

# Advanced Home Inspection

## Confidential Inspection Report

LOCATED AT:



PREPARED EXCLUSIVELY FOR:



INSPECTED ON:  
Thursday, August 22, 2024



Inspector, Bradley Gamlin 3380001125NRS  
Advanced Home Inspection



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

- REP** = Needs repair or replacement, and/or item is no longer serviceable.
- MAIN** = Maintenance item: Not a problem now, but needs to be monitored and added to your maintenance schedule to prevent costly repairs.
- UPGR** = Upgrade recommended for livability improvements, but not a defect in the building.
- INFO** = No action needed; this item was highlighted as an important component a homeowner should familiarize themselves with.

### EXTERIOR/SITE/GROUND IMPROVEMENTS RAILINGS

**REP** s-23: The railings at the front are deteriorated. We recommend they be repaired or replaced. ~\$1,200 - \$1,500



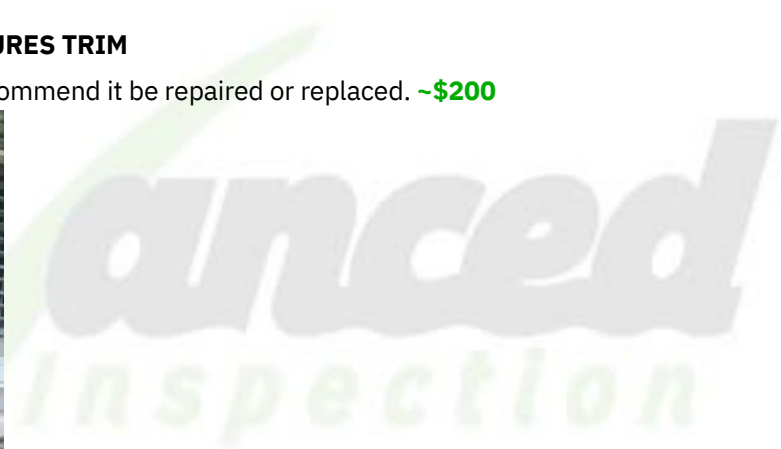


**EXTERIOR/SITE/GROUND OTHER FEATURES TRIM**

**REP** s-25: The trim is deteriorated. We recommend it be repaired or replaced. ~\$200



Right side





**EXTERIOR/SITE/GROUND OTHER FEATURES EAVES/SOFFITS**

**REP** s-28: EAVES: Sections of the eaves at the front are deteriorated. We recommend repair or replacement. ~\$250



**CRAWL SPACE MOISTURE/VENTILATION/PEST VENTILATION**

**REP** s-48: Damaged/loose vents noted. Replace or repair. ~\$100



### KITCHEN PLUMBING DRAIN TRAPS

**REP s-85:** The flexible rubber or plastic fitting used in the drain trap is nonconforming and considered temporary. We recommend replacement with a more permanent solution. ~\$150



### KITCHEN ELECTRICAL RECEPTACLES

**s-88:** GFCI PROTECTION: There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s). ~\$250

### KITCHEN ELECTRICAL LIGHTS

**REP s-89:** The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified. ~\$75



### FAMILY ROOM ELECTRICAL RECEPTACLES

**REP s-98:** There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration. ~\$150

### REAR RIGHT BEDROOM ELECTRICAL LIGHTS / FAN

**REP** **s-127:** The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified. **~\$75**



### EXTERIOR/SITE/GROUND VEGETATION

**MAIN** **s-24:** There is ivy growing on the building. Ivy can be very pleasing aesthetically, but it can promote insect and rodent infestation and moisture penetration. We recommend the ivy be removed from the walls to avoid damage to trim, eaves, gutters, etc.





## EXTERIOR/SITE/GROUND OTHER FEATURES TRIM

**MAIN s-26:** There are openings at seams and joints of the trim. We recommend recaulking and sealing to prevent moisture entry and damage.



## CRAWL SPACE MOISTURE/VENTILATION/PEST VAPOR BARRIER

**UPGR s-46:** Portions of the soil are covered by a vapor barrier. This is considered a beneficial feature. We recommend completing the installation so that all exposed soil is covered by a vapor barrier.



## BATHROOM VENTILATION

**UPGR s-115:** This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.

## ATTIC VENTILATION

**UPGR** **s-151:** The attic is minimally vented. Proper attic ventilation is particularly important in a well-insulated attic or where additional attic insulation is going to be installed. We recommend additional vents be added as gable or turbine vents.

