

Property Inspection Report



1614 N Wakefield St, Arlington, VA 22207

Inspection prepared for: Ed Snope

Date of Inspection: 12/3/2020 Time: 10:30AM - 8:30PM

Inspector: Ed Snope

Virginia License #3380 00529 NRS, expires 4/30/2021

1614 N Wakefield St, Arlington, VA 22207

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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 use, disclosure, forwarding, or copying by any person other than the intended recipient is strictly prohibited. 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 Ed Snope,

Thank you for choosing Atlas Home Inspection to perform the inspection located at:

1614 N Wakefield St Arlington, VA 22207 on 12/3/2020.

This report is intended to provide you with objective information based on the apparent condition of the following readily accessible and visible systems and components of the property at the time of the inspection:

Roofing, Exterior, Structure, Insulation, Ventilation, Exhaust, Interior, Plumbing, Electrical, Heating, Cooling, and Appliances.

This inspection is a non-invasive visual inspection conducted according to the ASHI Standard of Practice:

<http://building-inspections.com/ASHI%20Standards.htm>

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

Comments in this report are based on best building practices or manufacturer's installation instructions, with consideration given to the apparent time of installation.

There is no comment on code, cosmetics, value, advice on purchase, 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.

REPORT RATINGS- Ratings may be relevant to the situation:

-MAJOR CONCERNS: Expensive or significant to repair, or a major HAZARD.

-SAFETY HAZARD: Damage, injury, shock, fire, or death potential.

-HEALTH HAZARD: Sickness potential or unhealthy living conditions.

-MINOR CONCERNS: Minor damage, cosmetics, or relatively inexpensive to repair.

-NO VISIBLE PROBLEMS: No problems seen at the time of the inspection.

-FYI: For your information; additional information, not considered deficiencies.

Items in less than good condition will be marked as such, whether old or new. Items in good condition will be marked as such, even if it is old or past the life expectancy.

I recommend 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 have any questions.
Thank you!

Ed Snope
703 304-3925

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Inspection Data

1. Home Type

Detached house
7000 - 7500 square feet
2 car attached garage

2. Bedrooms and Bathrooms

6 bedrooms
6 full bathrooms
2 half bathrooms

3. Utilities

Electric service on
Water service on
Natural gas service on

4. Occupancy

Vacant and partially furnished

5. Attendance

Client not present- Client assumes responsibility for any missed information at the inspection
Buying agent present, partial attention
Additional inspector present
Builder partially present, partial attention
Selling agent present, partial attention

6. Weather

Partly cloudy
60 - 70 degrees
Recent rain, damp ground

7. Main Entrance faces

East (for reference)

8. Exclusions



FYI: Elevator equipment not evaluated.

Property Description

1. Roofing Description

VISIBILITY: Viewed from the ground and windows, limited visibility

ROOF TYPE: Hip roof, steep pitch

ROOFING: Asphalt shingles, new

FLASHING: Aluminum flashing, partial visibility

- Drip edge flashing installed

- Rake edge flashing not visible

ROOF PENETRATIONS: Limited visibility

- Plumbing vents

- Roof vent

- Furnace flue

2. Metal Roofing Description

VISIBILITY: Viewed from the ground and windows, partial visibility

ROOF TYPE: Shed roof, medium pitch

ROOFING: Metal standing seam roofing, new

3. Exterior Wall Covering

Composition fiber cement shingleboard

Composition fiber cement clapboard

Plastic trim

4. Structural Description

FOUNDATION: Partial visibility, concealed areas not inspected

- Poured concrete basement foundation

POSTS AND BEAMS: Concealed, unable to inspect

FLOOR STRUCTURE: Partial visibility, concealed areas not inspected

- Wood I-joists

- OSB sheathing subfloor (Oriented Strand Board)

WALL STRUCTURE: Partial visibility, concealed areas not inspected

- Wood framed walls

- Wall sheathing not visible

ATTIC ACCESS: Inspected from hatch, fully insulated, limited visibility

- Attic hatch in laundry room

ATTIC FLOOR AND ROOF STRUCTURE: Partial visibility, concealed areas not inspected

- Wood trusses

- OSB roof sheathing (Oriented Strand Board)

- No attic flooring

5. Chimney Description

CHIMNEY: South side

- Viewed from the ground, inspection limited

- Wood framed chase, flue and cap not visible

6. Insulation Description

FLOOR INSULATION: Partial visibility, concealed/inaccessible areas not inspected

- Fully insulated, no visible missing insulation

- Spray foam @ R-22

- Moisture barrier not visible

WALL INSULATION: Partial visibility, concealed areas not inspected

- Insulation missing in areas

- Fiberglass batts, @ R-19

- Moisture barrier visible, not sealed

ATTIC OR ROOF INSULATION: Partial visibility, concealed or inaccessible areas not inspected

- Fully insulated, no visible missing insulation

- Loose fiberglass, @ R-38

- Moisture barrier not visible

7. Attic Ventilation Description

Partial visibility, concealed or inaccessible areas not inspected
Ridge vent (vent opening appears blocked)
Soffit vents

8. Building Exhaust Description

Bathroom exhaust: partial visibility, inspection limited
Clothes dryer exhaust: partial visibility, inspection limited
Kitchen exhaust: partial visibility, inspection limited
Water heater exhaust: partial visibility, inspection limited
Furnace exhaust: partial visibility, inspection limited
Fireplace exhaust: partial visibility, inspection limited
RADON SYSTEM: No radon remediation system was visible

9. Electrical Description

SERVICE ENTRANCE: Partial visibility, inspection limited
- Underground lateral, Capacity 400 amps, 240 volts
GROUND: Grounding method not visible
PANEL 1: Panel opened and inspected
- Panel located in the garage
- Capacity 200 amps
- Breakers and copper branch wires with non-metallic sheathing (nm)
- Expansion room for more circuits
PANEL 2: Panel opened and inspected
- Panel located in the garage
- Capacity 200 amps
- Breakers and copper branch wires with non-metallic sheathing (nm)
- Expansion room for more circuits
GROUND-FAULT CIRCUIT INTERRUPTERS:
- GFCI: Installed in the master bathroom for all bathrooms, kitchen, garage, utility room, loft HVAC closet, and exterior
ARC-FAULT CIRCUIT INTERRUPTERS:
- AFCI: Installed in the electric panel
SMOKE ALARMS: Installed, not tested
CARBON MONOXIDE DETECTORS: Installed, not tested

10. Fuel Supply Description

FUEL SERVICE: Partial visibility, inspection limited
TYPE: Natural gas service
DISTRIBUTION: Iron pipe

11. Water Supply Description

Partial visibility, inspection limited
Public water supply
Copper and CPVC pipe

12. Drain/Waste/Vent Description

Partial visibility, inspection limited
PVC pipe (white)

13. Sump Pump Description

- Located in the utility room
- Sump pump operable
- Sump well cover not sealed
- Sump well wet

14. Water Heater Description

State GS6-75-YRVHTL 310 serial 1940116538000

- 1 year old
- 75 gallon gas water heater
- Internal combustion air, power vented
- 76,000 BTUs

15. Heating and Cooling Description

THERMOSTAT: Digital thermostat, programmable

- located in the dining room

HEATING SYSTEM: Gas central system with a direct drive fan

- Trane TUC1B060A9361AG serial 19113P9L2G

- 1 year old

- 60,000 BTUs External combustion air, power vented

AIR FILTER: Disposable filter located on the side of the cabinet in a filter rack

COOLING SYSTEM: Electric air conditioner

- Trane 4TTR4042L1000AA serial 19452XM83F

- 1 year old

- 3 1/2 ton (42), R410A refrigerant

- Maximum breaker size 35A; 35A breaker installed, no fuses installed

16. Heating and Cooling System 2 Description

THERMOSTAT: Digital thermostat, programmable

HEATING SYSTEM: Gas central system with a direct drive fan

- Trane TUC1C100A9481AF serial 19121H492G

- 1 year old

- 100,000 BTUs External combustion air, power vented

AIR FILTER: Disposable filter located on the side of the cabinet in a filter rack

COOLING SYSTEM: Electric air conditioner

- Trane 4TTR40360L1000AA serial 194737HP3F

- 1 year old

- 2 1/2 ton (30), R410A refrigerant

- Maximum breaker size 30A; installed breaker 30A, no fuses installed

17. Gas Fireplace Description

- Prefabricated gas fireplace, exterior vented, family room

18. Refrigerator

Jenn-Air JS42NXFXDE01 serial K90810080 dated at 1 year old

19. Refrigerator #2

GE PFE28KYNBFS serial AR519986 dated at new

20. Dishwasher

JENN-AIR JDTSS244GL0 serial F93403722 dated at 1 year old

21. Garbage Disposal

Insinkerator PRO-1100XL-3 serial 19123073310 dated at 1 year old

22. Garbage Disposal #2

Insinkerator Badger 5XP-3 serial 19111356600 dated at 1 year old

23. Oven

OVEN TYPE: Dual gas convection oven

JENN-AIR JGRP548HL00 serial D94402851 dated at 1 year old

24. Cooktop

Gas cooktop integrated with oven

25. Microwave

JENN-AIRE JMC243IL02 serial D95007877 dated at 1 year old

26. Hood

Exterior vented range hood

27. Hot Water Dispenser

ReadyHot RH-200-SS serial Y18-27829-R2

28. Clothes Washer

FYI: No clothes washer installed.

29. Clothes Dryer

FYI: No clothes dryer installed.

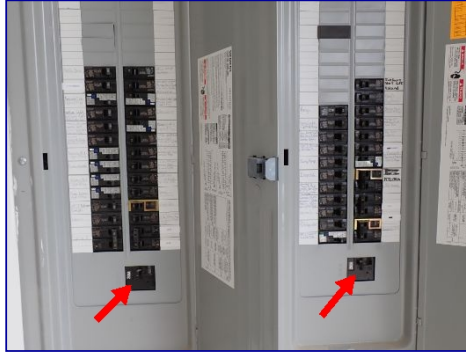
For Your Information

These items are not considered deficiencies and are for your information only. Items may include disconnect or shutoff locations, maintenance or operating instructions, recommended upgrades or improvements, or average life expectancy.

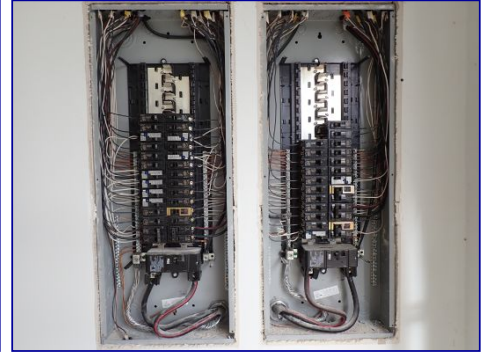
1. Electric Disconnect Locations



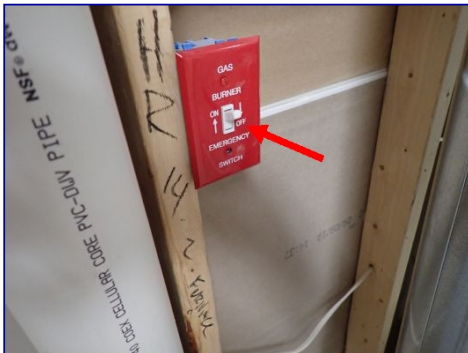
FYI: A/C service disconnect. North side.



FYI: Main disconnects in panels. Garage.



FYI: Electric panels open for inspection.

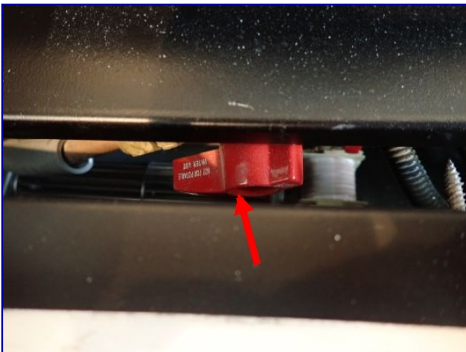


FYI: Air handler service disconnect. Utility room.



FYI: Air handler service disconnect. Loft HVAC closet.

2. Fuel Shutoff Locations



FYI: Fireplace gas shutoff valve. Behind bottom cover.



FYI: Water heater gas shutoff valve. Utility room.



FYI: Furnace gas shutoff valve. Utility room.



FYI: Furnace gas shutoff valve. Loft HVAC closet.



FYI: Main gas shutoff valve at meter. South side front corner.

3. Water Shutoff Locations



FYI: Backwater valves in media room closet and utility room.



FYI: Main water shutoff valve. Utility room.



FYI: Exterior hose bibb shutoff valves. Utility room.



FYI: Water heater cold water shutoff valve. Utility room.



FYI: Unknown. Hot water circulating loop? Utility room.

4. Roofing FYI:

LIMITED VISIBILITY: Recommend a qualified roofer for a complete evaluation.

5. Exterior FYI:

DRAINAGE: Flexible drain pipe holds water in each corrugation, tends to have bellies, attracts pests, and can easily be damaged. Recommend smooth-walled rigid PVC or triple-wall solid pipe to drain runoff to a positive slope a minimum of 6 feet from the foundation with above-grade visible discharge points.

DUCT SEAL PUTTY: Periodically check duct seal putty for failure or cracks or replace with a more permanent flexible sealant. Duct seal putty dries up over time and needs occasional replacement.

6. Interior FYI:

WINDOW SAFETY: A safety latch or window stop prevents windows from being fully opened. Recommend using or installing safety latches or window stops if children are in the home.

WINDOW OPERATION: Recommend cleaning the window tracks with silicone spray to maintain smooth operation.

SILICONE SEALANT: Temporary on most surfaces and not paintable. Recommend a quality paintable caulk, which may contain silicone, on interior and exterior surfaces.

SMOKE ALARMS: Recommend one smoke alarm for each level, one in each bedroom, and one in bedroom hallways. Test monthly and replace batteries yearly. Recommend replacing smoke alarms that are older than 8-10 years old.

Combination photoelectric/ionization smoke alarms detect both smoldering and rapid fires. Install smoke alarms on the ceiling at least 6" from the wall or on the wall no closer than 4" to the ceiling or per manufacturer's instructions. Ensure that there is no door or other obstruction in front of smoke alarms.

CARBON MONOXIDE DETECTORS: Recommend a minimum of one AC powered CO detector on each level in every residence. CO detectors have an average lifespan of 7-10 years. Avoid inexpensive detectors as they may not detect low levels.

ELEVATOR INSTALLED. Not evaluated. Recommend inspection and maintenance by a specialist. No visible problems.

7. Structure FYI:

ATTIC AND ROOF STRUCTURE: Truss construction. Trusses may move up and down with the seasons and nail pops and minor cracking are normal. Trusses are typically not rated to bear the extra weight of storage unless clearly labeled as so.

