Exterior Doors

HARDWARE - STIFF / DIFFICULT TO OPERATE / MISSING

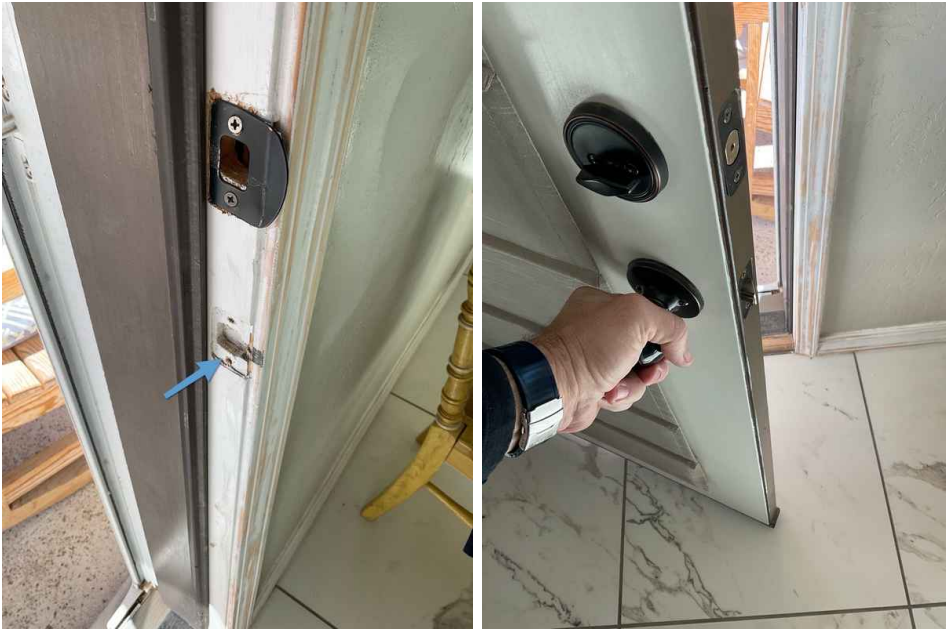


MASTER BEDROOM - EXTERIOR DOOR

Repair or replace

Recommendation

Contact a handyman or DIY project



3.2.5 Exterior Doors

SCREEN DOOR - FUNCTIONALITY DEFECTS

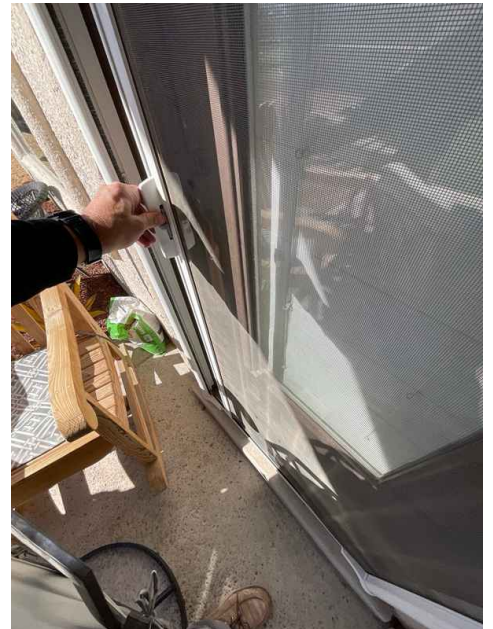
MASTER BEDROOM - EXTERIOR DOOR

Recommendation

Contact a qualified professional.



Maintenance Item



4: GARAGE

Information

Ceiling: Cosmetic patches, cracks and/or mechanical damage noted

Cracks in garage ceilings are typically do to settlement and/or movement caused from a motor-operated garage vehicle-door.

Floor: Curing/Shrinkage Cracks

Typical shrinkage cracks visible in the foundation slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common. Seal and monitor/maintain to ensure any further cracking is sealed.

Walls & Firewalls: Cosmetic patches, cracks and/or mechanical damage noted	Garage Door: Material Metal, Insulated	Garage Door: Type Sectional
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Garage Door: Preventative Maintenance Tips

We recommend lubricating all moving parts to lessen than the noise and minimize wear and tear on the garage door assembly.

Occupant Door (From garage to inside of home): Cosmetic defect observed

Garage
Repair or service is discretionary.

Limitations

General
LIMITED ACCESS AND VISIBILITY

Ceiling
AREAS INACCESSIBLE
Garage ceiling was inaccessible in some areas.

Floor
AREAS NOT VISIBLE
Due to belongings, debris and/or storage present in the garage, areas of the floor were not visible. Inspection restrictions were present so my inspection was limited.

Floor
VEHICLE IN THE GARAGE
This limits the inspection.

Walls & Firewalls
AREAS NOT VISIBLE
Due to equipment, shelves or storage against the walls I could not observe everything. Inspection restrictions were present so my inspection was limited.

Garage Door Opener

AUTO-REVERSE DISCLAIMER

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Recommendations

4.1.1 Ceiling

PATCHED

GARAGE

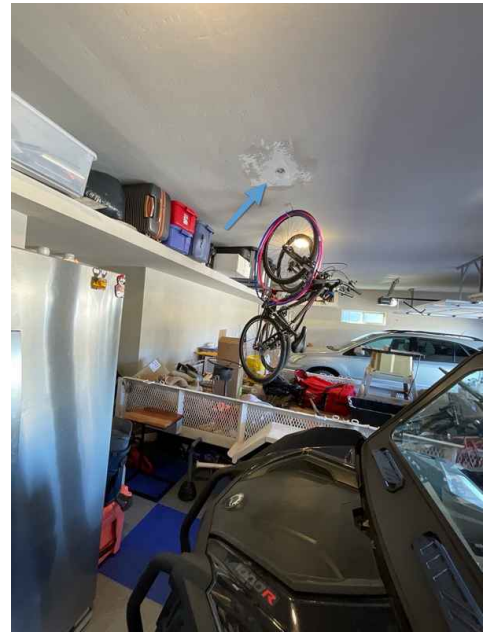
Request disclosure.