The temperature at time of inspection was 113 degrees. Cost estimate \$350

## INSULATION/ENERGY INSULATION FLOOR INSULATION

**UPGR** **s-153:** There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

## COMPOSITION SHINGLE ROOFING SURFACES SURFACE

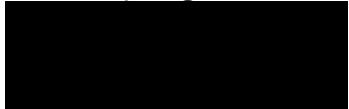
**INFO** **s-34:** The shingle surface appears to have been properly installed and is in good condition.

## COMPOSITION SHINGLE ROOFING OTHER FEATURES GENERAL COMMENT

**INFO** **s-35:** This is a newer roof, and with routine maintenance should remain watertight for a number of years.

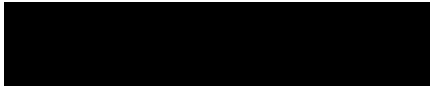










Dear 

We have enclosed the report for the property inspection we conducted for you on Thursday, August 22, 2024 at:



Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Needs repair or replacement, and/or item is no longer serviceable.
-  = Maintenance item: Not a problem now, but needs to be monitored and added to your maintenance schedule to prevent costly repairs.
-  = Upgrade recommended for livability improvements, but not a defect in the building.
-  = No action needed; this item was highlighted as an important component a homeowner should familiarize themselves with.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Bradley Gamlin  
Advanced Home Inspection



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## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

We do not inspect items outside of the normal scope of services- these items include intercoms, humidifiers, irrigation systems, whole house vacuums, sheds, retaining walls, fencing etc.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

## Introductory Notes

### INSPECTOR

1: Your inspector today was Bradley Gamlin

### NOTES

2: The house was estimated to be approximately 57 years old.

3: WEATHER: Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

4: WEATHER: The weather was sunny at the time of our inspection.

### SQUARE FOOTAGE

5: Square footage: 1152





**ENVIRONMENTAL**

**6: ENVIRONMENTAL:** The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

**Exterior/Site/Ground**

**BASIC INFORMATION**

**7: EXTERIOR PRIMARY FINISH:** Primary exterior wall covering: Brick

**LIMITATIONS**

**8:** No limitations

**FOUNDATION FOUNDATION**

**9: CONCRETE/BLOCK:** The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

**FOUNDATION PEST CONTROL**

**10:** Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

**FOUNDATION PEST CONTROL LICENSE**

**11:** Our inspection did not reveal any evidence of active wood boring insect infestation.

**WATER SUPPLY EXTERIOR PLUMBING**

**12:** The plumbing on the exterior of the building and in the yard appears to be properly installed and in serviceable condition. We make no attempt to locate and test every hose bib. Testing of irrigation systems is beyond the scope of our inspection.

**WATER SUPPLY MAIN SUPPLY**

**13:** There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

**ELECTRICAL OUTDOOR RECEPTACLES**

**14:** The receptacles were found to be properly installed and in serviceable condition.

**DOORS & WINDOWS DOORS**

**15:** The exterior doors appear to be properly installed and in serviceable condition.

**DOORS & WINDOWS WINDOWS**

**16:** The windows appear to be properly installed and in serviceable condition.

**DOORS & WINDOWS SCREENS**

**17:** Screens ok. All screens are present and operational.

**GRADING & DRAINAGE GUTTERS**

**18:** The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

**GRADING & DRAINAGE DOWNSPOUTS**

**19:** The downspouts appear to be properly installed and in serviceable condition.

**IMPROVEMENTS DRIVEWAY**

**20:** The driveway appears to be properly installed and is generally in good condition.



**IMPROVEMENTS WALKWAYS**

**21:** The walkways appear to be properly installed and are in serviceable condition.

**IMPROVEMENTS STAIRS**

**22:** The exterior stairs appear to be properly constructed and are in serviceable condition.

**IMPROVEMENTS RAILINGS**

**REP 23:** The railings at the front are deteriorated. We recommend they be repaired or replaced. ~\$1,200 - \$1,500



Advanced Home Inspection



**VEGETATION**

**MAIN 24:** There is ivy growing on the building. Ivy can be very pleasing aesthetically, but it can promote insect and rodent infestation and moisture penetration. We recommend the ivy be removed from the walls to avoid damage to trim, eaves, gutters, etc.



