

# Property Inspection Report



1487 47th ST NW, Washington, DC 20001  
Inspection prepared for: Rowhouse Buyer  
Date of Inspection: 8/16/2017 Time: 3:00PM - 5:30PM

Inspector: Ed Snope  
Virginia Certified Home Inspector #3380 000529, expires 4/30/2017  
1614 N Wakefield St, Arlington, VA 22207  
Phone: 703-304-3925 Fax: 703-525-8440

Email: [ed@inspectionarlington.com](mailto:ed@inspectionarlington.com)  
[www.inspectionarlington.com](http://www.inspectionarlington.com)

This report is personal and confidential and is the property of the Client(s) listed above and the Home Inspector. It is intended for the Client's use only unless permission has been granted by the Client to a third party. Any third party is strongly encouraged to obtain their own inspection and report. This report reflects the condition of the house as it was on the day of the inspection. This report will not reflect the condition of the property after the date of this inspection nor any work or repairs attempted thereafter.

**Dear Rowhouse Buyer,**

Thank you for choosing Atlas Home Inspection to perform the inspection located at:  
**1487 47th ST NW Washington, DC 20001 on 8/16/2017.**

We are pleased to provide you with a comprehensive inspection report that provides you with the information you need now and is a reference for years to come.

This report is intended to provide the Client with objective information based on the findings at the time of the inspection. This inspection is a non-invasive visual inspection conducted according to the ASHI Standard of Practice: [https://www.homeinspector.org/files/docs/standards\\_updated3-4-2015.pdf](https://www.homeinspector.org/files/docs/standards_updated3-4-2015.pdf)

*This report is an overview of the apparent condition of the following readily accessible and visible systems and components of the property: roofing, exterior, structure, insulation, ventilation, exhaust, interior, plumbing, electrical, heating, air conditioning, and appliances.*

The Inspector includes the above elements unless asked not to. The Inspector can only comment on what is accessible and visible at the time of the inspection.

**Comments in this report are based on standard building practices and manufacturer's installation instructions, with consideration given to apparent time of installation.**

There is no reflection of code, cosmetics, value, advice on purchase, nor any guarantee or warranty.

Items in large quantity or area such as receptacles, switches, fixtures, windows, hardware, mortar, masonry, paint, or caulk may be randomly sampled and not every instance of a minor concern will be noted. Inspections are performed with consideration given to the age of the system or component. Items marked OK are considered OKAY for the age of the item. Items in less than good condition will be marked as such, even though the condition may be normal for its age.

**REPORT RATINGS:**

**MAJOR CONCERNS** may be expensive or significant to repair, or a safety hazard, and may be relevant to the situation.

**MINOR CONCERNS** are recommended to be addressed or relatively inexpensive to repair.

**FYI** is for your information.

**OK** means **OKAY** for the age at the time of inspection.

**SAFETY HAZARDS** are any *minor or major* condition that the Inspector feels has the potential of causing damage, electrocution, fire, injury, sickness, or death.

It is recommended that all work be performed by qualified professionals using professional methods and products. *When dealing with major concerns, multiple estimates are advised.*

**Opinions vary from person to person and the report is the opinion of the Inspector and must be considered as such.**

Please feel free to contact me by phone, text, or email if you ever have any questions.  
Thank you!

**Ed Snope**  
**703 304-3925**  
[ed@inspectionarlington.com](mailto:ed@inspectionarlington.com)  
[www.inspectionarlington.com](http://www.inspectionarlington.com)

# *Inspection Data*

## **1. Home Type**

- Townhouse end unit

## **2. Square Footage**

- 1000 - 1500 square feet

## **3. Age of Home**

- New

## **4. Number of Bedrooms**

- 2 bedrooms

## **5. Number of Bathrooms**

- 2 full bathrooms

## **6. Main Entrance faces**

- East (for reference)

## **7. Garage/Carport**

- None

## **8. Utilities**

- Electric service on.
- Water service on.
- Natural gas service on.

## **9. Occupancy**

- Vacant and furnished
- Personal items restricted access to inspect some areas of the property. Any such areas are excluded from this inspection.

## **10. Attendance**

- Client partially present, partial attention. Client assumes responsibility for any missed information at the inspection.
- Buying agent partially present, partial attention
- Additional inspector present
- Project director partially present

## **11. Weather**

- Sunny
- 90 degrees
- Recent rain, damp ground

# ***Property Description***

## ***1. Roofing Description***

- MAIN ROOFING:
  - Viewed from the roof, fully visible
  - Flat roof
  - Rolled asphalt roofing
  - Age unknown
- ADDITION ROOFING:
  - Viewed from ladder at eaves
  - Flat roof
  - Rolled asphalt roofing
  - Age unknown
- ROOF FLASHING:
  - Not visible, not inspected
- ROOF PENETRATIONS:
  - Full visibility
  - Roof vent
  - Plumbing vents
  - Skylights
  - Exhaust fan

## ***2. Siding Description***

- EXTERIOR WALL COVERING:
  - Brick structural
- TRIM:
  - Composition
  - Plastic