Recommendation

Contact a qualified professional.



Maintenance Item



4.3.1 Walls & Firewalls

EVIDENCE OF PREVIOUS MOISTURE INTRUSION

GARAGE

Stains and/or damage on the wall were visible at the time of the inspection and appeared to be the result of moisture intrusion from a leak. The source of moisture may have been corrected, or leakage may be intermittent. You should consult with the contractors to discuss options and costs for repair & re-painting the wall and ensuring there are no active leaks.

Recommendation

Contact a qualified professional.



Recommendation



4.4.1 Garage Door

WEATHER GASKET - GAPS OR DAMAGE

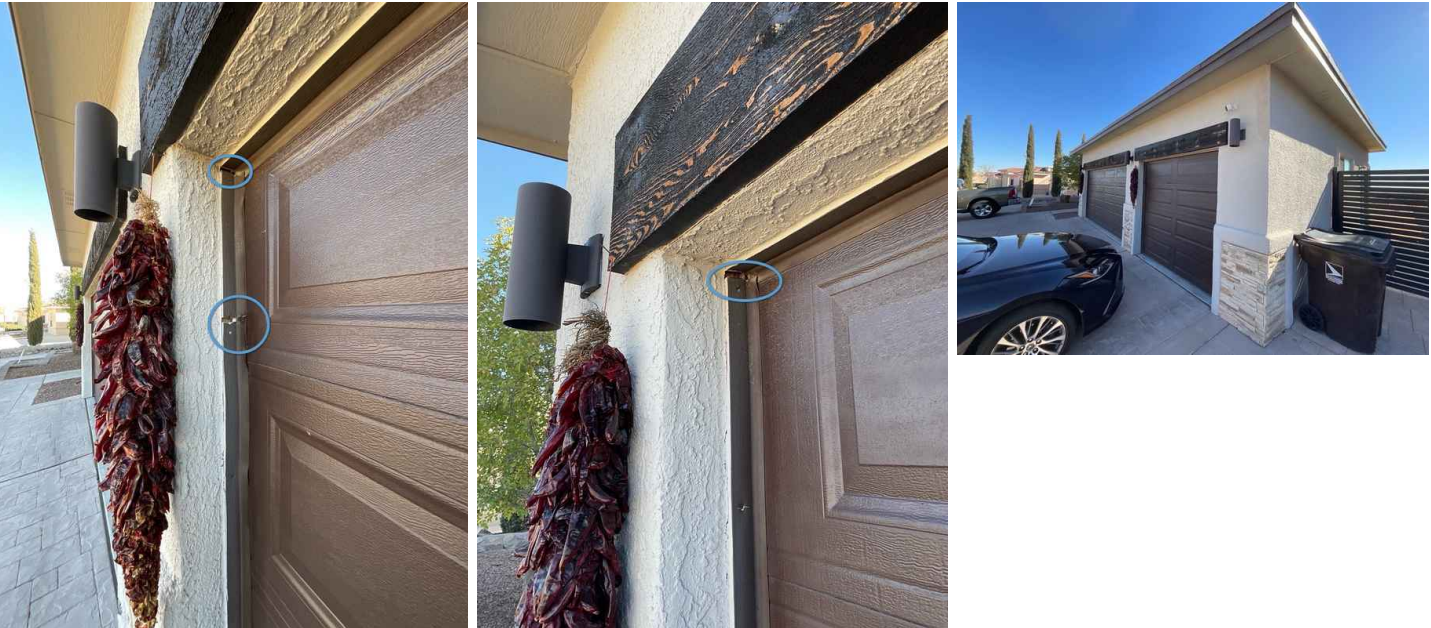
VARIOUS - EXTERIOR GARAGE DOOR

Repair or replacement is discretionary.

Recommendation

Contact a qualified professional.

Maintenance Item



5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method Visual	Foundation: Material Concrete	Roof Structure & Attic: Material Inaccessible, Wood
Roof Structure & Attic: Type Manufactured truss, Inaccessible	Floor Structure: Material Slab On Grade	Floor Structure: Sub-floor Inaccessible, Plywood

Limitations

General

LIMITED ACCESS AND VISIBILITY

Foundation

LIMITED VISIBILITY.

Roof Structure & Attic

NO ATTIC ACCESS

There was no attic access. This limits the inspection.

6: HEATING

Information

Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Homeowner Maintenance

Homeowner maintenance:

Routinely changing the HVAC air filter in your home is an inexpensive yet very important maintenance item to perform.

Click [here](#) for more information on changing the HVAC air filter in your home.

The furnace was operated using the thermostat.

Heating Equipment: AFUE Rating

90

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Heating Equipment: Energy Source

Gas

Heating Equipment: Age

8 Years

Age is determined by the manufacturing date.

Heating Equipment: Heat Type

Forced Air

Heating Equipment: Location

Utility Closet

Heating Equipment: Brand

York

Heating Equipment: Filter:

Below Furnace Unit(s)

Clean

Presence of Installed Heat Source in Each Room: I observed the presence of heating source in each room.

Distribution Systems: Ductwork

Insulated, Not Visible

Limitations

General**LIMITED ACCESS AND VISIBILITY**

Heating Equipment

LIMITED ACCESS

The inspector cannot observe all components of a furnace unit. This limits the inspection.

Distribution Systems

NOT VISIBLE

The attic was inaccessible and the distribution system not visible. This limits the inspection.

