

Datwyler Inspection Services

Property Inspection Report



21 Lake Rd Dr, Bloomfield, IA
Inspection prepared for: City of Bloomfield
Date of Inspection: 4/14/2021

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Report Summary

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 emailed 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. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice

have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Exterior Areas		
Page 6 Item: 3	Siding Condition	• Incomplete installation and some loose siding noted - repairs needed
Grounds		
Page 8 Item: 2	Grading	• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
Page 9 Item: 5	Stairs & Handrail	• Missing handrails and balusters.
Roof		

Page 12 Item: 4	Gutter	<ul style="list-style-type: none"> • No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.
Garage		
Page 13 Item: 6	Electrical	<ul style="list-style-type: none"> • Missing bushing at breaker box, incomplete / unsecured wiring noted
Page 14 Item: 14	Venting	<ul style="list-style-type: none"> • Incorrect venting material and incomplete installation - repairs needed
Page 15 Item: 16	Stairs & Handrail	<ul style="list-style-type: none"> • Missing guardrails, handrails and balusters.
Master Bedroom		
Page 26 Item: 1	Ceiling Fans	<ul style="list-style-type: none"> • Fan works, lights did not - repairs needed
Basement		
Page 31 Item: 5	Basement Electric	<ul style="list-style-type: none"> • Incomplete installation
Page 32 Item: 9	Railings	<ul style="list-style-type: none"> • Missing guardrails observed. This is a "Safety Concern". We recommend client consider installing guardrails as a safety enhancement.
Page 33 Item: 18	Basement/Crawlsp ace Ductwork	<ul style="list-style-type: none"> • Incomplete installation
Basement Bathroom		
Page 34 Item: 7	Exhaust Fan	<ul style="list-style-type: none"> • Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.

Inspection Details

1. Home Type

Home Type: Attached • Single Family Home

2. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

3. Siding Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Incomplete installation and some loose siding noted - repairs needed



East Side



4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Gravel driveway noted. • No sidewalk noted.



2. Grading

Good	Fair	Poor	N/A	None
		X		

Observations:

• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.



3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
		X		



5. Stairs & Handrail

Good	Fair	Poor	N/A	None
		X		

Observations:

- Missing handrails and balusters.



6. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
			X	

8. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: south side

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: East side of house

Roof

- I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
 - A. The roof covering.
 - B. For presence of exposed membrane.
 - C. Slopes
 - D. For evidence of significant ponding.
 - E. The gutters
 - F. The downspouts.
 - G. The vents, flashings, skylights, chimney and other roof penetrations.
 - H. The general structure of the roof from the readily accessible panels, doors or stairs.
 - I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Vent Caps

Good	Fair	Poor	N/A	None
X				

4. Gutter

Good	Fair	Poor	N/A	None
		X		

Observations:

• No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.



Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.

2. Walls

Good	Fair	Poor	N/A	None
X				

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Bare concrete floors noted.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing bushing at breaker box, incomplete / unsecured wiring noted



7. Exterior Door

Good	Fair	Poor	N/A	None
X				

8. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.

9. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: 4 - 13' upgraded insulated steel doors

10. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

11. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

12. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Eye beam system present and operating.

13. Heater Condition

Good	Fair	Poor	N/A	None
X				

14. Venting

Good	Fair	Poor	N/A	None
		X		

Observations:

- Incorrect venting material and incomplete installation - repairs needed



15. Patio and Porch Deck

Good	Fair	Poor	N/A	None
			X	

16. Stairs & Handrail

Good	Fair	Poor	N/A	None
		X		

Observations:

- Missing guardrails, handrails and balusters.



Attic

- I. The inspector should inspect:
 A. The insulation in unfinished spaces.
 B. The ventilation of attic spaces.
 C. Mechanical ventilation systems.
 D. And report on the general absence or lack of insulation.