**OTHER FEATURES TRIM**

**REP 25:** The trim is deteriorated. We recommend it be repaired or replaced. ~\$200



Right side





MAIN

**26:** There are openings at seams and joints of the trim. We recommend recaulking and sealing to prevent moisture entry and damage.



**OTHER FEATURES FASCIA**

**27:** The fascia appears to be properly installed and in good condition.

**OTHER FEATURES EAVES/SOFFITS**

REP

**28: EAVES:** Sections of the eaves at the front are deteriorated. We recommend repair or replacement. ~\$250



## Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

### Composition Shingle

#### BASIC INFORMATION

- 29: LOCATION:** Location: Covers whole building  
**30: SLOPE:** Roof slope: Medium  
**31: MATERIALS:** Material: Asphalt composition shingle  
**32: LAYERS:** Layers: Single layer

#### INSPECTION METHOD

**33:** We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.

#### SURFACES SURFACE

**INFO 34:** The shingle surface appears to have been properly installed and is in good condition.

#### OTHER FEATURES GENERAL COMMENT

**INFO 35:** This is a newer roof, and with routine maintenance should remain watertight for a number of years.

## Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

#### BASIC INFORMATION

- 36: FOUNDATION:** Foundation type: Raised perimeter with isolated piers  
**37: MATERIAL:** Foundation material: Concrete block

#### FOUNDATION ACCESS

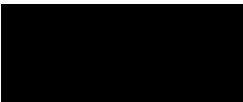
**38:** The crawl space is accessible from an exterior hatch.

#### FOUNDATION FOUNDATION

**39: CONCRETE/BLOCK:** The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

#### STRUCTURE MUDSILL

**40:** The mudsill is the first wood member of the framing, resting directly on the foundation. The accessible sections of mudsill are in good condition.



**STRUCTURE WALL FRAMING**

**41:** In the areas where the wall framing is visible, all components appear to be properly installed and generally in good condition.

**STRUCTURE SUBFLOORING**

**42:** The subflooring is concealed by finished surfaces and could not be visually inspected.



**STRUCTURE FLOOR JOISTS**

**43:** In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.



**44:** The joists were concealed by finished surfaces and could not be visually inspected.





**MOISTURE/VENTILATION/PEST MOISTURE**

**45:** The soil was dry at the time of our inspection, and there were no adverse conditions or damage observed related to excessive moisture.

**MOISTURE/VENTILATION/PEST VAPOR BARRIER**

**UPGR** **46:** Portions of the soil are covered by a vapor barrier. This is considered a beneficial feature. We recommend completing the installation so that all exposed soil is covered by a vapor barrier.



**MOISTURE/VENTILATION/PEST VENTILATION**

**47:** Ventilation in the crawl space is adequate. Good ventilation in the crawl space is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.



**REP** 48: Damaged/loose vents noted. Replace or repair. ~\$100



#### HEATING EQUIPMENT DUCTS

49: The ducts appear to be properly installed and are in serviceable condition.

#### HEATING EQUIPMENT DUCTS (A/C)

50: Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

#### OTHER FEATURES FLOOR INSULATION

51: The floor insulation appears to be properly installed and in good condition.

#### GENERAL COMMENT

52: All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. Additional crawl space comments can be found under the heading crawl space.