7: CHIMNEY, FIREPLACE, OR STOVE

8: COOLING

Information

Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Cooling Equipment: Energy Source/Type Electric	Cooling Equipment: Age 8 Years Age is determined by the manufacturing date.	Cooling Equipment: Tons 5
Cooling Equipment: Brand Luxaire	Presence of Installed Cooling Source in Each Room: I observed the presence of cooling source in each room.	Cooling Equipment: Location Exterior West
		Distribution System: Configuration Split, Ducts and Registers
		Ceiling Fans: All fans when accessible are checked on the high setting

Limitations

General

LIMITED ACCESS AND VISIBILITY

Recommendations

8.1.1 Cooling Equipment

DEBRIS IN OR AROUND UNIT

AC UNIT

Air flow to the air conditioner condenser was restricted. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendation

Recommended DIY Project

 Maintenance Item



9: PLUMBING

Information

Homeowner's Responsibility

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

Water Pressure

Average

A homes acceptable water pressure should be between 40 - 80 psi. Water pressure that is too high can damage the joints of water lines and also shorten the life expectancy of plumbing fixtures. It is optional to add a pressure regulator (a pressure regulator lowers the pressure) if the water pressure is between 80 - 100 psi, however it is recommended when the water pressure exceeds 100 psi.

Filters None	Water Source Public	Main Water Shut-off Device: Location: Front Yard - At the Meter
Water Supply, Distribution Systems & Fixtures: Water Supply Material Unknown	Water Supply, Distribution Systems & Fixtures: Distribution Material Pex, Spot-checked	Drain, Waste, & Vent Systems: Material PVC Drain, Waste, & Vent Systems: Main Clean-out Location Front, Right Side
Hot Water Systems, Controls, Flues & Vents: Location Garage	Hot Water Systems, Controls, Flues & Vents: Manufacturer AO Smith	Hot Water Systems, Controls, Flues & Vents: Power Source Gas
Hot Water Systems, Controls, Flues & Vents: Water Heater Age 8 Years		

Hot Water Systems, Controls, Flues & Vents: Things to know about water heaters:

Typical Life Expectancy:
Conventional: 8 to 12 Years
Tankless: 20 Years

The lifespan of water heaters depends upon the following:

- the quality of the water heater;
- the chemical composition of the water;
- the long-term water temperature settings; and
- The quality and frequency of past and future maintenance

You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

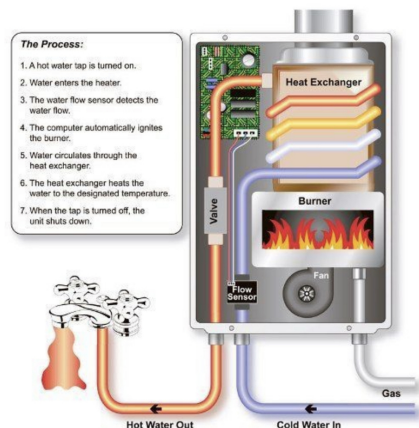
Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Tankless, Gas

Hot water for the home was supplied by a gas-fired tankless water heater. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature. Due to calcium build-up on components, tankless water heaters typically require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate. The Inspector recommends inspection by a qualified contractor.

How Does a Tankless Water Heater Work?



Hot Water Systems, Controls, Flues & Vents: Hot water circulator pump was present

2nd Floor Hallway Bathroom - Below Sink

The purpose of a hot water circulator pump is to circulate hot water to your fixtures for more readily available hot water.

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

Gas Meter

Hydromassage Bathtub: GFCI location

Master Bathroom

Hydromassage Bathtub: Tub Filled and Turned On

I filled the tub and turned on the bubbles.



Limitations

Water Supply, Distribution Systems & Fixtures

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Water Supply, Distribution Systems & Fixtures

THE INSPECTOR DOES NOT DO A WATER QUALITY TEST.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Hot Water Systems, Controls, Flues & Vents

LIMITED ACCESS

Areas of the water heater were not accessible/visible.

Recommendations

9.1.1 Main Water Shut-off Device

METER BOX - DAMAGED / WARPED

FRONT YARD

Replace.

Recommendation

Contact a qualified plumbing contractor.



Maintenance Item



9.2.1 Water Supply, Distribution Systems & Fixtures

SEALANT - MISSING OR LOOSE

2ND FLOOR HALLWAY BATHROOM

Plumbing fixtures such as sinks, toilets and bathtubs should be sealed/caulked where they attached to a permanent structure to prevent moisture intrusion. All faucets that do not have seal-gaskets should be sealed where they attach to a permanent structure.

Recommendation

Contact a qualified professional.



Maintenance Item



9.2.2 Water Supply, Distribution Systems & Fixtures



Maintenance Item

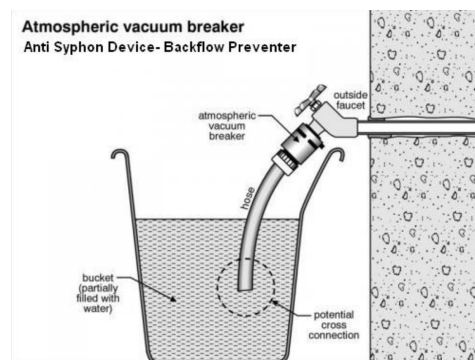
HOSE BIBB - BACKFLOW PREVENTION MISSING

EXTERIOR HOSE BIBB(S)

One or more exterior hose bibs missing back flow preventer. A vacuum breaker, commonly referred to as a backflow preventer, is a device that prevents the potable water in your home from getting contaminated. The device is inexpensive and easily attaches to the threaded part of the hose bib where a hose would attach. The inspector recommends installing backflow preventer's where they are missing.

