



Residential Inspection Report

**Client's Name**

John & Jane Doe

On

January 8, 2019

Inspection Address

123 IBM St NW
Rochester, MN 55902

Inspected By

Forest Letellier
(507) 421-7315
4416 Walnut St SE, Rochester MN 55904
homedoctorsmn@gmail.com
www.homedoctorsmn.com

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Home Doctors

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General Information

Client Information

Name: John & Jane Doe
Street Address: 111 Mayo Dr NE
City, State, Zip: Rochester, MN 55902
Phone #: (507) 123-4567
Email Address: johndoe@gmail.com

Inspection Address

Street Address: 123 IBM St NW
City, State, Zip: Rochester, MN 55902

Weather Conditions

Weather Type: Clear
Temperature: 30 Degrees

Structure Type

Single Family / Split Level

Construction Type

Steel siding / Brick with wood frame construction

Number of Bedroom/Bath

4 Bedroom / 2 Bath / 2 Car Garage

Estimated Year Built

1996

Estimated sq. ft.

2,298

Time of Inspection

2:00 PM

Inspected by

Forest Letellier

Buyer Agent

Name: John Realtor
Phone #: (507) 234-5678
Email Address: johndoe@remax.com

Listing Agent

Name: Jane Realtor
Phone #: (507) 345-6789
Email Address: janedoe@edina.com



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Inspection / Report limitations

This report is the exclusive property of Home Doctors and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of Home Doctors and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the ASHI standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without Home Doctors written approval. Home Doctors copyrights this report, which is protected by copyright law.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined by the standards of practice. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

Home Doctors

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Report Summary

This Report Summary will describe the area(s) of concern that were observed at time of the inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes well need more repairs. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. The items listed on the summary are, in the inspectors opinion, those that pose a safety hazard or effect the habitability or effect the integrity of the house. The client is strongly advised to read the entire report.

Utility Systems and Components

Electrical Service Connection and Components: Safety Hazard

- There is a questionable sub panel installed next to the main service panel - this sub panel does not appear to be inspected by the state. We recommend contacting the current owners for more information regarding this panel. We observed missing knockouts on the main service panel - this has exposed the bus bars in the panel. Open service panels pose a serious shock hazard to children. The current AC unit has a maxium breaker requirement of 15 amps and there is a 20 amp breaker installed for the unit.

Electrical: Interior / Bedroom Areas: Safety Hazard

- The furnace shut off switch is missing the cover plate. The 3 way switches that operate the light at the base of the stairs are not functioning correctly.

Electrical: Kitchen / Bathroom / Exterior Areas: Safety Hazard

- There is no GFI protection on the SE garage outlet and the NW kitchen countertop outlet. We recommend GFI protection in all damp areas. The garage door outlet is missing the cover plate.

Gas / Fuel Supply System: Repair or Replace

- A gas leak was detected on the T fitting by the water heater.

Grounds

Grading / Slope: Attention Recommended

- The north side of the house has negative soil grade. We recommend adjusting the grade to shed water away from the foundation wall.

Structural Systems

Walls (Exterior): Attention Recommended

- We observed holes in the steel siding covered by white duct tape.

Door(s) (Interior & Exterior) includes Garage Door: Repair or Replace

- The screen for the back sliding door had difficulty opening and closing during our tests.

Bathroom(s)

Floor Covering (Bathroom): Attention Recommended

- The upstairs bathroom has yellow stains in the floor by the toilet and the vanity.

Bathroom Plumbing: Recommend Repairs

- The basement bathroom sink has a leak on the faucet and the cold water shut off valve.

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Kitchen

Kitchen Plumbing: Recommend Repairs

- The waste line on the left kitchen sink is loose. The dishwasher waste line is missing a highloop - this could lead to cross contamination during drain back ups.

Heating and Cooling System(s)

Heating System: Attention Recommended

- We recommend yearly service on all heating equipment and monthly filter changes. The furnace is beyond its expected service life. We recommend budgeting for the future replacement of the unit.

Cooling System: Attention Recommended

- Testing AC equipment under 60 degrees can damage the AC condenser and cause liquid slugging. We recommend yearly service on all AC equipment. The AC unit is beyond its expected service life. We recommend budgeting for the future replacement of the unit.