## Plumbing

*A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.*

#### BASIC INFORMATION

53: DOMESTIC WATER: Domestic water source: Public supply

54: LANDSCAPE WATER: Landscape water source: Public supply

55: WASTE DISPOSAL: Waste disposal: Municipal



**SUPPLY PIPING TYPE**

**56:** SUPPLY PIPING: Supply piping: Copper where seen

**DRAIN PIPING MATERIAL**

**57:** WASTE PIPING: Waste piping: Cast iron and copper



**WATER SUPPLY WATER SHUTOFF LOCATION**

**58:** We were unable to locate the main shut-off for the domestic water supply system.

**WATER SUPPLY MAIN SUPPLY**

**59:** There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

**WATER SUPPLY INTERIOR SUPPLY**

**60:** The exposed and accessible supply piping generally appears to be properly installed and in good condition.

**WATER SUPPLY WATER PRESSURE**

**61:** The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

**DRAIN/WASTE/VENT DRAIN LINES**

**62:** The visible drain piping appears to be properly installed and in serviceable condition.

**DRAIN/WASTE/VENT SEWER CLEANOUT**

**63:** EXTERIOR: The sewer cleanout is located on the exterior under the kitchen window.

**DRAIN/WASTE/VENT VENT LINES**

**64:** The vent piping for the waste system appears to be properly installed and in good condition.

**GAS SYSTEM GAS METER COMMENT**

**65:** There is no gas meter. This property is not served by a gas utility.

**GENERAL COMMENT**

**66:** The plumbing system appears to be in good condition.



## Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

### BRANCH WIRING BRANCH CIRCUITRY

**67:** The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

### BASIC INFORMATION

**68: VOLTAGE:** Voltage supplied by utility: 120/240 volts

**69: AMPERAGE:** Capacity (available amperage): 200 amperes

**70: PROTECTION:** Branch circuit protection: Circuit breakers

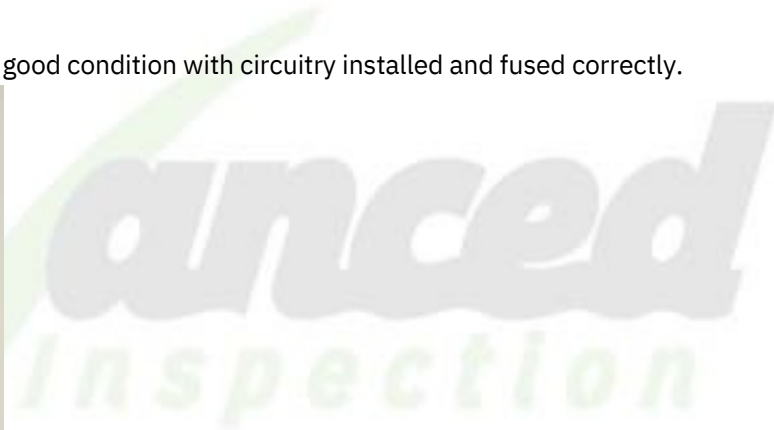
**71: WIRING METHOD:** Wiring method: Non-metallic sheathed cable or 'romex'

### ELECTRIC LOCATIONS MAIN DISCONNECT

**72:** The main disconnect is incorporated into the electrical service panel.

### SERVICE MAIN CB MAIN PANEL

**73: GENERAL:** The main service panel is in good condition with circuitry installed and fused correctly.



### CONDUCTORS CONDUCTOR MATERIAL

**74:** The wiring in the 120 volt circuits is copper. One or more of the 240 volt circuits are aluminum.

### CONVENIENCE OUTLETS RECEPTACLES: OVERALL

**75:** There are ungrounded three prong receptacles in several areas. We recommend all ungrounded 3 pronged receptacles be properly grounded or restored to their original two prong configuration.

### GENERAL COMMENT

**76:** The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

## Water Heater

*Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.*

### Tank

**BASIC INFORMATION 77:** LOCATION: Location: kitchen



### T/P RELEASE VALVE

**78:** Due to the orientation of the water heater, the temperature and pressure relief valve was inaccessible.

### WATER CONNECTORS

**79: DRAIN VALVE:** Due to the orientation of the water heater, the drain valve was inaccessible.

### GENERAL COMMENT

**80:** Inaccessible

## Laundry Area

*Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.*

### APPLIANCES WASHER/DRYER

**81: WASHER:** The hookups for the washer are properly installed and in serviceable condition. The washer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

**82: DRYER:** The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

## Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

### BASIC INFORMATION

**83: ENERGY:** Energy: Electric appliances only

### PLUMBING FIXTURES

**84:** Faucet ok

### PLUMBING DRAIN TRAPS

**REP 85:** The flexible rubber or plastic fitting used in the drain trap is nonconforming and considered temporary. We recommend replacement with a more permanent solution. ~\$150



