

Inspection Report

provided by:



Inspection Connection

Inspector: Michael Clark

INSPECTION CONNECTION

1156 SUMMIT DRIVE

ST ALBANS, WV 25177

304-610-4018

Michael A Clark, Certified Home Inspector

Property Address:

123 Any Street
Somewhere, WV 12345



Report Information

Client Information

Client Name	Mickey and Minnie Mouse
Client Phone	555-555-555
Client Email Address	mmouse@gmail.com

Property Information

Approximate Year Built	Approx 1982
Approximate Square Footage	1400
Number of Bedroom	3
Number of Bath	1
Direction House Faces	North West

Inspection Information

Inspection Date	02/28/2012
Inspection Time	10:00AM
Weather Conditions	Sunny, Cool
Outside Temperature	44
Price for Inspection	

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Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

• The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

• Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

1 Grounds

Grading

Grading Slope the grading is mostly flat

1) Grading Conditions

AS

Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway - Sidewalk Material(s) The driveway material is concrete

2) Driveway - Sidewalk Conditions

AS

Common cracks were observed in the driveway and sidewalk. Recommend maintenance as needed.



Vegetation

3) Vegetation Conditions

AS

shrubby within 1 foot of house should be cut back and maintained 1 foot clearance to prevent insect and moisture problems.

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2 Exterior

Front - Back Entrance

Front Entrance Type

The porch material is concrete.

4) Front Entrance Conditions

AS

The visible and accessible areas of the porch appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type

There is no back entrance

5) Back Entrance Conditions

AS

The back of the house's footing and foundation is in a creek. There is no backyard.



6) Carport

R

One of the posts on the carport is in pieces, and some of the footing (toe plate) is not secure. Recommend repair by a qualified contractor. An extension cord was used as permanent wiring for the ceiling fan. Any time an extension

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cord is used as part of a circuit it is considered a safety hazard. Recommend further evaluation and / or repair by a licensed electrician prior to close.



Exterior Walls

Structure Type

Wood Frame

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are composite siding.

7) Exterior Wall & Trim Conditions

R

The paint / finish of the siding and trim was weathered. Recommend maintenance as needed by a qualified contractor. A section of the wall covering has been cut and a piece of plywood is nailed to the North side exterior wall. Some trim is missing and some of the sub floor is exposed and loose on the Northeast corner.



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Exterior Windows - Doors

Window Type single pane
Window Material aluminum sliding

8) Window Conditions

R

The thermal pane window at the North side appear to have lost its thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s). Some of the window screens were missing or not installed. The window sill from the kitchen to the carport is broken and unlevel.



9) Exterior Door Conditions

R

The Exterior Doors are wood and are cracking and in need of replacement.

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Exterior Water Faucet(s)

Faucet Location West side of structure

10) Faucet Conditions

AS

3 Roofing

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style The main roof was constructed with a gable style design.

Roof Covering Material The primary roofing material is fiberglass composition strip shingles.

Number of Layers 1

11) Roof Covering Condition

AS

Minor sagging or depressions were observed to the roof sheathing and / or framing support.

12) Flashing Conditions

AS

13) Condition of Roof Penetrations

R

Separations were observed at the vent boot and pipe on the Southwest. Sealing is needed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.



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14) Gutter & Downspout Conditions

R

The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.



Attic Area

Access Location

The pull down attic stair assembly appeared to be in serviceable condition. Maintenance is recommended on a regular basis for increased safety.

Method of Inspection

The attic was inspected by partially entering due to blocked access and / or personal item storage.

Roof Frame Type

The roof framing is constructed with rafter framing.

15) Roof Frame Conditions

AS



AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

Ceiling Frame Type

The ceiling framing is rafter style

16) Ceiling Frame Conditions

AS

Minor water stains were observed. The inspector was unable to determine if the water stains were active at the time of the inspection. The stains may have been caused by condensation or leakage at a previous time. The inspector does not offer an opinion or warranty as to whether the roof leaks now (unless it is moderately raining at the time of inspection) or is subject to future leakage. Client should obtain disclosure / history information from the current owner or occupant prior to close. A small bucket containing a small amount of water was observed in the entrance, and the rafter over the bucket is water stained. It is not know whether this is to catch leaking water or not.