## ***3. Structural Description***

- FOUNDATION:
  - Not visible, not inspected.
- POSTS AND BEAMS:
  - Concealed, unable to inspect
- FLOOR STRUCTURE:
  - Partial visibility, concealed areas not inspected
  - Wood I-joists
- WALL STRUCTURE:
  - Partial visibility, concealed areas not inspected
  - Wood framed walls
  - Structural brick walls
- ROOF ACCESS: Through unit #2
- ATTIC ACCESS:
  - Attic entered: fully visible
  - Attic hatch in upstairs bathroom
- ATTIC FLOOR AND ROOF STRUCTURE:
  - Partial visibility, partially inspected
  - Wood I-joists
  - Wood rafters and floor joists
  - Plywood roof sheathing
  - No attic flooring

## ***4. Insulation and Ventilation Description***

- FLOOR INSULATION:
  - Concealed, unable to inspect
- WALL INSULATION:
  - Concealed, unable to inspect
- ATTIC OR ROOF INSULATION:
  - Partial visibility, concealed or inaccessible areas not inspected
  - Insulation missing in areas
  - Fiberglass batts
  - @R-30
  - Moisture barrier not visible

- ATTIC OR ROOF VENTILATION:
- Roof vent

## ***5. Electrical Description***

- SERVICE ENTRANCE:
  - Underground lateral
  - Capacity 125 amps
- MAIN PANEL:
  - Panel located in the basement hall
  - Breakers and copper branch wires with non-metallic sheathing (nm)
  - Expansion room for more breakers
- GROUND:
  - Grounding method not visible
- SMOKE ALARMS:
  - Smoke alarms installed
- CARBON MONOXIDE DETECTORS:
  - Carbon monoxide detector not visible
- CIRCUIT INTERRUPTION:
  - GFCI: Ground Fault Circuit Interruptors installed in bathroom and upstairs hall
  - GFCI: Ground Fault Circuit Interruptors installed in panel
  - AFCI: Arc Fault Circuit Interruptors installed in panel

## ***6. Plumbing Description***

- FUEL SUPPLY:
  - Gas supply line not visible
- WATER SUPPLY:
  - Water supply partially visible
  - Copper pipe
  - CPVC (chlorinated polyvinyl chloride) pipe
- WATER HEATER:
  - State EN655DORT 100 serial 1614A008581
  - 55 gallon electric water heater
  - New
- DRAIN/WASTE/VENT:
  - Drain, waste, and vent pipe partially visible.
  - Steel pipe
  - PVC (poly vinyl chloride) pipe
  - Air admittance valves installed
- SANITARY PUMP:
  - Located behind the basement water heater closet
  - Sanitary pump operable
  - Sanitary well cover not sealed

## ***7. Heating and Cooling Description***

- THERMOSTAT:
  - Digital thermostat, programmable
- FURNACE / AIR HANDLER:
  - Fujitsu ARU12RLF serial LNA 012346
  - Electric central system with a direct drive fan
  - New
- AIR FILTER:
  - Disposable filter
  - Located in the return air register in the ceiling
- HEAT PUMP:
  - Fujitsu AOU12RLFC serial LNN 006025
  - Heat pump with electric backup heat
  - New
  - 1 ton (12)
  - Maximum breaker rating: 15A
  - Installed breaker rating: 15A
  - R410A refrigerant
- THERMOSTAT #2:
  - Digital thermostat, programmable
- FURNACE / AIR HANDLER #2: Attic

- Fujitsu ARU9RLF serial KYA 007702
- Electric central system with a direct drive fan
- New
- AIR FILTER #2:
- Disposable filter
- Located in the return air register in the ceiling
- HEAT PUMP #2:
- Fujitsu AOU9RLFC serial XYN 001667
- Heat pump with electric backup heat
- New
- 3/4 ton (9)
- Maximum breaker rating: 15A
- Installed breaker rating: 15A
- R410A refrigerant

## **8. Refrigerator**

- Fisher Paykal RS36A80J1 serial ELG867745
- New

## **9. Dishwasher**

- Bosch SHE3AR75UC/22 serial FD960303743
- New

## **10. Garbage Disposal**

- Insinkerator 5-84 serial 16021221615
- New

## **11. Oven**

- Bosch HBL5351UC/02 serial FD95090044
- New
- Electric oven

## **12. Cooktop**

- Integrated with oven, gas cooktop

## **13. Microwave**

- SHARP KB6524PS serial 274948
- New

## **14. Clothes Washer**

- Samsung WF42H5000AW/A2 serial 0BE65AEGC08299X
- New

## **15. Clothes Dryer**

- Samsung DV42H5000EW/A3 serial 0ABA5BCH304457E
- New



# For Your Information

## 1. Electric Disconnect Locations

FYI	OK	Minor	Major
✓			



FYI: Main disconnect in panel. Panel located in basement hall.



