



PROPERTY INSPECTION REPORT

8314 Whiteford Center Road, Ottawa Lake, MI 49267

CLIENT: Sample Report

INSPECTOR: Korey Pavlika

AGENT:

DATE OF INSPECTION: 4/18/2022

TIME OF INSPECTION: 9:00 AM



www.InsideOutInspectionsPlus.net

2022

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail" - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions of the current homeowner. Depending upon the age of the property, some items may not be installed or up to current code. This inspection report does not follow code compliance and focuses on safety and functionality of the items inside the home.

For your safety and liability purposes, we recommend that licensed and insured contractors evaluate and repair any critical concerns and defects. Understand that this report is a snapshot in time based on what our inspectors see the **day and time** the inspection was completed. Using this report as a guide we recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Ratings Definitions Of The Report:

In the report you will find a series of ratings for each individual item that we inspected. Following those ratings will help you understand your future home. Below is the definition of the ratings.

(I - Inspected) - When (I) is selected this means that the inspector has inspected the area(s) for any visible defects and has found no defects. These comments (positives) will appear "black" in the report.

(NI - Not Inspected) - When (NI) is selected this means that the item(s) were not inspected at the time of the inspection. Understand that there are area(s) that are potentially not accessible to the inspectors due to personal belongings or size limitations.

(IAR - Immediate Attention Recommended) - When (IAR) is selected this means that the item(s) the inspectors found during the time of inspection are recommended to be addressed with priority to the remaining items found in the report. These items consist of safety, structural or costly repairs associated with the home. These items will always appear in the report summary in "Red" at the bottom of the report.

(R/R - Repair/Replace) - When (R/R) is selected this means that the item(s) the inspectors found during the time of inspection are recommended to be repaired/replaced. These items are in need of being repaired/replaced to prevent further damage or potential future damage. Although some items are more common repairs that are found in other homes, these items typically take a qualified contractor to address. Depending on the severity of the item the recommendation will appear in "black" or "blue" through the report. If the item is in "blue" this means the item in need of repair requires attention from a qualified contractor and will appear in the report summary.

(M/M - Minor/Maintenance) - When (M) is selected this means the item(s) that inspectors found are commonly found throughout the majority of the home that are inspected. These items require little effort to correct the issue(s) noted. These items will not be in the report summary, however they will appear "black" throughout the report.

Limitations Of The Inspection:

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

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The

inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection **will not** reveal every concern that exists or ever could exist, but only those material defects observed on the day and time of the inspection.

A material defect is a condition with a residential property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

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Report Summary

67

Inspection Details

1. Inspection Attendance

Client Present

- ***Number Of Attendees***
- 1 Person including the inspectors.

2. Home Access

The inspector was given access by the selling agent.

3. Last To Leave

The home was last left and locked by the inspectors.

4. Home Type

Attached Garage

- Single Family Home

5. Occupancy

Vacant

6. Utilities

All utilities were on at the time of inspection

7. Additional Services Requested

Sewer Scope Inspection

- Radon Testing

8. Weather Conditions

Cloudy/Overcast

9. Home Orientation

Front entry door is facing west. This is just an approximation to understand the report orientation.

10. Homeowner Notes

I	NI	IAR	R/R	M/M
✓				

- This inspection being performed on the property listed above is solely based on the date & time listed above.



Maintenance Records



Permit Approval

11. Inspector Information

- ***LEAD INSPECTOR***
- Alex Pavlika
Internachi Certification #12101802
Ohio License Number #2020000268
Ohio Pest License #138770
- Korey Pavlika
Internachi Certification #15062512
Ohio License Number #2020000269
Ohio Pest License #138775
Michigan Pest License # 007160833

Home Information

1. Additional Inspection Comments

I	NI	IAR	R/R	M/M
✓				

- No additional comments needed for this home.

2. Electrical Meter

I	NI	IAR	R/R	M/M
✓				

- ***LOCATION***
- Located on the south side of the home.



Current Condition

3. Gas Meter

I	NI	IAR	R/R	M/M
✓				

- ***LOCATION***
- Located on the south side of the home.



Current Condition

4. City Water Meter

I	NI	IAR	R/R	M/M
✓				

- ***LOCATION***
- Located in the basement.



Current Condition

5. Operating Temperatures

I	NI	IAR	R/R	M/M
✓				



Warm Air Temperature.



Warm Water Temperature.

Maintenance Tips

1. Furnace Tips

Servicing:

It is a good idea to hire a professional HVAC contractor to service the Heating System once per year. Doing this should prolong the life of the unit and keep its efficiency level up.

Furnace Filter:

The furnace filter should be changed regularly. With this particular furnace, there is a 1-inch filter. This filter should be changed monthly.

Humidifier Filter:

This furnace has a humidifier filter installed. This filter should be changed yearly.

House Ducting:

The heating system installed is a forced-air system. The ducting throughout the home should be cleaned every 5 years.

2. Air Conditioning Tips

Prepping The AC For Winter:

Prior to winter it is a good idea to install winter cover to protect the unit from snow & ice.

Servicing:

It is a good idea to hire a professional HVAC contractor to service the Air Conditioning unit once per year. Doing this should prolong the life of the unit and keep its efficiency level up.

3. Water Heater Tips

Draining The Water Heater:

The hot water heater should be drained each year to prevent sediment build up inside the tank.

In order to do so you should follow these steps:

1. Shut off the cold side water valve.
 2. Shut off the gas supply line valve.
 3. Install a hose to the drain connection located at the bottom of the tank.
 4. Open the valve located directly above the drain connection.
- To fill the water heater tank back up follow these directions:
1. Close the valve located directly above the drain connection.
 2. Turn the gas valve supply line on.
 3. Turn the cold side water heater valve on.
 4. Follow the manufacturer directions to turn the pilot light back on.

4. Back Up Sump Pumps

City water driven back up sump pump. Liberty Pumps brand we find works the best. Recommend consulting with a plumbing contractor for installation and any associated costs.

Grounds

1. Driveway Condition

I	NI	IAR	R/R	M/M
				✓

Type of Driveway: Asphalt

Notes/Recommendations:

1.1. The driveway is no longer sealed properly to the garage. Recommend sealing the driveway to the home to prevent any potential undermining/moisture intrusion.

