



PREPARED FOR:

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PREPARED BY: Homecheck Sample Phone 1-800-529-5121

Definitions

Satisfactory (S) = Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Marginal (M) = Indicates the component will probably require repair or replacement anytime within five years.

Poor (P) = Indicates the component will need repair or replacement now or in the very near future.

Major Concerns (MC) = A system or component that is considered significantly deficient or is unsafe.

Safety Related Issue (SR) = Denotes a condition that is unsafe and in need of prompt attention.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.



Scope of Inspection

All parts of the inspection report are built on general standards for the home inspection industry. Limitations of this inspection will be noted in the report.

It is the goal of the inspection to put the home buyer in a position to make a better buying decision. This inspection report will not identify all improvements needed in this inspection. Further review may be needed in specific areas identified as safety concerns. Unexpected repairs should still be anticipated and this inspection should not be considered a guarantee or warranty of the home or of any kind.

1. Overview and Index

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1.1 Inspection Services

Inspection Fees: \$300.00

Payment Type: Check

Time Started Inspection: 12:00 pm

Time Finished Inspection: 3:00 pm

1.2 Property Information

Present During Inspection: Client

Type of Building: Single Family

Age of Building: 40 years

Building Faces: East

Entrance Faces: East

State of Occupancy: Vacant

1.3 Weather Conditions

Temperature and Weather Conditions: Mild& Sunny without cloud cover

Ground Contidions: Dry

1.4 Overview of the Inspection

2. General & Grounds

2.0 Water Source

Satisfactory

Water Is Provided by: Public Water System

2.1 Sewage System

Satisfactory

Sewage is a : Public Sewage Treatment

2.2 Landscaping and Irrigation Sprinkler System

Satisfactory

Marginal

The Air Conditioning needs to have Brush Removed from around the Unit. The Air Conditioning unit may be too close to the gas meter. '

There are two Water Spigot on the house, One on the north side and one in the back of the house by the patio. Both are in working order and do not have any frost issues..

There are 2 retaining walls on the property one on the side of the house and one in the back of the house. However Retaining Wall on the front side of the house needs repair with the Rail Road Ties.

General Maintenance: Fair

Negative Grade: No

Window Wells: None

Trees -Shrubberies - Vegetation: Trimming/ Removal Recommended



2.3 Swimming Pools and Hot Tubs

Not Inspected

None On Property:

2.4 Out Buildings

Not Inspected

Plastic Shed:

2.5 Other

Not Inspected

3. Building Structure

3.0 Foundations

Satisfactory

Some Cracks at were the addition was added.

Type of Foundation(s): Concrete Poured In Place

Foundation Footings: Unknown

3.1 Grading and Drainage

Satisfactory

Property Elevation And Grade: Property slops away from the home

Tiling Present: Unknown

3.2 Drive Way and Sidewalks

Satisfactory

The Drive way has some cracks because of settling

Driveway Material: Concrete Poured In Place

Sidewalk Next to Home: Concrete Poured In Place

Sidewalk Around The Home: Concrete Poured In Place

3.3 Garage and Carports

Satisfactory

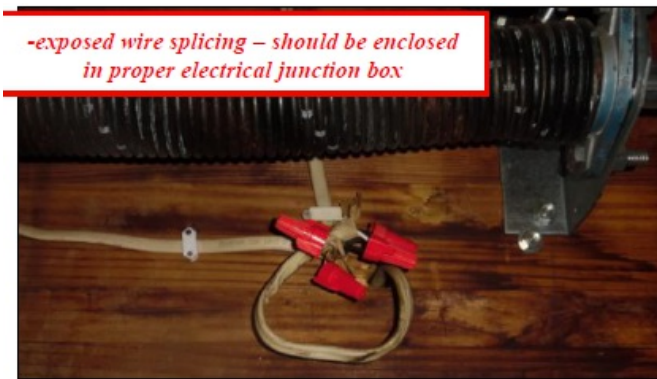
Safety Related Issue

The Garage has a metal Overhead door which is difficult to operate manually so that will need adjustment. The automatic door opener is working which is in good condition. The floor of the garage is concrete with

typical cracks because of settling. The exterior walk door was in good shape except the lock on the door was not operating normally. The electrical switches inside the Garage will need to be reviewed as a safety issue. There is a attic door above the garage car port that is made from plywood and should be replace by a fire prof door.