Attic Ventilation Type

ridge and gable

Attic Ventilation Conditions

Some of the warped sheathing on the roof could be caused by improper ventilation. There is a ridge vent and gable vents, but the soffits are unvented, and there was a small amount of frost built up in a few areas at the inspection. (see gutter picture also)

Attic Insulation Type

3-4 inches batted fiberglass, approx R-15.

17) Attic Insulation Conditions

AS

The attic has minimal amount of fiberglass batt insulation. The approximate depth of the insulation is 3 1/2 inches. Additional insulation should be considered.

AS = Appears Serviceable **R** = Repair **S** = Safety **NI** = Not Inspected



18) Attic Area Condition

S

The lighting fixtures in the attic were not secured to the J-box, and there was no switch in a conspicuous area to turn the lighting on. There was an excessive amount of storage items in the attic that obstructed a full inspection.



4 Heating - Air

Heating

Location of Unit

North side of property (outside unit)

Heating Type

Heating type is a heat pump type system. A heat pump is basically the air conditioning system operating in reverse. Additional / auxiliary electric heaters are sometimes supplied in the air handler. These systems are generally inefficient when the outside temperature is below 40 degrees.

Energy Source

electric

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19) Unit Conditions

R

The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies. The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies. The heating system was operational at time of inspection. This is not an indication of future operation or condition. Some of the cooling fins were bent and may cause obstruction of air flow to the compressor.



Distribution Type

metal ducting

20) Distribution Conditions

AS

21) Ventilation Conditions

AS

22) Thermostat Condition

AS

Air Condition - Cooling

Type of Cooling System

Heat pump

AC Unit Power

Electric

23) AC Unit Conditions

AS

The outside air temperature was below 65 degrees within 48 hours of the inspection. Operating the system at this temperature could damage the system, therefore the inspector was unable to operate and test the system at the time of inspection. We advise client to consult with their

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attorney for information on this typical cold weather real estate transaction scenario. Should re-inspection be scheduled with our office, please allow 72 hour notice (dependent on weather and ambient temperatures). Additional fees apply.

24) AC Line Conditions

AS

5 Electrical

Service Drop - Weatherhead

Electrical Service Type the electrical service is overhead mast
Electrical Service Material Aluminum cabling
Number of Conductors 2 plus ground

25) Electrical Service Conditions

AS

Main Electrical Panel

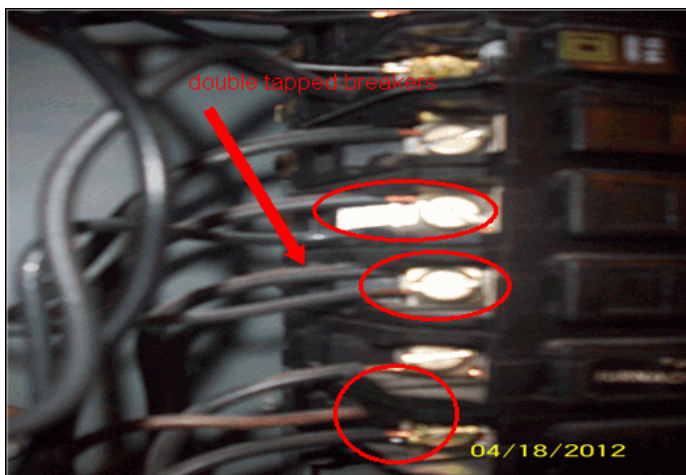
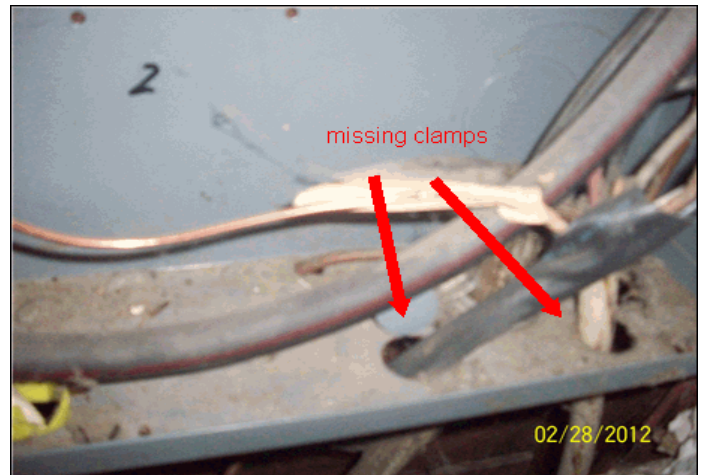
Main Disconnect Location Main Disconnect in Main Service Panel
Electric Panel Location Laundry
Panel Amperage Rating 200
Circuit Protection Type breaker
Wiring Methods copper wiring/ sheathed

