

June 12, 2023

Client

RE: Inspection Site  
Inspection Address



Dear Client:

At your request a visual inspection of the above referenced property was conducted on May 17, 2022 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

### **REPORT SUMMARY**

This 40 year old home was built with a walkout basement. Stem walls and a slab were noted constructed of poured concrete. Very little movement was noted in the structure of the home. The roof covering and exterior trim/siding/etc were in satisfactory condition with only minor items noted. The electrical systems in the home are in satisfactory condition. Some updates are recommended including replacing old GFCI breakers(if possible) and adding GFCIs within 6' of water sources. The heating in the home is passive solar with a circulation system, some electric heating installed and a wood burning stove as another primary source of heat. The plumbing appeared in good condition, although the majority was not visible. It would be a good idea to have the septic system to both units inspected and pumped.

The guest house appears to be the oldest structure on the property and was built in 1976. It was built on a concrete masonry unit foundation with a raised crawlspace. Some minor movement was noted in the subfloor in the living area, but it did not appear to be recent. Similar electrical updates are recommended in this unit as were recommended in the main home. There is a custom passive heating system installed that was not inspected. If the system is to be used, an expert is needed. The shop and sewing shack were built on slab foundations and are in good condition. Only minor issues were noted in the roof and siding. The water pressure in the sewing shack was fairly low. All units share the same water line and no pressure regulator was seen. The noted pressure was 35-40 psi at several exterior hose bibs. The water supply company should be contacted to verify the pressure that they supply. It is also worth noted that the water heater in the guest house is extremely old, and the water heater in the sewing shack is over the average life expectancy as well. You should be prepared for their replacement.

All other noted items can be found in the report below. Please contact me with any questions. Thank you for choosing Brothers Inspection!

Sincerely,

*BROTHERS' INSPECTION INC.*

John Tinker  
Lead Inspector

# Inspection Report

**Inspection Site  
Inspection Address**

**Prepared for: Client**



**Prepared by: Brothers' Inspection Inc.  
636 Shadowood Ct.  
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# Report Table of Contents

INSPECTION CONDITIONS	4
SITE	5
FOUNDATION	7
ROOF & ATTIC	9
STRUCTURAL	12
HEATING, VENTILATION & AIR CONDITIONING	22
ELECTRICAL SYSTEMS	23
PLUMBING SYSTEM	27
KITCHEN	30
LAUNDRY	32
BATHROOM	33
BEDROOMS	37
OTHER LIVING SPACES	39
GARAGE	42

## INSPECTION CONDITIONS

### CLIENT & SITE INFORMATION:

*REPORT NAME:* 7259JT 21951 & 21939 2225 Rd  
*INSPECTION DATE:* May 17, 2022.  
*INSPECTION APPOINTMENT TIME:* 8:00 AM.  
*CLIENT NAME:* Client.  
*INSPECTION SITE:* Inspection Site.  
*INSPECTION SITE CITY/STATE/ZIP:* Inspection Address.  
*ACCESS PERSON:* Owner.

### CLIMATIC CONDITIONS:

*INSPECTION DAY WEATHER:* Clear.  
*TEMPERATURE AT TIME OF INSPECTION:* 60's.  
*SOIL CONDITIONS:* Dry.

### BUILDING CHARACTERISTICS:

*ESTIMATED AGE OF HOUSE:* Built in 1982.  
*BUILDING TYPE:* Multiple buildings on the lot. Could potentially be multiple families.  
*STORIES:* 3  
*SPACE BELOW GRADE:* Concrete slab.

### UTILITY SERVICES:

*WATER SOURCE:* Public.  
*SEWAGE DISPOSAL:* Public.  
*UTILITIES STATUS:* All utilities on.

### OTHER INFORMATION:

*AREA:* Rural.  
*HOUSE OCCUPIED?* Yes.  
*CLIENT PRESENT DURING INSPECTION:* No, At the end.  
*PEOPLE PRESENT DURING INSPECTION:* Homeowner.

