



**HOME INSPECTION REPORT
120 WEMBELTON WAY HUNTSVILLE, ALABAMA**

**Inspection Date:
APRIL 21 , 2015**

Prepared For:

**Prepared By:
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Report Number:
0522

Inspector:
Joe Worley

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

A large home built on the grand scale. Well sited in an up-scale neighborhood. In relatively good condition (see this report and Structural Engineering report.

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

| | |
|----------------------|--------------------------------|
| Approximate Age: | 10-15 years |
| Style: | Single Family |
| Main Entrance Faces: | South |
| State of Occupancy: | Vacant |
| Weather Conditions: | Sunny |
| Recent Rain: | Yes |
| Ground cover: | Damp Temperature: Over 65°F |

LEGEND

not applicable, not existing, or of no current consequence.

inspected, acceptable, satisfactory.

inspected, needing buyers consideration (marginal, poor, deficient or unsafe) *



| | | | | |
|---|---|---|--|---|
| SERVICE WALKS | | <input checked="" type="checkbox"/> None | <input type="checkbox"/> Not visible | <input type="checkbox"/> <i>Public sidewalk needs repair</i> |
| Material: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Flagstone | <input type="checkbox"/> Gravel | <input type="checkbox"/> Brick |
| Condition: | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Trip Hazard</i> |
| | <input type="checkbox"/> <i>Pitched towards home (See remarks)</i> | | <input type="checkbox"/> <i>Settling cracks</i> | <input type="checkbox"/> Typical cracks |
| DRIVEWAY/PARKING | | <input type="checkbox"/> None | <input type="checkbox"/> Not visible | |
| Material: | <input type="checkbox"/> Concrete | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Gravel/Dirt | <input type="checkbox"/> Brick |
| Condition: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Settling Cracks</i> |
| | <input type="checkbox"/> <i>Pitched towards home (See remarks)</i> | | <input type="checkbox"/> <i>Trip hazard</i> | <input type="checkbox"/> Typical cracks |
| | <input type="checkbox"/> Fill cracks and seal | | | |
| PORCH (covered entrance) | | <input type="checkbox"/> None | <input type="checkbox"/> Not visible | |
| Support Pier: | <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Wood | <input type="checkbox"/> | |
| Condition: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Railing/Balusters recommended</i> |
| Floor: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Safety Hazard</i> |
| STOOPS/STEPS | | <input type="checkbox"/> None | <input type="checkbox"/> <i>Uneven risers</i> | <input type="checkbox"/> <i>Rotted/Damaged</i> |
| Material: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood | <input checked="" type="checkbox"/> Brick | <input type="checkbox"/> <i>Cracked</i> |
| Condition: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Settled</i> |
| | <input type="checkbox"/> <i>Railing/Balusters recommended</i> | | <input type="checkbox"/> <i>Safety Hazard</i> | |
| PATIO | | <input checked="" type="checkbox"/> None | | |
| Material: | <input type="checkbox"/> Concrete | <input type="checkbox"/> Flagstone | <input type="checkbox"/> Kool-Deck® | <input type="checkbox"/> Brick |
| Condition: | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Settling Cracks</i> |
| | <input type="checkbox"/> <i>Pitched towards home (See remarks)</i> | | <input type="checkbox"/> Drainage provided | <input type="checkbox"/> Typical cracks |
| | <input type="checkbox"/> <i>Trip hazard</i> | | | |
| DECK/BALCONY (flat, floored, roofless area) | | <input type="checkbox"/> None | <input type="checkbox"/> Not visible | |
| Material: | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Composite | <input type="checkbox"/> <i>Railing/Balusters recommended</i> |
| Finish: | <input checked="" type="checkbox"/> Treated | <input checked="" type="checkbox"/> Painted/Stained | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> <i>Safety Hazard</i> | <input type="checkbox"/> <i>Improper attachment to house</i> | <input type="checkbox"/> <i>Railing loose</i> | <input type="checkbox"/> <i>Wood in contact with soil</i> |
| Condition: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | |
| DECK/PATIO/PORCH COVERS | | <input type="checkbox"/> None | <input type="checkbox"/> <i>Earth to wood contact</i> | <input type="checkbox"/> <i>Moisture/Insect damage</i> |
| Condition: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Posts/Supports need Repair</i> |
| Recommend: | <input type="checkbox"/> Metal Straps/Bolts/Nails/Flashing | | <input type="checkbox"/> <i>Improper attachment to house</i> | |
| FENCE/WALL | | <input checked="" type="checkbox"/> Not evaluated | <input type="checkbox"/> None | |
| Type: | <input type="checkbox"/> Brick/Block | <input type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Chain Link |
| Condition: | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Typical cracks |
| Gate: | <input type="checkbox"/> N/A | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor |
| | | | | <input type="checkbox"/> <i>Rusted</i> |
| | | | | <input type="checkbox"/> Vinyl |
| | | | | <input type="checkbox"/> <i>Loose Blocks/Caps</i> |
| | | | | <input type="checkbox"/> <i>Planks missing/damaged</i> |
| LANDSCAPING AFFECTING FOUNDATION | | | | |
| Negative Grade: | <input type="checkbox"/> East | <input type="checkbox"/> West | <input type="checkbox"/> North | <input type="checkbox"/> South |
| | <input checked="" type="checkbox"/> Satisfactory | | | |
| | <input type="checkbox"/> <i>Recommend additional backfill</i> | <input type="checkbox"/> <i>Recommend window wells/covers</i> | <input type="checkbox"/> <i>Trim back trees/shrubberies</i> | |
| | <input type="checkbox"/> <i>Wood in contact with/improper clearance to soil</i> | | | |
| RETAINING WALLS | | <input type="checkbox"/> None | Material: | <input type="checkbox"/> <i>Drainage holes recommended</i> |
| Condition: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Safety Hazard</i> |
| | <small>(Relates to the visual condition of the wall)</small> | | | <input type="checkbox"/> <i>Leaning/cracked/bowed</i> |
| HOSE BIBS | | <input type="checkbox"/> None | <input type="checkbox"/> No anti-siphon valve | <input type="checkbox"/> <i>Recommend Anti-siphon valve</i> |
| Operable: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not tested | <input type="checkbox"/> Not on |
| GENERAL COMMENTS | | | | |
| Rotting vegetation will need to be removed from planting beds as part of overall landscaping service. | | | | |



ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder at eaves Ground With Binoculars

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat
Pitch: Low Medium Steep Flat

Roof #1 Type: **Asphalt** Layers: **1 Layer** Approx. age **10-15+ Yrs.**

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof Turbine Powered

Ventilation Present: Yes No

FLASHING **Material:** Not visible Galv/Alum Asphalt

Copper Foam Rubber Lead

Condition: Not visible Satisfactory Marginal Poor *Rusted* *Missing*
 Separated from chimney/roof *Recommend Sealing*

VALLEYS N/A **Material:** Not Visible Galv/Alum Asphalt Lead

Copper

Condition: Not visible Satisfactory Marginal Poor
 Holes *Rusted* *Recommend Sealing*

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Marginal Poor

Roof #2: Satisfactory Marginal Poor

Roof #3: Satisfactory Marginal Poor

Condition: **Curling** Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping **Granules missing** Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing
 Recommend roofer evaluate *Evidence of Leakage*

SKYLIGHTS N/A Not visible *Cracked/Broken*

Condition: Satisfactory Marginal Poor

PLUMBING VENTS Not Visible Yes No Satisfactory Marginal Poor

Conditions reported above reflect visible portion only. See additional Comments

GENERAL COMMENTS

Roofing nearing end of its useful life. Expect to replace in approx. 4 years.



CHIMNEY(S)

Viewed From: Roof Ladder at eaves Ground With Binoculars
Rain Cap/Spark Arrestor: Yes No *Recommended*

Chase: Brick Stone Metal Blocks Framed
Evidence of: Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose Brick Rust
Flue: Tile Metal *Unlined* Not visible
Evidence of: Scaling Cracks Creosote *Not evaluated (See remarks page)*
 Have flue(s) cleaned and re-evaluated *Recommend Cricket/Saddle/Flashing*
Condition: Satisfactory Marginal Poor *Recommend Repair*

GUTTERS/SCUPPERS/EAVESTROUGH None *Needs to be cleaned* *Downspouts needed*

Material: Copper Vinyl/Plastic Galvanized/Aluminum
Condition: Satisfactory Marginal Poor *Rusting*
Leaking: Corners Joints *Hole in main run* *no rain at time of inspection*
Attachment: *Loose* *Missing spikes* *Improperly sloped*
Extension needed: *North* South East West *Recommend repair/replacement of damaged sections*

SIDING

(*See remarks page)