26) Electrical Panel Conditions

S

Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits. There were a number of clamps missing to secure the cables exiting the main panel.

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27) Grounding Conditions

AS

6 Plumbing

Water Main Line

Main Shutoff Location street at meter

Main Line Material plastic to copper

28) Main Line & Valve Conditions

AS

Main water shut-off is in crawlspace, North of hatch opening

Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper.

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29) Supply Line Conditions

AS

Drain - Waste Lines

Drain Line Material

PVC or plastic

30) Drain Line Conditions

AS

Plumbing Vent System

Plumbing Vent Material

PVC or plastic

31) Plumbing Vent Conditions

AS

Water Heater(s)

Water Heater Type

The water heater is electric powered

Water Heater Location

The water heater is located at the utility room.

Water Heater Capacity

The capacity of the water heater is 40 gallons.

32) Water Heater Conditions

S

T P R (temperature pressure relief) valve overflow pipe was missing at the time of the inspection. Recommend installation of an extension pipe for increased safety. Client should consult a licensed plumber for additional information.



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Walls - Ceilings - Floors

- 33) Wall Conditions AS
- 34) Ceiling Conditions AS
- 35) Floor Conditions AS
- 36) Closet Conditions AS
- 37) Heat Source Conditions AS

Windows - Doors

- 38) Interior Window Conditions AS
- 39) Interior Door Conditions AS

Electrical Conditions

- 40) Electrical Conditions S every outlet in the house has an open ground condition.
- 41) Lighting Conditions AS
- 42) Ceiling Fan Conditions AS
- 43) Smoke Detector Conditions S There was only one smoke detector present, outside the utility room door in the foyer. There should be at least one smoke detector outside each bedroom.

8 Kitchen

Walls - Ceilings - Floors

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

44) Wall Conditions

AS

45) Ceiling Conditions

AS

46) Floor Conditions

AS

The sub floor seemed wavy, though there were no obvious defects in the floor joists or supports in the crawlspace.

47) Closet Conditions

AS

48) Heat Source Conditions

AS

Windows - Doors

49) Kitchen Window Conditions

AS

50) Kitchen Door Conditions

AS

Electrical Conditions

51) Electrical Conditions

S

Reverse polarity was noted at outlet located beside the microwave . Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.



AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

52) Lighting Conditions

AS

53) Ceiling Fan Conditions

AS

Kitchen Sink - Counter tops - Cabinets

54) Counter Conditions

R

The counter is loose/raised below the pass-thru to the living area



55) Cabinet Conditions

AS

The kitchen cabinets appeared to be in serviceable condition at the time of inspection.

56) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

57) Garbage Disposal Condition

AS

Appliances

Stove - Range Type

Electric

58) Stove - Range Condition

AS

59) Hood Fan Conditions

AS

The microwave contains the range vent. They appear older, and may be approaching the end of their life expectancy. The

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microwave was operational at the time of inspection, this does not however guarantee future conditions. Testing of leakage or efficiency of cooking operation is not part of this inspection.