Garage: Attached Garage

Car Ports: None



3.4 Porches, Balconies and Decks

Satisfactory

Patio is a concrete floor with wood columns that support a wood cover. There are a few areas of weathering that will need to be repaired.

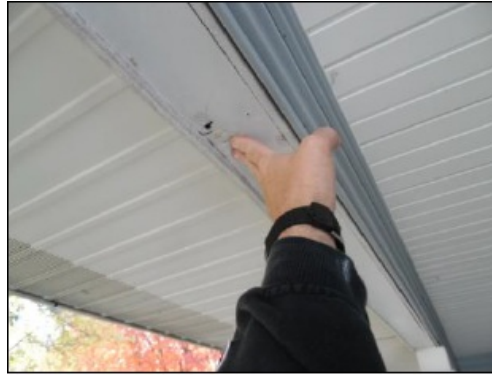
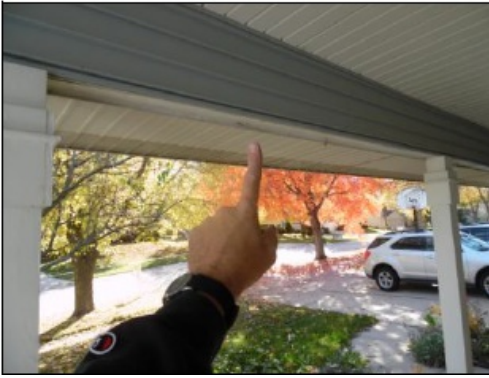
There is a chain linked fence surrounding the property but it is in a good status and the Gate on the fence is in working order.

Deck: None

Patio: Concrete

Balconies: None

Fence: Chain Link



3.5 Doors (Exterior)

Satisfactory

Patio door on back is made from wood and glass, Both the Front and back door are in good shape and have weather striping and are caulked

Exterior Door Material (Main): Hollow Core Metal

Exterior Door Material (Side): Hollow Core Wood

Exterior Door Material (Back): Wood Panel

3.6 Walls (Interior and Exterior)

Not Inspected

Satisfactory

Wall Structure: Wood Frame

Wall Covering Exterior: Vinyl

Wall Covering Interior: Dry Wall

3.7 Windows

Marginal

Satisfactory

The window in the living room on the far right of the room next to the front patio needs to have the counter balance checked in the lift mechanism. Repair is needed because it Could be a safety hazard because the window will not catch into place.

Window Type: Double Pane Windows

Window Frames: Vinyl /Plastic Wood

Storm Windows: ExteriorMetal

3.8 Ceilings and Floors

Satisfactory

Ceilings Material: Dry Wall

Floor: Wood

3.9 Stairways (Interior and Exterior)

Satisfactory

The Basement Stair's could use a railing as a guide to protect from a fall over the side.

Stairway to 2nd Floor: Wood

Stairway to 3rd Floor: None

Stairway to Lower Level Basement: Wood

3.10 Roof Type Covering Materials

Satisfactory

The Roof is around 8 to 9 years old and has width of 1 layer of material.

Viewed From: Traversed

Types of Roof: Gable

Roof Covering: Laminate Shingles



3.11 Roof Gutters, Ventilation and Attics

Satisfactory

Roof Ventilation will need Baffles and eaves recommended. The Garage attic. No electrical was visible.

Cleaning needed on Gutters.

Roof Ventilation: Sides of RoofRidgeSoffitExhaust Fans:

Gutters and Downspout Made From: Aluminum

Attic type: Scuttle Hole/Hatch

Approximate Average Depth of Attic Insulation: 12 to 14 inches



3.12 Other

4. Attic, Basement & Fireplaces

4.0 Attic

Satisfactory

The Roof has a HVAC Duct and is built with Truss rafters of 2x4 wood. The sheathing is 3/8 plywood. and is Delaminated. The Depth of insulation is 12 to 14 inches.

Inspection Method: Traversed

Roof Structure Type: Rafters

Ceiling Structure: Not Visible

Insulation Material: Fiberglass Loose Fill

Insulation Depth: See Notes

Insulation Estimated R Value: Not Visible



4.1 Basement

Satisfactory

Marginal

Not Inspected

The basement has good head room except, the stair case going to the basement is missing a handrail.