8. Insulation FYI:

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

9. Exhaust FYI:

CLOTHES DRYER: Flexible foil duct is easily compressed, is more likely to trap lint, and may increase drying time. Recommend 4 inch 30 gauge minimum smooth-walled aluminum duct or semi-rigid flexible aluminum duct with as few bends and as short a length as possible. Ensure that all connections are sealed with metal tape or duct mastic. In special situations when it is not possible to use all-metal duct, Deflect-O supurr-flex WX8X73 may be used between the dryer and wall only; install with the shortest length possible and stretch duct to its maximum length. Plastic duct is not rated for heat. Aluminum foil duct is not rated for gas clothes dryers.

CLOTHES DRYER: Roof exhaust vent. The placement of the vent makes cleaning difficult. Recommend periodic inspection and cleaning.

BUILDING VENTILATION: Make-up air intake vent installed. This vent allows fresh air into the building when exhaust fans are turned on. Keep the intake vent clear and unobstructed. Clean or replace any screens and filters. Monitor for problems.

10. Electrical FYI:

ELECTRIC PANEL: AFCI breakers are located in the electric panel 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.

GROUNDING: Grounding location not visible. Confirm that the electric system is grounded to a clean copper pipe with a clean copper or brass clamp within 5' of the point at which a copper water main enters the house, before the main shutoff valve. Alternately, attach grounding wires to 2 grounding rods driven 8' into the ground.

RECEPTACLES: GFCI receptacles. Recommend monthly testing and resetting to ensure that the breakers operate properly. The contacts may go bad in breakers that aren't used for long periods of time.

DIMMERS: Ensure that all bulbs are compatible with the type of dimmer switch being used if the type of bulb or switch is replaced.

LIGHT FIXTURES: Incandescent and halogen bulbs run hot. Recommend low temperature LED or fluorescent bulbs.

11. Plumbing FYI:

WATER HEATER: Water heater installed on a GFCI receptacle. If the water heater is inoperable, test and reset the GFCI receptacle.

WATER SUPPLY: Water filter installed. Follow the manufacturer's instructions for filter replacement interval. Monitor for problems.

EXTERIOR WATER SUPPLY: Frost-free hose bibbs. Remove hoses and all adapters in the winter so that the water can drain out of the hose bibb to prevent damage from freezing.

DRAIN/WASTE/VENT: Backwater valve installed. A backwater valve prevents sewer backflow from entering the home drainage system. The valve may need occasional inspection or cleaning.

SUMP PUMP: Sump pump plugged into GFCI receptacle. Although current standards call for GFCI receptacles in an unfinished area, if the receptacle trips the sump pump becomes inoperable. Recommend monthly testing of the GFCI test and reset switch and/or install a GFCI with an audible alarm.

12. Heating and Cooling FYI:

AIR HANDLER: The condensate drain line trap needs periodic cleaning. Recommend cleaning yearly with a flexible brush. Bleach or an algae guard can also be used.

AIR FILTER: A filter with a MERV rating of 9 or higher captures mold spores and radon decay products. The higher the rating, the better the filter. The lower the rating, the better the air flow. Systems work differently and may work best with one type of filter. If a high MERV rating filter is needed, it may reduce the efficiency of the system and require more frequent replacement.

AIR FILTER: The air filter can be removed from the air handler if filter racks and filters are installed in all of the return air registers. Seal the air filter rack opening.

DUCTWORK: Metal HVAC tape tends to dry up and lose adhesion over time. Monitor for problems or replace with duct mastic or mastic tape.

AIR CONDITIONER: A/C not operated due to exterior temperature below 60-65 degrees in the previous 24 hours. Air conditioners use a heavy weight lubricant which may solidify during cold temperatures causing damage the compressor.

13. Fireplace FYI:

GAS FIREPLACE: Recommend inspection and evaluation by a specialist. There may be components not visible at the time of the inspection.

GAS FIREPLACE: Recommend turning off the gas or pilot light during the cooling season. To relight the pilot light, turn on gas, set knob to "pilot" and push and hold in while pressing the ignitor button. Once the flame is lit, continue to hold the pilot button for 30-60 seconds, then turn the knob to "ON" and release the button.

GAS FIREPLACE: Recommend a fireplace screen or barrier so that the fireplace surface is out of arm's reach.

14. Appliances FYI:

REFRIGERATOR: Cleaning the refrigerator coils yearly will prolong the life of the refrigerator and increase energy efficiency. Clean more often if pets are in the house. A refrigerator coil brush may be useful. A vacuum cleaner may only clean the surface of the coils. Use a protective floor covering if the refrigerator needs to be moved.

OVEN: New oven. Recommend burning in oven before use. Open the windows or run the kitchen exhaust fan.

RANGE HOOD: Grease filters are removable and easily cleaned by hand with mild soap and water or in the dishwasher. Any charcoal filters need periodic replacement depending on use.

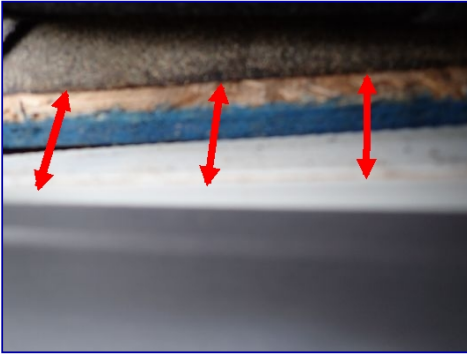
CLOTHES WASHER: Rubber hookup lines are recommended to be replaced after 5 years. Metal braided hookup lines preferred. Rubber lines are more prone to bursting.

CLOTHES WASHER: Plastic floor pans are easily damaged. Recommend a metal or thick plastic floor pan.

Roofing, Siding, and Trim

1. Roofing

- Underlayment short. Repair. FYI: Prevent leaks or water damage. Install underlayment completely covering the roof sheathing, edge flashing, and trim edges.
- Paint on shingles. Repair or replace. FYI: Remove the paint or replace painted shingles.



Underlayment short.



Paint on roofing. Upper front.

2. Metal Roofing

- Metal standing seams single-locked. Repair. FYI: Prevent leaks or water damage. Double-locked seams are more resistant to leaking from snow or wind-driven rain, especially on lower sloped roofs. Refer to the manufacturer's installation instructions, or double-lock all metal standing seams.



Metal standing seams single-locked. Lower front.

3. Roof Penetrations

- FYI: No visible problems. Limited visibility.

4. Flashing

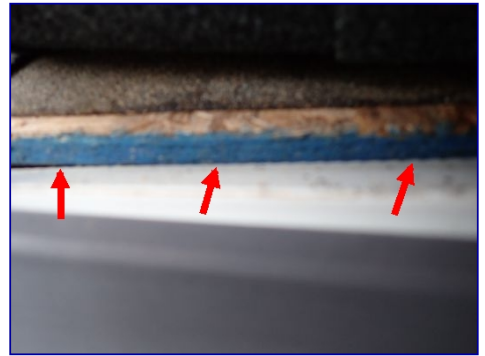
- Kickout flashing not visible. Gutters at walls. Repair. FYI: Prevent leaks and water damage. Install kickout flashing to shed runoff away from the siding and into the end of the gutter.
- Sealant missing. Repair. FYI: Prevent leaks or water damage. Seal the flashing at the bottom so that water does not seep underneath of the flashing or install flashing wrapped over the edge of the horizontal surface below. Do not caulk the gap above the flashing.
- Flashing bent. Repair or replace. FYI: Prevent leaks or water damage. Bend into shape or replace damaged flashing.
- Drip edge flashing loose. Repair. FYI: Prevent leaks or water damage. The flashing is installed in front of the roof sheathing with a gap behind. Install drip edge flashing secured to the roof sheathing with the roofing underlayment overlapping the edge flashing.
- Drip edge flashing behind gutter. Repair. FYI: Prevent leaks and water damage. Install the drip edge flashing over the back of the gutter so that water is directed into the gutter.
- Paint on flashing. Repair. FYI: Remove the paint, paint an even line, or replace painted flashing.



Sealant missing. Flashing at stone.



Flashing bent. South side.



Drip edge flashing loose.



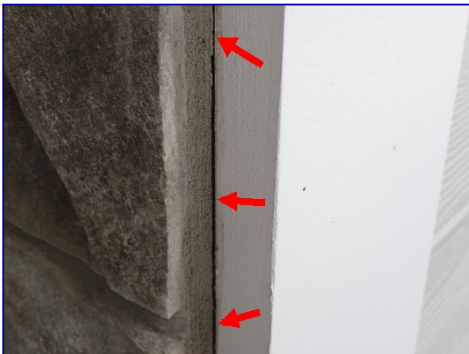
Drip edge flashing behind gutter.



Paint on flashing. Upper front.

5. Stone

- Casing bead not installed. Caulk missing. Repair. FYI: A casing bead separates the stone and mortar from the trim allowing an even gap for a flexible sealant. The omission of the casing bead makes it difficult to maintain a seal where the stone meets trim or siding. Caulk the trim at the stone and monitor for problems.
- Mortar cracked. Repair and monitor. FYI: Prevent further damage. Remove all cracked mortar before repointing with a matching type of mortar. Monitor for problems.



Casing bead not installed. Caulk missing. Stone at trim.



Casing bead not visible. Stone at trim.



Mortar cracked. Front south corner.

6. Siding

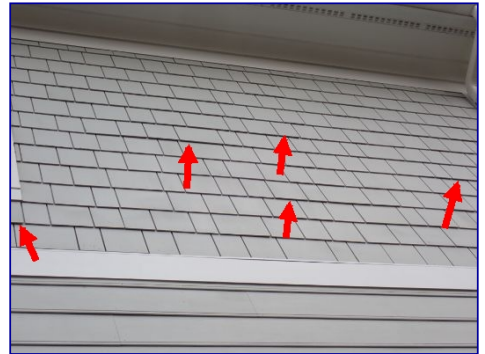
- Caulk failed and missing. Repair. FYI: Prevent water damage. Remove all loose or split caulk and clean before caulking with a paintable caulk(not silicone). Not all areas were visible during the inspection and the entire siding and trim need to be inspected. Caulking and painting are regular maintenance which will prolong the life of materials. Prime any bare wood before caulking.
- Siding loose. Repair. FYI: Prevent damage or leaks. Secure all loose siding flush to the surface.
- Shingles tabs missing. Repair. FYI: Prevent leaks and water damage. Replace damaged siding.
- Keyways aligned. Repair. FYI: Prevent leaks and water damage. Install shingles with staggered keyways.
- Clearance missing: siding-to-surface. Repair. FYI: Prevent damage. Install siding with a minimum 2 inch clearance between the bottom of the siding and the top of surfaces below. Manufacturer's warranty may be void. Monitor for problems and keep the area sealed, clean, and dry.
- Clearance missing: siding-to-roofing. Repair. FYI: Prevent damage. Install siding with a 2 in clearance between the bottom of the siding and the top of the roofing. Refer to the manufacturer's installation instructions. Siding warranty may be void in this area. Monitor for problems.
- Sealant failed. Repair. FYI: Prevent leaks and water damage. Remove all failed sealant. Recommend a permanent flexible sealant or a paintable caulk.
- Gutter end clearance missing. Repair. FYI: Prevent debris retention, organic growth, water damage, or pests. Recommend one inch clearance between the gutter ends and adjacent siding. Install kickout flashing to direct roof runoff into the gutter.
- Siding damaged. Replace. FYI: Prevent further damage or leaks. Replace damaged sections.
- House wrap exposed. Repair. FYI: Cosmetic. Trim or remove all exposed house wrap.



Caulk failed. South side.



Shingle tabs missing. South side.



Siding loose. South side.



Keyways aligned. South side.



Keyways aligned. South side.



Keyways aligned. South side.



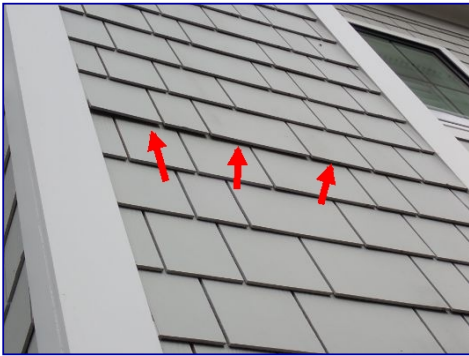
Keyways aligned. South side.



Stains on siding. Chimney.



Caulk failed. Chimney.



Siding loose. Chimney.



Shingle tab missing. Chimney.



Siding loose. Chimney.



Caulk failed. South side.



Clearance missing. Siding-to-surface.
Rear.



Caulk failed. Rear.



Clearance missing. Siding-to-surface.
Rear.



Sealant failed. Rear.



Gutter end clearance missing. Gutters
at siding.



Sealant missing. North side.



Keyways aligned. North side.



Caulk missing. North side.



Siding loose. Front.



Siding damaged. Front.



Keyways aligned. Front.



Keyways aligned. Front.



House wrap exposed. Upper front.



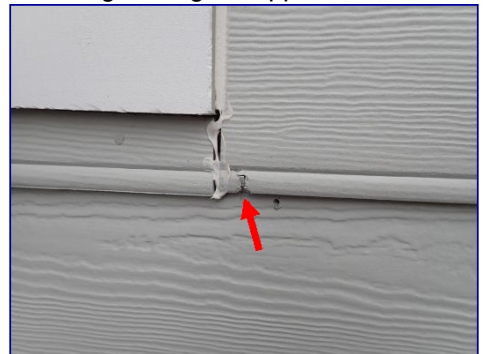
Siding damaged. Upper front side.



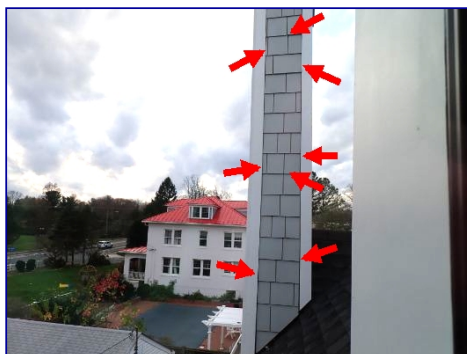
Siding loose. Upper front side.



Clearance missing. Siding-to-roofing.
Lower rear.



Siding damaged. Upper rear.



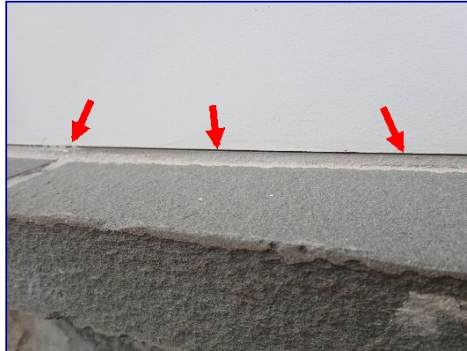
Caulk missing. Keyways aligned. Chimney.