## SITE

### Site:

<i>House faces:</i>	Garage faces North.
<i>Rear View</i>	The rear of the house faces South.
<i>Right Side View</i>	The right side of the house faces East.
<i>Left Side View</i>	The left side of the house faces West.
<i>Style of House:</i>	Tri-level.
<i>Estimated age of house:</i>	40 Years Old.
<i>Approximate Lot Size:</i>	Rural area - The inspector did not determine the amount of ground that is part of this transaction.
<i>Site Drainage:</i>	Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.
<i>Bushes and Shrubs Condition:</i>	Satisfactory - The shrubs and/or bushes have a good appearance.
<i>Trees Condition:</i>	Satisfactory - The trees on the site all appear to be alive and in acceptable condition. <b>Note-</b> If possible trees should be kept away from siding and over roofs.
<i>Mailbox Noted:</i>	There is a mailbox located in a common area within the development.

### Paving Condition:

<i>Driveway Paving Material:</i>	Gravel.
<i>Driveway Condition:</i>	Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted. Note-More gravel may be needed in some areas to prevent mud and driveway washout.

### Fences and Gates:

<i>Fencing Materials:</i>	Chain link materials are used for fencing.
<i>Fence Materials Condition:</i>	Satisfactory - The fencing materials appear to be in satisfactory condition.
<i>Gates and Latches:</i>	Satisfactory - The gates and latches are performing as intended.

### Retaining Walls:

<i>Location of Retaining Wall:</i>	West side of property.
<i>Materials Used:</i>	The retaining wall is made of stacked railroad ties.
<i>Condition of Wall and Materials Used:</i>	<b>Attention Needed</b> - The retaining wall is in need of some repair in order to function properly. The wall is beginning to lean and it appears to need some re-anchoring or restructuring.



<i>Water Drainage:</i>	Satisfactory - The water above the retaining wall is correctly directed away from the wall.
<i>Retaining Wall Anchoring:</i>	Not adequate - The railroad ties appear to be screwed together to prevent movement. No other anchoring was noted.

### Utility Services:

<i>Water Source:</i>	Orchard City.
<i>Water Meter Location:</i>	Unable to determine. There is a water meter cover in the back but it does not appear to be connected to anything.
<i>Electric Service:</i>	Over to the smaller unit, Underground to main home.
<i>Electric Service Condition:</i>	Satisfactory.
<i>Sewage Disposal System:</i>	Septic System - A private system is installed on the property. Septic tank and drainage fields are not covered under the scope of this inspection. Most localities require certification of the site waste disposal system.

**Gas Services:**

*Gas-fired Equipment Installed:*     None- All electric.

# FOUNDATION

## Foundation: Guest House

<i>Type of Foundation:</i>	Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.
<i>Foundation Materials:</i>	Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.
<i>Visible Portions of Exterior Foundation Walls:</i>	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.
<i>Visible Foundation Wall Cracks Noted From Exterior:</i>	No visible cracking in the vertical foundation walls was noted during the exterior examination.
<i>Evidence of Recent Movement:</i>	No - There is no evidence of any recent movement.
<i>Perimeter Foundation Drainage Surface:</i>	<b>Attention</b> - A dry zone of 3-4 feet is recommended around the perimeter of the house.

## Foundation: Main House

<i>Type of Foundation:</i>	Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.
<i>Foundation Materials:</i>	Poured in place concrete, 8 inches or more thick.
<i>Visible Portions of Exterior Foundation Walls:</i>	Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.
<i>Visible Foundation Wall Cracks Noted From Exterior:</i>	No visible cracking in the vertical foundation walls was noted during the exterior examination.
<i>Evidence of Recent Movement:</i>	No - There is no evidence of any recent movement.
<i>Perimeter Foundation Drainage Surface:</i>	Satisfactory - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area. <b>Attention</b> - A dry zone of 3-4 feet is recommended around the perimeter of the house.



## WALKOUT BASEMENT:

<i>Walkout Basement - Number of Exposed Walls:</i>	Two basement walls are exposed to daylight.
<i>Drainage in Area of Walkout:</i>	Satisfactory - The area around the walkout door appears to have adequate drainage.
<i>Outside Entry Doors:</i>	There is no deadbolt installed on the entry door(s). Consideration should be given to installing deadbolts as a safety feature.