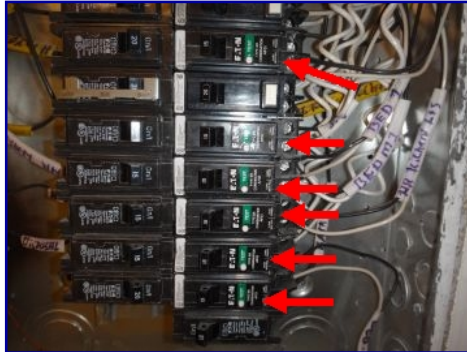
FYI: Heat pump service disconnect. Roof.



FYI: Main disconnect located at meter, NW corner.



FYI: Kitchen GFCI breakers located in panel.



FYI: AFCI breakers located in panel.



FYI: Water heater service disconnect. Water heater closet.

## 2. Fuel Shutoff Locations

FYI	OK	Minor	Major
✓			

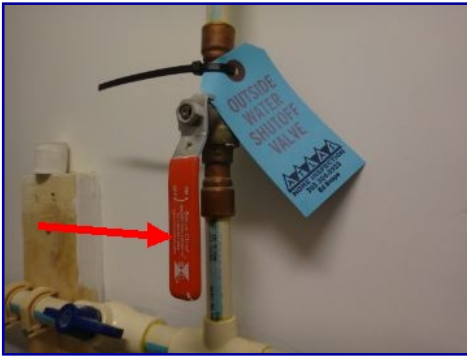
• FYI: Stove gas shutoff not visible. Behind stove.



FYI: Main gas shutoff valve at meter. Meter located at unit #5.

## 3. Water Shutoff Locations

FYI	OK	Minor	Major
✓			



FYI: Exterior hose bib shutoff valve.  
Water heater closet.



FYI: Water heater water shutoff valve.  
Water heater closet.



FYI: Main water shutoff valve. Water  
heater closet.



FYI: Tempering valve installed. Water heater closet.



FYI: Sanitary pump drain water shutoff valve.

## 4. Exterior

- FYI: Gutters not installed. Recommend gutters, downspouts, and extensions or roof drains on addition roofing.
- DRAINAGE:
- FYI: Exterior drains. Recommend testing exterior drains with a hose to ensure that drains are not blocked. Keep area around drain clean. Recommend occasional flushing to test for or clear debris.

## 5. Insulation

- ATTIC INSULATION:
- FYI: Fiberglass insulation provides little resistance to air flow and has low insulating value. Recommend mineral wool batts, cellulose, or self-extinguishing spray foam insulation.

## 6. Exhaust

- CLOTHES DRYER:
- FYI: Recommend 4" 30 gauge minimum smooth-walled or semi-rigid metal duct with as few bends and as short a length as possible. Ensure all connections are sealed with metal tape or duct mastic. Flexible foil duct may increase drying time and is not recommended. Six feet maximum flexible duct length. Do not install flexible duct through walls. Plastic duct is not rated for heat.

## 7. Electrical

- ELECTRIC PANEL:
- FYI: GFCI located in panel. If kitchen circuit trips, the reset button is in the panel box. Recommend monthly testing of GFCI (Ground Fault Circuit Interrupter).
- FYI: AFCI breakers are located in the electric panels and provide protection from arc-faults from damage to wiring or branch wiring such as lamp cords. The breakers detect arc-faults and interrupt the power to reduce the chance of the electrical system becoming a source of ignition.
- CARBON MONOXIDE DETECTORS:
- FYI- Confirm if any alarms are combination smoke and CO detectors. Recommend that every residence with fuel-burning appliances be equipped with carbon monoxide detectors. Recommend a minimum of one AC powered CO detector near the bedrooms and one on each



level in the home. CO detectors have an average lifespan of 5-7 years. Avoid inexpensive detectors as they may not detect low levels.

## 8. Plumbing

- WATER HEATER:
- FYI: High water temperature. Recommend as low a temperature as comfortably practical to prevent scalding. Temperatures in excess of 120°F are considered a hazard. Maximum recommended temperature on bathtubs is 120°F. Tempering valves can be installed at each fixture if a lower temperature is desired.
- FYI: Tempering valve installed. The tempering valve allows the temperature in the water heater to be set high for the heating system, then reduces the temperature to prevent scalding by mixing hot with cold water.
- EXTERIOR WATER SUPPLY:
- FYI: Standard hose bibbs are not frostproof and need to be turned off in winter at the shutoff valve located inside to prevent freezing. If the pipe does not slope downward from the shutoff valve, drain water from the pipe at the bleed valve inside. Recommend frostproof anti-siphon hose bibbs be installed to prevent damage from freezing temperatures.

## 9. Heating and Cooling

- AIR HANDLER:
- FYI: The condensate drain line needs periodic cleaning. Recommend cleaning yearly with a flexible brush. Bleach or an algae guard can be used.
- FURNACE:
- FYI: Furnace not tested. Thermostat inoperable.
- HEAT PUMP:
- FYI: 3 heat pump heating modes: 1) Heat pump only- Recommend that the temperature not be raised more than @2 degrees at a time so that only the efficient heat pump operates. 2) Heat pump AND electric backup heat- raising the temperature more than @2 degrees at a time may cause the inefficient electric backup heat to turn on while the efficient heat pump is working. 3) Emergency heat only- the inefficient electric heat operates while the heat pump is off or inoperable.
- AIR FILTER:
- FYI: Recommend a HEPA filter with a MERV rating as high a value as possible. A MERV rating of 9 or higher captures mold spores.