Interior and Living Areas

Flooring: Recommend Repairs

- The living room carpet has noticable bulges and appears to be loose. We recommend stretching the carpet to remove the bulges. There is a loose transition strip on the stairs leading to the basement.

Walls and Ceiling (Interior): Recommend Minor Repair

- The living room drywall shows signs of minor settlement. The textured ceiling in the bathroom is cracked and chipped due to condensation.

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Home Doctors

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at the time of inspection

Electrical System

Our inspection of the Electrical System and components are in accordance with the ASHI standards of practice. They include identifying the type and capacity of the service, evaluating panels, overload conductors, wires, panel grounds, the testing of a representative number of switches and outlets that were visible and accessible, and the presence or absence of smoke detector(s)/carbon monoxide detector(s). This report is to inform you of the current condition as observed at the time of inspection. We recommend that all electrical repairs and or replacements be evaluated and corrected by a qualified electrical contractor.

Electrical Service Connection and Components

General Observation

Safety Hazard

Recommend a qualified Electrician

Service Connection

Location: Main Panel - Basement

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Type of wiring: Copper

Service size main panel: 120 / 240 Volt (Nominal)

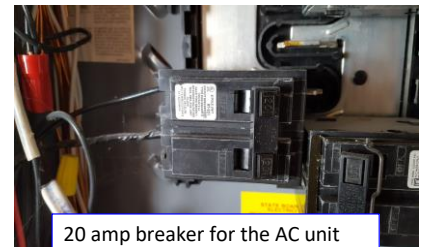
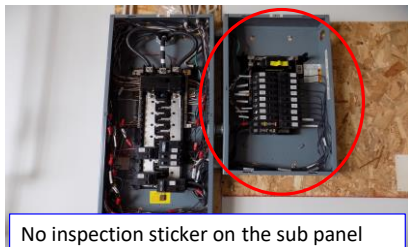
Amp: 100 Amp service

Service size sub panel: Not Present

Amp:

Electrical Observations

There is a questionable sub panel installed next to the main service panel - this sub panel does not appear to be inspected by the state. We recommend contacting the current owners for more information regarding this panel. We observed missing knockouts on the main service panel - this has exposed the bus bars in the panel. Open service panels pose a serious shock hazard to children. The current AC unit has a maximum breaker requirement of 15 amps and there is a 20 amp breaker installed for the unit.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at the time of inspection

Electrical: Interior / Bedroom Areas

Switches / Outlets / Fixtures / Smoke Detector(s) / CO Detector(s)

Safety Hazard

Recommend a qualified Electrician

Observation: The furnace shut off switch is missing the cover plate. The 3 way switches that operate the light at the base of the stairs are not functioning correctly.



Electrical: Kitchen / Bathroom / Exterior Areas

Switches / Outlets / Fixtures

Safety Hazard

Recommend a qualified Electrician

Observation: There is no GFI protection on the SE garage outlet and the NW kitchen countertop outlet. We recommend GFI protection in all damp areas. The garage door outlet is missing the cover plate.



Plumbing Systems

Our inspection of the Plumbing Systems and components are in accordance with the ASHI standards of practice. They include a visual examination of the accessible and visible plumbing fixtures and components. The plumbing system and their components are tested and observed using normal operating controls, testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). All underground and hidden piping and components, including water supply lines, waste lines, fuel lines, storage tanks & sprinkler systems are beyond the scope of this inspection. Leakage or corrosion in underground and hidden piping cannot be detected by a visual inspection, and for this reason we recommend further evaluation by a qualified contractor to confirm its actual condition. This report is to inform you of the current condition as observed at the time of inspection. We recommend that all material defects noted below be fully evaluated and/or corrected by a qualified plumbing contractor prior to the close of escrow or contingencies.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at the time of inspection

Gas / Fuel Supply System

General Observation

Repair or Replace

Recommend a qualified Plumber

Service Connection

Location: Exterior wall of the house

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Further Comments

A gas leak was detected on the T fitting by the water heater.