Material: Stone Slate Block/Brick Fiberboard Fiber-cement Stucco
 EIFS* Not Inspected Asphalt Wood Metal/Vinyl
 Typical cracks Peeling paint *Monitor* *Wood rot* *Loose/Missing/Holes*
Condition: Satisfactory Marginal Poor *Recommend repair/painting*

1.)TRIM 2.)SOFFIT 3.)FASCIA 4.)FLASHING

Material: Wood Fiberboard Aluminum/Steel Vinyl Stucco
 Recommend repair/painting *Damaged wood*
Condition: Satisfactory Marginal Poor

CAULKING

Condition: Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations

WINDOWS & SCREENS

Failed/fogged insulated glass

Material: Wood Metal Vinyl Aluminum/Vinyl Clad
Screens: Torn Bent *Not installed* Glazing Compound/Caulk needed
Condition: Satisfactory Marginal Poor *Wood rot* *Recommend repair/painting*

STORMS WINDOWS

None Not installed Wood Clad comb. Wood/metal comb. Metal

Putty: Satisfactory *Needed* N/A
Condition: Satisfactory *Broken/cracked* *Wood rot* *Recommend repair/painting*

SLAB-ON-GRADE/FOUNDATION

Foundation Wall: Concrete block Poured concrete Not visible
Condition: Satisfactory Marginal Monitor Have Evaluated

Condition reported above reflects visible portions only.

GENERAL COMMENTS

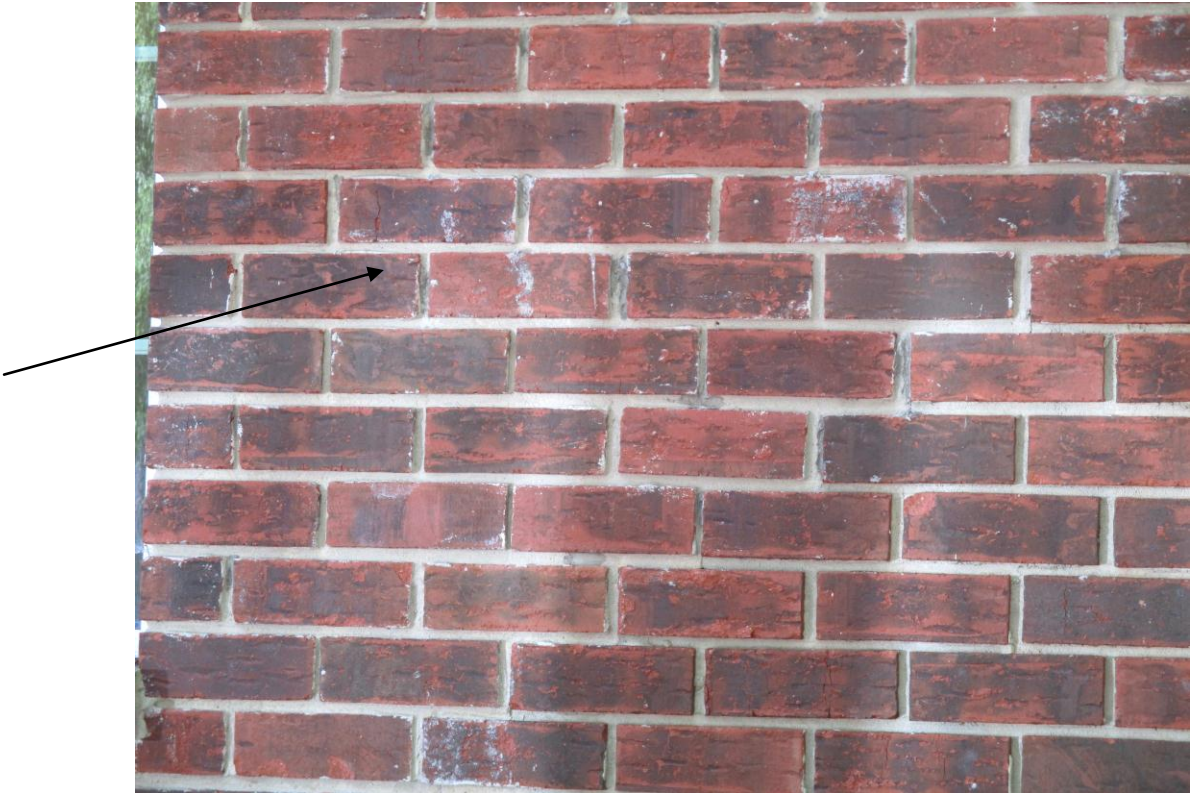
Have fireplace flue cleaned and tested before burning.
 Clean gutters on rear of home. Re-attach twodownspout extensions for positive drainage away from foundations.
 A large portion of the white exterior trim needs to be cleaned, repaired and repainted. Some rotting has taken place where wood touches wet concrete.—replace.