7. Exterior Trim

- Caulk failed and 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.
- Trim overcut. Repair. FYI: Fill the voids and refinish the surface.
- Trim warped. Repair or replace. FYI: Prevent damage. Secure warped trim or replace warped boards. Appears to be cut too long.
- Trim missing. Repair. FYI: Prevent damage, leaks, or pests. Install or replace missing trim.
- Sealant missing. Door threshold. Repair. FYI: Prevent pests or leaks. Seal the threshold sides and bottom with a flexible sealant.
- Sealant failed. Repair. FYI: Prevent leaks or pests. Remove all loose or cracked sealant before replacing with a permanent flexible sealant.
- Trim short. Repair or replace. FYI: Prevent water damage or pests. Replace short trim or fill the voids.



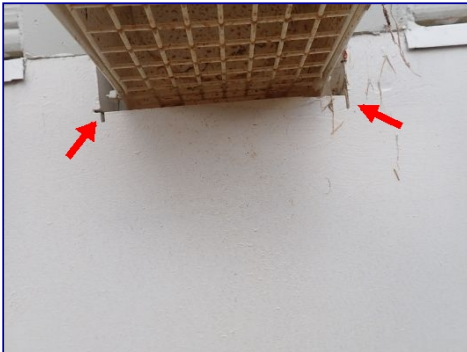
Caulk missing. Trim at stone.



Caulk missing. Front window sill.



Caulk missing. Front south corner.



Trim overcut. South side.



Caulk missing. Window frames.



Trim warped. Chimney.



Caulk failed. Chimney.



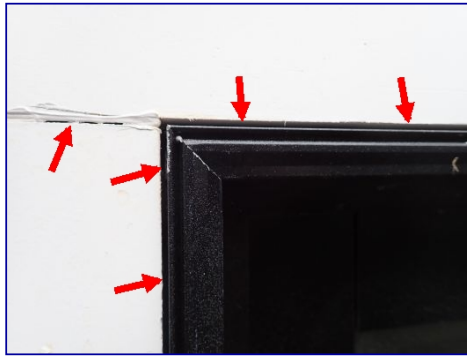
Caulk missing. Chimney.



Caulk missing. Basement door frame.



Trim missing. Under basement door threshold.



Caulk failed. Window frames.



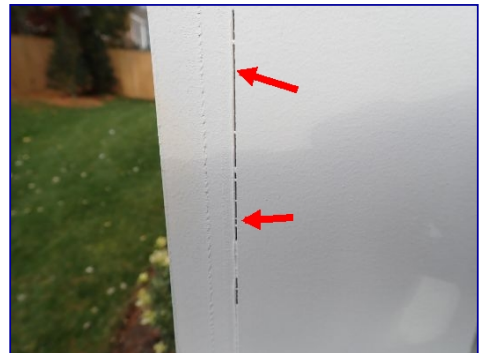
Caulk missing. South side.



Caulk failed and missing. Rear.



Sealant missing. Door threshold. Rear.



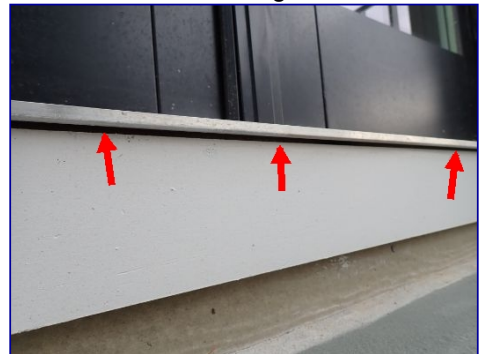
Caulk missing. Rear.



Sealant failed. Rear.



Caulk failed and missing. Window frames.



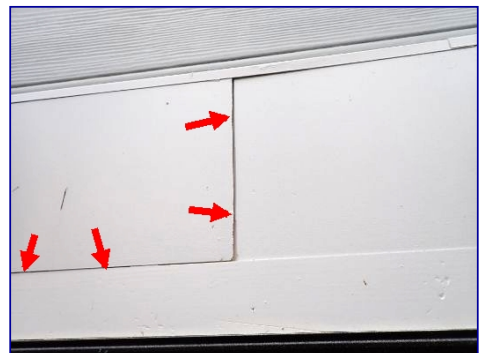
Sealant missing. Door threshold. Rear.



Caulk failed. Rear.



Caulk failed. North side.



Trim short. North side.



Caulk failed. North side.



Sealant failed. North side.



Caulk missing. Basement door frame.



Caulk missing. Window frames.

Exterior

1. Gutters

- Debris in gutter. Clean and maintain. FYI: Prevent standing water, overflow, or mosquitos. Control water flow away from the foundation. Recommend seasonal cleaning: more often if large trees nearby.
- Evidence of gutter overflow. Repair and monitor. FYI: Prevent water damage and structural settlement. View during heavy rain to ensure that the gutters are capturing all of the roof runoff. Keep gutters clean.
- Standing water. Repair. FYI: Prevent mosquitos, clogs, or overflow. Install gutters with a minimum slope of 1/2 inch per 10 feet. Clean the gutters and downspout connections.



Evidence of gutter overflow. Rear.



Debris in gutter. Standing water. Upper front.

2. Downspouts

- FYI: No visible problems.

3. Drainage

- Downspout extension damaged. Replace. FYI: Replace all damaged downspout extensions. Recommend smooth-walled round drain pipe.
- Downspout extension negative slope. Repair. FYI: Prevent standing water and mosquitos. Reinstall the downspout extension with a positive slope and above-grade visible discharge points.
- Runoff visible. Repair. FYI: Prevent further damage. Route the discharge away from the mulch or install river rock, etc.
- Sealant missing. Repair. FYI: Prevent pests or water damage. Seal the conduit opening with a flexible sealant.
- Sump pump drain extension missing. Repair. FYI: Prevent cycling of discharge water back into the sump well. Keep water away from the foundation. Recommend a smooth-walled pipe extending with a positive slope for a minimum of 6 feet from the foundation.



Sump pump extension missing. Rear.



Downspout extension negative slope. Rear north corner.



Downspout extension damaged. Rear north corner.



Sealant missing on conduit. North side.



Runoff visible. Front north corner.

4. Grounds

- Low area. Repair. FYI: Prevent water damage or moisture retention. Install a minimum grade of 1/2" slope per foot for 10' from the foundation. Maintain 6" clearance to bottom of siding or trim where feasible.



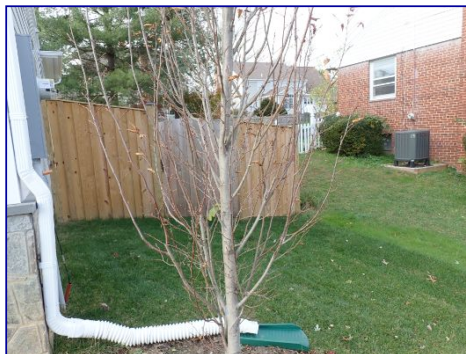
Low area. Front south corner.



Low area. Rear north corner.

5. Vegetation

- Crowded branches. Repair. FYI: Prevent damage or disease. Thin the tree by removing dead, damaged, and smaller interior branches. Recommend an arborist.



Crowded branches. Front north corner.

6. Driveway

- FYI: No visible problems.

7. Walkways

- FYI: No visible problems.

8. Patio

- Sealant missing. Repair. FYI: Prevent water damage or unwanted growth. Recommend a flexible concrete sealant such as Quickrete Concrete Crack Sealant or Loctite PL S10 between the patio and the walls or foundation. Install a backer rod underneath of the sealant for large cracks.



Sealant missing. Rear.

9. Stoop

- Mortar cracked. Repair. FYI: Prevent further damage. Remove all cracked mortar before repointing with a matching type of mortar.
- SAFETY HAZARD- Stone loose. Repair. FYI: Prevent further deterioration. Reinstall all loose stones.



Mortar cracked. Rear.



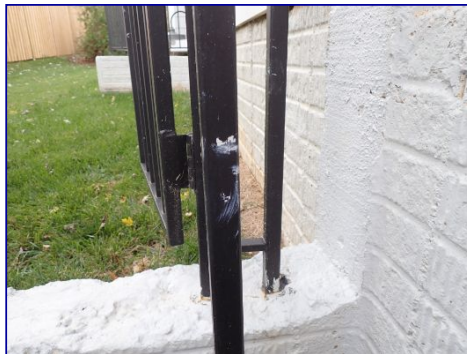
Stone loose. Rear.

10. Steps

- FYI: No visible problems.

11. Railings

- Anchoring cement low. Repair. FYI: Prevent damage to brick, concrete, or metal railings. Clean and fill the voids level with an anchoring cement.
- Rust visible. Repair or replace. FYI: Prevent further damage. Remove loose material before cleaning, priming, and painting with a rust-inhibitive metal primer and paint or a rust converter. Ensure that the post penetrations are sealed and levelled with an anchoring cement.

Anchoring cement low. Rust visible.
Front.Paint missing. South side egress
ladder.

Rust visible. South side.



Rust visible. Rear.



Rust visible. Rear.

12. Exterior Walls

- Paint failed. Repair. FYI: Prevent further damage. Remove loose material, clean, and paint bare spots.



Paint failing. North side window well.

13. Fence

- Mismatched wood. Repair. FYI: Cedar gate with pressure-treated fence. Recommend matching types of wood.



Mismatched wood. Cedar gate and pressure treated fence.

Structure

1. Foundation

- Paint missing. Repair. FYI: Mismatched finish. Paint unpainted areas to match.
- Rough surface. Repair. FYI: Clean and fill the voids with a concrete patch.



Rough surface. South side.



Paint missing. South side.



Rough surface. North side under window.

2. Posts and Beams

- FYI: No problems visible at the time of inspection. Posts and beams not visible.

3. Floor

- Sealant missing. Floor perimeter. Repair. FYI: Prevent moisture, radon, drafts, or pests. Seal the floor perimeter with a flexible concrete sealant.



Sealant missing. Floor perimeter. Family room.

4. Stairs

- FYI: No problems visible at the time of inspection. Stair structure not visible.

5. Wall

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

6. Chimney

- FYI: No problems visible at the time of inspection. Chimney structure not visible.

7. Attic Access

- Seal missing. Ceiling hatch. Repair. FYI: Prevent energy loss. Install silicone or EPDM weatherstripping to form a tight seal between the cover and the trim. Ensure that trim is tightly fastened and caulked, and that the trim and hatch are smooth and flat. A heavier cover such as 2 layers of 3/4" mdf will ensure a tighter seal.



Seal missing. Ceiling hatch. Laundry room.

8. Attic and Roof Structure

- Framing loose. Repair. FYI: Prevent damage or injury. Secure all loose framing.



Loose framing.

Insulation, Ventilation, and Exhaust

1. Floor Insulation

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

2. Wall Insulation

- 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 the flammable backing.
- Insulation displaced. Repair. FYI: Prevent energy loss. Displaced insulation reduces R-value. Install insulation evenly with no gaps.



Exposed flammable backing. Loft HVAC closet.

3. Attic Insulation

- 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.



Exposed flammable backing. Loft HVAC closet.

4. Attic Ventilation

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

5. Furnace Exhaust

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

6. Water Heater Exhaust

- Negative slope. PVC. Repair. FYI: Prevent frost or ice. Install exhaust vents and vent connectors with a positive slope from the exhaust vent end to the water heater.
- Exhaust vent clearance missing. Repair. FYI: Prevent damage. Ensure proper venting. Move the plant away from the vent.



Negative slope. Rear.

7. Fireplace Exhaust

- SAFETY HAZARD- Clearance to combustibles missing. Repair. FYI: Prevent burns or damage. Ensure that no insulation is contacting the flue. Recommend sheet metal with firestopping.



Clearance to combustibles missing. Family room.

8. Kitchen Exhaust

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

9. Bathroom Exhaust

- Exhaust fan misaligned. Repair. FYI: Install the fan square and even to the walls.
- Exhaust fan inoperable. Repair or replace. FYI: The fan did not appear to turn on at the time of the inspection. Ensure that the fan is properly wired or replace damaged parts.



Exhaust fan misaligned. Study half bathroom.



Exhaust fan inoperable? Front bedroom bathroom.

10. Clothes Dryer Exhaust

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

11. Building Ventilation or Exhaust

• SAFETY HAZARD- Combustion air vents not visible. Utility room. Repair. FYI: Prevent carbon monoxide, poor venting, or damage to equipment from acidic condensation. Refer to the manufacturer's installation instructions or provide enclosed rooms with fuel burning appliances with 2 wall vents or a louvered door. Recommend 50 cubic feet of interior air space per 1,000 BTUs. Water heater is 76,000 BTUs = 3,800 cubic feet of interior air space (@500 sq. ft.). Install a louvered door to the laundry room or install two vents, one near the ceiling and one near the floor, each a minimum of 76 free square inches.



Combustion air vents not visible. Utility room.

Interior

1. Garage Door

- FYI: No visible problems.

2. Exterior Doors

- Door dirty. Repair. FYI: Clean the surface or refinish the door.
- Handle upside down. Repair. FYI: Install all handles in the same orientation.
- Paint on door. Repair. FYI: Clean the paint or repaint the entire surface.
- Weatherstripping gap. Repair. FYI: Prevent drafts, energy loss, or pests. Reinstall or replace door frame weatherstripping or fill the gap with additional weatherstripping.
- Weatherstripping loose. Repair. FYI: Prevent drafts, energy loss, pests, or damage. Secure or replace loose weatherstripping.
- Weatherstripping missing. Corner seal. Repair. FYI: Prevent drafts, pests, or energy loss. Install corner seals at the bottom of both sides of the frame on exterior doors.
- Doors misaligned. Repair. FYI: The door frame appears to be racked. Adjust or reinstall the doors so that the doors close tight and even.



Weatherstripping loose. Rear.



Doors dirty.



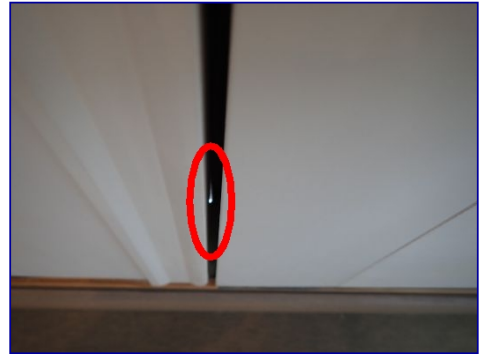
Paint on door. Front door.



Doors dirty.