Water Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Water meter in the basement with main shut off located next to the street

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Static water pressure reading (psi): 55 - 65

Type of supply lines: Copper piping

Further Comments

The water tested soft during our hardness test.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Sewage Supply System

General Observation

Inspected

Satisfactory

Service Connection

Location: Cleanout located in the basement

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes **Type of drain pipes:** PVC pipe

Further Comments

No concerns observed

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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Grounds

Our inspection of the Grounds area(s) are in accordance with the ASHI standards of practice. They are inspected visually for positive grading and drainage that are essential to the welfare of a property and does not attempt to determine the condition of any underground piping, including municipal water, sewer service piping or septic systems. Also inspected are the trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. While driveways and sidewalks of a residence may be dirt, gravel or paved with a hard, solid surface, such as concrete or asphalt. Some cracking in driveways and walkways can be expected; however, they should not cause a tripping hazard, erosion or in any way negatively impact the house. This report is to inform you of the current condition as observed at the time of inspection.

Front yard

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed



Side yard(s)

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Back yard

General Observation

Inspected

Satisfactory

Description

Material: Grass / Vegetation

Further Comments: No concerns observed



Driveway / Sidewalks

General Observation

Inspected

Satisfactory

Description

Material: Concrete

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Grading / Slope

General Observation

Attention Recommended

Recommend a qualified Landscaper

Description

Further Comments: The north side of the house has negative soil grade. We recommend adjusting the grade to shed water away from the foundation wall.



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Structural Components / Foundation / Sub Areas

Our inspection of the Structural Components / Foundation / Sub Areas are in accordance with the ASHI standards of practice, that includes the visually accessible areas of carports, patio covers, awnings, decks, walls, flooring, ceilings, fascia, trim, soffits, balconies, doors, windows, basement and stairways. We visually inspect the foundation and look for any evidence of structural deficiencies, while foundation type and material of construction may defer such as concrete, masonry block, brick, stone and or wood foundation, they can experience some degree of cracking due to stress, settlement, shrinkage and various temperature change. We will not inspect any detached structures unless contracted to do so. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. This inspector is not required to enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons. This inspector will not enter crawlspaces or any areas where headroom clearance is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where inspector reasonably determines conditions or materials are hazardous to his health or safety. This report is to inform you of the current condition as observed at the time of inspection.

Foundation

General Observation

Inspected

Satisfactory

Description

Type of Foundation(s) Concrete block foundation

Further Comments: No concerns observed

Walls (Exterior)

General Observation

Attention Recommended

Recommend a qualified Siding Contractor

Description

Material: Steel siding / Brick

Further Comments: We observed holes in the steel siding covered by white duct tape.



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Window(s)

General Observation

Inspected

Satisfactory

Description

Material: Vinyl (dual pane)

Further Comments: No concerns observed



Door(s) (Interior & Exterior) includes Garage Door

General Observation

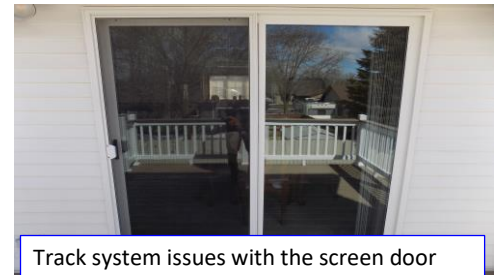
Repair or Replace

Recommend a qualified Door Contractor

Description

Type: Solid Core, storm door, sliding door and two car garage door (Metal)

Further Comments: The screen for the back sliding door had difficulty opening and closing during our tests.



Track system issues with the screen door

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Basement / Sub Areas

General Observation

Inspected

Satisfactory

Description

Material: Basement Foundation - Concrete

Further Comments: No concerns observed



Basement - Drainage - Sumps and Pumps

General Observation

Inspected

Satisfactory

Description

Material: Sump pump / Battery back up / Flex hose

Further Comments: No concerns observed



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Not Present

Damaged / Repair

Safety Hazard

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Balcony / Decks / Porches

General Observation

Inspected

Satisfactory

Description

Material: Wood / Plastic

Further Comments: No concerns observed



Stairways-Handrails-Guardrails (Interior & Exterior)

General Observation

Inspected

Satisfactory

Description

Material: Hardwood

Further Comments: No concerns observed



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Damaged / Repair

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Roof and Attic

Our inspection of the Roof and Attic area(s) are in accordance with the ASHI standards of practice. They include a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy or inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Roof Structure