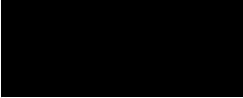
### PLUMBING SINK

**86:** The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

### ELECTRICAL RECEPTACLES

**87: INSTALLATION:** The receptacles appear to be properly installed and were operational.

**REP 88: GFCI PROTECTION:** There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s). ~\$250



**ELECTRICAL LIGHTS**

**REP 89:** The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified. **~\$75**



**HEATING EQUIPMENT RESISTANCE HEATER**

**90:** The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

**SURFACES CABINETS**

**91:** The cabinets are installed properly, and all doors, drawers, shelves, hinges and handles operate properly.

**SURFACES COUNTERTOPS**

**92:** The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

**APPLIANCES APPLIANCES: OVERALL**

**93:** All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

**APPLIANCES STOVE**

**94: GENERAL:** The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

**APPLIANCES OVEN**

**95:** The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

**APPLIANCES DISHWASHER**

**96:** The dishwasher responded to normal user controls and was found in good condition.





**GENERAL COMMENT**

**97:** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



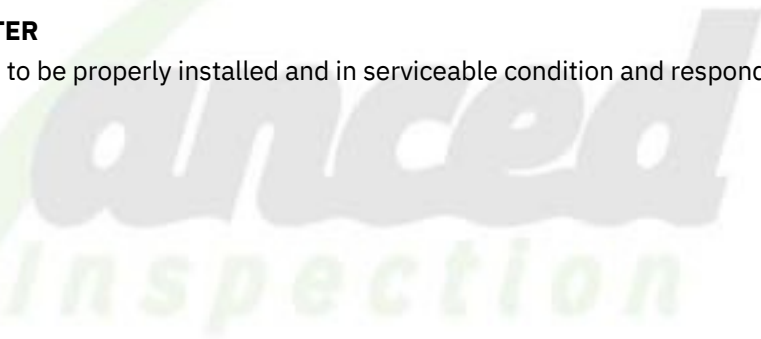
**Family Room**

**ELECTRICAL RECEPTACLES**

**REP 98:** There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration. ~\$150

**HEATING EQUIPMENT RESISTANCE HEATER**

**99:** The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.





**GENERAL COMMENT**

**100:** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



**Bathroom**

*Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.*

**PLUMBING DRAIN SPEED**

**101:** Drain speed: acceptable

**PLUMBING FIXTURES**

**102:** Fixtures ok: fixtures are operating properly





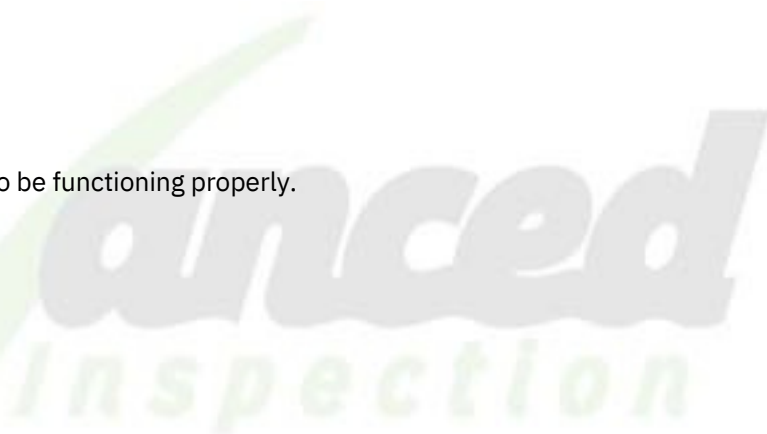
**PLUMBING DRAIN TRAP**

**103:** The drain trap is properly installed, properly secured and free from leaks



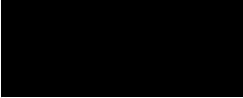
**PLUMBING TOILET**

**104:** The toilet was flushed and appeared to be functioning properly.



**PLUMBING WATER BASIN**

**105:** The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.



**PLUMBING SHOWER**

**106: SHOWER:** The shower was operated for the inspection and appeared to be in serviceable condition.



**PLUMBING BATHTUB**

**107:** The bathtub appears to be properly installed and in serviceable condition.

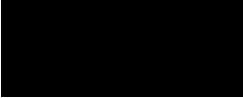


**ELECTRICAL RECEPTACLES**

**108: INSTALLATION:** The receptacle appears to be properly installed and was operational.

**109: GFCI PROTECTION:** GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.





**HEATING EQUIPMENT RESISTANCE HEATER**

**110:** The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

**SURFACES INTERIOR WALLS**

**111:** Walls: Ok

**SURFACES SHOWER WALLS**

**112:** The shower walls appear to be properly installed and in serviceable condition.



**SURFACES BATHROOM FLOOR**

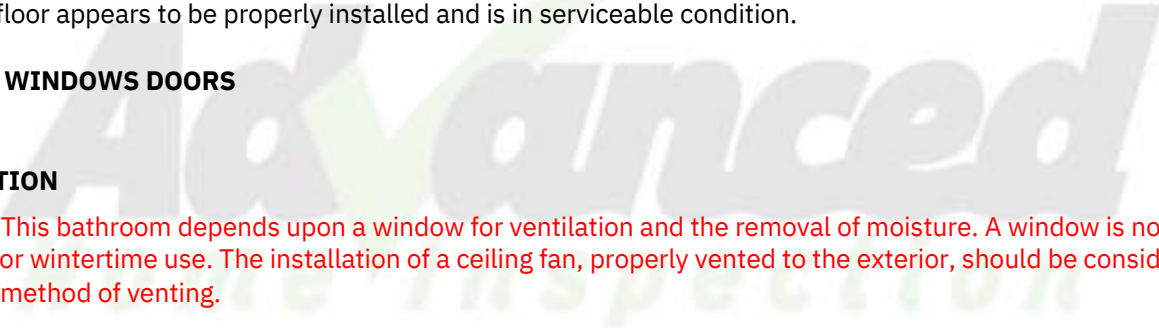