Brick surfaces are spotted in places. Suggest be cleaned with muratic acid. Patch up masonry joint imperfections.

Pool Lanai and tool shed not inspected.














GARAGE/CARPORT

TYPE None Attached Detached 1-car 2-car 3-car 4-car

AUTOMATIC OPENER Yes No Operable Inoperable

SAFETY REVERSE **Operable:** Yes No *Need(s) adjusting* *Safety hazard*

ROOFING **Material:** Same as house

GUTTERS / EAVESTROUGH **Condition:** Satisfactory Marginal Poor none

SIDING / TRIM

Siding: Same as house Wood Metal Vinyl
 Stucco Masonry Slate Fiberboard
Trim: Same as house Wood Aluminum Vinyl

FLOOR

Material: Concrete Gravel Asphalt Dirt
Condition: Satisfactory Typical cracks *Large settling cracks* *Recommend evaluation/repair*
Burners less than 18" above garage floor: N/A Yes No *Safety hazard*

SILL PLATES Not visible Floor level Elevated *Rotted/Damaged* *Recommend repair*

OVERHEAD DOOR(S) N/A

Material: Wood Fiberglass Masonite Metal *Recommend repair*
Condition: Satisfactory Marginal Poor *Overhead door hardware loose*
Recommend Priming/Painting Inside & Edges: Yes No *Safety Cable Recommended* *Weatherstripping missing/damaged*

EXTERIOR SERVICE DOOR None

Condition: Satisfactory Marginal Poor *Damaged/Rusted*

ELECTRICAL RECEPTALS PRESENT Yes No Not visible

Reverse polarity: Yes No **Open ground:** Yes No *Safety hazard*
GFCI Present: Yes No **Operable:** Yes No *Handyman/extension cord wiring*
 Recommend GFCI Receptacles

FIRE SEPARATION WALLS & CEILING

N/A Present *Missing*
Condition: Satisfactory *Recommend repair* *Holes walls/ceiling* *Safety hazard(s)*
Moisture Stains Present: Yes No **Typical Cracks:** Yes No
Fire door: Not verifiable *Not a fire door* *Needs repair* Satisfactory
Auto closure: N/A Satisfactory Inoperative Missing

GENERAL COMMENTS

 **KITCHEN**

COUNTERTOPS Satisfactory Marginal *Recommend repair/caulking*

CABINETS Satisfactory Marginal *Recommend repair/adjustment*

PLUMBING COMMENTS

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Chipped Cracked *Recommend repair*
Functional Drainage: Satisfactory Marginal Poor **Functional Flow:** Satisfactory Marginal Poor
Comments:

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE Yes No

FLOOR **Condition:** Satisfactory Marginal Poor Sloping Squeaks

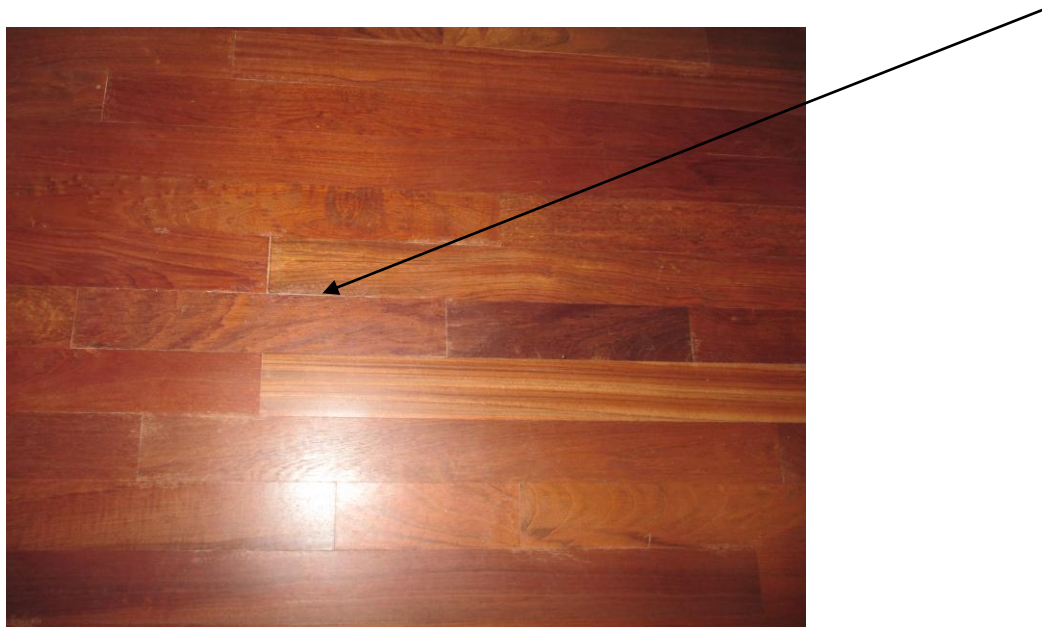
Comments:

APPLIANCES

| | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Disposal | Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Trash compactor | Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Oven | Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Exhaust fan | Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Range | Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Refrigerator | Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Dishwasher | Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Microwave | Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> _____ | Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Range Lighting | Operable: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Dishwasher Airgap: Yes No and/or **Dishwasher Drain Line Looped:** Yes No
Receptacles Present: Yes No Operable: Yes No
GFCI: Yes No Operable: Yes No Recommend GFCI Receptacles
Open ground/Reverse polarity: Yes No *Potential safety hazard(s)*

GENERAL COMMENTS **Hardwood flooring in kitchen and breakfast room need treatment to remove worn places showing as white streaks along joints.**
Lights over range not working.





LAUNDRY ROOM

LAUNDRY

Laundry sink: N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No
Cross connections: Yes No **Heat source present:** Yes No **Room vented:** Yes No
Dryer vented: N/A Wall Ceiling Floor Not vented
Electrical: Open ground/reverse polarity within 6' of water: Yes No **Safety hazard**
GFCI present: Yes No **Operable:** Yes No Recommend GFCI Receptacles
Appliances: no Washer Dryer Water heater Furnace/Boiler
Washer hook-up lines/valves: no Leaking Corroded Not visible
Gas Shut-off Valve: N/A Yes No Cap Needed **Safety hazard** Not visible

GENERAL COMMENTS



BATHROOM(S)

BATH FIRST FLOOR BATH OFF HALL TO WEST

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No
Showers: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Toilet: **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
Whirlpool: Yes No **Operable:** Yes No Not tested No access door
Shower/Tub area: Ceramic/Plastic Fiberglass Masonite
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Walls Ceilings Cabinets
Window/doors: Satisfactory Marginal Poor
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

BATH FIRST FLOOR HALF BATH OFF BILLIARDS ROOM

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No
Toilet: **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Walls Ceilings Cabinets
 /doors: Satisfactory Marginal Poor
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

BATH SECOND FLOOR BATH

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No
Tubs: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Showers: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Toilet: **Bowl Loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
Whirlpool: Yes No **Operable:** Yes No Not tested No access door
Shower/Tub area: Ceramic/Plastic Fiberglass Masonite
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Walls Ceilings Cabinets
Window/doors: Satisfactory Marginal Poor
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

BATH SECOND FLOOR BATH J&J

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No
Tubs: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Showers: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Toilet: **Bowl Loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
Whirlpool: Yes No **Operable:** Yes No Not tested No access door
Shower/Tub area: Ceramic/Plastic Fiberglass Masonite
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Walls Ceilings Cabinetsy
Window/doors: Satisfactory Marginal Poor
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

GENERAL COMMENTS

Right-hand sink is slow to drain.

BATH SECOND FLOOR MASTER BATH

Sinks: **Faucet leaks:** Yes No **Pipes leak:** Yes No
Tubs: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Showers: **Faucet leaks:** Yes No **Pipes leak:** Yes No N/A
Toilet: **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks
Whirlpool: Yes No **Operable:** Yes No Not tested No access door
Shower/Tub area: Ceramic/Plastic Fiberglass Masonite
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting Needed: Yes No
Drainage: Satisfactory Marginal Poor
Water flow: Satisfactory Marginal Poor
Moisture stains present: Yes No Walls Ceilings Cabinets
Window/doors: Satisfactory Marginal Poor
Receptacles Present: Yes No **Operable:** Yes No
GFCI: Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No
Heat source present: Yes No
Exhaust fan: Yes No **Operable:** Yes No Noisy