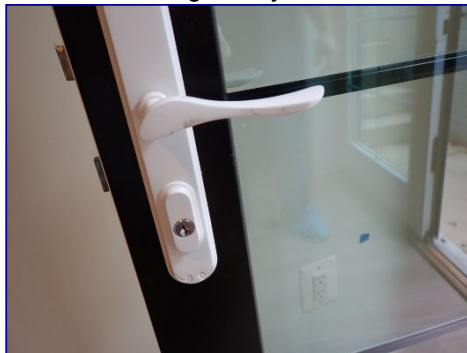
Weatherstripping missing. Corner seal.
Garage entry door.



Weatherstripping gap. Sunroom.



Weatherstripping loose. Sunroom.



Handle upside down. Basement.



Paint on door. Basement.



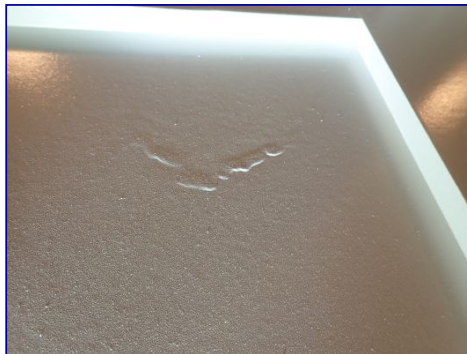
Doors misaligned. Basement.

3. Interior Doors

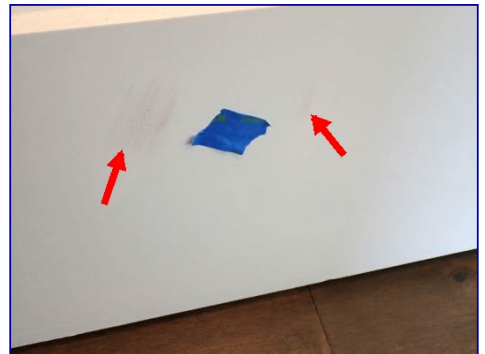
- Paint missing. Repair. FYI: Clean, prime, and paint all unfinished areas.
- Paint sags. Repair. FYI: Scrape or sand the surface, spackle, prime, and paint.
- Door damaged. Repair or replace. FYI: Fill the voids and refinish the surface or replace damaged doors.
- Doors rub. Repair. FYI: Prevent damage, loose paint, or paint dust. Ensure all hinges are secured before measuring to trim the doors or frame.
- Door stop missing. Repair. FYI: Prevent damage. Ensure that all doors have door or hinge stops.
- Handle loose. Repair or replace. FYI: Prevent damage. Secure all loose handles.
- Paint mismatched. Repair. FYI: Recommend repainting the entire surface.
- Paint on hardware. Repair. FYI: Clean or remove the paint or replace all painted hardware.
- Stains on door. Repair. FYI: Clean the stains or prime with a stain-blocking primer before painting.
- Strike plate missing. Repair. FYI: Prevent damage. Install all missing hardware.



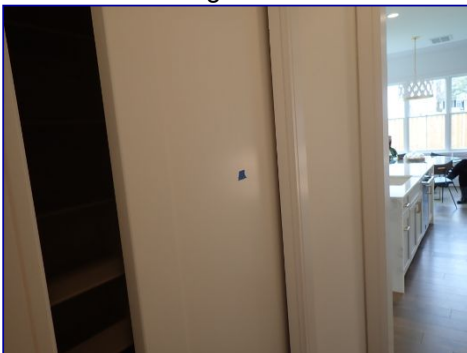
Paint missing. Half bathroom.



Paint sags. Elevator door.



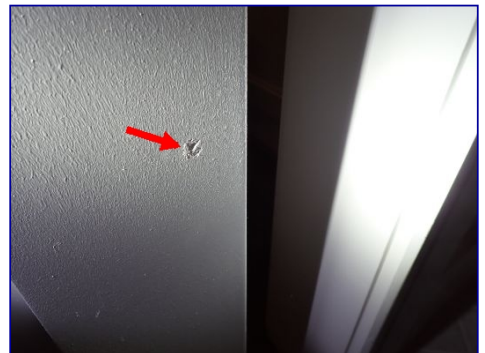
Stains on elevator door.



Pocket door rubs. Pantry.



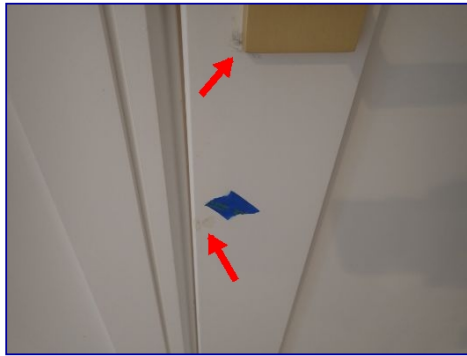
Pocket door rubs. Mudroom.



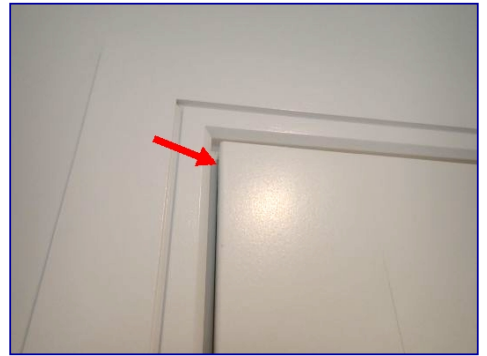
Door damaged. Mudroom.



Stains on door. Study half bathroom.



Stains on door. Basement bedroom.



Door rubs. Exercise room.



Spackle on door. Media room closet.



Paint mismatched. Utility room door.



Door rubs. Utility room.



Door damaged. Upstairs hall.



Strike plate missing. Upstairs hall.



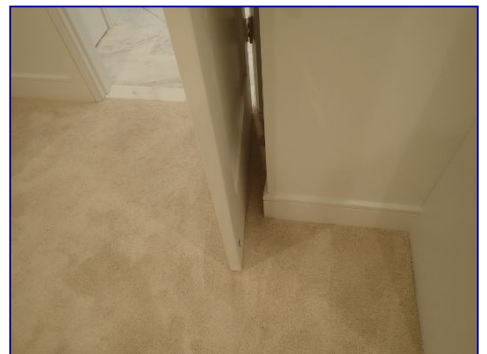
Handle loose. Front bedroom.



Paint on hardware. South bedroom closet.



Door rubs. Master bathroom.



Door stop missing. Master bathroom.



Door rubs. North bedroom bathroom.

4. Windows

- Paint missing. Repair. FYI: Prime and paint all bare wood.
- Paint on window. Repair. FYI: Remove the paint, repaint the surface, or replace painted parts.
- Painter's tape. Remove. FYI: Remove all painter's tape and clean the surface.
- Windows dirty. Repair. FYI: Clean all dirty windows.
- Window frame damaged. Repair or replace. FYI: Fill the voids and refinish the surface.
- Caps loose and missing. Repair. FYI: Prevent damage or drafts. Install or secure missing and loose caps.
- Sashes misaligned. Locks inoperable. Repair or replace. FYI: Ensure that the windows close all the way, that the weatherstripping makes an airtight seal, and that the locks are operable. Reinstall or replace the windows or shim the catch on the upper sash.
- Handle loose. Repair. FYI: Prevent damage. Secure all loose handles.



Window damaged. Dining room.



Paint on window frames.



Windows dirty.



Stain on window. Kitchen.



Paint on window. Kitchen.



Window frame damaged. Paint missing. Family room.



Paint on window. Family room.



Caps missing. Family room.



Caps missing. Basement bedroom.



Cap loose. Basement bedroom.



Sashes misaligned. Locks inoperable. Exercise room.



Caps loose. Exercise room.



Locks inoperable. Exercise room.



Cap missing. Front bedroom.



Caps missing. South bedroom.



Paint on window frames.



Caps missing. Master bedroom.



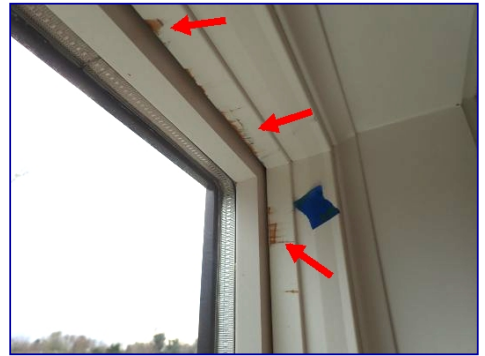
Window frame damaged. Paint missing. Master bathroom.



Handle loose. North bedroom.



Cap missing. North bedroom.

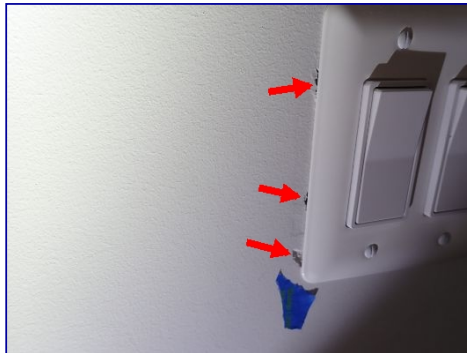
Window frame damaged. Paint missing.
Loft bedroom.

5. Walls

- Access panel missing. Repair. FYI: Prevent pests, drafts, or a fire hazard. Install a removable access panel with an airtight seal. Recommend hinges, clasps, screws, etc. with weatherstripping.
- Holes in wall. Repair. FYI: Prevent drafts, energy loss, or pests. Seal all wall openings with drywall, spackle, caulk, grout, etc.
- SAFETY HAZARD- Hole in garage firewall. Repair. FYI: Fire Hazard. Separation walls and ceilings in the garage abutting living space and/or shared attic space are considered fire separation walls. Seal all openings with drywall, spackle, caulk, fire stop foam, etc.
- Nail pops. Repair. FYI: Remove loose nails and damaged drywall and secure drywall into the stud next to the damaged area where the drywall is in sound condition.
- Paint drips. Repair. FYI: Scrape with a sharp scraper before repainting.
- Paint missing. Repair. FYI: Uneven finish. Missing paint or unpainted spackle. Prep, prime, and paint all unfinished areas.
- Paint sags. Repair. FYI: Scrape or sand the surface, spackle, prime, and paint.
- Rough surface. Repair. FYI: Fill any voids and refinish the surface before priming and painting.
- Stains on wall. Repair. FYI: Clean the stains or seal with a stain-blocking primer before painting.
- Wall damaged. Repair. FYI: Remove loose or damaged material and patch before priming and painting.
- Wall uneven. Repair. FYI: Refinish the area flat and smooth.
- Wallboard not installed. Repair. FYI: Prevent drafts, pests, or energy loss. Install wallboard on the loft HVAC closet walls and ceiling or install an exterior door with weatherstripping.



Hole in garage firewall.



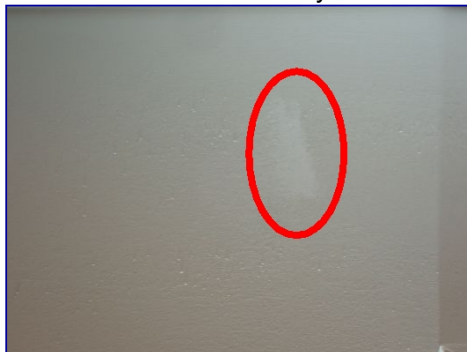
Holes in wall. Foyer.



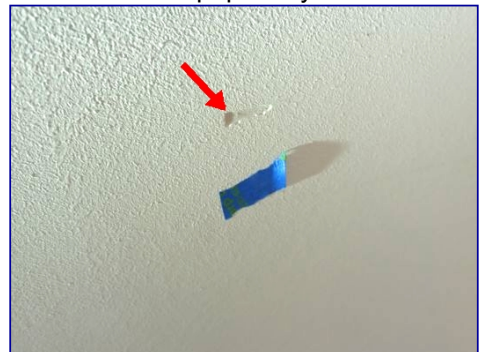
Nail pops. Foyer.



Paint drips. Foyer.



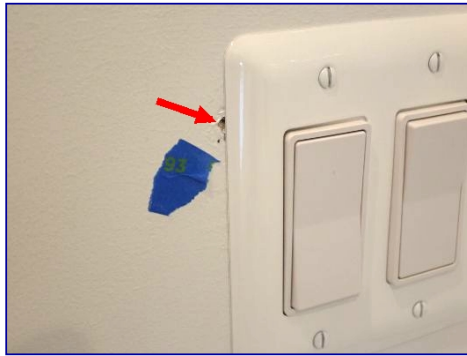
Paint missing. Foyer.



Rough surface. Office.



Paint missing. Office.



Hole in wall. Pantry.



Hole in wall. Paint drips. Mudroom.



Rough surface. Study.



Wall damaged. Study half bathroom.



Rough surface. Sunroom.



Rough surface. Sunroom.



Paint drips. Kitchen.



Rough surface. Kitchen.



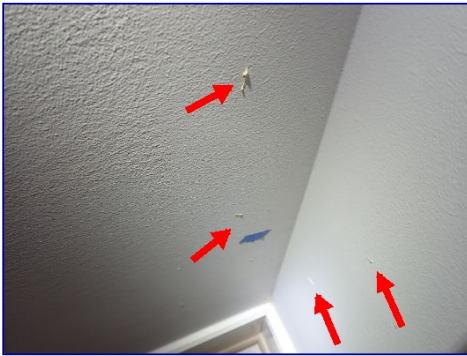
Rough surface. Stains on wall. Family room.



Stains on wall. Family room.



Rough surface. Paint missing. Family room.



Rough surface. Family room.Family room.



Wall damaged. Family room.



Wall damaged. Family room.



Hole in wall. Basement bedroom.



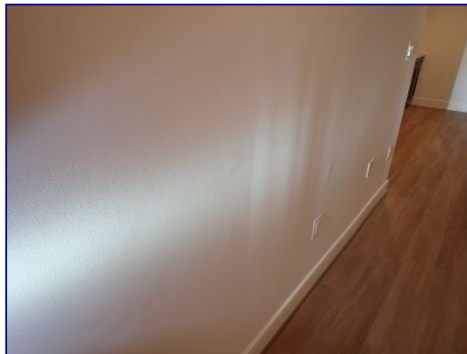
Stains on wall. Basement bedroom.



Rough surface. Basement.



Wall uneven. Spackle mounds. Basement.



Wall uneven. Basement.



Nail pops. Basement.



Rough surface. Basement.



Access panel missing. Exercise room.



Paint drips. Media room.



Holes in wall. Media room closet.



Wall damaged. Media room.



Rough surface. Media room.



Rough surface. Media room.



Stains on wall. Media room.



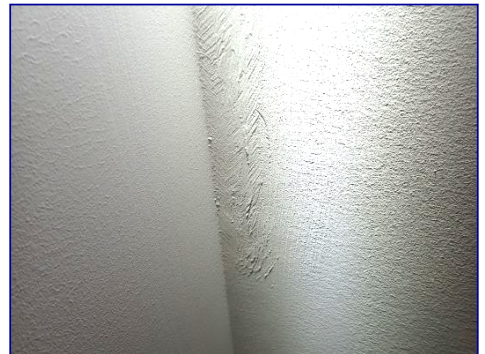
Wall uneven. Spackle mounds.
Basement craft room.