## 10. Appliances

- RANGE HOOD:
- FYI: Grease filters are removeable and easily cleaned by hand with mild soap and water or in the dishwasher. Any charcoal filters need periodic replacement depending on use.
- CLOTHES WASHER:
- FYI: Floor pan not visible. Ensure that there is a floor drain is installed.

# Roofing, Siding, and Trim

## 1. Roofing

FYI	OK	Minor	Major
✓			

### Observations:

- FYI: No visible problems.

## 2. Addition Roofing

FYI	OK	Minor	Major
		✓	✓

### Observations:

- Sealant failed or missing. Repair. FYI: Prevent leaks and water damage. Recommend sealing all fasteners with roofing sealant such as Loctite PL S30 or Liquid Nails RR-808.
- Reversed lapping. Repair. FYI: Slope the roof to an outer corner or install a roof drain.
- Roofing loose. Repair or replace. FYI: Prevent leaks and water damage. Recommend replacement.
- Drain slope missing. Repair. FYI: Prevent leaks and water damage. Install a roof drain or reslope the roofing.
- **Numerous concerns with roofing including loose roofing, reversed lapping, sealant failed and missing, drain slope or roof drain missing, low clearance between roofing and window frames, and flashing not visible.**
- **Clearance low. Flashing not visible. Repair or maintain. FYI: Recommend 2 inches of visible flashing below horizontal trim above roofing. Ensure that roofing drains away from walls. Maintain and monitor.**



Reversed lapping. Roofing loose. Sealant failed at seams. Sealant missing at trim. Drain slope or roof drain missing. Low window clearance.

## 3. Roof Penetrations

FYI	OK	Minor	Major
		✓	

### Observations:

- Skylight not installed. Repair. FYI: Ensure that the skylight is installed.



Skylight not installed.

## 4. Exterior Trim

FYI	OK	Minor	Major
		✓	✓

### Observations:

- Caulk failed or missing. Repair. FYI: Prevent water damage. Remove all loose or split caulk, clean the surface, and prime any bare wood before caulking with a paintable caulk. Use a backer

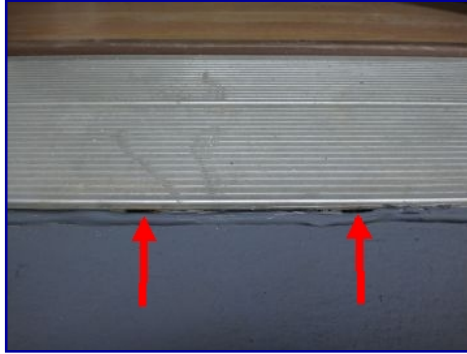
rod for large voids. Not all areas were visible during the inspection and the entire siding and trim need to be inspected. Caulking and painting are regular maintenance which will prolong the life of materials. Silicone not recommended.

- Trim missing. Repair. FYI: Install trim and seal or caulk all voids.

- **Drain slope missing. Repair. FYI: Prevent leaks and water damage. Install sloped horizontal trim or flashing. Expect maintenance.**



Caulk failed and missing. Front door frame at threshold.



Caulk missing. Front door threshold.



Trim missing.



Caulk failed. Flashing or drain slope not visible. Exterior window frame tops.

# Structure

## 1. Foundation

FYI	OK	Minor	Major
✓			

**Observations:**

- FYI: No problems visible at the time of inspection.

## 2. Posts and Beams

FYI	OK	Minor	Major
✓			

**Observations:**

- FYI: No problems visible at the time of inspection.

## 3. Floor

FYI	OK	Minor	Major
✓			

**Observations:**

- FYI: No problems visible at the time of inspection.

## 4. Wall

FYI	OK	Minor	Major
✓			

**Observations:**

- FYI: No problems visible at the time of inspection.

## 5. Attic Access

FYI	OK	Minor	Major
		✓	

**Observations:**

- Seal missing. Hatch. Repair. FYI: Prevent energy loss. Install silicone or EPDM weatherstripping to form a tight seal between the cover and the trim.

## 6. Attic and Roof Structure

FYI	OK	Minor	Major
✓			

**Observations:**

- FYI: No problems visible at the time of inspection.

# Insulation, Ventilation, and Exhaust

## 1. Attic Insulation

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### Observations:

- SAFETY HAZARD- Exposed flammable backing. Repair. FYI: Fire hazard. Manufacturers instructions state that the insulation backing is flammable and not to be left exposed. Remove or cover with a nonflammable surface such as drywall or paneling.
- Insulation displaced. Repair. FYI: Prevent energy loss. Install insulation with no air gaps between the insulation and the conditioned space and with no air gaps between the insulation batts and joists or other batts.