Recommendation

Contact a handyman or DIY project



9.2.3 Water Supply, Distribution Systems & Fixtures



Maintenance Item

HOSE BIB OR BACKFLOW VALVE - LEAK

FRONT EXTERIOR

Repair or replace

Recommendation

Contact a qualified plumbing contractor.



9.2.4 Water Supply, Distribution Systems & Fixtures

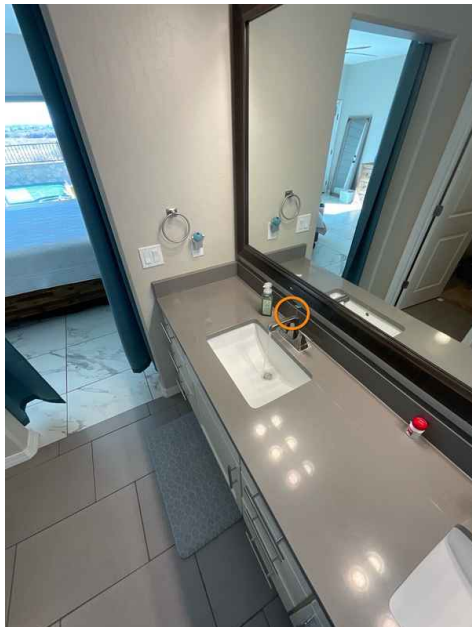
DRAIN STOP - DEFECTIVE

MASTER BATHROOM / 2ND FLOOR HALLWAY BATHROOM

Repair or replace.

Recommendation

Contact a qualified plumbing contractor.



9.2.5 Water Supply, Distribution Systems & Fixtures

FAUCET HANDLE OR HOUSING LEAK

1ST FLOOR - HALF BATH / KITCHEN

Faucet leaked when the faucet was turned on. Repair or replace.

Recommendation

Contact a qualified plumbing contractor.



9.2.6 Water Supply, Distribution Systems & Fixtures

**EVIDENCE OF PREVIOUS LEAK**

MASTER BATHROOM - BELOW SINK

Monitor and replace if necessary. To avoid problems in the future you may wish to have the corroded sections replaced by a qualified contractor.

Recommendation

Contact a qualified professional.



9.3.1 Drain, Waste, & Vent Systems

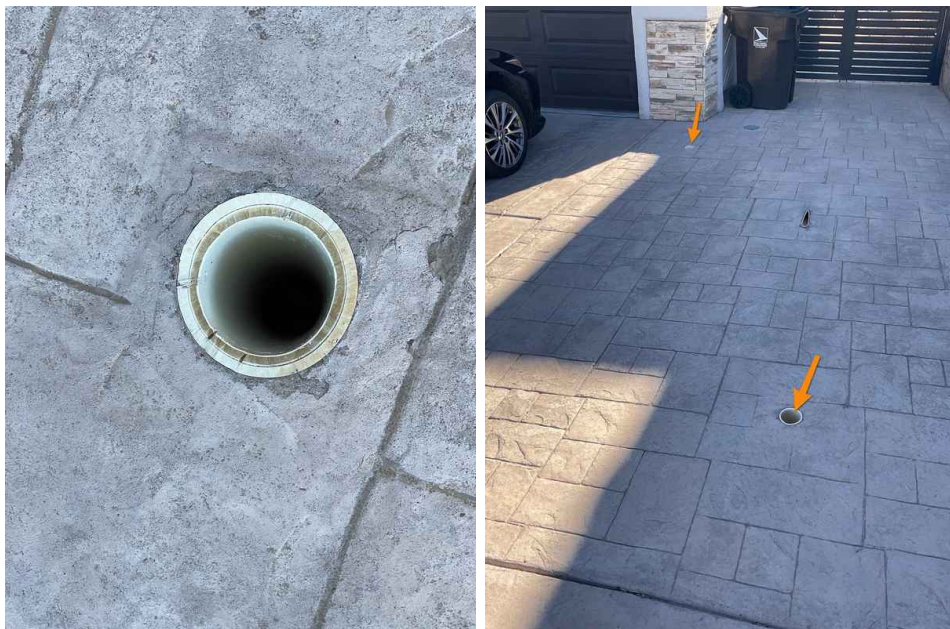
**CLEANOUT CAP LOOSE, DAMAGED OR MISSING**

NORTHWEST YARD

Repair or replace

Recommendation

Contact a handyman or DIY project



9.3.2 Drain, Waste, & Vent Systems

SINK - POOR DRAINAGE

MASTER BATHROOM / 2ND FLOOR HALLWAY BATHROOM

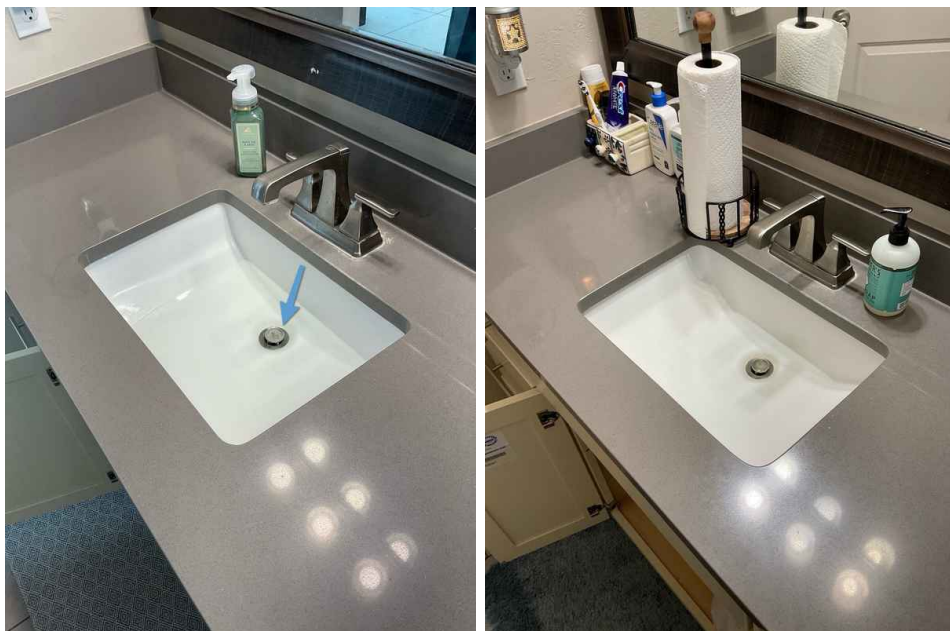
Sink had slow/poor drainage. Recommend a qualified plumber further evaluate and service.