Rough surface. Basement craft room.



Paint drips. Basement craft room.



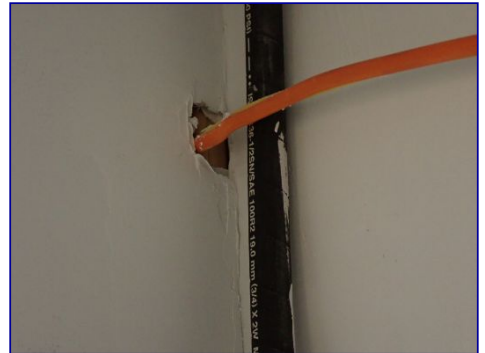
Rough surface. Basement craft room.



Rough surface. Basement craft room.



Nail pops. Basement craft room.



Hole in wall. Utility room.



Rough surface. Stairwell landing.



Rough surface. Upstairs hall.



Wall damaged. Upstairs hall.



Wall uneven. Upstairs hall.



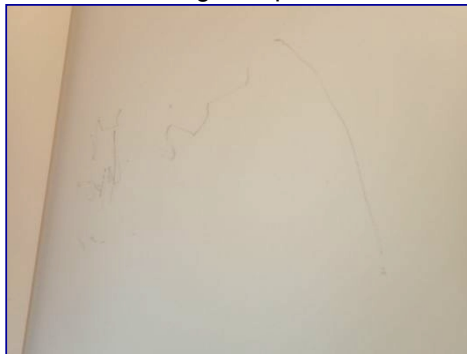
Wall damaged. Upstairs hall.



Rough surface. Front bedroom.



Stains on wall. Front bedroom.



Stains on wall. Front bedroom.



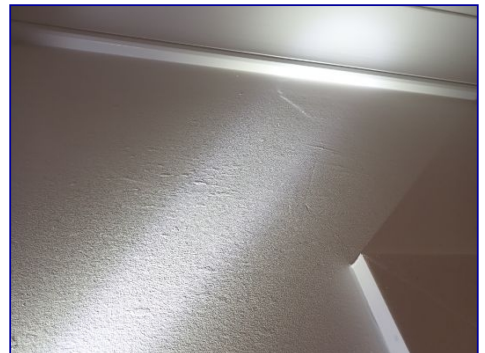
Wall damaged. Front bedroom bathroom.



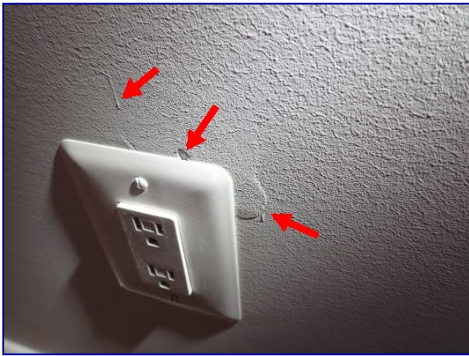
Stains on wall. South bedroom.



Paint sags. South bedroom.



Rough surface. South bedroom.



Rough surface. South bedroom.



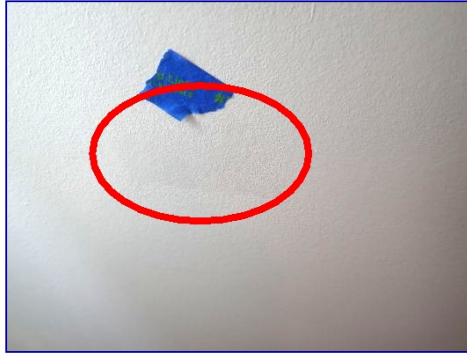
Wall uneven. Master bedroom.



Nail pops. Master bedroom.



Rough surface. Master bedroom.



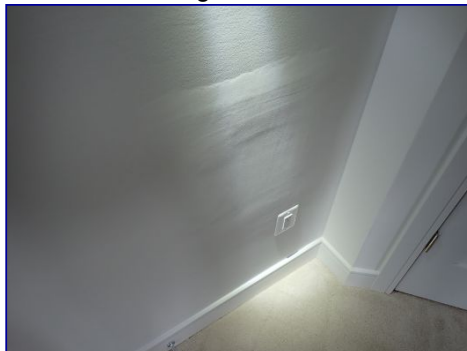
Paint missing. Master bedroom.



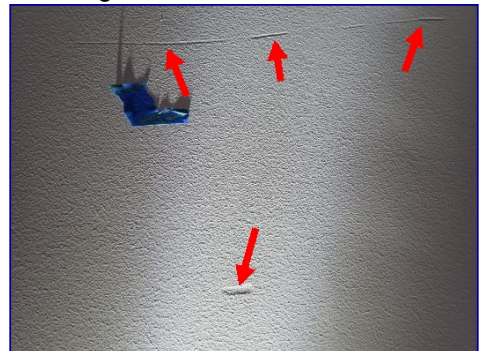
Rough surface. Master bedroom.



Stains on wall. Master bathroom.



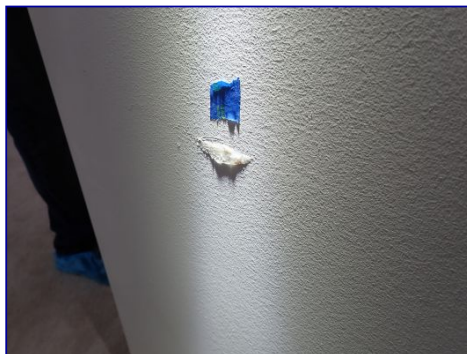
Wall uneven. North bedroom.



Wall damaged. North bedroom.



Paint drips. North bedroom.



Stains on wall. North bedroom.



Wall damaged. North bedroom.



Nail pops. Loft stairwell.



Nail pops. Loft.



Wall uneven. Loft.



Rough surface. Loft.



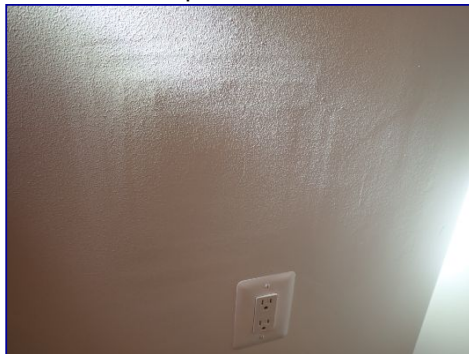
Paint drips. Loft bedroom.



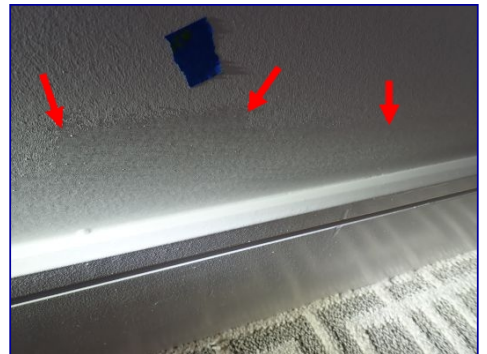
Wall uneven. Loft bedroom.



Rough surface. Loft bedroom.



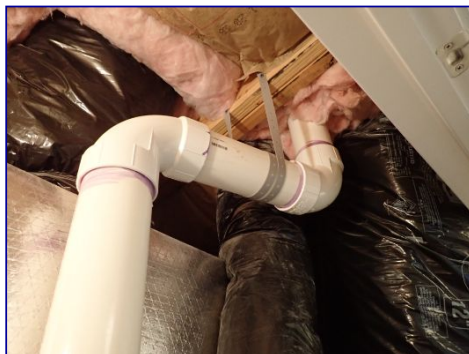
Wall uneven. Loft bedroom.



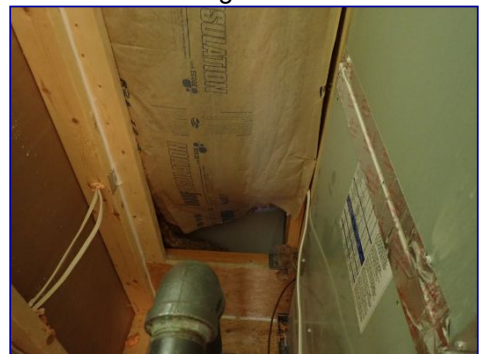
Paint missing. Loft bedroom.



Stains on wall. Loft bathroom.



Wallboard not installed. Loft HVAC closet.



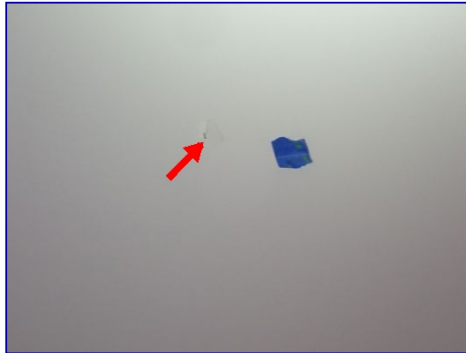
Wallboard not installed. Loft HVAC closet.

6. Ceilings

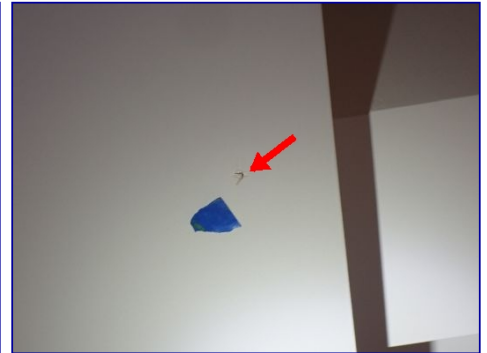
- Ceiling damaged. Repair. FYI: Remove all loose material and repair with spackle, primer, and paint. Repair exterior roofing, flashing, or sealant. Monitor for problems.
- SAFETY HAZARD- Holes in garage firewall. Repair. FYI: Prevent the spread of fire, smoke, or fumes, drafts, and energy loss. Separation walls and ceilings in the garage abutting living space or a shared attics are considered fire separation walls. Seal all holes, cracks, or gaps with drywall, spackle, caulk, firestop foam, weatherstripping, etc. Replace loose drywall tape.
- Nail pops. Repair. FYI: Remove loose nails and damaged drywall and secure drywall into the stud next to the damaged area where the drywall is in sound condition.
- Paint missing. Repair. FYI: Prime and paint unpainted areas or repaint the entire ceiling.
- Stains on ceiling. Repair. FYI: Clean the stains or seal with a stain-blocking primer before painting.



Hole in garage firewall.



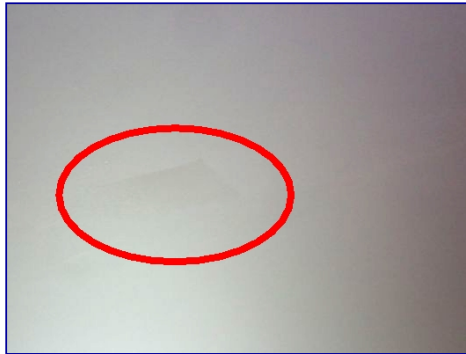
Ceiling damaged. Foyer.



Nail pops. Family room.



Nail pops. Basement.



Paint missing. Basement.



Nail pops. Exercise room.



Stains on ceiling. Front bedroom bathroom.

7. Interior Trim

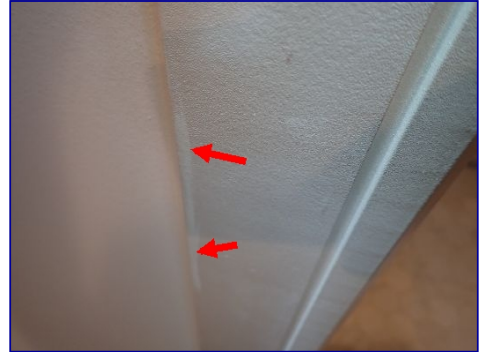
- Finish damaged. Repair. FYI: Refinish the surface or repaint the trim.
- Paint on trim. Repair. FYI: Remove the paint or refinish painted trim.
- Paint sags. Repair. FYI: Scrape or sand the surface, prime, and paint.
- Rough surface. Repair. FYI: Scrape or sand high areas and fill low voids. Prime and paint the surface.
- Stains on trim. Repair. FYI: Clean the stains or seal with a stain-blocking primer before painting.
- Caulk missing. Repair. FYI: Prevent leaks or pests. Caulk all gaps and joints. Secure loose trim.
- Paint drips. Repair. FYI: Scrape the surface with a sharp scraper or sand the drips before painting.
- Paint flashing. Repair. FYI: Uneven gloss. Repaint the entire trim board.
- Trim damaged. Repair or replace. FYI: Fill the void and refinish the surface or replace damaged trim.
- Painter's tape. Remove. FYI: Remove all painter's tape and clean the surface.
- Filler missing. Repair. FYI: Fill all nail holes or voids on flat surfaces with spackle, etc. before priming and painting.
- Trim short. Repair or replace. FYI: Fill the void or install longer trim.



Rough surface. Foyer.



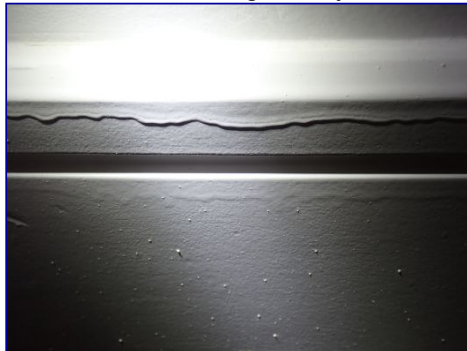
Finish damaged. Foyer.



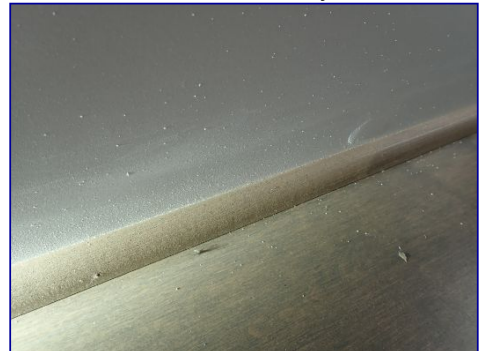
Paint on trim. Foyer.



Rough surface. Office.



Paint sags. Office.



Rough surface. Paint flashing. Office.



Caulk missing. Foyer



Rough surface. Dining room.



Paint drips. Dining room.



Trim damaged. Pantry.



Caulk missing. Pantry.



Trim damaged. Mudroom.



Trim damaged. Mudroom.



Rough surface. Study.



Stains on trim. Sunroom.



Paint flashing. Sunroom at kitchen.



Paint drips. Sunroom.



Paint drips. Sunroom.



Rough surface. Sunroom.