1.2. The asphalt driveway has not been sealed in quite some time. Recommend sealing the driveway to increase the longevity of the driveway.



The driveway will need to be sealed to the garage concrete again

2. Sidewalk(s) Condition

I	NI	IAR	R/R	M/M
				✓

Type of Sidewalk: Concrete

Notes/Recommendations:

2.1. The sidewalk(s) is no longer sealed properly to the home. Recommend sealing the sidewalk(s) to the home to prevent any potential undermining/moisture intrusion.



Common settling cracks noted



The sidewalk is not sealed to the home

3. Perimeter Grading

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

3.1. Unable to inspect due to snow covering the ground.

4. Vegetation

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

4.1. No vegetation concerns noted at time of inspection.

5. Deck/Patio

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

5.1. The patio was functional at the time of inspection.

6. Electrical

I	NI	IAR	R/R	M/M
				✓



The disconnect box has a damaged locking tab

7. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

7.1. No Ground Fault Circuit Interrupter (GFCI) protection of exterior electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

8. Exterior Faucet Condition

I	NI	IAR	R/R	M/M
✓				

Faucet Location(s): East Side, West Side

9. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.



Access Photo 4.



Access Photo 5.



Access Photo 6.



Access Photo 7.



Access Photo 8.



Access Photo 9.



Access Photo 10.



Access Photo 11.

Exterior Areas

1. Door(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

1.1. The door(s) are no longer properly sealed to the siding/trim. Recommend removing the old caulk/sealant and seal the door(s) to the siding/trim to prevent a potential moisture intrusion.



All entry doors should be sealed to the siding

2. Window(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

2.1. The window(s) are not properly sealed to the siding/trim. Recommend sealing the window(s) to the siding/trim to prevent a potential moisture intrusion.



Multiple windows should be sealed to the brick

3. Siding

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

3.1. The intrusion(s) through the siding are not sealed to the siding. Recommend using a silicone based sealant around the intrusions to prevent any moisture intrusion. NOTE: using a silicone based sealant helps keep areas sealed while the house expands and contracts through the seasons.



Intentionally cut piece of siding on the east end



All intrusions should be sealed to the siding

4. Soffit

I	NI	IAR	R/R	M/M
✓				

5. Fascia

I	NI	IAR	R/R	M/M
✓				

6. Paint

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

6.1. Exposed wood observed (see pictures). Recommend sealing the exposed wood with paint to prevent future rot.



Exposed wood on the east end kickout

Garage

1. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

2. Firewall Condition

I	NI	IAR	R/R	M/M
✓				

3. Ceiling/Rafter Condition

I	NI	IAR	R/R	M/M
				✓

Material Type: Drywall

Notes/Recommendations:

3.1. Common tape seam crack(s) noted. This is very common for garage walls as this area of the home is not temperature controlled year round.



Common tape seam cracks noted



Peeling paint observed

4. Floor Condition

I	NI	IAR	R/R	M/M
				✓

Type of Floor: Epoxy Finished



There are a few smaller damaged spots of finish epoxy

5. Electrical

I	NI	IAR	R/R	M/M
✓				

6. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

6.1. No function concerns noted at time of inspection.

7. Service Door

I	NI	IAR	R/R	M/M
				✓



Missing deadbolt strike plate

8. Fire Rated Door

I	NI	IAR	R/R	M/M
				✓



Missing strike plate observed

9. Garage Door Condition

I	NI	IAR	R/R	M/M
✓				

Garage Door Type: Metal - Insulated

10. Garage Door Opener

I	NI	IAR	R/R	M/M
✓				

11. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1



Access Photo 2



Access Photo 3

Roof

1. House Roof Condition

I	NI	IAR	R/R	M/M
		✓		

Type of Roof: Asphalt Shingles

Notes/Recommendations:

1.1. ***REPAIRS***

1.2. Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer.

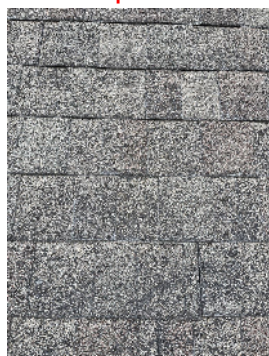
1.3. Exposed roofing nail(s). Recommend sealing the exposed nail head(s) with roofing tar. NOTE: the reason nail heads should be sealed is they will eventually rust through allowing water to seep into the attic areas.

1.4. Nail pop(s) observed on the roof. This means the roofing nail that is securing the shingle to the roof deck has pushed back upwards lifting the shingle. Recommend fastening the loose nails back to the roof deck to allow the shingle to properly seal.

1.5. ***LAYERS OF ROOFING***

1.6. 1 Layer Of Shingles.

1.7. Roof is at the end of its serviceable life expectancy. Recommend a qualified roofing contractor to replace the roof.



Current Condition



Large repair observed around the chimney

2. Flashing

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

2.1. No kick out flashing observed (see picture). Kick out flashing should be installed where a roof runs alongside the home and does not terminate on the edge of the outside wall. Recommend installing kick out flashing in these areas to prevent potential moisture issues.



Missing kickout flashing on the east end



Missing kickout flashing on the southeast corner

3. Chimney

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

3.1. ***METAL CAP***

3.2. The cap on the chimney is rusted/rusting (see pictures). Recommend regularly checking on the condition of the cap for replacement/holes.



The metal cap is heavily rusted

4. Spark Arrestor(s)

I	NI	IAR	R/R	M/M
✓				

5. House Venting

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

5.1. The vent stack boot(s) were torn during the inspection. Recommend installing new vent stack boots to prevent a moisture intrusion.



Multiple torn soil stack boots

6. Gutter & Downspouts

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

6.1. The gutter(s) are missing their downspout extension(s). Recommend installing downspout extension(s) to keep water away from the home. NOTE: downspout extensions should be a minimum of 3 ft in length.



The downspout on the northeast corner of the home should not discharge against the house



Missing downspout extension on the southwest corner

7. Access Photos

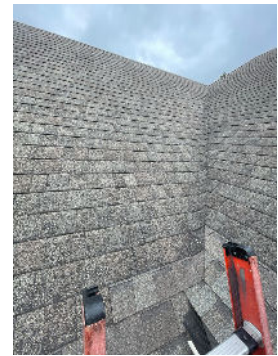
I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.