60) Dishwasher Conditions

AS

61) Refrigeration Conditions

AS

9 Bath(s)

Walls - Ceilings - Floors

62) Wall Conditions

AS

63) Ceiling Conditions

AS

64) Floor Conditions

AS

65) Closet Conditions

AS

66) Heat Source Conditions

AS

Windows - Doors

67) Bathroom Window Conditions

AS

68) Bathroom Door Conditions

AS

Electrical Conditions

69) Electrical Conditions

S

No GFCI outlets

70) Lighting Conditions

AS

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

71) Vent Fan Conditions

AS

Window ventilation only was observed in bath . While this is considered adequate by today's standards, we strongly advise the installation of a powered ventilation system. Failure to remove excess moisture from bathrooms can cause mold and moisture conditions.

Bathroom Sink

72) Counter - Cabinet Conditions

AS

73) Sink Plumbing Conditions

AS

74) Sink Faucet Condition

AS

Shower - Tub - Toilet

75) Shower - Tub Conditions

AS

76) Toilet Conditions

AS

10 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

double car detached

77) Siding Conditions (if detached)

AS

78) Roof Conditions (if detached)

R

The detached garage has a no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the structure (garage)

79) Wall Conditions

AS

unfinished

80) Ceiling Conditions

AS

open rafter

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

81) Floor Conditions

AS concrete

82) Window Conditions

AS

83) Door Conditions

R The exterior entrance door to the garage has unpainted trim. This can cause premature rotting, insect penetration, and/ or mold and fungus growth.



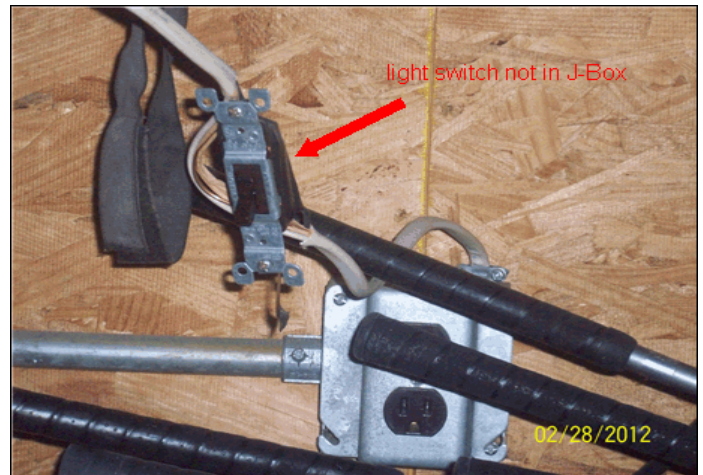
84) Vehicle Door Conditions

AS

85) Electrical & Lighting Conditions

S Unprofessional wiring was observed inside the garage. Recommend further evaluation and repair as needed by a licensed electrician. Exterior Romex / UF type wire was observed servicing the detached garage. Exterior wire(s) not enclosed in conduit may be subject to physical damage or contact with water. Although the installation of this type of wiring may have been proper at the time of installation, exterior or exposed wiring should be enclosed in a weather protective conduit. Client is advised to consult with a licensed electrician.

AS = Appears Serviceable **R** = Repair **S** = Safety **NI** = Not Inspected



Laundry Room

86) Laundry Room Conditions

R

There is a hole cut in the drywall around the main breaker panel that is bigger than the panel, leaving gaps for outside air to penetrate and inside air to escape the room



87) Plumbing

AS

88) Electrical

AS

11 Foundation - Crawl Space

Foundation

Foundation Type block

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

Foundation Material block

89) Foundation Conditions

AS

A crack of approximately 1/8" or less was observed in the foundation wall. The cracking implies that some foundation movement has occurred. Recommend masonry sealing and monitoring for any further movement. Although no obvious evidence suggesting "immediate" concern was observed, this does not however guarantee future conditions. The exact / precise measurement of such conditions is not within the scope of our inspection. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise. Most of the floor insulation has fallen down, and the vapor barrier on the insulation that is installed is upside down. Only partial vapor barrier between earth and crawlspace area. It was also noted in the EXTERIOR section of this report the foundation on the south side is sitting in a creek bed. There does not appear to be any damage or water penetration from the creek into the foundation, but is still a concern worth monitoring.