Exposed flammable backing.



Insulation displaced. Loose fit. Numerous areas.

## 2. Attic Ventilation

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Observations:

- Roof vents missing. High attic temperature. Repair. FYI: Prevent energy loss and high cooling bills. Install roof vents at the high point of the roof.

## 3. Kitchen Exhaust

FYI	OK	Minor	Major
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- FYI: No problems visible at the time of inspection.

## 4. Bathroom Exhaust

FYI	OK	Minor	Major
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- FYI: No problems visible at the time of inspection.

## 5. Clothes Dryer Exhaust

FYI	OK	Minor	Major
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Observations:

- FYI: Not visible.



# Interior

## 1. Exterior Doors

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Weatherstripping damaged. Door frame. Replace.
- Threshold cap missing. Repair. FYI: Prevent damage. Replace the cap or replace the threshold.



Weatherstripping damaged. Door frame. Front door.



Threshold cap missing. Front door.

## 2. Interior Doors

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Sliding door guides missing. Repair. FYI: Prevent injury or damage. Install door bottom guides.



Sliding door guides missing. Basement hall closet.

## 3. Windows

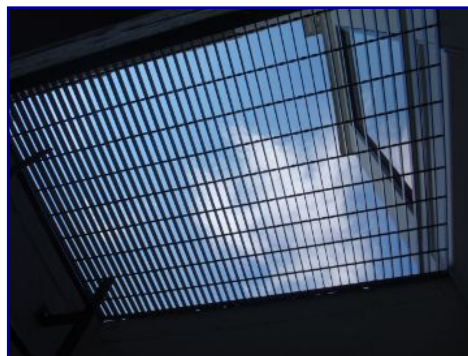
FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### Observations:

- Caulk failed or missing. Repair. FYI: Prevent water damage, drafts, or energy loss. Remove all damaged or split caulk before caulking window sills and frames. Ensure that trim is secure.
- **Window well cover loose. Egress window. Repair. FYI: Prevent injury. Secure the well cover so that it will not fall into the well. Recommend secured hinges.**
- **Window well cover heavy. Egress window. Repair. FYI: Install a cover that takes no more force to open than the egress window itself.**



Caulk failed. Living room.



Window well cover loose. Cover heavy. Basement bedroom egress well.

## 4. Walls

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Wall dirty. Repair. FYI: Clean or prime and paint.



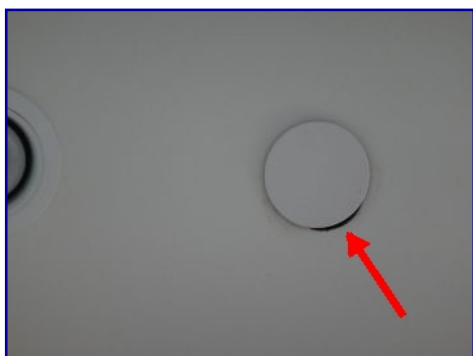
Wall dirty. Numerous areas.

## 5. Ceilings

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Sprinklers misaligned or damaged. Repair. FYI: Align heads with openings. Replace damaged or obstructed heads.



Sprinklers offset. Several areas.



Sprinkler damaged. Basement hall.

## 6. Interior Trim

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Trim loose. Repair. FYI: Prevent further damage. Fasteners missing, too short, or not nailed into studs. Secure the trim a minimum of every 16" to the framing.
- Caulk failed. Repair. FYI: Secure loose trim, remove split caulk, and prime any bare wood before caulking.
- Trim damaged. Repair or replace. FYI: Recommend replacing damaged boards.
- Trim dirty. Repair. FYI: Clean or prime and paint with a gloss paint.



Trim loose. Caulk failed. Baseboard.  
Living room.



Trim loose. Caulk failed. Baseboard.



Trim damaged. Basement bathroom  
door frame.



Trim dirty. Stair risers.

## 7. Flooring

FYI	OK	Minor	Major
		✓	

### Observations:

- Caulk failed or missing. Repair. FYI: Prevent leaks and water damage. Caulk at all angled planes around sinks, toilets, bathtubs, showers, clothes washers, and exterior doors. Remove any split or damaged caulk or loose grout before caulking.



Caulk missing or failed. Floor perimeter. Basement bathroom.

## 8. Stairs

FYI	OK	Minor	Major
	✓		

## 9. Railings

FYI	OK	Minor	Major
		✓	

### Observations:

- SAFETY HAZARD- Railing dirty. Repair. FYI: Clean or prime and paint with a gloss paint.



Railings dirty. Flat paint.

## 10. Countertops

FYI	OK	Minor	Major
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 11. Cabinets

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Drawers misaligned. Repair. FYI: Adjust the drawer guides so that the drawers open maintaining a gap.
- Cabinet dirty. Repair. FYI: Prevent damage. Clean cabinet and drawer hardware.



Construction debris. Basement bathroom.



Drawer misaligned. Master bedroom.

## 12. Mirrors

FYI	OK	Minor	Major
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Electrical

## 1. Service Entrance

FYI	OK	Minor	Major
✓			

**Observations:**

- FYI: No visible problems.