Recommendation

Contact a qualified plumbing contractor.



Maintenance Item



9.6.1 Bathtub/Shower Enclosures

GROUT OR CAULKING CRACKED, MISSING, DISCOLORED OR DETERIORATED

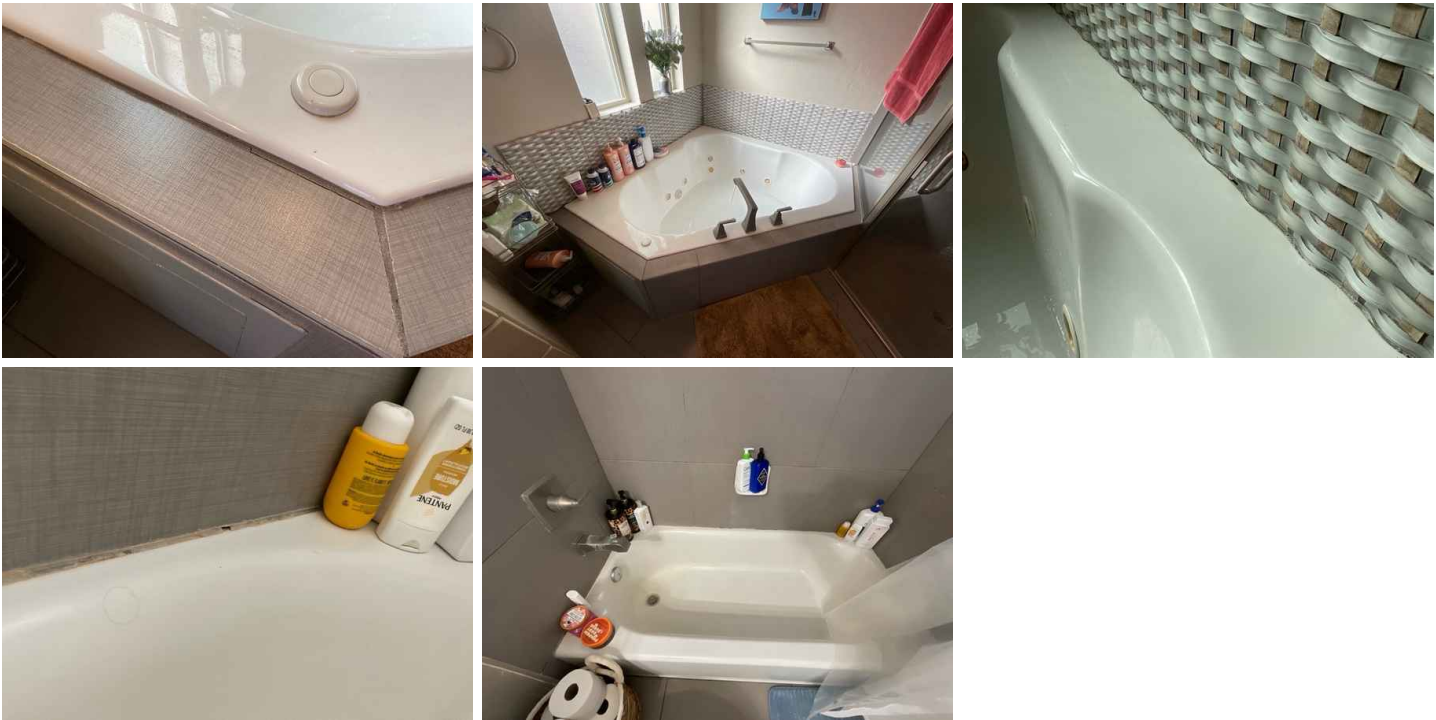
MASTER BATHROOM / 2ND FLOOR HALLWAY BATHROOM



Maintenance Item

Grout and/or caulking in bathtub and shower enclosures should be serviced every six months to a year if/when necessary. Inspect all the grout lines and service as necessary. Pay special attention to corner grout lines as they generally will crack and separate more frequently than all other areas. Any grout lines with mildew should be replaced.

Recommendation
Contact a qualified tile & grout



10: ELECTRICAL

Information

Homeowner's Responsibility

It's your job to know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous and mistakes can be fatal. Hire a professional whenever there's an electrical problem in your house.

Service Entrance Conductors: Electrical Service Conductors Below Ground, 240 Volts, Aluminum	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Disconnect Location Left Exterior	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location Garage
		Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP, 100 AMP (Sub Panel)

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Eaton	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Type of Grounding UFER
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex	GFCI & AFCI: Information about GFCI & AFCI devices Click here for more information about GFCI and AFCI devices.

GFCI & AFCI: Timeline of when GFCIs were required

If the house was built before the time that GFCIs were required the recommendations in this report are for due diligence and the seller is not required to update the receptacles unless the electrical system has been updated.