## CRAWLSPACE: Guest House

<i>Crawlspace Entrance:</i>	Satisfactory - The crawlspace entrance is adequately sized.
<i>Location of Crawlspace Entrance:</i>	There is an interior entry to the crawlspace.
<i>Crawlspace Ceiling Exposed Percent:</i>	Most of the ceiling is open allowing visibility of the ceiling/floor joists.



*Percent Interior Foundation Wall Exposed:* Very little of the stem wall was visible due to the wall being properly insulated.



*Sill Plates Percentage Visible:* Very little. Insulated.

*Moisture on Exposed Crawlspace Walls Noted:* No - There were no elevated moisture levels noted on the exposed areas of the foundation walls.

*Evidence of Water Entry in the crawlspace Noted:* No- However, there was a musty smell and the ground felt damp. A vapor barrier may help correct this.

*Main Beam:* Satisfactory - The main beam installed appears to be in satisfactory condition.



*Crawlspace Ventilation:* Vents to the crawlspace are sealed. This prevents the normal air movement needed. Open the vents to allow normal function.

*Crawlspace Inspected By:* The crawlspace was inspected by entering and crawling through.

*Crawlspace Floor:* Dirt.

*Vapor Barrier Installed:* No - There is no vapor barrier installed. **Recommended** - Exposed soils in a crawlspace should be covered with a retardant material to prevent moisture or standing water from deteriorating wood framing above. Approved materials include: polyethylene sheeting, roofing paper, concrete, or blacktop. If the ground is saturated, wall vapor barriers of like materials are also recommended.

*Posts Condition:* Satisfactory - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

*Pier Construction Materials:* Exposed concrete piers at least 8" in diameter are visible in the crawlspace.

*Condition of Piers:* Satisfactory - The piers as installed appear to be adequate. No engineering analysis was completed.



*Evidence of Insects or Animals in Crawlspace:* No - There was no evidence of animal or insect infestation noted. This inspection does not cover the presence or lack of wood destroying insects.

*Electrical Service:* The crawlspace electrical outlets are protected with Ground Fault Circuit Interrupt protection as required by current standards.



# ROOF & ATTIC

## ROOFING: Guest House

Type Roof:

Roof Covering Materials:

Cover Layers:

Condition of Roof Covering Material:

Gable.

Metal Roofing. Metal may consist of copper, aluminum, or stainless steel. Some have a protective coat to prevent rust and deterioration. It is usually installed in vertical panels with some fashion of overlapped seams.

The roof covering on the main structure appears to be the first covering.

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



Slope:

Flashing:

Medium slope is considered to be between 4 in 12 and 6 in 12.

Satisfactory - The flashings around openings in the roof covering appear to be water tight and caulked as needed. **Attention** - The roof penetrations will need to be resealed periodically.





Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Evidence of Leakage:

No.

Roof Gutter System:

Attention Needed-The north side of the roof should have gutters installed. Water can pool near the foundation and has nowhere to drain too.



The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional.

**ROOFING: Main Home**

Type Roof:

Gable.

Roof Covering Materials:

Metal Roofing. Metal may consist of copper, aluminum, or stainless steel. Some have a protective coat to prevent rust and deterioration. It is usually installed in vertical panels with some fashion of overlapped seams.

Condition of Roof Covering Material:

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.



**Attention Needed** - There is minor damage above the garage that needs to be resealed to prevent moisture entry.



*Slope:*

Medium slope is considered to be between 4 in 12 and 6 in 12.

*Flashing:*

**Attention** - The roof penetrations will need to be resealed periodically.



*Means of Roof Inspection:*

The roof covering was inspected by walking on the roof.

*Skylights:*

Good - The existing skylight(s) appears to be in good order and is of a multi-element construction. The skylight is operable and can be opened to allow hot air to exit the structure.

*Valleys:*

Satisfactory - The valleys appear to be in satisfactory condition.

*Ridges:*

Satisfactory - The ridge covering material appears to be in satisfactory condition.