## 2. Electric Panel

FYI	OK	Minor	Major
✓			

**Observations:**

- FYI: No visible problems.

## 3. Grounding

FYI	OK	Minor	Major
✓			

**Observations:**

- FYI: No visible problems.

## 4. Wiring

FYI	OK	Minor	Major
		✓	

**Observations:**

- SAFETY HAZARD- Junction box loose. Repair. FYI: Prevent damage. Secure all junction boxes to structural members.



Junction box loose. Range hood.

## 5. Receptacles

FYI	OK	Minor	Major
	✓		

## 6. Switches

FYI	OK	Minor	Major
		✓	

**Observations:**

- Switch inoperable. Further evaluation advised. FYI: Confirm function of all switches.



Switch inoperable. Master bedroom.



## 7. Light Fixtures

FYI	OK	Minor	Major
		✓	

### Observations:

- Light fixture inoperable. Replace bulb or repair. FYI: Replace or test bulbs to determine if bulb is burnt out or the fixture or wiring is faulty.
- SAFETY HAZARD- Cover missing. Shower. Repair. FYI: Install covered, GFCI protected light fixtures above showers.



Light fixture inoperable. Basement bedroom.



Cover missing. Master bathroom shower.

## 8. Smoke Alarms

FYI	OK	Minor	Major
	✓		

## 9. Doorbell

FYI	OK	Minor	Major
	✓		

# Plumbing

## 1. Gas

FYI	OK	Minor	Major
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- FYI: No visible problems.

## 2. Water Heater

FYI	OK	Minor	Major
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- No visible problems.

## 3. Water Supply

FYI	OK	Minor	Major
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- FYI: No visible problems.

## 4. Exterior Water Supply

FYI	OK	Minor	Major
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 5. Drain/Waste/Vent

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Observations:**

- **Pipe loose. Sanitary drain pipe. Repair.** FYI: Prevent leaks and water damage. Secure the pipe to the structure.



Pipe loose. Sanitary drain.

## 6. Sanitary Pump

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Observations:**

- **SAFETY HAZARD- Seal not visible. Repair.** FYI: Sewer gas evident at the time of the inspection. Seal the lid with an airtight seal.



Seal missing. Well cover.

## 7. Toilets

FYI	OK	Minor	Major
		✓	

**Observations:**

- Toilet seat lid damaged. Replace. FYI: Scratched.



Toilet seat damaged. Basement bathroom.

## 8. Sinks

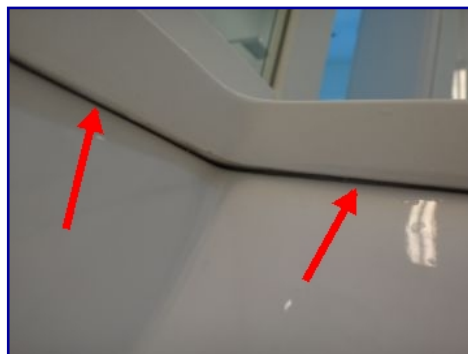
FYI	OK	Minor	Major
		✓	

**Observations:**

- Caulk not visible under countertop. Repair. FYI: Prevent leaks or bacteria. Ensure that the seam around the sink is cleaned before sealing with a countertop caulk. Recommend levelling the void with caulk so that particles or fluids don't get trapped in the seam. Silicone not recommended.



Caulk not visible. Sink under countertop. Basement bathroom.



Caulk not visible. Sink under countertop. Master bathroom.

## 9. Bathtubs

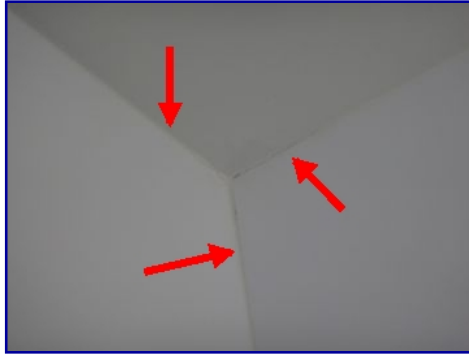
FYI	OK	Minor	Major
	✓		

## 10. Shower

FYI	OK	Minor	Major
		✓	

**Observations:**

- Caulk failed or missing. Repair. FYI: Prevent leaks or water damage. Caulk where the shower meets the wall and floor or trim, around the base of the shower pan, the top of the tile, and at all angled planes in or near the shower. Silicone not recommended.



Caulk failed. Basement bathroom, at ceiling.

# Heating and Air Conditioning

## 1. Thermostat

FYI	OK	Minor	Major
			✓

### Observations:

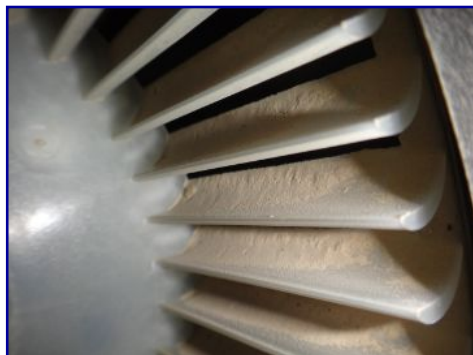
• **Thermostat inoperable. Repair or replace.** FYI: System partially operable at the time of inspection. Consult operating instructions, repair, or replace. Backup or emergency heat not operable. Cooling and heating settings ineffective after changing settings. Icons unknown.