This could be a safety concern. The drainage for the basement is a sump pump which does have a leak when in operation.

Pier or Support Post Material: Concrete

Beam Material: Steel

Floor Structure Above: Wood Trusses

Insulation Material Underneath Floor Above: Not Visible

Basement Floor: Concrete

Slab-on-Grade Foundation: Unknown

4.2 Crawl Space

Satisfactory

The floor of the crawl space is dirt and does not appear to have any signs of moisture. The ventilation does not appear present and the insulation on the floor is a plastic vapor barrier.

Inspection Method: Traversed

Pier or Support Post Material: Concrete

Beam Material: Not Visible

Floor Structure Above: Wood Trusses

Insulation Material Underneath Floor Above: Foam Board

Vapor Barrier Present: Yes



*-electrical wire appears to be spliced –
recommend all wire splicing be enclosed
in proper electrical junction boxes*

4.3 Fireplace & Chimneys

Marginal

The Chimney Chase is Satisfactory but a recommended evaluation and cleaning of the chimney by a certified chimney sweep the fireplace door is missing from inside.

Fireplace Type: Metal Prefabricated

Fireplace Last Maintained: Unknown

Wood Stove Type: None

Wood Stove Last Maintained: N/A

Chimney Type: Metal



5. Interior, Kitchen & Bathrooms

5.0 Kitchen

Satisfactory

Marginal

The electrical outlets in the kitchen need to have GFCI devices. Safety related issue to remove the the lose power cord on the counter and have a dedicated 120 volt receptacle added to the back of the stove. In addition the right side of the bay window above the sink does not open.

Stove Connection: Gas

Sink Location: Next to Outside Wall

Floor Material: Wood



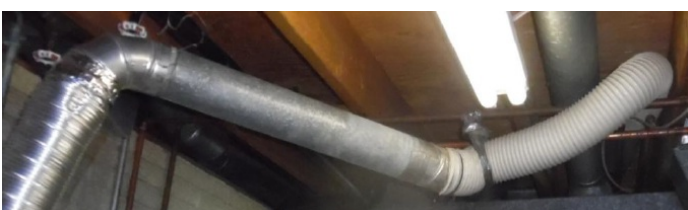
5.1 Laundry

Satisfactory

The Clothes Dryer vent is made from plastic and it should be metal as it is vented through the wall. This would need to be replaced. The dry has a 240 Volt electrical connection and is gas.

Washing Machine: Electric

Clothes Dryer: Gas



5.2 Bathroom

Satisfactory

Bathrooms have functioning sinks with good flow and drainage. The 2 full baths have working showers with good flow and working drains. All 3 Toilets are working and have good flow and drainage. One toilet has a over sized stopper causing the toilet to fill slowly. The ceiling and floors are in good shape no sign of moisture. The electrical outlets are in working order.

Number of Full Bathrooms: 2 Full Size Bathrooms

Number of Half Bathrooms: 1 Half Bath

Floor Material: Linoleum

5.3 Bedrooms

Satisfactory

Safety Related Issue

All 4 bedrooms had working electrical outlets and floor and ceiling were free from moisture. A safety issue in all 4 bedrooms was the **absence of smoke detectors**.

Number of Bedrooms: 4 Bedrooms

5.4 Other Interior Rooms

Satisfactory

Safety Related Issue

The Living Room, Family Room and Dinning room all had working eclectically outlets and the wall switches were in working order. No moister was present on the floor or ceiling. The living room had a window with a **broken counter balance so it will need to be replaced** because it could be a safety issue.

Living Room: Wood FloorsTextured Ceiling

Family Room: Carpet FloorTextured Ceiling

Dinning Room: Wood FloorTextured Ceiling

6. Appliances

6.0 Refrigerator

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.1 Ranges, Cooktops, and Ovens

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.2 Range Hood and Exhaust Systems

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.3 Dishwashers

Satisfactory

Operational: Yes

Manufacturer :

Year:

6.4 Food Waste Disposers

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.5 Microwave Ovens

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.6 Mechanical Exhaust Vents and Bathroom Heaters

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.7 Washing Machine

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.8 Cloths Dryer

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.9 Dryer Exhaust Systems

Satisfactory

Safety Related Issue

The Dryer exhaust system is not satisfactory and is in need of updating to prevent possible heat related issues.