GENERAL COMMENTS


LOCATION: SECOND FLOOR MASTER BEDROOM

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No Where:
Floor: Satisfactory Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: Switches: Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible **Holes:** Doors Walls Ceilings
Egress Restricted: N/A Yes No
Doors & Windows: Satisfactory Marginal Poor Cracked glass
 Evidence of leaking insulated glass Broken/Missing hardware

LOCATION: SECOND FLOOR FRONT-CENTER BEDROOM

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No Where:
Floor: Satisfactory- Carpeted Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: Switches: Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible **Holes:** Doors Walls Ceilings
Egress Restricted: N/A Yes No
Doors & Windows: Satisfactory Marginal Poor Cracked glass
 Evidence of leaking insulated glass Broken/Missing hardware

LOCATION: THIRD FLOOR MOVIE ROOM

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No Where:
Floor: Satisfactory-Carpeted Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: Switches: Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible **Holes:** Doors Walls Ceilings
Egress Restricted: N/A Yes No
Doors & Windows: Satisfactory Marginal Poor Cracked glass
 Evidence of leaking insulated glass Broken/Missing hardware

LOCATION: BEDROOMS SECOND FLOOR RIGHT END- FRONT AND REAR BEDROOMS

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No Where:
Floor: Satisfactory-Carpeted Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: Switches: Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible **Holes:** Doors Walls Ceilings
Egress Restricted: N/A Yes No
Doors & Windows: Satisfactory Marginal Poor Cracked glass
 Evidence of leaking insulated glass Broken/Missing hardware

GENERAL COMMENTS

LOCATION: FOYER AND FORMAL DINING ROOM

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No Where:
Floor: Satisfactory Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: Switches: Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible **Holes:** Doors Walls Ceilings
Egress Restricted: N/A Yes No
Doors & Windows: Satisfactory Marginal Poor Cracked glass
 Evidence of leaking insulated glass Broken/Missing hardware

LOCATION: INFORMAL DINING

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No Where:
Floor: Satisfactory Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: Switches: Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible **Holes:** Doors Walls Ceilings
Egress Restricted: N/A Yes No
Doors & Windows: Satisfactory Marginal Poor Cracked glass
 Evidence of leaking insulated glass Broken/Missing hardware

LOCATION: BILLARD ROOM

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No Where:
Floor: Satisfactory Marginal Poor Squeaks Slopes
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: Switches: Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible **Holes:** Doors Walls Ceilings
Egress Restricted: N/A Yes No
Doors & Windows: Satisfactory Marginal Poor Cracked glass
 Evidence of leaking insulated glass Broken/Missing hardware

Cabinets should be repainted see photos next page.





FIREPLACE

Recommend having flue cleaned and re-examined

STAIRS / STEPS / BALCONIES

Handrail: Satisfactory Marginal Poor None
 Satisfactory Marginal Poor
 Hand Rail/Railing/Balusters Recommended
Risers/Treads: Satisfactory Marginal Poor *Risers/Treads uneven*

SMOKE / CARBON MONOXIDE DETECTORS

(See remarks)

Present: Smoke Detector: Yes No **Operable:** Yes No Not tested
 CO Detector: Yes No **Operable:** Yes No Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION

 N/A (See remarks)

Access: Stairs Pulldown Scuttlehole/Hatch *No access*
Inspected From: Access panel In the attic walk -in
Location: Bedroom hall Bedroom closet Garage upper rooms
Access Limited By:
Flooring: Complete Partial None
Insulation: Fiber glass Batts Loose Cellulose Foam
 Vermiculite Rockwool Depth: 8" *Recommend Baffles @ Eaves*
 Damaged *Displaced* *Missing* *Compressed*
Installed In: Rafters Walls Between ceiling joists Underside of Roof Deck Not visible
 Recommend additional insulation
Vapor Barriers: Kraft/foil faced Plastic Not visible *Improperly Installed*
Ventilation: *Ventilation appears adequate* *Recommend additional ventilation*
Fans Exhausted To: **Attic:** Yes No **Outside:** Yes No Not visible
HVAC Duct: N/A Satisfactory *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace* *Recommend Insulation*
Structural Problems Observed: Yes No *Recommend repair* *Recommend Structural Engineer*
Roof Structure: Rafters Trusses Wood Metal
 Collar Ties Purlins Knee Wall Not Visible
Ceiling Joists: Wood Metal Not visible
Sheathing: Plywood OSB Planking *Rotted* *Stained* *Delaminated*
Evidence of Condensation/Moisture Leaking: Yes No
Firewall Between Units: N/A Yes No *Needs repair/sealing*