## 2. Air Handler

FYI	OK	Minor	Major
		✓	✓

### Observations:

• Sealant failed or missing. Repair. FYI: Prevent energy loss, damage from condensation, or dirt in the equipment. Recommend sealing all gaps in the cabinet with duct seal at cabinet penetrations and metal tape at all joints and seams.  
 • Trap missing. Condensate drain line. Repair. FYI: Prevent energy loss. A trap in the line prevents conditioned air from being pushed out of the drain. Recommend that a trap with a cleanout be installed. Traps need periodic cleaning.  
 • **Blower fan dirty. Repair.** FYI: Prevent energy loss or unhealthy air quality. Professionally clean the air handler, blower fan, and evaporator coil.  
 • **Access restricted. Repair.** FYI: Seal the access cover with removable sealant such as HVAC metal tape.



Blower fan dirty. Inside cabinet.



Sealant missing. Cabinet cover. Mastic installed, service cover not removable. Condensate drain line trap and cleanout not visible.



Access restricted. Duct mastic on access cover.

## 3. Furnace

FYI	OK	Minor	Major
✓			

### Observations:

• FYI: Not tested. Thermostat unresponsive.

## 4. Heat Pump

FYI	OK	Minor	Major
✓			

### Observations:

• FYI: Thermostat inoperable. Cooling ineffective and heating inoperable.

## 5. Air Handler #2

FYI	OK	Minor	Major
		✓	✓

### Observations:

• Trap missing. Condensate drain line. Repair. FYI: Prevent energy loss. A trap in the line prevents conditioned air from being pushed out of the drain. Recommend that a trap with a cleanout be installed. Traps need periodic cleaning.  
 • Cover screw stripped. Repair. FYI: Ensure inspection and maintenance. Replace screw.  
 • Sealant missing. Repair. FYI: Prevent energy loss, damage from condensation, or dirt in the equipment. Recommend sealing all gaps in the cabinet with duct seal at cabinet penetrations and metal tape at all joints and seams.  
 • **Blower fan dirty. Repair.** FYI: Prevent energy loss or unhealthy air quality. A dirty fan suggests that the heat exchanger may also be dirty. Professionally clean the air handler,



blower fan, and evaporator coil.



Blower fan dirty. Inside cabinet. Cover screw stripped, cover not removed.



Condensate drain line trap and cleanout not visible.



Cover screw stripped. Cover not removed. Sealant missing.

## 6. Furnace #2

FYI	OK	Minor	Major
✓			

### Observations:

- FYI: Not tested. Thermostat unresponsive.

## 7. Heat Pump

FYI	OK	Minor	Major
✓			

### Observations:

- FYI: Thermostat inoperable. Cooling ineffective and heating inoperable.

## 8. Air Filter

FYI	OK	Minor	Major
			✓

### Observations:

- Air filter redundant. Basement. Repair. FYI: Prevent flow restriction or lack of maintenance. Recommend that the internal filter be removed.
- Air filter size mismatched? Further evaluation advised FYI: The larger basement system appears to have a smaller filter and return. Ensure that the systems are sized correctly. Recommend a qualified HVAC contractor.



Air filters dirty. Filters redundant. Inside basement air handler cabinet.

## 9. Ductwork

FYI	OK	Minor	Major
		✓	

### Observations:

- Duct bend excessive. Repair or replace. FYI: Excessive bends create drag and inhibit air flow. Install flexible duct so that the radius of the bend at the duct centerline is no less than the diameter of the duct.



Duct bend excessive. Attic.

## 10. Room Heating and Cooling

FYI	OK	Minor	Major
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Observations:

- Registers blocked. Repair. FYI: Prevent inefficient operation. Clean and clear all registers.



Registers blocked. Filters.

# Appliances

## 1. Refrigerator

FYI	OK	Minor	Major
		✓	

### Observations:

- Water filter missing. Repair. FYI: Install filter or filter cap.
- Coils dirty. Repair. FYI: Clean construction dust from the entire refrigerator coil and floor.



Water filter missing.

## 2. Dishwasher

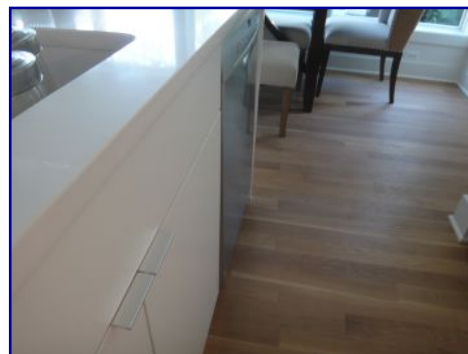
FYI	OK	Minor	Major
		✓	

### Observations:

- Dishwasher drain line high loop missing. Repair. FYI: Prevent sink drain backflow into dishwasher. Secure the dishwasher drain line no lower than directly to the underside of the countertop.
- Dishwasher out-of-plumb. Repair. FYI: Typically the feet can be turned to adjust the height of each corner. Ensure that the dishwasher is level left-to-right and front-to-back.