*Evidence of Leakage:*

No.

*Roof Gutter System:*

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional.

**Attention-** Several areas of the home do not have gutters installed. Adding gutters to these locations would improve the drainage around the home.

# STRUCTURAL

## Structural/ Roof- Sewing Shack:

<i>Type of Construction:</i>	Frame.
<i>Exterior Siding Materials:</i>	Fiber Composite Panels.
<i>Siding Condition:</i>	Satisfactory - The siding is in serviceable condition.
<i>Trim Condition:</i>	Satisfactory - The trim is intact and satisfactory.
<i>Soffit/Eaves:</i>	Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.
<i>Fascia &amp; Rake Boards:</i>	Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.
<i>Condition of Painted Surfaces:</i>	Good - The exposed painted surfaces of the siding and trim appear to be nearly new or freshly painted. This finish should last for many years without the need for anything other than touch-ups.
<i>Outside Entry Doors:</i>	Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.
<i>Windows Type:</i>	Horizontal Sliding.
<i>Window Condition:</i>	<b>Attention</b> - Insulation Seal - One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost some efficiency.
<i>Window Flashing:</i>	Satisfactory - The installed window flashing above the windows appears to be adequate.
<i>Wall Covering Material:</i>	Sheetrock.
<i>Ceiling Covering Material:</i>	Sheetrock.
<i>Gutters</i>	<b>Attention Needed</b> - Installing gutters around the strict would help prevent further soil removal from around the structure. Eventually, damage may be caused to the slab. Ideally, some repairs would be made to prevent further washout from under the slab.



*Attic Cavity:*

Satisfactory- No damage to any trusses or leaks noted in the attic cavity. Ventilation appears appropriate and there is adequate fiberglass batting for Insulation.



*Roof Condition:*

Satisfactory- The roof covering is in a condition that matches its age. Some holes and a plumbing vent will need to be resealed around.



**Note-** Ensure the tree is kept trimmed away from the structure and roof covering.





**Structural Guest House**

Type of Construction:

Frame.

Exterior Siding Materials:

Wood Paneling.

Siding Condition:

Satisfactory - The siding is in serviceable condition.

Siding Conditions.

**Attention Needed** - There are several areas that should be sealed to prevent water entry.



Siding Comment:

**Attention-** Ideally there should be 3-4 inches between the siding and the soil.

Trim Condition:

Satisfactory - The trim is intact and satisfactory.

Soffit/Eaves:

Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces are satisfactory.

Outside Entry Doors:

Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.

Windows Type:

Casement. There are vinyl horizontal sliding windows installed.

Window Condition:

Satisfactory - The window framing and glass are in a satisfactory condition.

Window Flashing:

Satisfactory - The installed window flashing above the windows appears to be adequate.

Wall Covering Material:

Paneling.

*Ceiling Covering Material:* Sheetrock.

**Structural: Main Home**

*Type of Construction:* Frame.

*Exterior Siding Materials:* Metal Siding. Wood Paneling.

*Siding Condition:* Satisfactory - The siding is in serviceable condition.

*Siding Conditions.* **Attention-** There is some minor damage to the siding on the upper roof that could allow for water or pest entry.



*Trim Condition:* Satisfactory - The trim is intact and satisfactory.

*Soffit/Eaves:* Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

*Fascia & Rake Boards:* **Attention** - The fascia and/or rake boards appear to need some minor repair to prevent further deterioration. **Note-** The rake board or fascia is in contact with the roof covering materials. Ideally, there is a gap between these two materials to prevent moisture transfer. Moisture being wicked up from the roof surface can cause premature deterioration of the fascia or rake board materials. There are several areas where the fascia appears to have deteriorated slightly but has been painted over.



*Condition of Painted Surfaces:* Satisfactory - The finish or exposed painted surfaces are satisfactory.

*Outside Entry Doors:* Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior. There is no deadbolt installed on the entry door(s). Consideration should be given to installing deadbolts as a safety feature.

*Windows Type:* Casement.

*Window Condition:* Satisfactory - The window framing and glass are in a satisfactory condition.