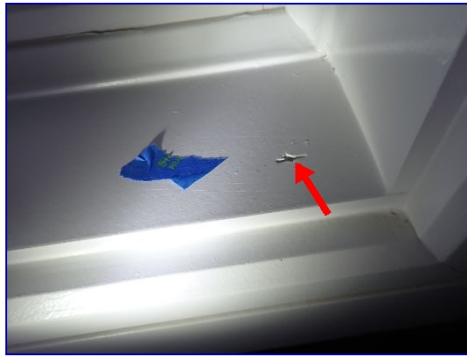
Stains on trim. Sunroom.



Paint drips. Kitchen.



Paint flashing. Kitchen.



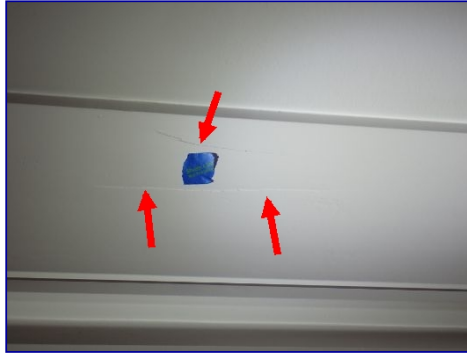
Trim damaged. Family room.



Trim damaged. Family room.



Trim damaged. Family room.



Trim damaged. Family room crown molding.



Paint drips. Family room.



Painter's tape. Basement bedroom.



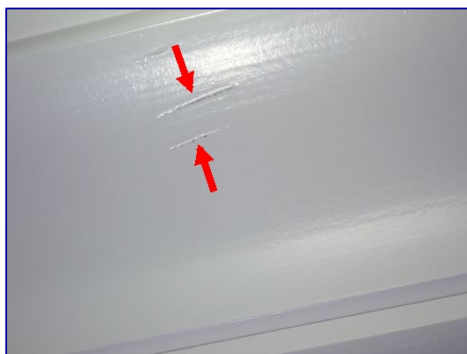
Paint drips. Basement bedroom.



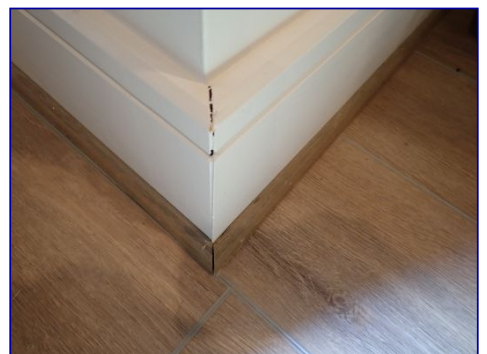
Paint missing. Caulk missing. Baseboard at bathtub. Basement bathroom.



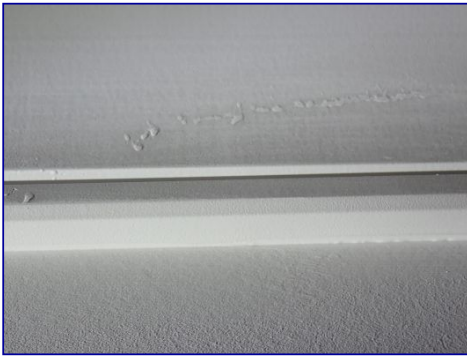
Paint on trim. Basement elevator door frame.



Trim damaged. Basement crown molding.



Caulk missing. Basement.



Paint sags. Basement crown molding.



Stains on trim. Exercise room.



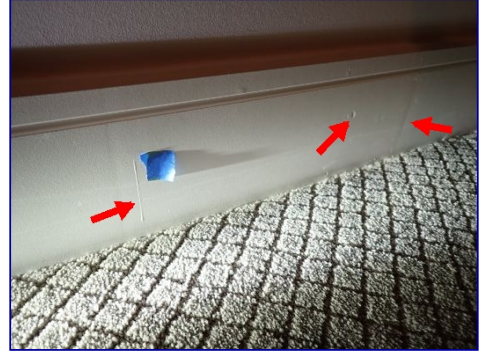
Paint drips. Exercise room.



Painter's tape. Exercise room.



Trim damaged. Exercise room.



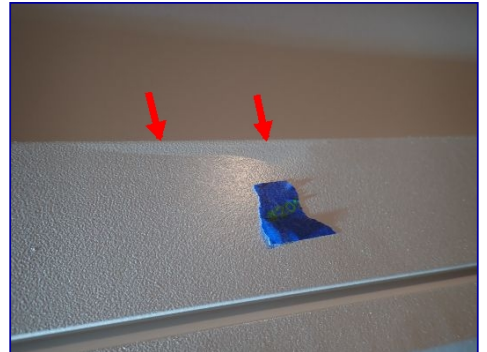
Paint drips. Media room.



Filler missing. Media room.



Rough surface. Basement craft room.



Paint on trim. Basement craft room.



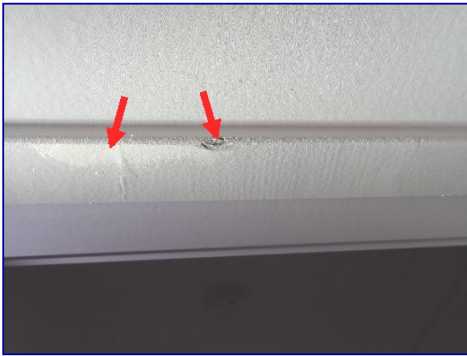
Painter's tape. Basement craft room.



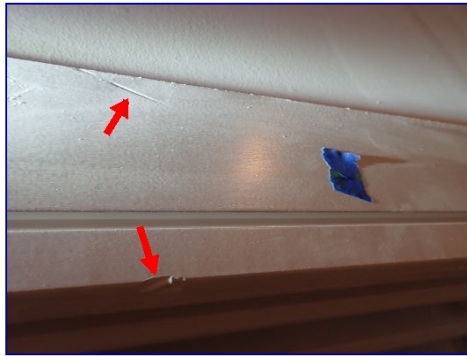
Trim damaged. Stairwell laning window frame.



Paint drips. Upstairs hall.



Paint on trim. Upstairs hall.



Trim damaged. Upstairs hall.



Rough surface. Upstairs hall.



Caulk failed. Upstairs hall crown molding.



Paint flashing. Upstairs hall.



Trim short. Front bedroom bathroom.



Caulk missing? Crown molding.



Rough surface. South bedroom.



Stains on trim. South bedroom bathroom.



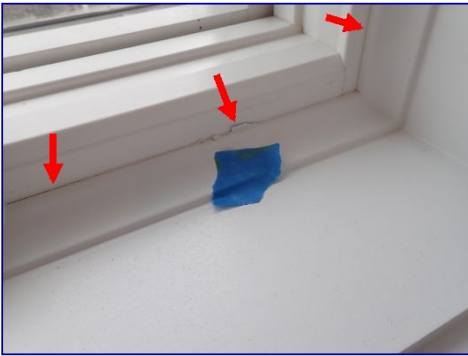
Rough surface. South bedroom bathroom.



Rough surface. Master bedroom.



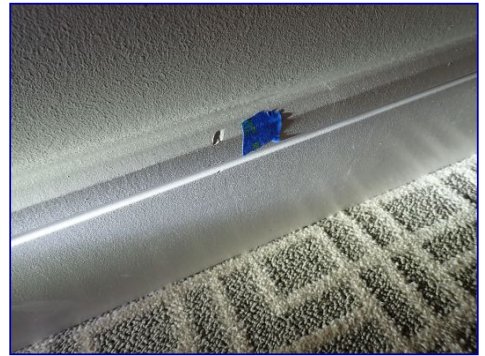
Filler missing. Master bedroom shutters.



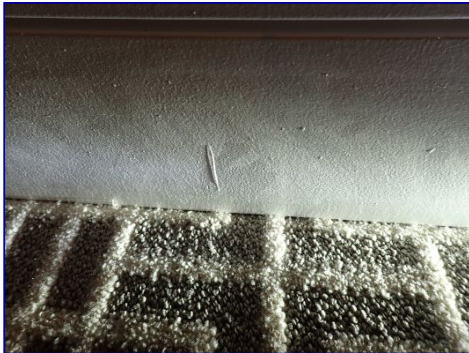
Painter's tape. Master bedroom at window.



Trim damaged. North bedroom bathroom.



Trim damaged. Loft.



Paint drips. Loft bedroom.



Trim damaged. Nail pops? Loft bedroom.

8. Shelving

- Closet rods loose. Repair. FYI: Prevent damage. Secure all closet rods to the closet rod brackets.
- Stains on shelves. Repair. FYI: Clean the stains or prime with a stain-blocking primer before painting.



Closet rods loose.



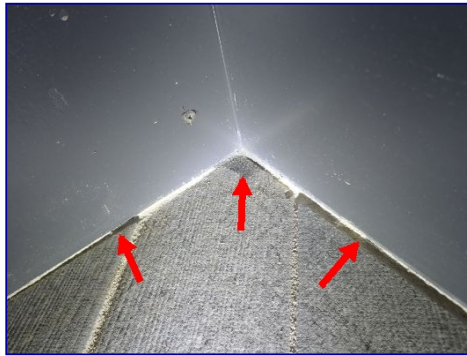
Stains on shelf. South bedroom closet.

9. Flooring

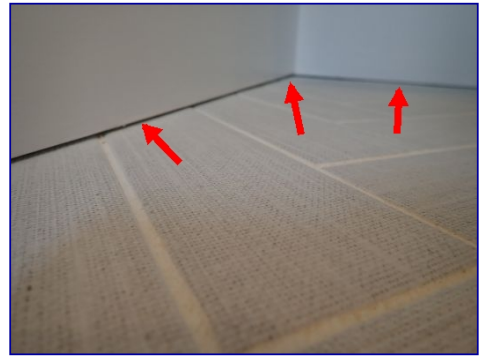
- Base shoe missing. Repair. FYI: Install base shoe at the baseboard on all floor edges.
- Carpet loose. Repair or replace. FYI: Trip hazard. Refasten, remove, or replace.
- Caulk missing. Repair. FYI: Prevent leaks and water damage. Recommend caulk at the floor perimeter in bathrooms, bathtubs, showers, and around clothes washers, water supplies, and exterior doors or porches.
- Flooring damaged. Repair or replace. FYI: Prevent further damage. Refinish the surface or replace damaged flooring.
- Paint and stains on flooring. Repair. FYI: Remove paint and stains and clean the flooring or replace or refinish painted flooring.



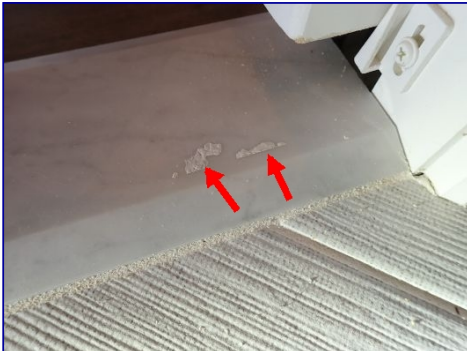
Caulk missing. Floor perimeter. Half bathroom.



Paint on flooring. Mudroom.



Caulk missing. Floor perimeter. Study half bathroom.



Paint on flooring. Study half bathroom transition strip.



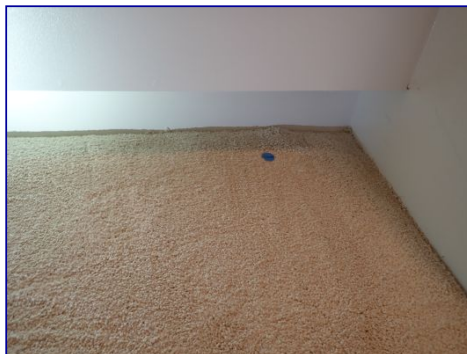
Paint on flooring. Sunroom.



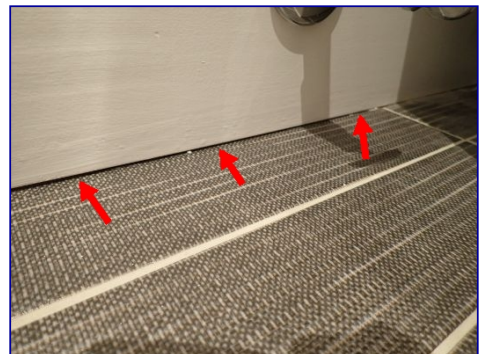
Stains on flooring. Sunroom at kitchen.



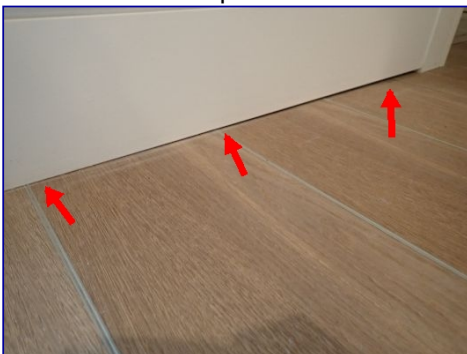
Base shoe missing. Family room at fireplace.



Carpet loose. Basement bedroom closet.



Caulk missing. Floor perimeter. Basement bathroom.



Base shoe missing. Basement.



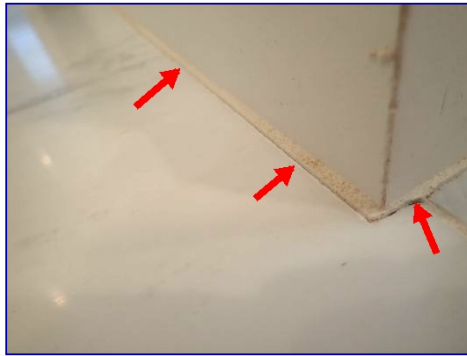
Stains on flooring. Basement bar.



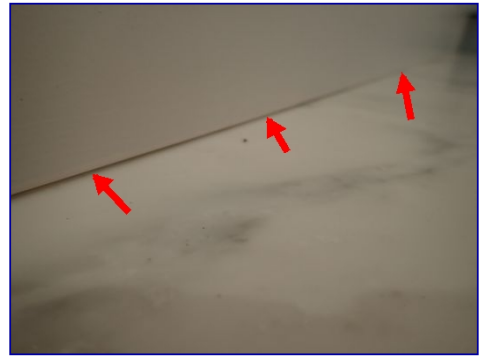
Caulk missing. Floor perimeter. Front bedroom bathroom.



Caulk missing. Floor perimeter. South bedroom bathroom.



Caulk missing. Floor perimeter. Master bathroom.



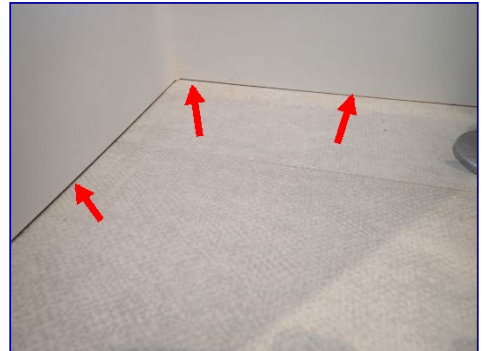
Caulk missing. Floor perimeter. Master bathroom.