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



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Not Present

Damaged / Repair

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Roof Covering

General Observation

Inspected

Satisfactory

Description

Material: Fiberglass-asphalt shingles, architectural

Viewed from: Roof

Further Comments: No concerns observed



Roof Slope

General Observation

Inspected

Satisfactory

Description

Further Comments: Minimum Slope



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Inspected

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Not Present

Damaged / Repair

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Gutters and Down Spouts

General Observation

Inspected

Satisfactory

Description

Material: Metal

Further Comments: No concerns observed



Flashing

General Observation

Recommend Repair

Recommend a qualified Roofer

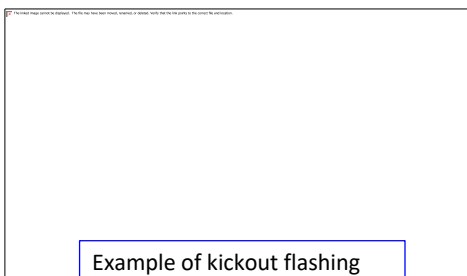
Description

Material: Galvanized metal

Further Comments: Over the front entryway, there is missing kickout flashing.



Missing kickout flashing



Example of kickout flashing

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Inspected

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Not Present

Damaged / Repair

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Ventilation

General Observation

Inspected

Satisfactory

Description

Further Comments: No concerns observed



Attic Structure

General Observation

Inspected

Satisfactory

Description

Viewed From: By entering crawl space

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Attic Vents

General Observation

Inspected

Satisfactory

Description

Type: Soffit vents / Box vents

Further Comments: No concerns observed



Insulation

General Observation

Inspected

Satisfactory

Description

Materials: Blown-in fiberglass

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Fireplace(s) / Chimney(s)

Our inspection of the Fireplace/Chimney area(s) are in accordance with the ASHI standards of practice. They include a visual observation of all accessible components. While there are three basic types of chimney's, single-walled metal, masonry, and pre-fabricated metal also referred to as factory-built ones. Masonry and factory-built ones are a commonplace in residential homes. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. While some areas of the chimney flue cannot be adequately viewed during a home inspection and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be more thoroughly evaluated before the close of escrow. We will not move furniture, lift carpets or rugs. This report is to inform you of the current condition as observed at the time of inspection.

Firebox and Butt Wall

General Observation

Inspected

Satisfactory

Description

Material: Steel Wood Stove

Further Comments: No concerns observed



Flue Vent Connector, Flue Pipe

General Observation

Inspected

Satisfactory

Description

Material: Matt black stove pipe

Further Comments: No concerns observed



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Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Hearth (Inner and Outer)

General Observation

Inspected

Satisfactory

Description

Material: Tile

Further Comments: No concerns observed



Door(s) or Enclosures

General Observation

Inspected

Satisfactory

Description

Material: Tempered glass

Further Comments: No concerns observed



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Chimney

General Observation

Inspected

Satisfactory

Description

Viewed from: Viewed from the roof
Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

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Interior / Living Areas

Our inspection of the Interior / Living area(s) includes dining room, den, living room, formal room, office, bar, laundry room, hallways and stairways are in accordance with the ASHI standards of practice. They include the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system if present and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of the current condition as observed at the time of inspection.

Flooring

General Observation

Recommend Repairs

Recommend a qualified Flooring Contractor

Description

Material: Carpet / Laminate

Further Comments: The living room carpet has noticeable bulges and appears to be loose. We recommend stretching the carpet to remove the bulges. There is a loose transition strip on the stairs leading to the basement.

Loose transition on the basement stairs



Bulge in the living room carpet



Walls and Ceiling (Interior)

General Observation

Recommend Minor Repair

Recommend a qualified Drywall Contractor

Description

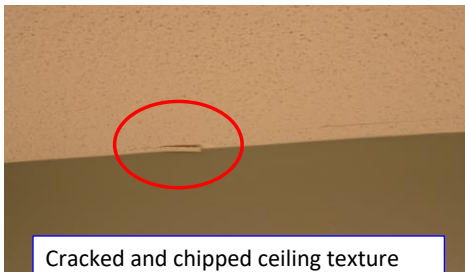
Type: Drywall

Further Comments: The living room drywall shows signs of minor settlement. The textured ceiling in the bathroom is cracked and chipped due to condensation.