*Window Flashing:*

**Attention Needed-** Many of the windows have wood framing with sealant around them. Several of the windows require new sealant to prevent leakage. This should be done as needed on all windows for the home.



*Earth-to-Wood Clearance:*

**Attention** - There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. It is suggested that there should be a minimum of a 4" clearance between the earth and any wood siding or framing materials.



*Wall Covering Material:*

Sheetrock.

*Ceiling Covering Material:*

Sheetrock.

**Deck Guest House**

*There is a Wood Framed:*

Wood deck.

*Deck/Porch/Balcony Materials:*

The inspector was unable to determine the type of wood used.

*Condition of Wood Materials:*

Satisfactory - The wood materials are in satisfactory condition.

*Framing of Deck/Porch:*

Satisfactory - The framing of the deck or porch was done in an acceptable manner. The deck frame is bolted to the rim joist of the structure.

*Deck, Porch, or Balcony Flooring Material:*

Satisfactory - The decking materials appear to be in satisfactory condition.

*Supporting Posts:*

Satisfactory - The supporting posts appear to be in satisfactory condition.

*The Foundation Materials:*

The deck support posts are anchored onto concrete pads.



*Stairs Condition:*

Satisfactory - The steps are in useable condition.

*Deck or Porch Railings:*

Satisfactory - The railings as installed are functional. **Attention** - The stair railings are loose.

**Balcony: Upper floor**

*There is a Wood Framed:*

Suspended balcony.

*Deck/Porch/Balcony Materials:*

The inspector was unable to determine the type of wood used.

*Condition of Wood Materials:*

Satisfactory - The wood materials are in satisfactory condition. **Note** - Paint or stain updates will help to preserve the wood materials.



*Framing of Deck/Porch:*

Satisfactory - The framing of the deck or porch was done in an acceptable manner.



*Deck, Porch, or Balcony Flooring Material:*

Satisfactory - The decking materials appear to be in satisfactory condition. The deck surface is screwed to the framing members. This is the most desirable method of attachment.

*Deck or Porch Railings:*

Satisfactory - The railings as installed are functional. The spacing between balusters is 6". New construction allows only 4" spacing. This was instituted as a safety issue to prevent small children from getting caught between the balusters.

**East Lower Decks**

*There is a Wood Framed:*

Wood deck.

*Deck/Porch/Balcony Materials:*

The inspector was unable to determine the type of wood used.

*Condition of Wood Materials:*

Satisfactory - The wood materials are in satisfactory condition.

*Framing of Deck/Porch:*

Satisfactory - The framing of the deck or porch was done in an acceptable manner. **Attention**-This portion of the deck does not appear to have been bolted to the structure. Only nails were seen.



*Deck, Porch, or Balcony Flooring Material:*

Satisfactory - The decking materials appear to be in satisfactory condition.

*Supporting Posts:*

Satisfactory - The supporting posts appear to be in satisfactory condition.

*The Foundation Materials:*

The deck support posts are anchored onto concrete pads.



*Stairs Condition:* Satisfactory - The steps are in useable condition.

*Deck or Porch Railings:* **Attention Needed-** Metal railing on the lower deck is not attached/anchored except by rope.



**West Balcony:**

*There is a Wood Framed:* Suspended balcony.

*Deck/Porch/Balcony Materials:* The inspector was unable to determine the type of wood used.

*Condition of Wood Materials:* Satisfactory - The wood materials are in satisfactory condition. **Note** - Paint or stain updates will help to preserve the wood materials.



*Framing of Deck/Porch:* Satisfactory - The framing of the deck or porch was done in an acceptable manner. The deck frame is bolted to the rim joist of the structure.

*Deck, Porch, or Balcony Flooring Material:* Satisfactory - The decking materials appear to be in satisfactory condition. The flooring material is open slat wood. It is designed for the rain to run off in between the deck boards..

**Main Level/ 2nd Story Deck: east side**

*There is a Wood Framed:* Wood deck.

*Deck/Porch/Balcony Materials:* The inspector was unable to determine the type of wood used.

*Condition of Wood Materials:* **Attention** - Although the majority of the wood is in satisfactory condition, there are several boards that are rotting or deteriorated to the point that replacement is needed.