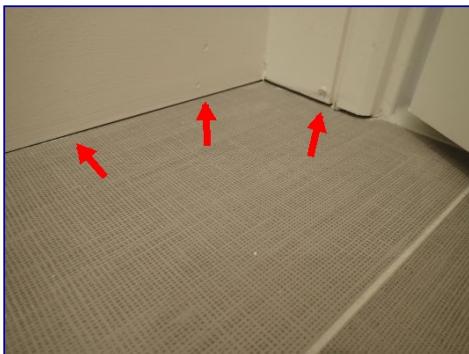
Stains on flooring. Master bathroom.



Stains on flooring. Laundry room.



Caulk missing. Floor perimeter. North bedroom bathroom.



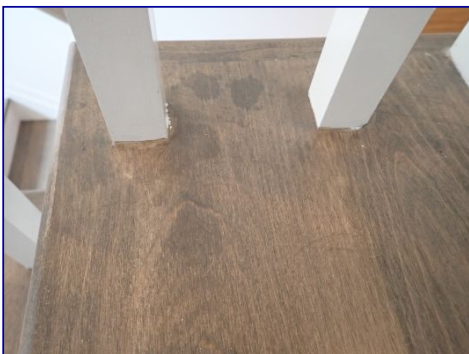
Caulk missing. Floor perimeter. Loft bathroom.



Flooring damaged. Kitchen.

10. Stairs

- Stain uneven. Repair. FYI: Mismatched color. Refinish mismatched areas or refinish the entire surface.



Stain uneven. Basement stairwell.



Stain uneven. Basement stairwell.



Stain uneven.

11. Railings

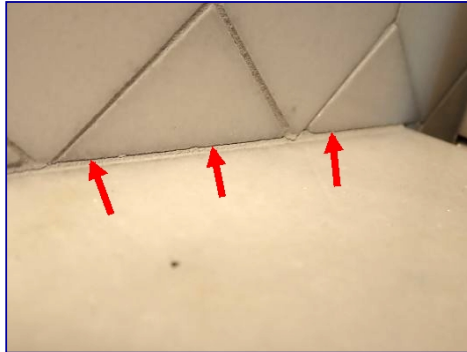
- FYI: No visible problems.

12. Countertops

• Caulk failed and missing. Repair. FYI: Prevent water damage, pests, or organic growth. Caulk along the entire length of backsplash and/or counter where it meets the walls. Remove all loose caulk or cracked grout and clean before applying new caulk. Use a granite or countertop caulk. Silicone not recommended.



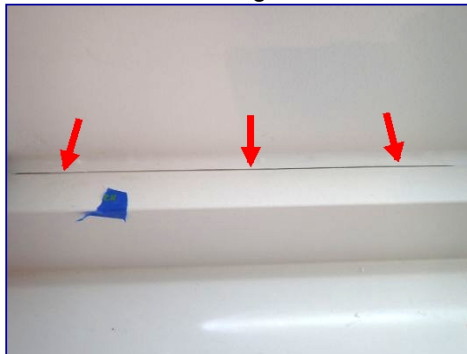
Caulk missing. Pantry.



Caulk missing. Kitchen.



Caulk missing. Basement bar.



Caulk failed. Laundry room.

13. Cabinets

- Cabinet dirty. Repair. FYI: Clean before use.
- Doors and drawers misaligned. Repair. FYI: Adjust door hinges so that the corners of doors line up and the spacing is even. Align drawer facings square and level.
- Drawer rubs. Repair or replace. FYI: Prevent damage. Reinstall or adjust the drawer guides or replace damaged parts.
- Paint on cabinet. Repair or replace. FYI: Clean or remove the paint or replace damaged components.
- Soft-close inoperable. Repair or replace. FYI: Prevent damage or injury. Adjust or replace the hardware.
- Unfinished edge. Repair. FYI: Prevent damage. Cover with trim or paint or stain the bare edge.



Paint on cabinet. Mudroom.



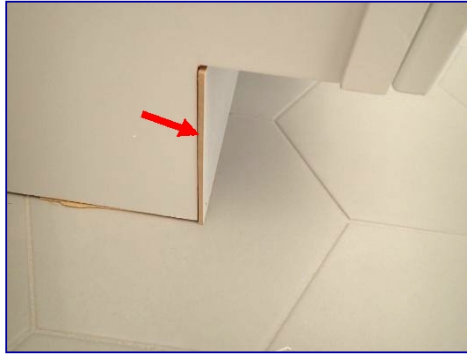
Drawer misaligned. Kitchen.



Doors and drawers misaligned. Kitchen.



Soft-close inoperable. Basement bar.



Unfinished edge. Front bedroom bathroom.



Doors and drawers misaligned. Master bathroom.



Doors and drawers misaligned. Laundry room.



Cabinet dirty. Loft bathroom.



Soft-close inoperable. Loft bathroom.

14. Mirrors

- FYI: No visible problems.

15. Fire Protection

- FYI: No visible problems. Smoke alarms not tested.

16. Carbon Monoxide Detectors

- FYI: No visible problems. CO detectors not tested.

Electrical

1. Service Entrance

- FYI: No visible problems. Limited visibility.

2. Electric Panel

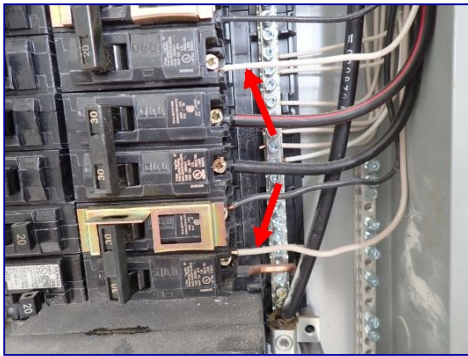
- SAFETY HAZARD- Cover screw hole stripped. Repair. FYI: Secure the cover. Install a U-clip or install a larger screw.



Cover screw hole stripped.

3. Electric Panel #2

- SAFETY HAZARD- Cover screw hole stripped. Repair. FYI: Secure the cover. Install a U-clip or install a larger screw.
- SAFETY HAZARD- White wire on breaker. Repair. FYI: White wires are neutrals and are typically labeled with colored tape, marker, etc. to identify it as a hot wire. Recommend a qualified electrician ensures that the white wire is hot and mark the wires as hot wires with black or red tape, marker, etc.



White wires on breakers.



4. Grounding

- SAFETY HAZARD- Ground wire loose. Repair. FYI: Ensure proper grounding. Secure all ground wires or remove unnecessary wiring.
- Grounding location not visible. Further evaluation advised. FYI: Confirm the electric system is grounded to a clean copper pipe with a clean copper or brass clamp within 5' of the point at which a copper water main enters the house, before the main shutoff valve, connected to 2 grounding rods. Any ufer rod connections should be protected but accessible for inspection.



Ground wire loose. South side at meter.

5. Wiring

- SAFETY HAZARD- Cover loose. Repair. FYI: Prevent injury or damage to wires. Secure the cover on the box.
- SAFETY HAZARD- Cover plate missing. Repair. FYI: Electrocution hazard. Secure cover plates on all junction boxes.
- Conduit loose. Repair. FYI: Prevent damage. Secure or remove the conduit and seal the opening.



Cover loose. Family room.



Cover plate missing. Utility room ceiling.



Sealant missing on conduit. North side.

6. Receptacles

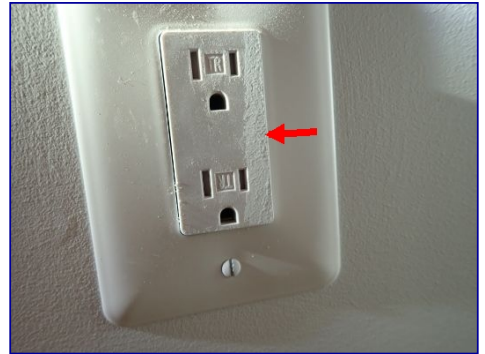
- Paint on receptacles. Repair or replace. FYI: Remove the paint or replace painted receptacles.



Paint on receptacle. Foyer.



Paint on receptacle. Exercise room.



Paint on receptacle. Basement craft room.

7. Switches

- Switch inoperable. Further evaluation advised. FYI: Unknown function. Ensure that the switch is connected to a receptacle or light fixture or remove the switch and cover the opening with a solid wall plate.



Switch inoperable. Unknown function. Foyer.

8. Light Fixtures

- FYI: No visible problems.

9. Ceiling Fans

- SAFETY HAZARD- Ceiling fan mount misaligned. Repair. FYI: Prevent damage or injury. Ensure that the fan mount is secured flush to the ceiling and that the fan is installed according to the manufacturer's instructions.
- Remote not located. Further evaluation advised. FYI: Fan not tested. Consult with the seller, replace the remote, or install a new fan.



Remote not located. Fan untested. Sunroom.



Ceiling fan mount misaligned. Loft bedroom.



Remote not located. Fan untested. Loft bedroom.

10. Doorbell

- FYI: No visible problems.

Plumbing

1. Fuel Shutoff Locations

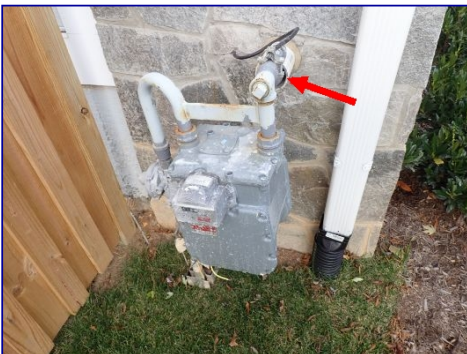
- SAFETY HAZARD- Gas shutoff valve not visible. Further evaluation advised. FYI: Ensure that a readily accessible gas shutoff valve is installed in the same room as the appliance it serves.



Gas shutoff valve not visible. Family room.

2. Fuel

- Pivot arm not installed. Repair. FYI: Prevent damage or leaks from gas line settlement. Install a pivot arm to allow for settlement. Recommend replacing the vertical section with 2 longer horizontal pipes.
- Rust visible. Repair or replace. FYI: Prevent further deterioration. Clean, prime and paint rusted pipes, apply a rust converter, or replaced rusted components.



Pivot arm not installed. Gas meter. Front south corner.



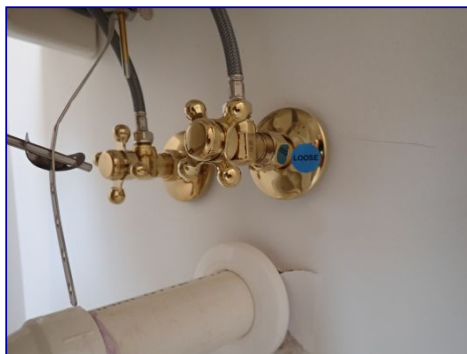
Rust visible. Pipes and fittings. Rear.

3. Water Heater

- FYI: No visible problems.

4. Water Supply

- Pipe loose. Repair. FYI: Prevent damage or water leaks. Secure all loose pipes.



Pipe loose. Study half bathroom.

5. Exterior Water Supply

- Hose bibb loose. Repair. FYI: Prevent damage or leaks. Secure the pipe to the structure.
- Sealant failed. Repair. FYI: Prevent leaks and water damage. Recommend a caulk or a flexible concrete sealant such as Quikrete Concrete Crack Sealant or Loctite PL S10 for penetrations in brick, concrete, or stucco. Ensure that all hose bibbs or pipes are secured to the structure.



Hose bibb loose. Sealant failed. Front.

6. Drain/Waste/Vent

- Pipes drain on cover. Repair. FYI: Prevent rust, wicking of water onto cover and floor, and damage to equipment. Recommend a short elbow on the end of the pipe passing through a hole in the cover so that the water drips below the cover. Maintain an air gap between the end of the pipe and water in the drain.



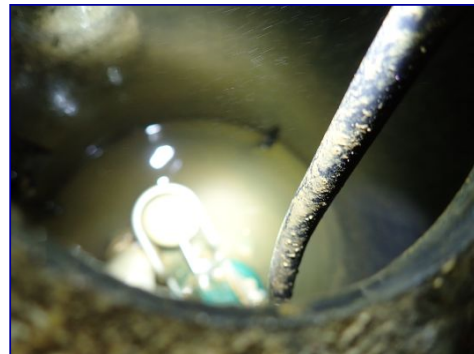
Pipes drain on cover. Utility room.

7. Sump Pump

- Seal missing. Repair. FYI: Prevent drafts, moisture, radon, pests, organic growth, or failure from fallen objects. Install a sealed cover or seal the openings and cover with rubber gaskets or grommets and/or a temporary sealant like silicone.
- Debris in well. Repair. FYI: Prevent damage or malfunction. Remove all debris from the sump well and ensure that the float valve is operating properly.



Seal missing on well cover. Utility room.



Debris in well. Float valve stuck ON. Utility room.

8. Toilets

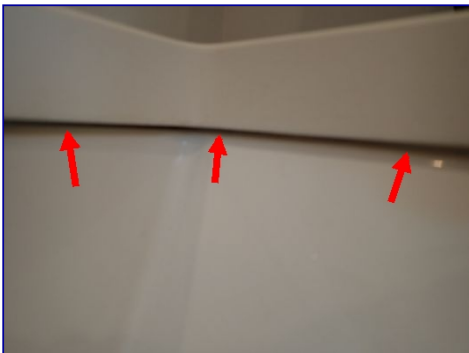
- Flush out of adjustment. Repair or replace. FYI: The handle needs to be held down. Adjust the length of the bolts under the handle.



Flush out of adjustment. Basement bathroom.

9. Sinks

- Caulk not visible under countertop. Repair. FYI: Prevent leaks or bacteria. Clean before sealing with a countertop or bathroom caulk.
- Faucet loose. Repair. FYI: Prevent leaks or damage. The faucet is typically secured from underneath of the sink.
- Replace any damaged parts.
- Sink loose. Repair. FYI: Prevent damage or water leaks. Secure the sink to the cabinet. Ensure that the cabinet is secured to the wall.



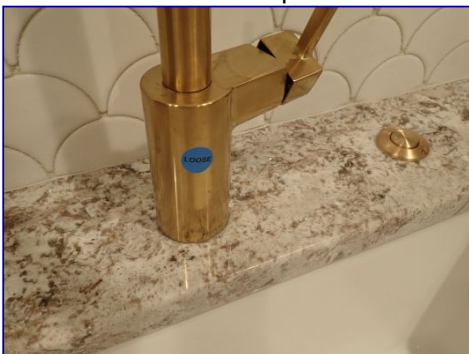
Caulk not visible. Bathroom sinks under countertop.