Access Photo 4.



Access Photo 5.



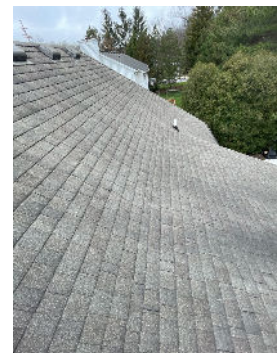
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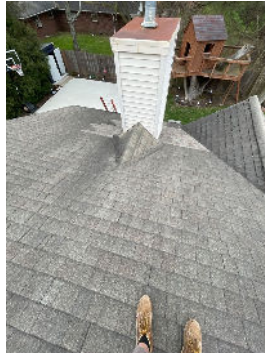
Access Photo 7.



Access Photo 8.



Access Photo 9.



Access Photo 10.

Attic

1. Attic Access

I	NI	IAR	R/R	M/M
✓				

Access Location: Garage



Access Point.

2. Attic Pull Down Ladder

I	NI	IAR	R/R	M/M
✓				

3. Structural Components

I	NI	IAR	R/R	M/M
✓				

4. Ventilation

I	NI	IAR	R/R	M/M
✓				

Type of Ventilation: Box Vent - Sofft Vent

5. Electrical

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

5.1. Most of the electrical is not accessible due to insulation.

6. Plumbing

I	NI	IAR	R/R	M/M
✓				

Type of Plumbing: PVC

7. Insulation Condition

I	NI	IAR	R/R	M/M
✓				

Type of Insulation: Loose Fill Fiberglass

Average Depth: Insulation averages about 10-12 inches in depth.

Notes/Recommendations:

7.1. Insulation level in the attic is typical for homes this age.

8. Access Photos

I	NI	IAR	R/R	M/M
✓				



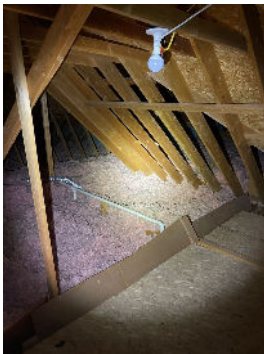
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Access Photo 2.



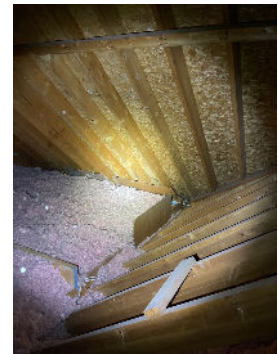
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Access Photo 4.



Access Photo 5.



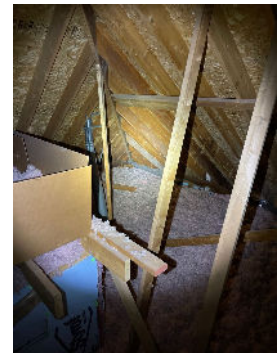
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Access Photo 7.



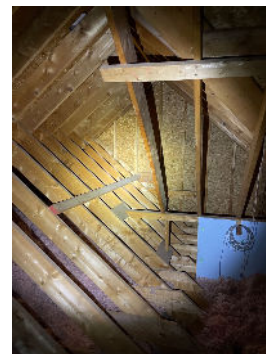
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Access Photo 9.



Access Photo 10.



Access Photo 11.

Electrical

1. Electrical Panel

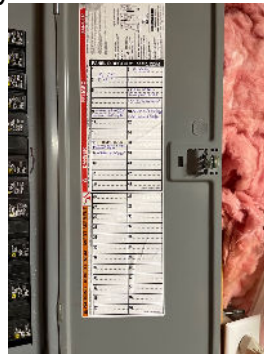
I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

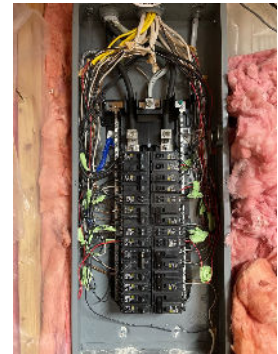
- 1.1. Panel cover screw(s) missing. Recommend installing additional screws to properly fasten the panel cover.
- 1.2. Some of the individual breakers inside the electrical panel has not been labeled. This ensures breakers can be safely turned on/off while working on separate circuits. Recommend having the electrical panel labeled for improved safety.
- 1.3. Due to their being a main disconnect on the exterior of the home, the main electrical panel should be wired with the grounds and neutrals separated and the panel should not be bonded. Recommend having an electrical contractor properly wire the main electrical panel to reflect this.



Before Inspecting



Electrical Panel Label



Current Condition



After Inspecting

2. Main Amperage

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

- 2.1. 200 Amp Main Breaker.

3. Breakers In The Off Position

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

- 3.1. 0 breakers in the off position.

4. Cable Feed(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

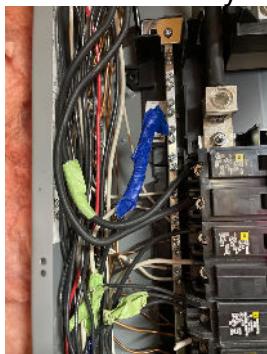
4.1. There is an uncapped wire inside of the panel (see picture). Recommend having the exposed wires properly capped off inside of the electrical panel.

4.2. No anti-corrosion paste installed on the main electrical feeds.

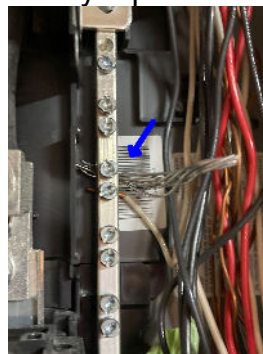
Recommend having anti-corrosion paste installed on the main feeds.

4.3. Aluminum wiring observed going to the breakers without any anti-corrosion paste being installed. Recommend having anti-corrosion paste installed on each aluminum wiring connection by a professional electrician.

Note: any aluminum wiring should be assessed by a professional electrician.



Uncapped wires observed



There are several cut wires inside of the panel that are still connected to the grounds and neutrals bar

5. Breaker(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

5.1. Double tapped breaker(s) inside the electrical panel (more than 1 electrical conductor attached to 1 breaker). Recommend a professional electrical contractor to remove one of the circuits and install it on its own breaker.