*Framing of Deck/Porch:* Satisfactory - The framing of the deck or porch was done in an acceptable manner.

*Deck or Porch Railings:* Satisfactory - The railings as installed are functional. The spacing between balusters is 6". New construction allows only 4" spacing. This was instituted as a safety issue to prevent small children from getting caught between the balusters. **Attention-**The center of the main railing span should have a support post of some sort. It is a long distance with little support and moves quite a bit when pressed on.



**Deck/Entrance: Main Home**

*There is a Wood Framed:*

Wood deck.

*Deck/Porch/Balcony Materials:*

The inspector was unable to determine the type of wood used.

*Condition of Wood Materials:*

**Attention Needed** - The wood materials used in the deck need some repair or replacement. **Note** - Paint or stain updates will help to preserve the wood materials.



*Framing of Deck/Porch:*

Satisfactory - The framing of the deck or porch was done in an acceptable manner. The deck frame is bolted to the rim joist of the structure.



*Deck, Porch, or Balcony Flooring Material:*

**Attention Needed** - The decking materials need some repair to function as intended.

*Supporting Posts:*

**Attention Needed** - The supports appear to need some repair or support added, The concrete posts are not anchored to the blocks or pavers.

*The Foundation Materials:*

Concrete blocks and pavers.

*Stairs Condition:*

Satisfactory - The steps are in useable condition.

*Deck or Porch Railings:*

**Attention Needed** - The railings are in place; however, some repair is needed.



**Fireplace:**

*Location of Fireplace:*

Living room.

*Type of Fireplace:*

Metal Firebox - There is a masonry fireplace installed with a metal formed firebox.

*Fireplace Fuel:*

Wood - The fireplace is designed to burn wood.

*Firebox Condition:*

Satisfactory - The firebox appears to be sound and useable in its current condition. **Note** - Cleaning is recommended before use. A chimney sweep can be contacted to clean and



further assess the fireplace and flue.

*Evidence of Drafting Problems:* No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

*Flue Condition from Firebox:* **Attention** - The visible portions of the fireplace chimney show evidence of creosote build-up. Cleaning and further evaluation by a professional chimney sweep are recommended.

*Smoke Chamber:* Satisfactory - The smoke chamber walls are sloped towards the flue.

*Flue Condition From Roof:* **Attention Needed** - The visible portions of the fireplace chimney show evidence of creosote build-up. Cleaning and further evaluation by a professional chimney sweep are recommended.



*Exterior Stack Material:* The exterior fireplace stack material is made of metal.

*Exterior Stack Condition:* Satisfactory - The exterior stack is in satisfactory condition.

*Chimney Cap or Crown:* The chimney cap is made of metal. Its function is to keep water out of the stack. It appears to be functioning as intended.

*Rain Hat:* Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

*Spark Arrestor:* Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

*Chimney Height and Clearance:* Yes - The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

*Flashing:* The stack flashing will need to be resealed periodically.



*Source of Combustion Air:* Room air is used for combustion in the fireplace. It would be best to have a window open while using since a fire can consume up to 300 to 400 cubic feet of air per minute.

*Hearth Condition:* The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side.

*Mantle:* Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

**Fireplace: Guest House**

*Location of Fireplace:* Living room.

*Type of Fireplace:* Metal Firebox - There is a masonry fireplace installed with a metal formed firebox.

*Fireplace Fuel:* Wood - The fireplace is designed to burn wood.

*Firebox Condition:* Satisfactory - The firebox appears to be sound and useable in its current condition.

*Damper Condition:* Satisfactory - The flue damper appears to be functional and fully adjustable.

*Evidence of Drafting Problems:* No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

*Flue Condition from Firebox:* Satisfactory - The visible portions of the chimney flue appear to be satisfactory.

*Flue Condition From Roof:* **Attention Needed** - The visible portions of the fireplace chimney show evidence of creosote build-up. Cleaning and further evaluation by a professional chimney sweep are

recommended.

*Exterior Stack Material:* The exterior fireplace stack material is made of metal.