Operational: Yes

Manufacturer:

Year:

6.10 Garage Door Operators

Satisfactory

Operational: Yes

Manufacturer:

Year:

6.11 Other

Satisfactory

7. Electrical Systems

7.0 Electric Services

Satisfactory

Primary Service Type: Underground

Primary Services Overload Protection Type: Circuit Breakers

Service Amperage (amps): 150 AMPS

Service Voltage: 120 / 240

Service Type If Other:

7.1 Service Entrance and Panels

Marginal

Satisfactory

The location of the entrance of the electrical service is in the basement. The service panels is in the basement. The split buss panel has no main fuse/breaker. No GFCI Breakers or AFCI Breakers.

Recommend installing additional Receptacles/breakers. **Recommend Electrician evaluate and Repair**

Location of Main Service Switch: See Notes

Location of Sub Panels: Not Visible

Service Entrance Conductor Material: Copper

System Ground: Concrete Encased Electrode

Main Disconnect Rating (amps): Not Applicable - No Main Disconnect

7.2 Branch Circuits, Connected Devices, and Fixtures

Satisfactory

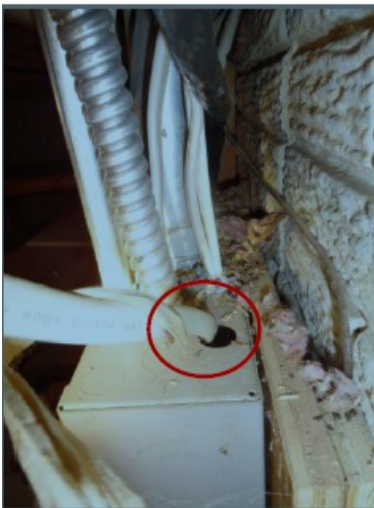
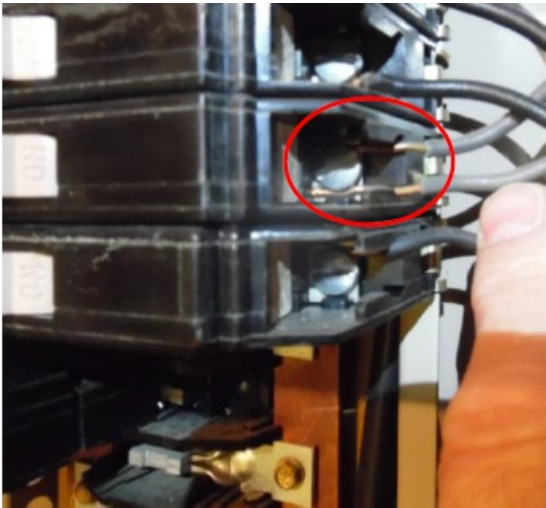
Marginal

Branch Wire is marginal, would need to have Double tapping and appears undersized for this unit.

Recommend installing additional receptacles/breakers In addition Open wiring not enclosed in appropriate junction boxes.

Type of Wiring: Copper

Solid Strand Aluminum Branch Circuit Wiring Present: Can't Verify



7.3 Smoke Detectors

Safety Related Issue

Marginal

The smoke detectors are not in each bed room and should be added to each room.

Present In Building: YesNo

8. Heating & Air Conditioning

8.0 Heating Equipment

Satisfactory

The Unit is located in the Basement and is a central direct drive system. The Manufacture Date is 2000 which puts the Furnace at 18 years. The Unit is nearing the end of its expected life and may require repair/replacement at any time.

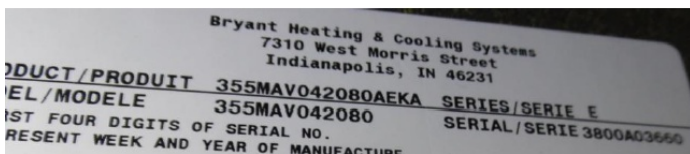
Type of Systems: Forced Air

Energy Sources: Natural Gas

Estimated Age Of Furnace: See Notes

Last Service Date: Unknown

Other Heating Sources: Unknown



8.1 Cooling Equipment

Satisfactory

Forced air central system which is 18 years old and is air cooled. The evaporator coil was not visible and it condensates to a drain. The unit is nearing the end of life and may require repair/replacement.