Faucet loose. Study half bathroom.



Caulk failed. Sink under countertop. v



Faucet loose. Basement bar.



Caulk not visible. Sink under countertop. Bathrooms.



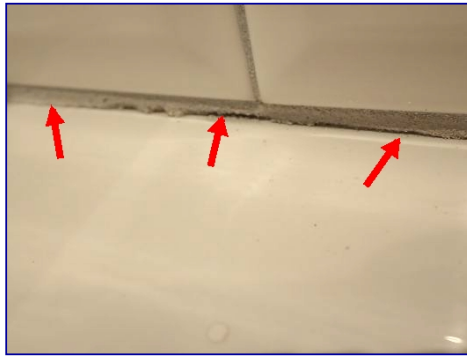
Sink loose. Loft bathroom.

10. Bathtubs

- Caulk missing. Repair. FYI: Prevent leaks and water damage. Caulk the perimeter of the bathtub and at all angled planes in or near the bathtub or shower. Remove all loose or cracked grout and clean before caulking with a bathtub caulk.
- Diverter inoperable. Repair or replace. FYI: The spout worked, but when switched to the shower wand, no water came out of either the spout or the wand, and the diverter could not be reset.



Caulk missing. Bathtub perimeter.
Basement bathroom.



Caulk missing. Bathtub perimeter. Front
bedroom bathroom.



Diverter inoperable. Master bathroom.

11. Shower

- Caulk 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. Remove cracked grout and clean before caulking. Silicone sealant not recommended.
- Doors or curtain rod not installed. Repair. FYI: Install shower doors or a curtain rod.
- Shower mast loose. Repair. FYI: Prevent damage or leaks. Fasten the pipe to the wall structure behind or fill the void in the wall around the shower mast with caulk, spackle, etc.
- Door misaligned. Repair. FYI: Prevent leaks and water damage. Align the doors evenly.
- Seal missing on shower door. Repair. FYI: Prevent water damage. Install a rubber seal on the shower door opening.
- Grout sealant not visible. Repair. FYI: Prevent water absorption, staining, or damage to grout or tile. Clean and seal all grout before caulking.
- Door bumper missing. Repair. FYI: Prevent damage or injury. Install a rubber bumper on the wall.
- SAFETY HAZARD- Door hits bathtub. Repair. FYI: Prevent damage or injury. Ensure that the shower door opens 90 degrees. Recommend reconfiguring the installation.
- Shower head inoperable. Repair. FYI: Not operable at the time of the inspection. The selector knob did not work properly. Ensure that all three heads can be selected to work independently. Recommend a qualified plumber.



Doors or curtain rod not installed.
Basement bathroom.



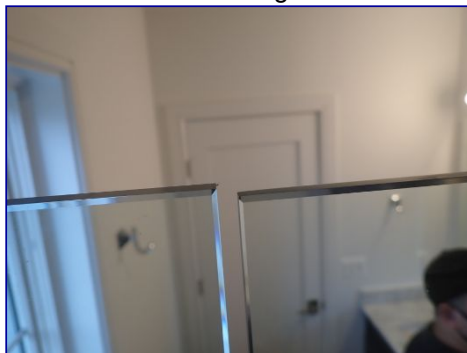
Caulk missing. Basement bathroom tile
at ceiling.



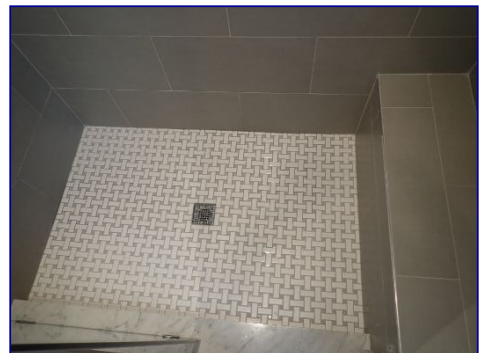
Shower mast loose. Front bedroom
bathroom.



Seal missing on shower door. South
bedroom bathroom.



Doors misaligned. South bedroom
bathroom.



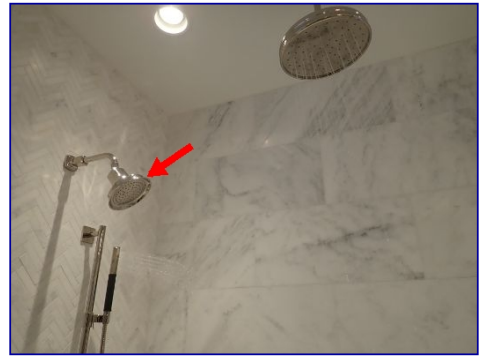
Caulk missing. South bedroom
bathroom.



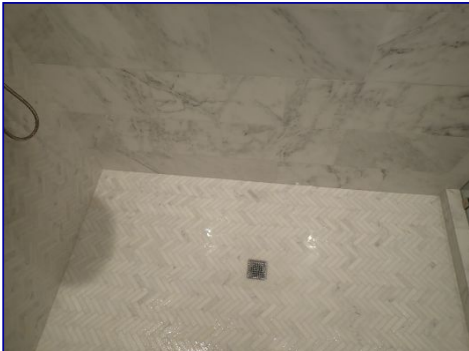
Grout sealant not visible.



Door bumper missing. Door hits bathtub. Master bathroom.



Shower head inoperable. Master bathroom.



Caulk missing. Master bathroom.



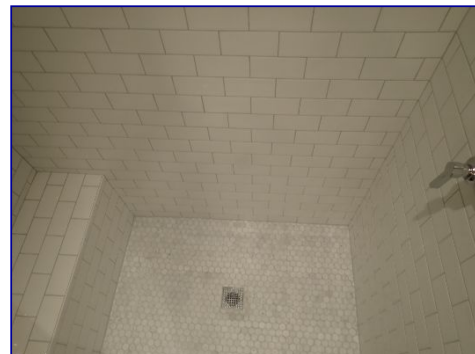
Shower mast loose. North bedroom bathroom.



Caulk missing. North bedroom bathroom.



Shower mast loose. Loft bathroom.



Caulk missing. Loft bathroom.

Heating and Air Conditioning

1. Thermostat

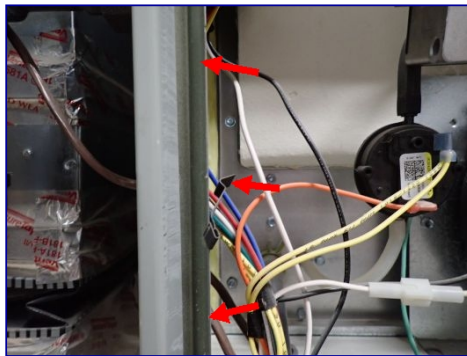
- FYI: No visible problems.

2. Air Handler

- Cover misaligned. Repair. FYI: Prevent contamination, damage from condensation, or poor performance. Secure the loose parts. Ensure that the cover makes an airtight seal.
- Blower fan dirty. Construction dust suspected. Repair. FYI: Construction dust may be corrosive to the evaporator coil and may void the manufacturer's warranty. Dust on the fan indicates that the system was on during construction. Professionally clean the air handler, blower fan, and most importantly the evaporator coil.
- Sealant failed and missing. Repair. FYI: Prevent energy loss, damage from condensation, or dirt in the equipment. Seal all gaps in the cabinet with duct seal at cabinet penetrations and metal tape, duct mastic, or mastic 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. Install a P trap with an accessible cleanout. Traps need periodic cleaning.



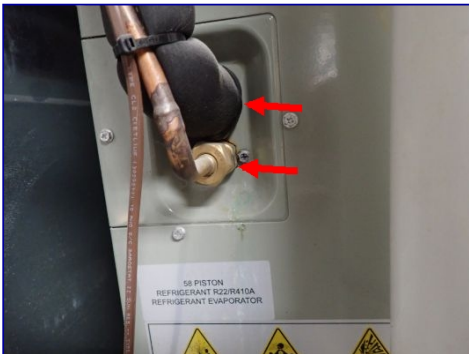
Construction dust in air handler. Utility room.



Loose parts. Cabinet cover guides. Utility room.



Cover misaligned. Utility room.



Sealant missing. Cabinet penetrations. Utility room.



Sealant failed. HVAC tape. Utility room.



Trap missing. Condensate drain line. Utility room.



Sealant missing. Cabinet penetrations. Utility room.

3. Furnace

- FYI: No visible problems.

4. A/C

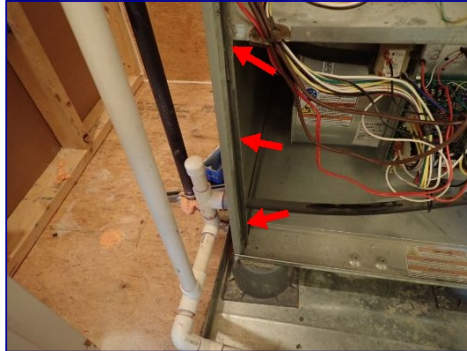
- FYI: No visible problems. A/C not operated due to exterior temperature below 60-65 degrees in the previous 24 hours.

5. Air Handler #2

- Cover misaligned. Repair. FYI: Prevent contamination, damage from condensation, or poor performance. Secure the loose parts. Ensure that the cover makes an airtight seal.
- Blower fan dirty. Construction dust suspected. Repair. FYI: Construction dust may be corrosive to the evaporator coil and may void the manufacturer's warranty. Dust on the fan indicates that the system was on during construction. Professionally clean the air handler, blower fan, and most importantly the evaporator coil.
- Sealant missing. Repair. FYI: Prevent energy loss, damage from condensation, or contaminants in the equipment. Seal all gaps in the cabinet with duct seal putty at cabinet penetrations and metal tape, mastic tape, or duct mastic at all joints and seams.
- Evidence of pests. Repair and monitor. FYI: Clean or replace contaminated areas.



Sealant missing. Cabinet penetrations. Loft HVAC closet.



Loose part. Loft HVAC closet.



Construction dust in air handler. Loft HVAC closet.



Evidence of pests. Loft HVAC closet.

6. Furnace System #2

- FYI: No visible problems.

7. A/C System #2

- FYI: No visible problems. A/C not operated due to exterior temperature below 60-65 degrees in the previous 24 hours.

8. Air Filter

- Air filter backwards. Repair. FYI: Install a new filter. Ensure that the air filter is installed with the arrow pointing towards the air handler.
- Air filter dirty. Replace. FYI: Prevent restricted airflow or unhealthy air quality. Change the filter now and then monthly inspection is advised.
- Air filter cover seal missing. Repair. FYI: A leaky filter slot can allow contaminants to enter the system, can reduce energy efficiency, or create condensation. Install a filter cover with an air-tight seal so that no unfiltered air enters the system.
- Tool required to check filter. Repair. FYI: Replace the screws with a hand-operable cover.



Air filter cover seal missing. Utility room.



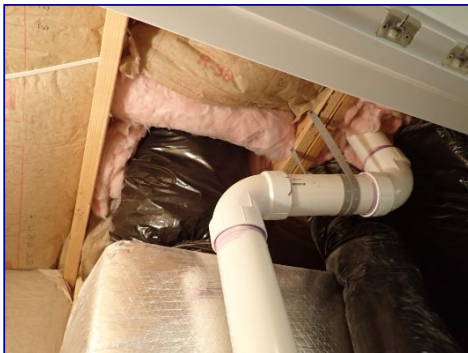
Air filter dirty. Loft HVAC closet.



Air filter backwards. Loft HVAC closet.

9. Ductwork

- Duct bend excessive. Repair. 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.
- Flexible duct through ceiling. Repair or replace. FYI: Prevent leaks and energy loss. Recommend rigid metal duct sealed around the perimeter of wall or ceiling penetrations. At a minimum, ensure that all penetrations are sealed airtight.



Flexible duct through wall. Sealant not visible. Loft HVAC closet.



Duct bend excessive. Attic.

10. Room Heating and Cooling

- Register boxes dirty. Repair. FYI: Remove all debris and clean all register boxes.
- Sealant missing around floor register boxes. Repair. FYI: Prevent drafts, pests, or energy loss. Secure and seal the perimeter of all floor register boxes.
- Register loose. Repair. FYI: Prevent damage or injury. Secure all loose registers.



Sealant missing around floor register boxes.



Register boxes dirty. Construction debris.



Register loose. North bedroom.

11. Gas Fireplace

- FYI: No visible problems.

Appliances

1. Refrigerator

- Protective film not removed. Repair. FYI: Remove protective film and packing material. Old or heated film may leave a film residue.



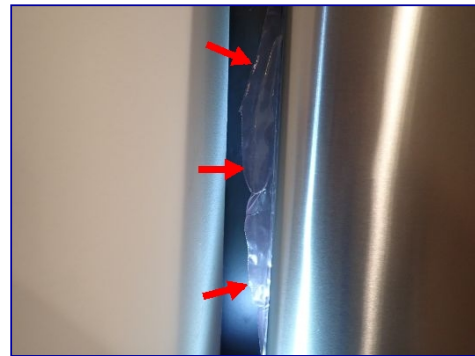
Protective film not removed. Basement bar.

2. Refrigerator #2

- Protective film not removed. Repair. FYI: Remove protective film. Old or heated film may leave a film residue.
- Water filter replacement indicator on. Repair. FYI: Replace or install the water filter.



Water filter replacement indicator on. Basement bar.



Protective film not removed. Basement bar.

3. Dishwasher

- 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. Any built-in high loops installed on the back of dishwashers are typically not high enough.



Dishwasher drain high loop missing. Under kitchen sink.

4. Garbage Disposal

- Splash guard loose. Repair. FYI: Prevent leaks and splashing. Secure the splash guard evenly in the drain.



Splash guard loose. Kitchen.

5. Garbage Disposal #2

- Debris in disposal. Repair. FYI: Clean before use.



Debris in disposal. Basement bar.

6. Oven

- FYI: No visible problems.

7. Cooktop

- FYI: No visible problems.

8. Microwave

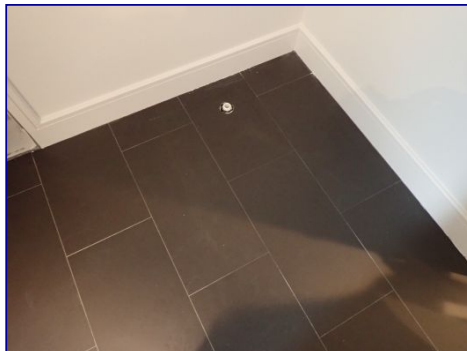
- FYI: No visible problems.

9. Range Hood

- FYI: No visible problems.

10. Clothes Washer

- Floor pan not installed. Repair. FYI: Prevent damage from leaks. Install the floor pan.



Floor pan not installed.