Double tapped breaker observed

6. Panel Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

6.1. Basement.

7. Electrical Panel Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

7.1. Square D Homeline Panel.

Furnace

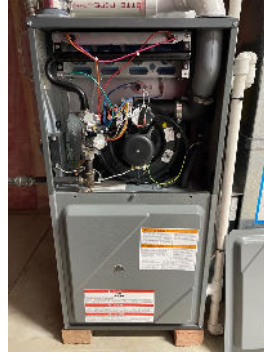
1. Furnace Condition

I	NI	IAR	R/R	M/M
✓				

Type of Furnace: Natural Gas Forced Air Furnace.



Before Inspecting



Current Condition



Flame Condition

2. Furnace Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

Basement.

3. Base

I	NI	IAR	R/R	M/M
✓				

4. Enclosure

I	NI	IAR	R/R	M/M
✓				

5. Venting

I	NI	IAR	R/R	M/M
✓				

Vent Material Type: PVC Material - High Efficient Material.

6. Gas Line & Valve

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

6.1. Gas shut of valve(s) were present and functional at the time of inspection.

7. Return Air Supply

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

7.1. The return air supply system appears to be functional.

8. Register(s)

I	NI	IAR	R/R	M/M
✓				

9. Air Filter

I	NI	IAR	R/R	M/M
✓				

Filter Location: Next To Furnace.

Filter Size/Width: 1 Inch Wide Filter.

10. Humidifier Filter

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

10.1. We do not verify the humidifier was operating at the time of inspection.



Humidifier Setting.



Damaged humidifier internals observed

11. Thermostat

I	NI	IAR	R/R	M/M
✓				

Prior To Testing: The thermostat was set to heat prior to testing any HVAC equipment.

• 61-65 Degrees.

Thermostat Location: Hallway.

Notes/Recommendations:

11.1. Functional at the time of inspection.



Before Testing Temperature.



Furnace Testing Temperature.



After Testing Temperature.

12. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Amana.

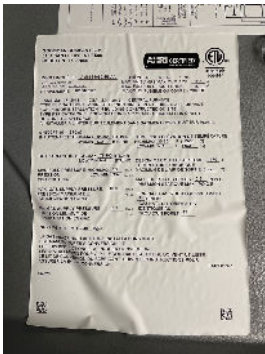
13. Manufacturer Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2018.

14. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				



Manufacturing Label

Air Conditioning

1. Air Conditioning

I	NI	IAR	R/R	M/M
	✓			

Notes/Recommendations:

1.1. Was not able to test the condensing unit due to the temperature being below 65 degrees. Testing the unit while the temperature is below 65 degrees can damage the unit. Recommend having a professional HVAC contractor to assess the unit. NOTE: if the temperature has consecutively been below 65 in recent days this may also result in the inspectors not testing the unit.



Current Condition

2. Base

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

2.1. The condensing unit is not properly level. Recommend bringing the condensing unit back to level. NOTE: not have the unit level can adversely effect the efficiency of the unit.

3. Enclosure

I	NI	IAR	R/R	M/M
✓				

4. Refrigerant Line

I	NI	IAR	R/R	M/M
✓				

5. Rating Notes

I	NI	IAR	R/R	M/M
✓				

Max Amp Rating: 30 Amp Max Rating.

6. Manufacturer Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: Amana.

7. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 2017.

8. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				



Manufacturing Label

Water Heater

1. Water Heater

I	NI	IAR	R/R	M/M
			✓	

Type of Water Heater: Gas Water Heater Noted.

Notes/Recommendations:

1.1. The water heater is older than 10 years at the time of inspection (per the manufacturers label). Even though it is operating properly at the time of inspection, it is considered to be near the end of its serviceable life expectancy. Recommend continued maintenance on the unit and start budgeting for replacement.



Current Condition



Water Heater Settings

2. Water Heater Location

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

2.1. Basement.

3. Base

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

3.1. The water heater base is functional.

4. Enclosure

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

4.1. The water heater enclosure is functional.

5. Venting

I	NI	IAR	R/R	M/M
✓				

Material Type: Metal Hard Pipe.

6. Plumbing Lines

I	NI	IAR	R/R	M/M
✓				

Type of Supply Lines: Copper Plumbing Observed.

Notes/Recommendations:

6.1. No deficiencies observed at the visible portions of the supply piping.

7. Temperature Pressure Relief Valve

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

7.1. Appears to be in satisfactory condition.

8. Overflow Line

I	NI	IAR	R/R	M/M
✓				

Overflow Line Material: PVC.

9. Gas Line & Valve

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

9.1. Gas shut of valve(s) were present and functional at the time of inspection.

10. Combustion Shield

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

10.1. The combustion chamber appears in functional condition.

11. Number Of Gallons

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

11.1. 50 Gallons.

12. Water Heater Brand

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: State Water Heater.

13. Manufactured Year

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations: 1994.

14. Manufacturer Label

I	NI	IAR	R/R	M/M
✓				



Manufacturing Label

Interior Areas

1. Closet Door(s)

I	NI	IAR	R/R	M/M
✓				

2. Entry Door(s)

I	NI	IAR	R/R	M/M
✓				

3. Door Bell

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

3.1. Operated normally at the time of inspection.

4. Electrical

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

4.1. ***OUTLETS***

4.2. The outlet cover plate(s) are broken/damaged. The cover plate(s) should be replaced.

5. Smoke Detectors

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

5.1. The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm. Note: these should be checked and tested regularly.

6. Fireplace & Surround

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

6.1. The fireplace operated normally at the time of inspection.

7. Window(s)

I	NI	IAR	R/R	M/M
				✓

Type of Window(s) Casement

Notes/Recommendations:

7.1. The finish has started to peel on the window pane/frame(s). This is typically caused by old age or deferred maintenance on the windows. Recommend removing any damaged finish material and refinishing the window pane/frame(s).

8. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Floor Material Type: Tile, Hardwood

Notes/Recommendations:

8.1. ***TILE***

8.2. The tile(s) are cracked/damaged. Recommend removing and replacing any damaged tile(s).



Cracked tiles observed in several spots.

9. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

10. Wall Condition

I	NI	IAR	R/R	M/M
✓				

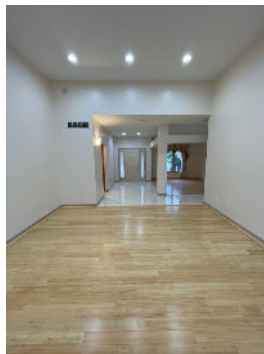
Material Type: Drywall

11. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.



Access Photo 4.

Kitchen

1. Cabinetry

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

1.1. The sink base cabinet has warped from past/current water damage. Recommend replacing or repairing the cabinet.

1.2. Loose cabinet hinges observed. They were not able to be tightened.



Sink base cabinet is damaged.

2. Counters & Back Splash

I	NI	IAR	R/R	M/M
				✓

Counter Material Type: Granite

Notes/Recommendations:

2.1. The back splash is not sealed to the counter top/wall. Recommend sealing the back splash to the counter top/wall with a silicone based sealant.



Backsplash needs to be sealed to the window.

3. Garbage Disposal

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

3.1. Operated normally at the time of inspection.

4. Sinks

I	NI	IAR	R/R	M/M
✓				

5. Window(s)

I	NI	IAR	R/R	M/M
				✓

Type of Window(s) Casement

Notes/Recommendations:

5.1. The finish has started to peel on the window pane/frame(s). This is typically caused by old age or deferred maintenance on the windows. Recommend removing any damaged finish material and refinishing the window pane/frame(s).

6. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Tile

7. Plumbing

I	NI	IAR	R/R	M/M
✓				

8. Patio Door

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

8.1. The patio door is rotted/rotting. Recommend a professional contractor to replace the patio door.

8.2. ***SCREEN DOOR***

8.3. No screen door present at the time of inspection.



Stationary panel on the patio door is rotted.

9. Electrical

I	NI	IAR	R/R	M/M
✓				

10. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

10.1. No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

11. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

12. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

13. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.



Access Photo 4.

Laundry

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Appeared in satisfactory condition, at time of inspection.

2. Counters & Back Splash

I	NI	IAR	R/R	M/M
✓				

Counter Material Type: Laminate

3. Dryer Vent

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

3.1. Ensure the dryer vent is UL rated prior to use.

4. Electrical

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

4.1. ***OUTLETS***

4.2. Some outlets were not accessible at the time of the inspection due to homeowners belongings.

5. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

5.1. No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

6. Exhaust Vent

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

6.1. Operated normally at the time of the inspection.

7. Gas Line & Valve

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

7.1. Gas shut of valve(s) were present and functional at the time of inspection.

8. Wash/Sink Basin

I	NI	IAR	R/R	M/M
✓				

9. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

9.1. ***TILE***

9.2. The tile(s) are cracked/damaged. Recommend removing and replacing any damaged tile(s).



Damaged tile observed.

10. Plumbing

I	NI	IAR	R/R	M/M
✓				

11. Door(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

11.1. ***DAMAGED DOOR***

11.2. The door(s) have started to become delaminated. This usually occurs to older doors and can be repaired. However, might be easier replacing the door.



Bottom of the door is delaminating.

12. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

13. Wall Condition

I	NI	IAR	R/R	M/M
✓				

14. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.

Basement Half Bathroom

1. Doors

I	NI	IAR	R/R	M/M
✓				

2. Electrical

I	NI	IAR	R/R	M/M
✓				

3. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

3.1. No function concerns noted at time of inspection.

4. Exhaust Vent

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

4.1. Operated normally at the time of the inspection.

5. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Tile

6. Mirror

I	NI	IAR	R/R	M/M
✓				

7. Plumbing

I	NI	IAR	R/R	M/M
✓				

8. Sink(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

8.1. The wash sink is loose. Recommend securing the sink to the floor/wall properly.

9. Toilet

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

9.1. Operated when tested. No deficiencies noted.

10. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drop Ceiling Panels

11. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

12. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.

1st Floor Bathroom

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Appeared in satisfactory condition, at time of inspection.

2. Counters & Back Splash

I	NI	IAR	R/R	M/M
✓				

Counter Material Type: Granite

3. Doors

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

3.1. ***DAMAGED DOOR***

3.2. The door(s) have started to become delaminated. This usually occurs to older doors and can be repaired. However, might be easier replacing the door.



4. Electrical

I	NI	IAR	R/R	M/M
✓				

5. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

5.1. No function concerns noted at time of inspection.

6. Exhaust Vent

I	NI	IAR	R/R	M/M
				✓



Vent hood is loose.

7. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Floor Material Type: Tile

Notes/Recommendations:

7.1. ***TILE***

7.2. The tile(s) are cracked/damaged. Recommend removing and replacing any damaged tile(s).



Cracked tiles observed.

8. Heating

I	NI	IAR	R/R	M/M
✓				

9. Mirror

I	NI	IAR	R/R	M/M
✓				

10. Plumbing

I	NI	IAR	R/R	M/M
✓				

11. Shower Head & Supply

I	NI	IAR	R/R	M/M
✓				

12. Shower Valve

I	NI	IAR	R/R	M/M
✓				

13. Shower Walls/Base

I	NI	IAR	R/R	M/M
				✓

Shower Material Type: Tile Walls/Fiberglass Tub

Notes/Recommendations:

13.1. The grout between the tiles are cracking/missing/loose. Recommend removing any loose/damaged grout and properly grout the areas.



Grout lines need to be redone.

14. Tub

I	NI	IAR	R/R	M/M
✓				

15. Tub Valve

I	NI	IAR	R/R	M/M
✓				

16. Enclosure(s)

I	NI	IAR	R/R	M/M
✓				

17. Sink(s)

I	NI	IAR	R/R	M/M
✓				

18. Toilet

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

18.1. Operated when tested. No deficiencies noted.

19. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

20. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

21. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.

Master Bathroom

1. Cabinetry

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Appeared in satisfactory condition, at time of inspection.

2. Counters & Back Splash

I	NI	IAR	R/R	M/M
				✓

Counter Material Type: Laminate

Notes/Recommendations:

2.1. The back splash is not sealed to the counter top/wall. Recommend sealing the back splash to the counter top/wall with a silicone based sealant.



Backsplash caulk has cracked.

3. Doors

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

3.1. ***DAMAGED DOOR***

3.2. The door(s) have started to become delaminated. This usually occurs to older doors and can be repaired. However, might be easier replacing the door.