1. Access

Good	Fair	Poor	N/A	None
X				

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:
 • Typical modular home construction



3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.
 • Ridge exhaust venting noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

7. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Loose fill insulation noted.
 Depth: Insulation averages about 10-12 inches in depth



Laundry

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dryer Vent

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. GFCI

Good	Fair	Poor	N/A	None
X				

6. Wash Basin

Good	Fair	Poor	N/A	None
X				

7. Window Condition

Good	Fair	Poor	N/A	None
X				

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Wall Condition

Good	Fair	Poor	N/A	None
X				

11. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

12. Doors

Good	Fair	Poor	N/A	None
X				

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Counters

Good	Fair	Poor	N/A	None
X				

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

6. Cook top condition

Good	Fair	Poor	N/A	None
X				

7. Oven & Range

Good	Fair	Poor	N/A	None
X				

8. Sinks

Good	Fair	Poor	N/A	None
X				

9. Vent Condition

Good	Fair	Poor	N/A	None
X				

10. Window Condition

Good	Fair	Poor	N/A	None
X				

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

14. Patio Doors

Good	Fair	Poor	N/A	None
X				



15. Screen Doors

Good	Fair	Poor	N/A	None
X				

16. Electrical

Good	Fair	Poor	N/A	None
X				

17. GFCI

Good	Fair	Poor	N/A	None
X				

18. Wall Condition

Good	Fair	Poor	N/A	None
X				

Living Area

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

2. Closets

Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

6. Window Condition

Good	Fair	Poor	N/A	None
X				

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

8. Wall Condition

Good	Fair	Poor	N/A	None
X				

Bathroom Main

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Showers

Good	Fair	Poor	N/A	None
X				

11. Shower Walls

Good	Fair	Poor	N/A	None
X				

12. Bath Tubs

Good	Fair	Poor	N/A	None
X				

13. Sinks

Good	Fair	Poor	N/A	None
X				

14. Toilets

Good	Fair	Poor	N/A	None
X				

15. Window Condition

Good	Fair	Poor	N/A	None
X				

Bedroom 2

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

2. Closets

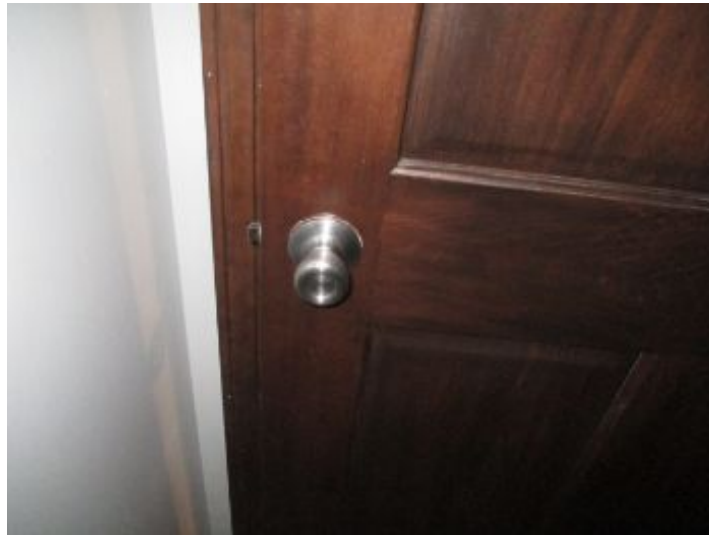
Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door does not latch, adjustments needed



4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

8. Window Condition

Good	Fair	Poor	N/A	None
X				

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
	X			

Observations:

- Fan works, lights did not - repairs needed



2. Closets

Good	Fair	Poor	N/A	None
X				

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Electrical

Good	Fair	Poor	N/A	None
X				

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

6. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

8. Window Condition

Good	Fair	Poor	N/A	None
X				

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Bathroom - Master

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
X				

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Plumbing

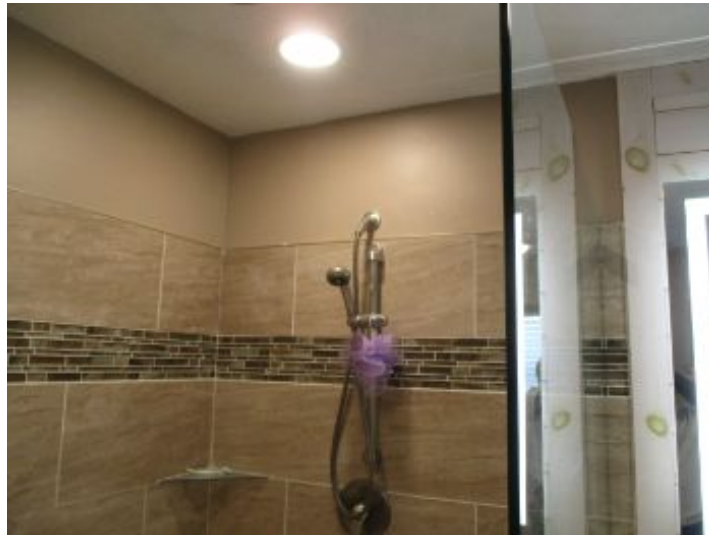
Good	Fair	Poor	N/A	None
X				

10. Showers

Good	Fair	Poor	N/A	None
X				

11. Shower Walls

Good	Fair	Poor	N/A	None
X				



12. Sinks

Good	Fair	Poor	N/A	None
X				

13. Toilets

Good	Fair	Poor	N/A	None
X				

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Office

1. Closets

Good	Fair	Poor	N/A	None
X				

2. Doors

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
X				

4. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

5. Window Condition

Good	Fair	Poor	N/A	None
X				

6. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Basement

I. The inspector should inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. And report on the location of under-floor access openings.
- F. And report any present conditions or clear indications of active water penetration observed by the inspector.
- G. For wood in contact or near soil.
- H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
- I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Partly finished, full basement

2. Insulation

Good	Fair	Poor	N/A	None
X				

3. Windows

Good	Fair	Poor	N/A	None
X				

4. Plumbing

Good	Fair	Poor	N/A	None
X				

5. Basement Electric

Good	Fair	Poor	N/A	None
	X			

Observations:

- **Incomplete installation**



6. GFCI

Good	Fair	Poor	N/A	None
			X	

7. Access

Good	Fair	Poor	N/A	None
X				

Materials: Interior stairway noted

8. Stairs

Good	Fair	Poor	N/A	None
X				

9. Railings

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing guardrails observed. This is a "Safety Concern". We recommend client consider installing guardrails as a safety enhancement.



10. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

11. Finished Floor

Good	Fair	Poor	N/A	None
X				

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
				X

14. Framing

Good	Fair	Poor	N/A	None
X				

15. Subfloor

Good	Fair	Poor	N/A	None
X				

16. Columns

Good	Fair	Poor	N/A	None
X				

17. Piers

Good	Fair	Poor	N/A	None
			X	

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
	X			

Observations:
• **Incomplete installation**



Basement Bathroom

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door does not latch, adjustments needed



5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

7. Exhaust Fan

Good	Fair	Poor	N/A	None
		X		

Observations:

- Current guidelines state that either exhaust fan or window should be in all bathrooms to ensure ventilation of moisture. This is especially important where bathtubs or showers are present.



8. Floor Condition

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Showers

Good	Fair	Poor	N/A	None
X				

11. Shower Walls

Good	Fair	Poor	N/A	None
X				

12. Bath Tubs

Good	Fair	Poor	N/A	None
X				

13. Sinks

Good	Fair	Poor	N/A	None
X				

14. Toilets

Good	Fair	Poor	N/A	None
X				

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the basement
 Materials: Gas fired forced hot air



2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

7. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior east.

8. Air Supply

Good	Fair	Poor	N/A	None
X				

9. Registers

Good	Fair	Poor	N/A	None
X				

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

3. Combustion

Good	Fair	Poor	N/A	None
X				

4. Venting

Good	Fair	Poor	N/A	None
X				

5. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: gas
Location: The heater is located in the basement.

6. TPRV

Good	Fair	Poor	N/A	None
X				

7. Number Of Gallons

Good	Fair	Poor	N/A	None
			X	

Observations:
• Tankless demand unit present.

8. Gas Valve

Good	Fair	Poor	N/A	None
X				

9. Plumbing

Good	Fair	Poor	N/A	None
X				

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box located in basement

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 150 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
• 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

5. Breakers

Good	Fair	Poor	N/A	None
X				