Smoke Detectors: Present Hallways and Bedrooms	Carbon Monoxide Detectors: Present
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Limitations

General
LIMITED ACCESS AND VISIBILITY

Main & Subpanels, Service & Grounding, Main Overcurrent Device
GROUNDING SYSTEM WAS NOT FULLY ACCESSIBLE / VISIBLE.

Branch Wiring Circuits, Breakers & Fuses
UNABLE TO INSPECT ALL OF THE WIRING
I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

Lighting Fixtures, Switches & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCI & AFCI

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI and/or AFCI system(s) according to modern code. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Smoke Detectors

SMOKE DETECTOR TESTING

We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

10.2.1 Main & Subpanels, Service & Grounding,
Main Overcurrent Device



Recommendation

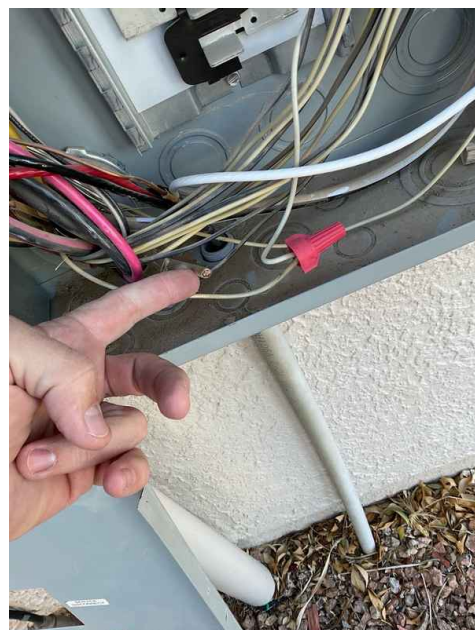
ABANDONED WIRES IN PANEL

EXTERIOR ELECTRICAL PANEL

Wires should be capped off with wire nuts.

Recommendation

Contact a qualified professional.



10.3.1 Branch Wiring Circuits, Breakers & Fuses

BREAKER(S) - WRONG BRAND

ELECTRICAL PANEL & ELECTRICAL SUB PANEL

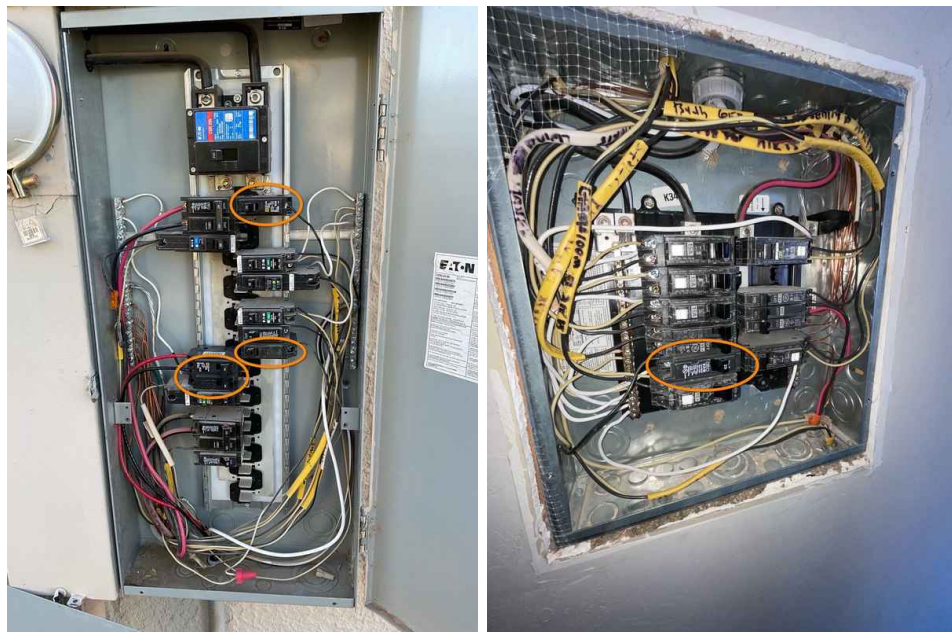
Wrong brand of breaker used. The breaker brand should match and/or be compatible with the panel enclosure brand.



Recommendation

Recommendation

Contact a qualified electrical contractor.



10.4.1 Lighting Fixtures, Switches & Receptacles



Significant and/or Safety Concern

COVER PLATES - MISSING OR LOOSE

MASTER BEDROOM CLOSET

One or more cover plates are missing. This condition could cause an electrical short and is a shock risk.

Recommendation

Contact a qualified electrical contractor.



10.4.2 Lighting Fixtures, Switches & Receptacles



Recommendation

LOOSE RECEPTACLE

One or more electrical receptacles were improperly secured and moved when a plug was inserted. Receptacles should be securely installed. Continued movement of the receptacle can cause wire connections to loosen resulting in dangerous arcing.

Recommendation

Contact a qualified handyman.



10.4.3 Lighting Fixtures, Switches & Receptacles

LOOSE LIGHT FIXTURE

FRONT EXTERIOR / BACK BALCONY / 2ND FLOOR HALLWAY BATHROOM

Light fixture was loose at the mounting bracket.

Recommendation

Contact a qualified professional.



10.4.4 Lighting Fixtures, Switches & Receptacles

OUTDOOR COVER PLATE - LOOSE, GAPS, DAMAGED OR MISSING

BACK PATIO

Cover plate should be repaired or replaced ASAP. Outdoor device plates should be rain-tight.

Recommendation

Contact a handyman or DIY project





10.5.1 GFCI & AFCI

REDUNDANT GFCIS

KITCHEN

Multiple GFCIs were installed on one circuit. Only one GFCI is needed for each individual circuit. This is for information purposes only.

Recommendation
Contact a qualified electrical contractor.