Latch is damaged/missing.

4. Electrical

I	NI	IAR	R/R	M/M
✓				

5. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

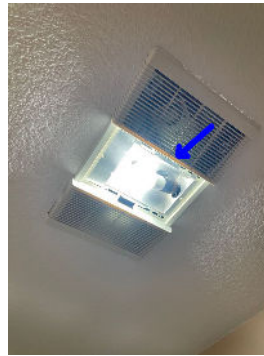
5.1. No function concerns noted at time of inspection.

6. Exhaust Vent

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

6.1. Missing shroud/cover for the exhaust vent.



Missing light cover.

7. Floor Condition

I	NI	IAR	R/R	M/M
			✓	

Floor Material Type: Tile, Hardwood

Notes/Recommendations:

7.1. The flooring has gaps and some pieces are not fully locked in. This is usually caused by improper installation of the flooring.

7.2. ***TILE***

7.3. The tile(s) are cracked/damaged. Recommend removing and replacing any damaged tile(s).



Cracked tile.



Gaps in the floor.

8. Heating

I	NI	IAR	R/R	M/M
✓				

9. Mirror

I	NI	IAR	R/R	M/M
✓				

10. Plumbing

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

10.1. ***DRAIN***

10.2. The drain line(s) has been improperly repaired (see picture). Recommend a professional plumbing contractor to repair the drain line to prevent future leaks.



Drain line has been improperly repaired with silicone.

11. Shower Head & Supply

I	NI	IAR	R/R	M/M
✓				

12. Shower Valve

I	NI	IAR	R/R	M/M
✓				

13. Shower Walls/Base

I	NI	IAR	R/R	M/M
✓				

Shower Material Type: Fiberglass Walls

14. Tub

I	NI	IAR	R/R	M/M
✓				

15. Tub Valve

I	NI	IAR	R/R	M/M
✓				

16. Enclosure(s)

I	NI	IAR	R/R	M/M
✓				

17. Sink(s)

I	NI	IAR	R/R	M/M
✓				

18. Toilet

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

18.1. Operated when tested. No deficiencies noted.

19. Window(s)

I	NI	IAR	R/R	M/M
				✓

Type of Window(s) Casement

Notes/Recommendations:

19.1. The finish has started to peel on the window pane/frame(s). This is typically caused by old age or deferred maintenance on the windows. Recommend removing any damaged finish material and refinishing the window pane/frame(s).

20. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

21. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

22. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.



Access Photo 4.

Master Bedroom

1. Ceiling Fan

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

1.1. Operated normally at the time of inspection.

2. Closet Door(s)

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

2.1. The door does not latch when operated. Recommend adjusting the door so it can latch properly.

3. Door(s)

I	NI	IAR	R/R	M/M
✓				

4. Electrical

I	NI	IAR	R/R	M/M
✓				

5. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Hardwood

6. Smoke Detector

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

6.1. The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm. Note: these should be checked and tested regularly.

7. Window(s)

I	NI	IAR	R/R	M/M
			✓	

Type of Window(s) Casement

Notes/Recommendations:

7.1. The finish has started to peel on the window pane/frame(s). This is typically caused by old age or deferred maintenance on the windows. Recommend removing any damaged finish material and refinishing the window pane/frame(s).

7.2. Mold like substance observed on the window(s). Recommend cleaning the windows thoroughly.



Both operating windows are starting to deteriorate.

8. Wall Condition

I	NI	IAR	R/R	M/M
				✓

Materials Type: Drywall

Notes/Recommendations:

8.1. Settling crack(s) observed.



Settling crack.

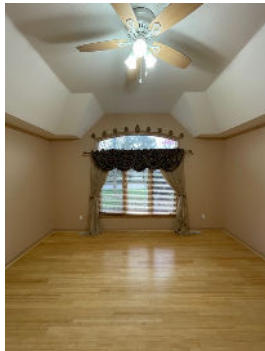
9. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

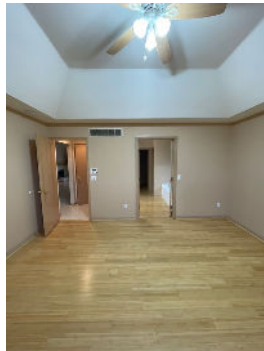
Material Type: Drywall

10. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.



Access Photo 4.

1st Floor Northwest Bedroom

1. Closet Door(s)

I	NI	IAR	R/R	M/M
✓				

2. Door(s)

I	NI	IAR	R/R	M/M
✓				

3. Electrical

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

3.1. ***OUTLETS***

3.2. The outlet cover plate(s) are broken/damaged. The cover plate(s) should be replaced.

4. Floor Condition

I	NI	IAR	R/R	M/M
✓				

Floor Material Type: Hardwood

5. Smoke Detector

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

5.1. The smoke alarm(s) did not operate when tested. You need to be alerted in case of a fire. Recommend repair or replacement of the smoke alarm. Note: these should be checked and tested regularly.

6. Window(s)

I	NI	IAR	R/R	M/M
				✓

Type of Window(s) Casement

Notes/Recommendations:

6.1. The finish has started to peel on the window pane/frame(s). This is typically caused by old age or deferred maintenance on the windows. Recommend removing any damaged finish material and refinishing the window pane/frame(s).

7. Wall Condition

I	NI	IAR	R/R	M/M
				✓

Materials Type: Drywall



Access panel is loosely attached.

8. Ceiling Condition

I	NI	IAR	R/R	M/M
✓				

Material Type: Drywall

9. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.

1st Floor Northeast Bedroom

1. Closet Door(s)

I	NI	IAR	R/R	M/M
✓				

2. Door(s)

I	NI	IAR	R/R	M/M
			✓	

Notes/Recommendations:

2.1. ***DAMAGED DOOR***

2.2. The door(s) have started to become delaminated. This usually occurs to older doors and can be repaired. However, might be easier replacing the door.



Door is delaminated.

3. Electrical

I	NI	IAR	R/R	M/M
✓				

4. Floor Condition

I	NI	IAR	R/R	M/M
				✓

Floor Material Type: Hardwood



Holes in the floor.



Missing trim.