**113:** The floor appears to be properly installed and is in serviceable condition.

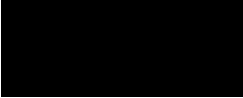
**DOORS & WINDOWS DOORS**

**114:** Ok

**VENTILATION**

**UPGR** **115:** This bathroom depends upon a window for ventilation and the removal of moisture. A window is not practical for wintertime use. The installation of a ceiling fan, properly vented to the exterior, should be considered as a primary method of venting.





**GENERAL COMMENT**

**116:** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



**Bedroom**

**Middle**

**ELECTRICAL RECEPTACLES**

**117:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

**HEATING EQUIPMENT RESISTANCE HEATER**

**118:** The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

**SURFACES WALLS**

**119:** Walls: Ok

**SURFACES CEILING**

**120:** Ok

**SURFACES FLOOR**

**121:** CARPET: Ok

**DOORS & WINDOWS DOORS**

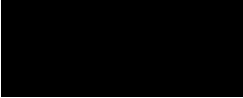
**122:** Doors operate, close, and lock properly

**DOORS & WINDOWS WINDOWS**

**123:** Windows operate properly and are free from damage.

**SAFETY FEATURES SMOKE DETECTOR**

**124:** The smoke detector alarm was activated when the test button was depressed.



**GENERAL COMMENT**

**125:** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



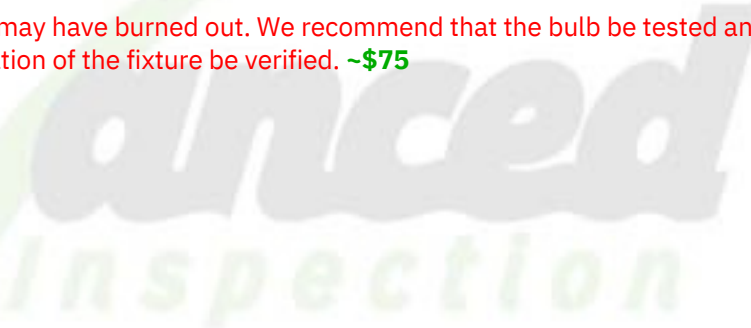
**Rear Right**

**ELECTRICAL RECEPTACLES**

**126:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

**ELECTRICAL LIGHTS / FAN**

**REP 127:** The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified. **~\$75**

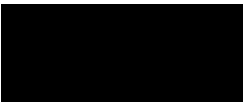


**HEATING EQUIPMENT RESISTANCE HEATER**

**128:** The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

**SURFACES WALLS**

**129:** Walls: Ok



**SURFACES CEILING**

**130:** Ok

**SURFACES FLOOR**

**131:** WOOD: Ok

**DOORS & WINDOWS DOORS**

**132:** Doors operate, close, and lock properly

**DOORS & WINDOWS WINDOWS**

**133:** Windows operate properly and are free from damage.

**SAFETY FEATURES SMOKE DETECTOR**

**134:** The smoke detector alarm was activated when the test button was depressed.

**GENERAL COMMENT**

**135:** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



**Right Front**

**ELECTRICAL RECEPTACLES**

**136:** The receptacles were found to be properly installed and in serviceable condition. The number of receptacles is considered adequate for the size of the room.

**HEATING EQUIPMENT RESISTANCE HEATER**

**137:** The electrical resistance heater appears to be properly installed and in serviceable condition and responded to the user controls.