Settlement cracks in the living room



Cracked and chipped ceiling texture



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Door(s)

General Observation

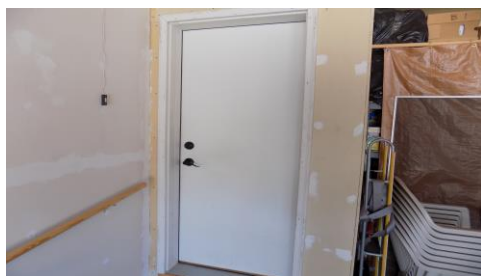
Inspected

Satisfactory

Description

Type: Steel (flat panel)

Further Comments: No concerns observed



Closet(s)

General Observation

Inspected

Satisfactory

Description

Material: Hollow core (flat panel)

Further Comments: No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at the time of inspection

Bedroom Areas

Our inspection of the Bedroom area(s) are in accordance with the ASHI standards of practice. They include the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of the current condition as observed at the time of inspection.

Flooring

General Observation

Inspected

Satisfactory

Description

Material: Carpet

Further Comments: No concerns observed



Walls and Ceiling (Interior)

General Observation

Inspected

Satisfactory

Description

Type: Drywall

Further Comments: No concerns observed



Home Doctors

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of selection below will indicate the level of concern for each area at the time of inspection

Door(s)

General Observation

Inspected

Satisfactory

Description

Type: Hollow core (flat panel)

Further Comments: No concerns observed



Closet(s)

General Observation

Inspected

Satisfactory

Description

Material: Hollow core (flat panel)

Further Comments: No concerns observed



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Damaged / Repair

Safety Hazard

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Laundry Room

Our inspection of the Laundry room area(s) are in accordance with the ASHI standards of practice. They include a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Inspect drain, waste and vent system and report on deficiencies. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of the current condition as observed at the time of inspection.

Exhaust Venting

General Observation

Inspected

Satisfactory

Description

Type: Metal flex

Further Comments: No concerns observed



Laundry Plumbing Supply (Gas / Water)

General Observation

Inspected

Satisfactory

Description

Type: Copper and Rubber hoses

Further Comments: No concerns observed



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Not Present

Damaged / Repair

Safety Hazard

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Laundry Plumbing Drain and Vent System

General Observation

Inspected

Satisfactory

Description

Material: ABS pipe

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Bathroom(s)

Our inspection of the Bathroom area(s) are in accordance with the ASHI standards of practice. They include a visual examination of the readily accessible areas of the walls, floor, ceiling, cabinets, countertops and plumbing fixtures. The plumbing system and their components are tested and observed using normal operating controls, which includes flushing toilet(s), testing functional flow and observance of any active leakage throughout fixture(s) and faucet(s). Exhaust vent fans and their ductwork are tested for their proper operation. Shower pans/Tubs are visually checked for possible leakage concerns, but leaks often do not show except when the shower/tub is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout, caulking and other sealants used in the bathroom areas. Very minor imperfections can allow water intrusion into the walls or floor areas and cause damage. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of the current condition as observed at the time of inspection.

Cabinet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed



Countertop(s)

General Observation

Inspected

Satisfactory

Description

Material: Solid surface countertop

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Floor Covering (Bathroom)

General Observation

Attention Recommended

Recommend a qualified Flooring Contractor

Description

Type: Vinyl

Further Comments: The upstairs bathroom has yellow stains in the floor by the toilet and the vanity.



Stained upstairs bathroom floor



Toilet(s)

General Observation

Inspected

Satisfactory

Description

Type: Porcelain

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Shower/Tub (Surround)

General Observation

Inspected

Satisfactory

Description

Type: Prefabricated shower bath combination

Further Comments: No concerns observed



Bathroom Plumbing

General Observation

Recommend Repairs

Recommend a qualified Plumber

Description

Type: Copper and ABS

Further Comments: The basement bathroom sink has a leak on the faucet and the cold water shut off valve.



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Kitchen

Our inspection of the Kitchen area(s) are in accordance with the ASHI standards of practice. They include the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and interior doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. We will not attempt to move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of the current condition as observed at the time of inspection.