5. Smoke Detector

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

5.1. Operated normally at the time of inspection. This simply tests the functionality of the alarm. NOTE: These should be tested monthly.

6. Window(s)

I	NI	IAR	R/R	M/M
				✓

Type of Window(s) Casement

Notes/Recommendations:

6.1. The finish has started to peel on the window pane/frame(s). This is typically caused by old age or deferred maintenance on the windows. Recommend removing any damaged finish material and refinishing the window pane/frame(s).

7. Wall Condition

I	NI	IAR	R/R	M/M
✓				

Materials Type: Drywall

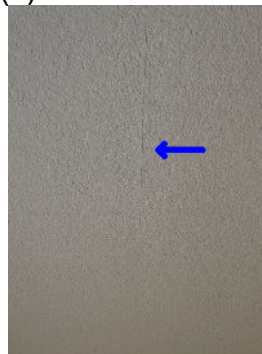
8. Ceiling Condition

I	NI	IAR	R/R	M/M
				✓

Material Type: Drywall

Notes/Recommendations:

8.1. Settling crack(s) observed.



Common settling crack.

9. Access Photos

I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



Access Photo 3.

Basement

1. Wall(s)

I	NI	IAR	R/R	M/M
				✓

Type of Foundation: Poured Wall, Partially Finished

Notes/Recommendations:

1.1. ***FINISHED PORTION***

1.2. Common settling cracks noted.

1.3. Common screw/nail head pops noted.

2. Foundation Perimeter

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

2.1. No deficiencies were observed at the visible portions of the foundations' perimeter of the home.

3. Insulation

I	NI	IAR	R/R	M/M
✓				

Type of Insulation: Fiberglass Batts and Blankets

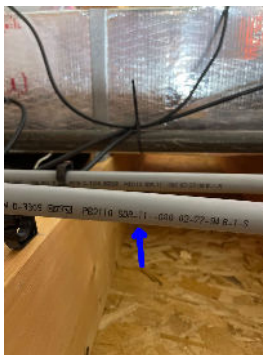
4. Plumbing

I	NI	IAR	R/R	M/M
			✓	

Type of Plumbing: PVC

Notes/Recommendations:

4.1. Polybutylene was a plastic manufactured between 1978 and mid 1995 for use as supply lines in a home. These pipes are known for rupturing and causing property damage. It is recommended to contact a professional plumbing contractor to assess and replace the lines effected by this type of plumbing. NOTE: at the time of inspection, there was no evidence of a current or previous leak.



Polybutylene plumbing supply lines observed

5. Electrical

I	NI	IAR	R/R	M/M
✓				

6. Ground Fault Circuit Interrupter

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

6.1. No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.

7. Stair

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

7.1. The stairs were functional at the time of inspection.

8. Handrail(s)

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

8.1. The handrail(s) were functional at the time of inspection.

9. Slab Floor

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

9.1. ***VISIBILITY***

9.2. The entire floor was not fully visible due to homeowners belongings. Verification in the access portion of the report.

10. Finished Floor

I	NI	IAR	R/R	M/M
			✓	

Flooring Material Type: Tile

Notes/Recommendations:

10.1. The finished floor material is damaged. Recommend removing and replacing any damaged piece(s) of finished flooring.



Several cracked/chipped or damaged tiles observed

11. Drainage

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

11.1. No evidence of a drainage issue in the visible portions of the basement.

12. Sump Pump

I	NI	IAR	R/R	M/M
✓				

Sump Pump Location: Basement Corner.

Notes/Recommendations:

12.1. Functional at the time of inspection.

12.2. ***BACKUP SUMP PUMPS***

12.3. Back up sump pump systems are not tested during the home inspection. Recommend verifying with the current owner of the home for proper operation.

13. Framing

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

13.1. Not fully visible due to lack of access from ducting, plumbing, electrical.

13.2. Not fully visible due to the basement being partially finished.

14. Sub floor

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

14.1. Not fully visible due to lack of access from ducting, plumbing, electrical.

14.2. Not fully visible due to the basement being partially finished.

15. Ceiling

I	NI	IAR	R/R	M/M
				✓

Notes/Recommendations:

15.1. Settling crack(s) observed.

15.2. Common screw/nail head pops noted.

15.3. Hole(s) observed in the finish material.



Multiple tape seam cracks throughout the finished portions

16. Ducting

I	NI	IAR	R/R	M/M
✓				

Ducting Material Type: Sheet Metal - Uninsulated

17. Post(s)

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

17.1. Some post(s) were not visible at the time of inspection due to a partially finished basement.

18. Beam(s)

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

18.1. Some portion(s) of the beam(s) were not visible due to a partially finished basement.

19. Door(s)

I	NI	IAR	R/R	M/M
			✓	



Several doors are missing handle components



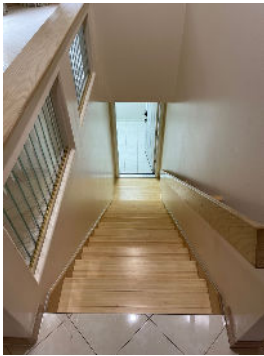
Several doors are missing trim

20. Access Photos

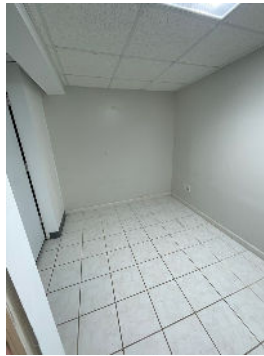
I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

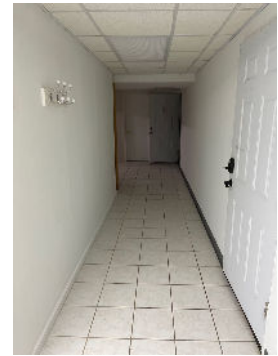
20.1. Could not access the entire basement due to stored personal items.



Access Photo 1.



Access Photo 2.



Access Photo 3.



Access Photo 4.



Access Photo 5.



Access Photo 6.



Access Photo 7.



Access Photo 8.



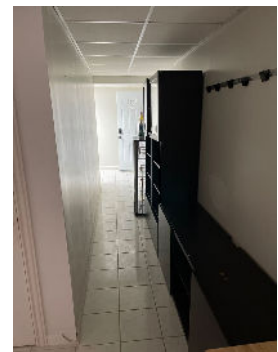
Access Photo 9.