**SURFACES WALLS**

**138:** Walls: Ok

**SURFACES CEILING**

**139:** Ok

**SURFACES FLOOR**

**140:** WOOD: Ok

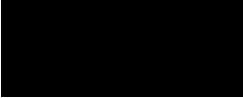
**DOORS & WINDOWS DOORS**

**141:** Doors operate, close, and lock properly

**DOORS & WINDOWS WINDOWS**

**142:** Windows operate properly and are free from damage.





**SAFETY FEATURES SMOKE DETECTOR**

**143:** The smoke detector alarm was activated when the test button was depressed.

**GENERAL COMMENT**

**144:** The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.



**Attic**

*The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.*

**ACCESS/ENTRY**

**145:** LOCATION: The attic access is located in the hall.

**ROOF STRUCTURE SHEATHING**

**146:** The roof sheathing is the material directly supporting the roof covering.

**147:** TYPE: The roof sheathing is plywood nailed solidly across the rafters.

**148:** The roof sheathing appears to be properly installed and in good condition.

**ROOF STRUCTURE ROOF TRUSSES**

**149:** None: stick built.

**VENTILATION**

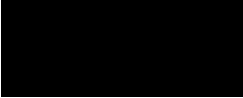
**150:** The attic has gable vents

**UPGR** **151:** The attic is minimally vented. Proper attic ventilation is particularly important in a well-insulated attic or where additional attic insulation is going to be installed. We recommend additional vents be added as gable or turbine vents.

The temperature at time of inspection was 113 degrees. Cost estimate \$350

**Insulation/Energy**

*Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all*



homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

**INSULATION ATTIC INSULATION**

**152:** The attic insulation was inaccessible and could not be inspected.

**INSULATION FLOOR INSULATION**

**UPGR** **153:** There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

**Locations of Emergency Controls**

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

Below are the locations of all these controls. We suggest printing out this page and posting it somewhere that is easily referenced.

**WATER SUPPLY WATER SHUTOFF LOCATION**

PLUMBING

**1:** We were unable to locate the main shut-off for the domestic water supply system.

**DRAIN/WASTE/VENT SEWER CLEANOUT**

PLUMBING

**2:** EXTERIOR: The sewer cleanout is located on the exterior under the kitchen window.

**GAS SYSTEM GAS METER COMMENT**

PLUMBING

**3:** There is no gas meter. This property is not served by a gas utility.

**ELECTRIC LOCATIONS MAIN DISCONNECT**

ELECTRICAL SYSTEM

**4:** The main disconnect is incorporated into the electrical service panel.

**Tank**

**T/P RELEASE VALVE**

WATER HEATER

**5:** Due to the orientation of the water heater, the temperature and pressure relief valve was inaccessible.

**WATER CONNECTORS**

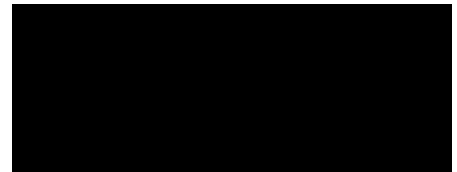
WATER HEATER

**6:** DRAIN VALVE: Due to the orientation of the water heater, the drain valve was inaccessible.

**Environmental Concerns**

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

# Estimate



| Description  | Amount                   |
|--|--------------------------|
| 1)The railings at the front are deteriorated. We recommend they be repaired or replaced.   | \$1,200 - \$1,500        |
| 2)The trim is deteriorated. We recommend it be repaired or replaced.   | \$200                    |
| 3)Sections of the eaves at the front are deteriorated. We recommend repair or replacement.   | \$250                    |
| 4)Damaged/loose vents noted. Replace or repair.  | \$100                    |
| 5)The flexible rubber or plastic fitting used in the drain trap is nonconforming and considered temporary. We recommend replacement with a more permanent solution.  | \$150                    |
| 6)There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s). | \$250                    |
| 7)The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.  | \$75                     |
| 8)There are several ungrounded three prong receptacles in this area. We recommend they be properly grounded or restored to their original two prong configuration.   | \$150                    |
| 9)Rear Right - The light is not working. The bulb may have burned out. We recommend that the bulb be tested and replaced, if necessary, and the proper operation of the fixture be verified.                             | \$75                     |
| <b>Subtotal:</b>   | <b>\$2,450 - \$2,750</b> |

**Estimate Total**

**\$2,450 - \$2,750**

**Advanced Home Inspection** • (804) 349-3220 • reports@advancedhomeinspect.com

Thank you for your business!