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Flooring Structure

Flooring Support Type

The wood framing floor system was constructed of 2 X 8 floor joists. The column / support is block columns.

90) Flooring Support Conditions

AS

The column / support is block columns.



12 Bedroom1

Walls - Ceilings - Floors

91) Wall Conditions

AS

92) Ceiling Conditions

AS

93) Floor Conditions

AS

94) Closet Conditions

AS

95) Heat Source Conditions

AS

Windows - Doors

96) Interior Window Conditions

AS

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

97) Interior Door Conditions

AS

Electrical Conditions

98) Electrical Conditions

S

receptacles indicate open ground condition

99) Lighting Conditions

AS

100) Ceiling Fan Conditions

AS

101) Smoke Detector Conditions

S

no smoke detector

13 Bedroom2

Walls - Ceilings - Floors

102) Wall Conditions

AS

103) Ceiling Conditions

AS

104) Floor Conditions

AS

105) Closet Conditions

AS

106) Heat Source Conditions

AS

Windows - Doors

107) Interior Window Conditions

AS

108) Interior Door Conditions

AS

Electrical Conditions

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

109) Electrical Conditions

S

Three pronged outlets did not test for proper ground .
Recommend further evaluation and repairs by a licensed electrician prior to close.

110) Lighting Conditions

AS

111) Ceiling Fan Conditions

AS

112) Smoke Detector Conditions

S

no smoke detector

14 Bedroom3

Walls - Ceilings - Floors

113) Wall Conditions

AS

114) Ceiling Conditions

AS

115) Floor Conditions

AS

116) Closet Conditions

AS

117) Heat Source Conditions

AS

Windows - Doors

118) Interior Window Conditions

AS

119) Interior Door Conditions

AS

Electrical Conditions

120) Electrical Conditions

S

Three pronged outlets did not test for proper ground.
Recommend further evaluation and repairs by a licensed electrician prior to close.

AS = Appears Serviceable R = Repair S = Safety NI = Not Inspected

121) Lighting Conditions

AS

122) Ceiling Fan Conditions

AS

123) Smoke Detector Conditions

S

no smoke detector present

summary

REPORT SUMMARY PAGE		
The This is only a summary of the inspection report and is not a complete list of discrepancies.		
Section	Condition #	Comment
Grounds	2	Common cracks were observed in the driveway and sidewalk. Recommend maintenance as needed.
Exterior	6	One of the posts on the carport is in pieces, and some of the footing (toe plate) is not secure. Recommend repair by a qualified contractor. An extension cord was used as permanent wiring for the ceiling fan. Any time an extension cord is used as part of a circuit it is considered a safety hazard. Recommend further evaluation and / or repair by a licensed electrician prior to close.
Exterior	7	The paint / finish of the siding and trim was weathered. Recommend maintenance as needed by a qualified contractor. A section of the wall covering has been cut and a piece of plywood is nailed to the North side exterior wall. Some trim is missing and some of the sub floor is exposed and loose on the Northeast corner.
Exterior	8	The thermal pane window at the North side appear to have lost its thermal seal. Moisture, fogging, and hazing are common signs of this condition. While mostly cosmetic, this condition is generally not repairable. Correction would require replacement of the window(s). Some of the window screens were missing or not installed. The window sill from the kitchen to the carport is broken and unlevel.
Exterior	9	The Exterior Doors are wood and are cracking and in need of replacement.
Roofing	13	Separations were observed at the vent boot and pipe on the Southwest. Sealing is needed. Recommend further evaluation and repair as needed by a qualified / licensed contractor.
Roofing	14	The gutters were filled with leaves and debris at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. This condition can cause water penetration at the eave area.
Roofing	16	Minor water stains were observed. The inspector was unable to determine if the water stains were active at the time of the inspection. The stains may have been caused by condensation or leakage at a previous time. The inspector does not offer an opinion or warranty as to whether the roof leaks now (unless it is moderately raining at the time of inspection) or is subject to future leakage. Client should obtain disclosure / history information from the current owner or occupant prior to close. A small bucket containing a small amount of water was observed in the entrance, and the rafter over the bucket is water stained. It is not know whether this is to catch leaking water or not.
Roofing	18	The lighting fixtures in the attic were not secured to the J-box, and there