Maintenance Item



11: ATTIC, INSULATION & VENTILATION

Information

Attic Insulation: Insulation Type Not Visible	Attic Insulation: R Value Not Determined	Wall Insulation: Insulation type Cellulose
Wall Insulation: R Value Not Determined	Ventilation: Ventilation Type Roof Vents, Soffit Vents, Ridge Vents	Exhaust Systems: Bathroom Exhaust Fans Fan Only
Exhaust Systems: Laundry Room Exhaust Fan Present		

Limitations

General

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection was limited.

Attic Insulation

MAIN ATTIC WAS NOT ACCESSIBLE

Wall Insulation

WALLS WERE NOT ACCESSIBLE

The walls were not accessible and only when visible are they spot checked for insulation type. This is sometimes not indicative of all insulation in the walls. This is an inspection limitation.

Ventilation

ITEMS NOT INCLUDED WHEN APPLICABLE:

Roof ventilation system performance; Air/vapor barrier system continuity; powered attic fans & Mechanical ventilation effectiveness.

Recommendations

11.4.1 Exhaust Systems

COVER - LOOSE / NOT FLUSH

MASTER BATHROOM

Repair or replace

Recommendation

Contact a qualified professional.

 Maintenance Item



12: LAUNDRY

Information

Clothes Washer: We Recommend Installing Reinforced (braided) Hoses

The inspector recommends installing reinforced braided hoses for the washing machine for better dependability.

Clothes Dryer: Dryer Power Source

240 Volts

Clothes Dryer: Dryer Vent Cleaning

Vent cleaning should be done prior to moving in. Vent interiors are not inspected as part of a general home inspection.

Limitations

Clothes Washer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Washer

WATER HOSE HOOK-UPS NOT ACCESSIBLE

Clothes Washer

STAND PIPE WAS NOT FULLY VISIBLE

LAUNDRY AREA

This is an inspection limitation.

Clothes Dryer

DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Clothes Dryer

LIMITED VISIBILITY

There was limited visibility in the laundry area due to the presence of a washer and dryer.

13: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Range/Oven Brand Samsung	Range/Oven/Cooktop: Cooktop Type: Gas	Range/Oven/Cooktop: Range/Oven Energy Source Gas
Range/Oven/Cooktop: Oven Was Convectional	Garbage Disposal: Brand Evergrind	Built-in Microwave: Brand Whirlpool
Range Hood/Exhaust System: Exhaust Hood Type Vented		
Door bell: Video doorbell Typically video doorbells are removed when the house is sold. The buyer may want to ask the homeowner if the video doorbell will be staying. If not, ensure the sellers will replace it with a functional button.		

Limitations

General

LIMITED ACCESS AND VISIBILITY

Refrigerator

ICE MACHINE WAS TURNED OFF

14: DOORS, WINDOWS & INTERIOR

Information

Typical Wear Overall the home interior showed typical general wear and deterioration commensurate with its age. Minor wear includes minor settlement cracks and nail pops that may appear in the drywall at intersections of structural elements. These effected areas can be eliminated during the course of routine maintenance.
Cosmetic Issues Any cosmetic issues or items that are noted as a result of this home inspection are not material defects and generally fall under routine service and maintenance. Cosmetic issues are beyond the scope of this inspection, and the items noted are in no way a comprehensive list of all cosmetic issues.

House settlement

Lumber in a new house takes up to five years to "dry" or reach an equilibrium. Long term settlement of a structure can also occur as well. Minor cracks and nail pops may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

Ceilings: Ceiling Material

Drywall

Ceilings: Patches

Various - Throughout

Patches that appeared to be from previous remodel were noted in various areas of the home. Request disclosure at buyers discretion.

Walls: Wall Material

Drywall

Walls: Patches / Cracks

Various / Throughout

Patches that appeared to be from previous remodel were noted in various areas of the home. Request disclosure at buyers discretion.

Doors: Door Stops

One or more doors had missing or damaged door-stops. The inspector recommends that door stops be installed/repaired throughout the home to protect the walls and doors.

Windows: Window Type

Double Pane, Fixed, Sliders,
Single-hung

Windows: Caulking around window interiors

Maintaining caulking lines around window interiors to ensure a good seal and improve/maintain energy efficiency is recommended as needed.

Windows: Window Condition

Fair

Floors: Floor Coverings

Tile, Carpet

Floors: General to minor wear
noted throughout

Throughout

Floors: Grout cleaing and sealing

For grout cleaning, sealing and maintenance I recommend Jackie at About Grout. Click [here](#) to check out her services.

Countertops & Cabinets:

Countertop Material

Quartz

Countertops & Cabinets:

Cabinetry

Wood

Countertops & Cabinets: Cabinets

General wear

Wear is commensurate with the age of the cabinets. Any recommended repairs outside of general wear will be noted in this report.

Countertops & Cabinets: Closet
shelves and hardware

General wear

Countertops & Cabinets:
Countertop Corner Grout Lines
Kitchen & Bathrooms
Average to Poor (Service
Recommended)



Limitations

General
LIMITED ACCESS AND VISIBILITY

Windows
DIRTY WINDOWS
Dirty windows limit the inspector’s ability to identify windows that have lost seals.

Countertops & Cabinets
DIRTY OR OBSTRUCTED COUNTERTOPS AND/OR CABINETS
This condition limits the inspectors ability to see defects.

Recommendations

14.1.1 Ceilings

MOISTURE DAMAGE - PAST LEAKS

KITCHEN

Stains and/or damage on the ceiling were visible at the time of the inspection and appeared to be the result of moisture intrusion from roof or plumbing leakage. The source of moisture may have been corrected, or leakage may be intermittent. You should ask the owner about this condition, and consult with qualified contractors to discuss options and costs for repairing the ceiling and ensuring that the roof is not leaking.

Recommendation

Contact a qualified professional.