Dishwasher drain high loop missing. Under kitchen sink.



Dishwasher out-of-plumb. Leans back.

## 3. Disposal

FYI	OK	Minor	Major
	✓		

## 4. Oven

FYI	OK	Minor	Major
	✓		

## 5. Cooktop

FYI	OK	Minor	Major
	✓		

## 6. Microwave

FYI	OK	Minor	Major
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	✓		
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7. Clothes Washer

FYI	OK	Minor	Major
	✓		

8. Clothes Dryer

FYI	OK	Minor	Major
	✓		

## Summary of Major Concerns

The following is a summary of, in the inspector's opinion, potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct, or an item needing extra attention to prevent more significant damage. This summary is not a complete listing of all the findings in the report. Please review the entire report for all findings noted by the inspector. It is recommended that all repairs be done by qualified professionals and that copies of all receipts, warranties, and permits be obtained.

### Roofing, Siding, and Trim

Page 9 Item: 2	Addition Roofing	<ul style="list-style-type: none"> <li>• Numerous concerns with roofing including loose roofing, reversed lapping, sealant failed and missing, drain slope or roof drain missing, low clearance between roofing and window frames, and flashing not visible.</li> <li>• Clearance low. Flashing not visible. Repair or maintain. FYI: Recommend 2 inches of visible flashing below horizontal trim above roofing. Ensure that roofing drains away from walls. Maintain and monitor.</li> </ul>
Page 10 Item: 4	Exterior Trim	<ul style="list-style-type: none"> <li>• Drain slope missing. Repair. FYI: Prevent leaks and water damage. Install sloped horizontal trim or flashing. Expect maintenance.</li> </ul>

### Insulation, Ventilation, and Exhaust

Page 12 Item: 1	Attic Insulation	<ul style="list-style-type: none"> <li>• Insulation displaced. Repair. FYI: Prevent energy loss. Install insulation with no air gaps between the insulation and the conditioned space and with no air gaps between the insulation batts and joists or other batts.</li> </ul>
Page 12 Item: 2	Attic Ventilation	<ul style="list-style-type: none"> <li>• Roof vents missing. High attic temperature. Repair. FYI: Prevent energy loss and high cooling bills. Install roof vents at the high point of the roof.</li> </ul>

### Interior

Page 13 Item: 3	Windows	<ul style="list-style-type: none"> <li>• Window well cover loose. Egress window. Repair. FYI: Prevent injury. Secure the well cover so that it will not fall into the well. Recommend secured hinges.</li> <li>• Window well cover heavy. Egress window. Repair. FYI: Install a cover that takes no more force to open than the egress window itself.</li> </ul>
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### Plumbing

Page 19 Item: 5	Drain/Waste/Vent	<ul style="list-style-type: none"> <li>• Pipe loose. Sanitary drain pipe. Repair. FYI: Prevent leaks and water damage. Secure the pipe to the structure.</li> </ul>
Page 19 Item: 6	Sanitary Pump	<ul style="list-style-type: none"> <li>• SAFETY HAZARD- Seal not visible. Repair. FYI: Sewer gas evident at the time of the inspection. Seal the lid with an airtight seal.</li> </ul>

### Heating and Air Conditioning

Page 22 Item: 1	Thermostat	<ul style="list-style-type: none"> <li>• Thermostat inoperable. Repair or replace. FYI: System partially operable at the time of inspection. Consult operating instructions, repair, or replace. Backup or emergency heat not operable. Cooling and heating settings ineffective after changing settings. Icons unknown.</li> </ul>
Page 22 Item: 2	Air Handler	<ul style="list-style-type: none"> <li>• Blower fan dirty. Repair. FYI: Prevent energy loss or unhealthy air quality. Professionally clean the air handler, blower fan, and evaporator coil.</li> <li>• Access restricted. Repair. FYI: Seal the access cover with removable sealant such as HVAC metal tape.</li> </ul>
Page 23 Item: 5	Air Handler #2	<ul style="list-style-type: none"> <li>• Blower fan dirty. Repair. FYI: Prevent energy loss or unhealthy air quality. A dirty fan suggests that the heat exchanger may also be dirty. Professionally clean the air handler, blower fan, and evaporator coil.</li> </ul>



Page 23 Item: 8	Air Filter	<ul style="list-style-type: none"><li>• Air filter redundant. Basement. Repair. FYI: Prevent flow restriction or lack of maintenance. Recommend that the internal filter be removed.</li><li>• Air filter size mismatched? Further evaluation advised FYI: The larger basement system appears to have a smaller filter and return. Ensure that the systems are sized correctly. Recommend a qualified HVAC contractor.</li></ul>
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