CRAWL SPACE

CRAWL SPACE N/A Full crawlspace Combination basement/crawl space/slab
 Conditioned (heated/cooled): Yes No

ACCESS Exterior Interior hatch/door Via basement No Access
Inspected from: Access panel In the crawl space

FOUNDATION WALLS
Material: Satisfactory Marginal *Have evaluated* *Monitor*
 Concrete block Poured Concrete Stone IFC
 Wood Brick Piers & columns
 Cracks Movement

FLOOR Concrete Gravel Dirt White polyethelene sheeting
 Typical cracks Not Visible

SEISMIC BOLTS
 N/A None visible Appear satisfactory Recommend evaluation

DRAINAGE Sump pump: Yes No Operable: Yes No Pump Not tested
 Standing Water: Yes No Not visible **Evidence of moisture damage:** Yes No

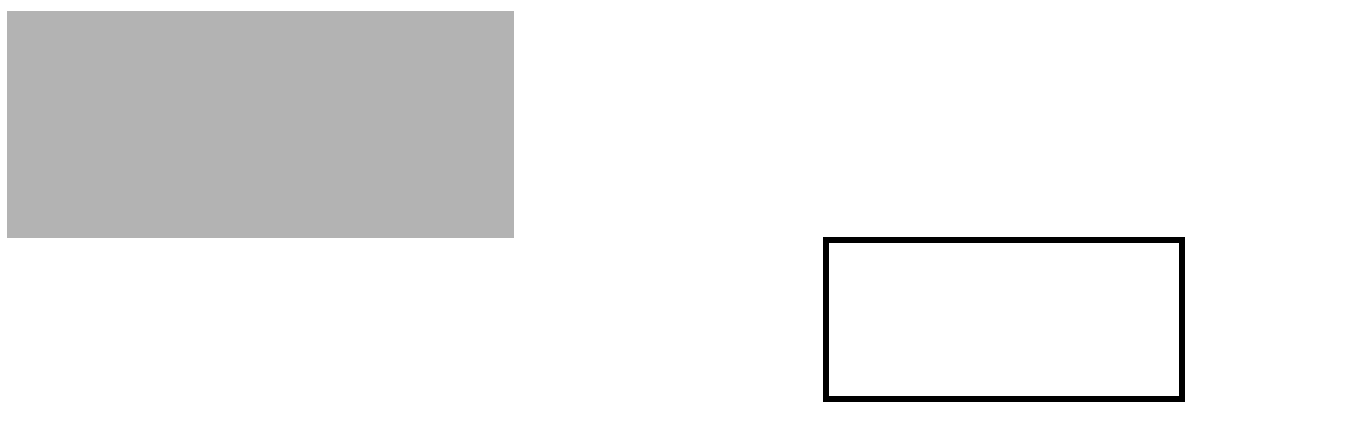
VENTILATION Wall vents - Moderate mechanical ventilation Power vents None apparent

GIRDERS / BEAMS / COLUMNS Steel Wood Masonry Not visible
Condition: Satisfactory Marginal Poor

JOISTS **Material:** Wood Steel Truss Not visible
 2x8 2x10 2x12 Engineered I-Type *Sagging/altered joists*
Condition: Satisfactory Marginal Poor

INSULATION None **Type:** Batt fiberglass insulation.
Location: Walls Between floor joists

VAPOR BARRIER
 Yes No
 Kraft/foil face Plastic Not visible



GENERAL COMMENTS
 See accompanying Structural engineering report



PLUMBING

| | | | |
|---|--|---|---|
| WATER SERVICE | Main Shut-off Location: Outside at curbside | | |
| Water Entry Piping: | <input type="checkbox"/> Not visible <input type="checkbox"/> Copper/Galv. | <input checked="" type="checkbox"/> Plastic* (PVC, CPVC, Polybutylene, PEX) | <input type="checkbox"/> Lead |
| Lead Other Than Solder Joints: | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | <input type="checkbox"/> Service entry |
| Visible Water Distribution Piping: | <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized | <input checked="" type="checkbox"/> Plastic* (PVC, CPVC, Polybutylene, PEX) | <input type="checkbox"/> |
| Condition: | <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | |
| Functional Flow: | <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Water pressure over 80 psi</i> |
| Pipes, Supply/Drain: | <input type="checkbox"/> <i>Corroded</i> <input type="checkbox"/> <i>Leaking</i> | <input type="checkbox"/> <i>Valves broken/missing</i> | |
| | <input type="checkbox"/> <i>Dissimilar metal</i> | Cross connection: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Drain/Waste/Vent Pipe: | <input type="checkbox"/> Copper <input type="checkbox"/> Cast iron | <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> PVC | <input type="checkbox"/> ABS |
| Condition: | <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | |
| Support/Insulation: | <input type="checkbox"/> N/A | Type: Metal strapping | |
| Traps Proper P-Type: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> <i>P-traps recommended</i> | |
| Functional Drainage: | <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | |
| Interior Fuel Storage System: | <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Leaking: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Gas Line: | <input type="checkbox"/> N/A <input type="checkbox"/> Copper <input type="checkbox"/> Brass | <input checked="" type="checkbox"/> Black iron <input type="checkbox"/> Stainless steel <input type="checkbox"/> CSST | <input type="checkbox"/> Not visible |
| Condition: | <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> <i>Recommend plumber evaluate</i> |