Access Photo 10.



Access Photo 11.



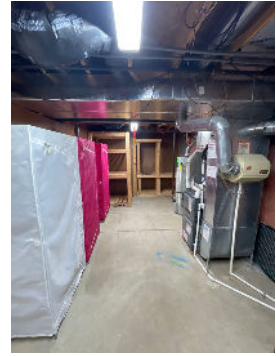
Access Photo 12.



Access Photo 13.



Access Photo 14.



Access Photo 15.



Access Photo 16.

Crawlspace

1. Wall(s)

I	NI	IAR	R/R	M/M
✓				

Foundation Type: Poured Wall

Notes/Recommendations:

1.1. The wall in the crawlspace were not fully visible due to insulation being installed on the interior perimeter of the home.

2. Insulation

I	NI	IAR	R/R	M/M
✓				

Type of Insulation: Fiberglass Batts and Blankets

3. Plumbing

I	NI	IAR	R/R	M/M
			✓	

Type of Plumbing: PVC

Notes/Recommendations:

3.1. ***POLYBUTYLENE***

3.2. Polybutylene was a plastic manufactured between 1978 and mid 1995 for use as supply lines in a home. These pipes are known for rupturing and causing property damage. It is recommended to contact a professional plumbing contractor to assess and replace the lines effected by this type of plumbing.

4. Electrical

I	NI	IAR	R/R	M/M
✓				

5. Drainage

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

5.1. No drainage concerns observed at the time of inspection.

6. Vapor Barrier

I	NI	IAR	R/R	M/M
✓				

7. Framing

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

7.1. ***VISIBILITY***

7.2. Not fully visible due to lack of access from ducting, plumbing, electrical, insulation.

8. Subfloor

I	NI	IAR	R/R	M/M
✓				

Notes/Recommendations:

8.1. ***VISIBILITY***

8.2. Not fully visible due to lack of access from ducting, plumbing, electrical, insulation.

9. Ducting

I	NI	IAR	R/R	M/M
✓				

Ducting Material Type: Fiberboard, Flex Ducting

10. Beam(s)

I	NI	IAR	R/R	M/M
✓				

11. Column(s)

I	NI	IAR	R/R	M/M
✓				

12. Pier(s)

I	NI	IAR	R/R	M/M
✓				

13. Access

I	NI	IAR	R/R	M/M
✓				

Access Location: Basement.



Access point

14. Access Photos

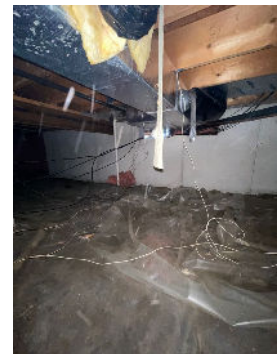
I	NI	IAR	R/R	M/M
✓				



Access Photo 1.



Access Photo 2.



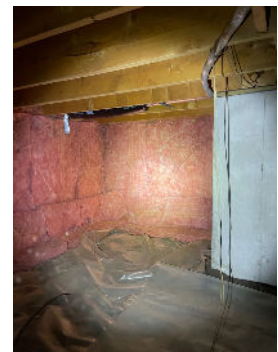
Access Photo 3.



Access Photo 4.



Access Photo 5.



Access Photo 6.

Appliances

1. Dishwasher

I	NI	IAR	R/R	M/M
			✓	

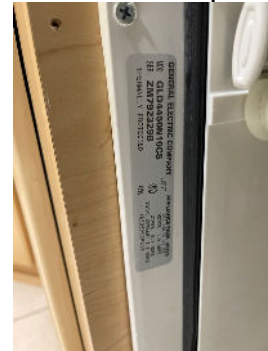
Appliance Brand: GE

Notes/Recommendations:

1.1. The dishwasher makes an irregular noise when operated. Recommend an appliance repair professional to further evaluate and repair the unit.



Current Condition.



Manufacturing Label.

2. Microwave

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: GE

Notes/Recommendations:

2.1. Operated normally at the time of inspection. We do not guarantee future operation, therefore we recommend confirming proper operation prior to closing during the final walkthrough on the property.



Current Condition.



Manufacturing Label.

3. Cook Top

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: LG

Type Of Burners: Gas Cook Top Noted.



Current Condition.

4. Oven

I	NI	IAR	R/R	M/M
			✓	

Appliance Brand: LG

Notes/Recommendations:

4.1. The bottom oven did not operate properly at the time of inspection. Recommend a qualified appliance repair professional to further evaluate.



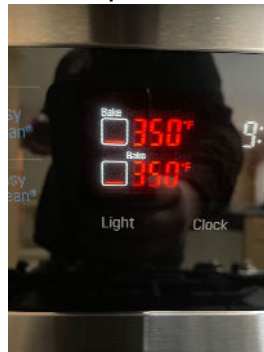
Current Condition.



Top Oven Operating Temperature.



Bottom Oven Operating Temperature.



Testing Settings.

5. Refrigerator

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: GE

Notes/Recommendations:

5.1. Operated normally at the time of inspection. We do not guarantee future operation, therefore we recommend confirming proper operation prior to closing during the final walkthrough on the property. Additionally, we do not test the appliances water/ice feature and these features should be confirmed with the seller prior to closing.



Current Condition.



Manufacturing Label.



Fridge Operating Temperature.



Freezer Operating Temperature.



Testing Settings.

6. Washing Machine

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Samsung

Notes/Recommendations:

6.1. We do not test this appliance for functionality. This is for informational purposes only.



Current Condition.



Manufacturing Label.

7. Drying Machine

I	NI	IAR	R/R	M/M
✓				

Appliance Brand: Samsung

Notes/Recommendations:

7.1. We do not test this appliance for functionality. This is for informational purposes only.



Current Condition.



Manufacturing Label.

Report Summary

The summary below consists of potentially significant findings. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. InsideOut Inspections Plus LLC recommends obtaining a copy of all receipts, warranties and permits for any work performed prior to closing. If further explanation is needed, please reach out to us as we are always available.

Roof		
Page 18 Item: 1	House Roof Condition	1.7. Roof is at the end of its serviceable life expectancy. Recommend a qualified roofing contractor to replace the roof.