Cabinet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood Cabinets

Further Comments: No concerns observed



Countertop(s)

General Observation

Inspected

Satisfactory

Description

Material: Laminate countertop

Further Comments: No concerns observed



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Inspected

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Not Present

Damaged / Repair

Safety Hazard

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Floor Covering (Kitchen)

General Observation

Inspected

Satisfactory

Description

Material: Vinyl

Further Comments: No concerns observed



Kitchen Plumbing

General Observation

Recommend Repairs

Recommend a qualified Plumber

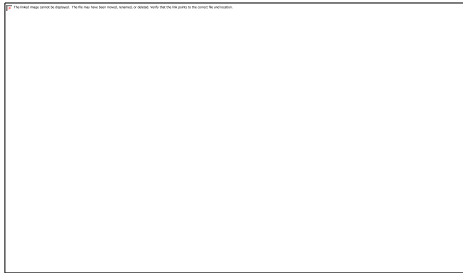
Description

Material: Copper / PVC / ABS

Further Comments: The waste line on the left kitchen sink is loose. The dishwasher waste line is missing a highloop - this could lead to cross contamination during drain back ups.



Loose kitchen waste line



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Kitchen Appliances

We perform a visual and brief operational inspection of built-in appliances listed within this report. This inspector will not operate: Any system that is shut down, any system that does not function properly, any system that does not turn on with the use of normal operating controls, any gas appliance that requires the use of a match or other remote burner lighting device, or determine leakage from microwave ovens, Inspector will not move any personal items or other obstructions, Inspector will not dismantle, open, or uncover any system or component or enter or access any area which may, in the opinion of the inspector, be unsafe or where damage might occur. The following items are excluded from this report; Portable appliances, appliances timers & thermostats, water filtration devices, icemakers, instant hot water makers, clothes washer & dryer operation, appliances that are concealed. While kitchen appliances are subject to unpredictable life expectancy and may require repair or replacement even though functional at time of inspection, NO warranty is expressed or implied. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances five years or older of course, are more prone to failure. While every effort was made by this inspector to find all areas of concern, some areas can go unnoticed. Any repair items mentioned within this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection needed or repair issues as it relates to the comments within this inspection report.

Refrigerator / Freezer

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Free standing

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Microwave

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Built into the cabinet

Further Comments

No concerns observed



Range Oven

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Built into the counter

Further Comments

No concerns observed



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Exhaust fan / light

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Built into the cabinet

Further Comments

No concerns observed



Dishwasher

General Observation

Inspected

Satisfactory

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments

No concerns observed



Food Waste Disposer

General Observation

Inspected

Satisfactory

Description

Location: Kitchen (inside sink base cabinet)

Further Comments

No concerns observed

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Heating System

General Observation

Attention Recommended

Recommend a qualified Heating Contractor

Furnace Name: Bryant

Year Model: 1996

Model #: 480BAV024045

Serial #: 2096A06668

Heat source type: Forced Air System

Fuel type: Natural Gas

Vent type: Forced ventilation

Location: Basement

Further Comments

We recommend yearly service on all heating equipment and monthly filter changes. The furnace is beyond its expected service life. We recommend budgeting for the future replacement of the unit.



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Inspected

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Not Present

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Safety Hazard

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Cooling System

General Observation

Attention Recommended

Recommend a qualified Heating Contractor

AC Name: Payne

Year Model: 1996

Model #: 710AJ018B

Serial #: 1896E14194

Cooling type: Central Air Conditioning System

Location: Exterior wall of the house

Further Comments

Testing AC equipment under 60 degrees can damage the AC condenser and cause liquid slugging. We recommend yearly service on all AC equipment. The AC unit is beyond its expected service life. We recommend budgeting for the future replacement of the unit.



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Inspected

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Damaged / Repair

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Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 120 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Water Heating System

General Observation

Functional

Satisfactory

Brand: Richmond

Year Model: 2013

Model #: 6G4036F1

Serial #: RMLNQ151321391

Type of system: Gas demand water heater

Fuel type: Natural Gas

Tank capacity: 40 gallon

Location: Basement

Ventilation type: Natural draft - galvanized steel pipe

Further Comments

No concerns observed



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