Type of Systems: Split System

Primary Energy Source: Electric

A/C System Manufacturer: Unknown

Model # and Info: Unknown

Last Service Date: Unknown

Other A/C Information: See Notes

8.2 Duct Systems, Chases, and Vents

Satisfactory

The filter is on the heating unit.

Distribution System Type: Sheet Metal Ducts

Filter Location: See Notes

9. Plumbing Systems

9.0 Plumbing Supply, Distribution Systems and Fixtures

Satisfactory

The basement is the location of the main water shut off with copper pipe and the distribution is copper. No lead is present other than solder joints.

Water Pressure (psi): Unknown

Location Of Main Water Shut Off Valve: See Notes

Location of water meter: See Notes

Water Service: Public

9.1 Pipe, Drains, and Vents

Satisfactory

The drain at the Laundry sink is missing a trap- recommended to help prevent sewer gas from entering the home.

Service Pipe Material: Copper

Supply Pipe Material: Copper

Vent Pipe Material: Not Visible

Drain Pipe Material: Cast Iron

Waste Pipe: Plastic

9.2 Water Heating Equipment

Satisfactory

The manufacturer of the water heater is A.O. Smith. The Manufacture Date is 2000 so the unit is 18 years old and is near the end of life.

Type of Water Heater: Tank

Estimated Age: See Notes

Water Heater manufacturer: See Notes

Energy Sources: Natural Gas

Capacity: 40 Gallons

Water Temperature Degrees Fahrenheit: Unknown

AUTOMATIC STORAGE WATER HEATER, maxin
model FGR 40 248D cap. u. s. Gal. 40
ser no. EM00-6132916-S19 gas type
rec. rtg. (mfgr. rtg.) 42.6 u. s. gal.
ANS Z21. 10. 1c-1996 WATER HEATERS
A. D. SMITH WATER PRODUCTS COMPANY

9.3 Fuel Storage System

Satisfactory

Meter

Location of Main Fuel Shut Off: See Notes

9.4 Hydro-Massage Therapy Equipment

Not Inspected

9.5 Other

Not Inspected

No Water Softener

Water Softener: None

10. Summary

10.0 General Notes

POTENTIAL SAFETY HAZARDS

1. Electrical issues – recommend further evaluation/repair by a licensed Electrician with attention to the following items
 - o Main electrical panel
 - ☐ Appears to be undersized wire on circuit breaker # 24
 - ☐ Double tapping present on circuit breaker #s 13, 24, 25 & 29
 - ☐ Missing retention clamps on romex at entry to cabinet
 - ☐ Improper attachment of dead front cover
 - o Exposed wire splicing in garage above garage door – recommend enclosing in proper junction box
 - o Appears to be exposed wire splicing (no junction box) in crawl space below kitchen stove (electrical tape wrap)
 - o Drop cord wiring on kitchen stove and dishwasher due to lack of proper 120 V outlet location
2. Plumbing trap – laundry sink appears to be missing trap to help protect from harmful sewer gas infiltration into home
3. Dryer venting – recommend cleaning and replacement of plastic material
4. Window – living room window nearest NE corner of room has malfunctioning counter balance (sash falling when raised)
5. Fireplace – recommend further evaluation/cleaning by a certified Chimney Sweep

Other Improvement Items

1. Garage door – difficult to raise in manual mode – recommend service/adjustment by a professional service Technician
2. Retaining walls – deterioration present at front (railroad tie wall) wall with replacement needed and rear block wall is leaning and in need of repair
3. Vegetation – vines, bushes & plant growth should be trimmed/removed to keep away from exterior walls of home to help minimize excess moisture and insect damage
4. Trim – damaged/deteriorated trim at front porch
5. Sump pump – leakage at outlet pipe above sump pit
6. Gutter – recommend installing additional gutter at east (front) fascia of upper roof to help alleviate excess water at window cut-outs directly below

Notes:

10.1 Other Information