		was no switch in a conspicuous area to turn the lighting on. There was an excessive amount of storage items in the attic that obstructed a full inspection.
Heating - Air	19	The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies. The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiencies. The heating system was operational at time of inspection. This is not an indication of future operation or condition. Some of the cooling fins were bent and may cause obstruction of air flow to the compressor.
Electrical	26	Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits. There were a number of clamps missing to secure the cables exiting the main panel.
Plumbing	32	T P R (temperature pressure relief) valve overflow pipe was missing at the time of the inspection. Recommend installation of an extension pipe for increased safety. Client should consult a licensed plumber for additional information.
Interiors	40	every outlet in the house has an open ground condition.
Interiors	43	There was only one smoke detector present, outside the utility room door in the foyer. There should be at least one smoke detector outside each bedroom.
Kitchen	51	Reverse polarity was noted at outlet located beside the microwave . Reverse polarity, (hot and ground / neutral reversed) are usually corrected by minor wiring adjustments at the specified item. However, when a number of these conditions are observed, client should consult a licensed electrician.
Kitchen	54	The counter is loose/raised below the pass-thru to the living area
Bath(s)	69	No GFCI outlets
Garage - Laundry	78	The detached garage has a no gutter system installed. Recommend adding gutters and downspouts where needed. Water seepage into crawl spaces, and under foundations are primarily caused by inadequate removal of rainwater from the perimeter of the structure (garage)
Garage - Laundry	83	The exterior entrance door to the garage has unpainted trim. This can cause premature rotting, insect penetration, and/ or mold and fungus growth.
Garage - Laundry	85	Unprofessional wiring was observed inside the garage. Recommend further evaluation and repair as needed by a licensed electrician. Exterior Romex / UF type wire was observed servicing the detached garage. Exterior wire(s) not enclosed in conduit may be subject to physical damage or contact with water. Although the installation of this type of wiring may have been proper at the time of installation, exterior or exposed wiring should be enclosed in a weather protective conduit.

		Client is advised to consult with a licensed electrician.
Garage - Laundry	86	There is a hole cut in the drywall around the main breaker panel that is bigger than the panel, leaving gaps for outside air to penetrate and inside air to escape the room
Garage - Laundry	88	
Foundation - Crawl Space	89	A crack of approximately 1/8" or less was observed in the foundation wall. The cracking implies that some foundation movement has occurred. Recommend masonry sealing and monitoring for any further movement. Although no obvious evidence suggesting "immediate" concern was observed, this does not however guarantee future conditions. The exact / precise measurement of such conditions is not within the scope of our inspection. Past or future movement may be related to soils and geological issues, which are beyond the scope of our expertise. Most of the floor insulation has fallen down, and the vapor barrier on the insulation that is installed is upside down. Only partial vapor barrier between earth and crawlspace area. It was also noted in the EXTERIOR section of this report the foundation on the south side is sitting in a creek bed. There does not appear to be any damage or water penetration from the creek into the foundation, but is still a concern worth monitoring.
Bedroom1	98	receptacles indicate open ground condition
Bedroom1	101	no smoke detector
Bedroom2	109	Three pronged outlets did not test for proper ground . Recommend further evaluation and repairs by a licensed electrician prior to close.
Bedroom2	112	no smoke detector
Bedroom3	120	Three pronged outlets did not test for proper ground. Recommend further evaluation and repairs by a licensed electrician prior to close.
Bedroom3	123	no smoke detector present