| | | | |
|---------------------------------|--|--|--------------------------------------|
| WELL PUMP | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Submersible | <input type="checkbox"/> In basement <input type="checkbox"/> Well house <input type="checkbox"/> Well pit | <input type="checkbox"/> Shared well |
| Pressure Gauge Operable: | <input type="checkbox"/> Yes <input type="checkbox"/> No | Well pressure: ??? psi | <input type="checkbox"/> Not visible |

| | | |
|--------------------------------|--|---|
| SANITARY / GRINDER PUMP | <input checked="" type="checkbox"/> N/A | Sealed Crock: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Check Valve: | <input type="checkbox"/> Yes <input type="checkbox"/> No | Vented: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | | Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No |

WATER HEATER #1 AND 2

| | |
|----------------------------|---|
| Type: | <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> |
| Capacity: | 55 + 55 gal. Approx. age: 5-10+ year(s) Combustion Air Venting Present: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| Seismic restraints needed: | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| Relief Valve: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Extension proper: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Missing</i> <input type="checkbox"/> <i>Recommend repair</i> |
| Vent Pipe: | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Pitch proper <input type="checkbox"/> <i>Improper</i> <input type="checkbox"/> <i>Rusted</i> <input type="checkbox"/> <i>Recommend repair</i> |
| Condition: | <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor |



HEATING SYSTEM

Have seller produce reports for most recent HVAC tech service inspections. If older than 3 months , have all units reinspected, cleaned, recharged and tested.



ELECTRIC/COOLING SYSTEM

MAIN PANEL

Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No Amperage: 200+200= 400 Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
GFCI Breaker: Yes No **Operable:** Yes No
AFCI Breaker: Yes No **Operable:** Yes No
MAIN WIRE: Copper Aluminum Not visible *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks)***
BRANCH WIRE: Copper Aluminum* Not visible
Condition: Satisfactory Poor *Recommend electrician evaluate/repair**
 Romex BX cable Conduit *Knob & tube***
 Double tapping *Wires undersized/oversized breaker/fuse*
 Panel not accessible Not evaluated **Reason:**

ELECTRICAL FIXTURES

A representative number of installed lighting fixtures, switches, and receptacles

located inside the house, garage, and exterior walls were tested and found to be:

Condition: Satisfactory Marginal Poor Open grounds Reverse polarity
 GFCIs not operating *Solid conductor aluminum branch wiring circuits**
 Ungrounded 3-prong receptacles *(See remarks)*
 *Recommend electrician evaluate/repair**



CONSIDERATION SHOULD BE GIVEN TO THE FOLLOWING ITEMS COMMENTS AND SUGGESTIONS:

Have seller produce reports for most recent HVAC tech service inspections. If older than 3 months , have all units reinspected, cleaned, recharged and tested.

Recommend having fireplace flue cleaned before burning.

Cabinets should be repainted or repaired in billards room

In J&J bath the right hand sink is slow to drain

Hardwood flooring in kitchen and breakfast room need treatment to remove worn places showing as white streaks along joints.

Lights over range not working.

Rotting vegetation will need to be removed from planting beds as part of overall landscaping service.

Roofing nearing end of its useful life. Expect to replace in approx. 4 years

Clean gutters on rear of home. Re-attach two downspout extensions for positive drainage away from foundations.

A large portion of the white exterior trim needs to be cleaned , repaired and repainted. Some rotting has taken place where wood touches wet concrete.—replace.

Brick surfaces are spotted in places. Suggest be cleaned with muratic acid. Patch up masonry joint imperfections.

Pool Lanai and tool shed not inspected.

Screens are not installed on windows.