Recommendation



14.2.1 Walls

PATCHED

2ND FLOOR - FRONT BEDROOM CLOSET

Request disclosure.

Recommendation

Contact a qualified professional.

 Maintenance Item



14.3.1 Doors

SWINGS OPEN OR CLOSED BY ITSELF

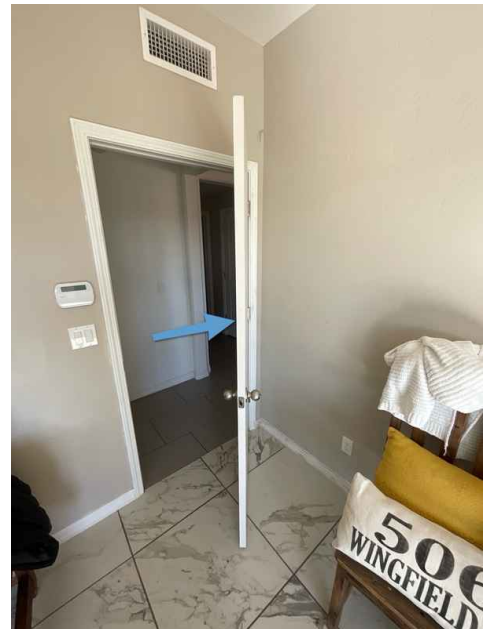
2ND FLOOR BEDROOM

This condition can potentially cause physical injury.

 Maintenance Item

Recommendation

Contact a qualified professional.



14.3.2 Doors

DOOR STICKS OR BINDS

FURNACE CLOSET

Door sticks or binds.

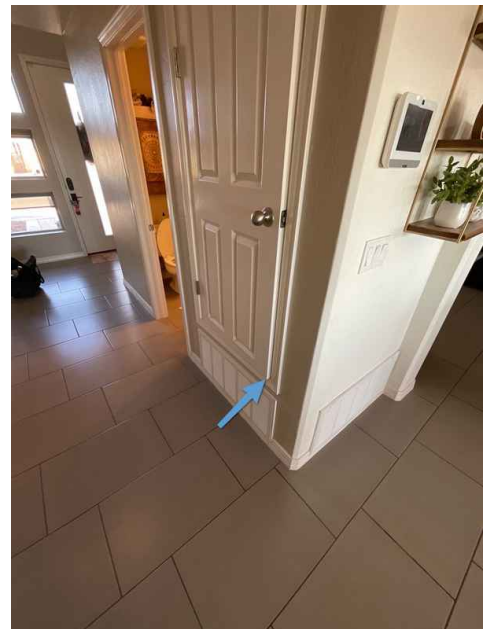
[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a handyman or DIY project



Maintenance Item



14.4.1 Windows

CRACKED, CHIPPED OR BROKEN PANE

SOUTH EXTERIOR

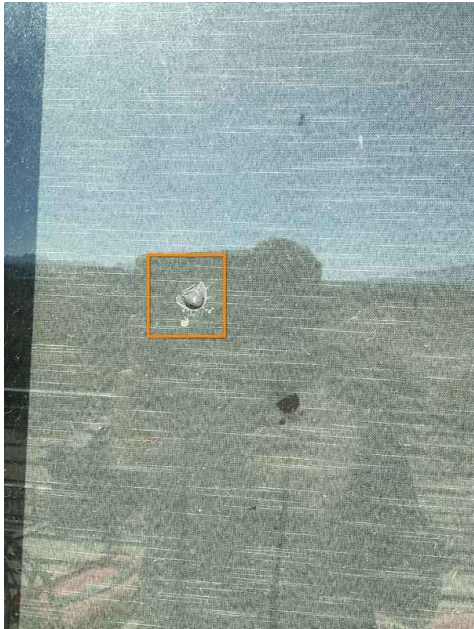
Replacement is discretionary.

Recommendation

Contact a qualified window repair/installation contractor.



Maintenance Item



14.4.2 Windows

SCREENS - TORN OR HOLES

BACK

Repair or replacement is discretionary.

Recommendation

Contact a qualified professional.

 Maintenance Item



14.5.1 Floors

CARPET - PET DAMAGE

2ND FLOOR BEDROOM

Recommendation

Contact a qualified professional.

 Maintenance Item



14.6.1 Steps, Stairways & Railings

LOOSE HANDRAIL

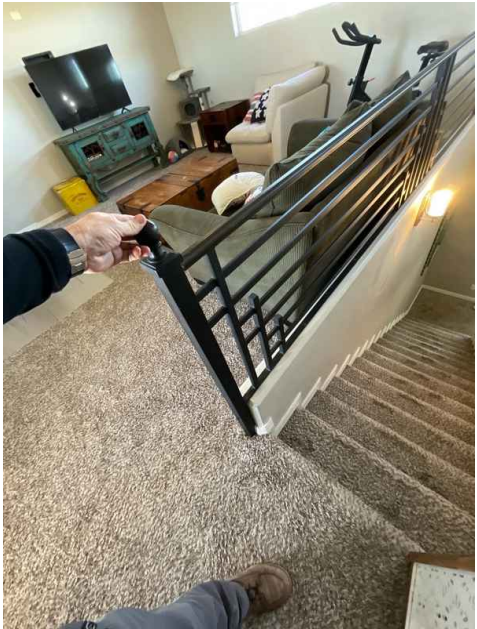
2ND FLOOR LANDING

Repair or replace. This is a safety hazard.

Recommendation

Contact a qualified professional.

 Recommendation



14.7.1 Countertops & Cabinets

LOOSE HINGE

KITCHEN

Recommendation

Contact a qualified professional.

 Maintenance Item



15: EXTRA PHOTOS

Information

Summary photos: Summary Photos