*Exterior Stack Condition:* Satisfactory - The exterior stack is in satisfactory condition.

*Chimney Cap or Crown:* Yes - There is a chimney cap. The chimney cap is made of metal. Its function is to keep water out of the stack. It appears to be functioning as intended.

*Spark Arrestor:* Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

*Chimney Height and Clearance:* Yes - The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

*Source of Combustion Air:* Room air is used for combustion in the fireplace. It would be best to have a window open while using since a fire can consume up to 300 to 400 cubic feet of air per minute.

*Hearth Condition:* The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side.

## HEATING, VENTILATION & AIR CONDITIONING

### Air Conditioning Unit:

*Comment:*

No cooling systems are installed on any of the buildings.

### Heating Unit: Main House

*Heating System Location:*

Passive solar and some baseboard heating.

*Does each habitable room have a heat source?*

No. Each habitable room should have a heat source. Any noted rooms should have some heat source added.

*Electric Baseboard Heat:*

Satisfactory - The electric baseboard heating strips appear to be correctly installed and functional.

### Heating Unit: Guest House

*Heating System Location:*

Crawlspace.

*Heating System Type:*

Passive Solar Rock Heat storage.

*Unit Condition:*

I was unable to get the unit to function properly in the amount of time I had. An expert on this type of system is needed if the system is to be used in the future.




## ELECTRICAL SYSTEMS

### Primary Power Source

<i>Service Voltage:</i>	The incoming electrical service to this structure is 120/240 volts.
<i>Service/Entrance/Meter:</i>	Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging. Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

### Distribution Panel: Guest House

<i>Main Power Distribution Panel Location:</i>	Bedroom Closet.
<i>Main Power Panel Size:</i>	100 amp - The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.
<i>Service Cable to Panel Type:</i>	Copper.
<i>Is Panel Accessible:</i>	Yes - The electrical panel is in a location that makes it readily accessible.
<i>Panel Condition:</i>	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
<i>Panel Type:</i>	Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.
<i>Breaker/Fuse to Wire Compatibility:</i>	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
<i>Legend Available:</i>	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
<i>Panel Cover Removed:</i>	Yes.
	
<i>Condition of Wiring in Panel:</i>	Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
<i>Feeder and Circuit Wiring Type:</i>	Copper - The structure is wired using plastic insulated copper single conductor cables.
<i>Circuit Wiring Condition:</i>	Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
<i>Ground Fault Protected Outlets:</i>	Only exterior and bathroom outlets.
<i>Main Service Ground Verified:</i>	Yes - The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located.
<i>Wire Protection/Routing:</i>	Satisfactory - Visible wiring appears to be installed in an acceptable manner.
<i>Smoke Detectors:</i>	Yes - The structure is equipped with smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s).
<i>Carbon Monoxide Detectors:</i>	Yes - Carbon Monoxide detectors were noted properly installed in the house.
<i>Doorbell :</i>	None - There is no exterior door with a working doorbell.
<i>Exterior Lighting:</i>	Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

## Main Distribution Panel- Sewing Shack/Shop

<i>Panel Location:</i>	North side of sewing shack.
<i>Main Power Panel Size:</i>	200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.
<i>Service Cable to Panel Type:</i>	The service line can not be seen with this type of panel.
<i>Is Panel Accessible:</i>	Yes - The electrical panel is in a location that makes it readily accessible.
<i>Panel Condition:</i>	Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.
<i>Panel Type:</i>	Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.
<i>Breaker/Fuse to Wire Compatibility:</i>	Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.
<i>Legend Available:</i>	Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.
<i>Panel Cover Removed:</i>	Yes.



<i>Condition of Wiring in Panel:</i>	Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.
<i>Feeder and Circuit Wiring Type:</i>	Copper - The structure is wired using plastic insulated copper single conductor cables.
<i>Circuit Wiring Condition:</i>	Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.
<i>Ground Fault Protected Outlets:</i>	At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement. Ground fault protection is provided by use of interrupt resets at the outlets rather than the main panel.
<i>Main Service Ground Verified:</i>	Yes - The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located.



<i>Wire Protection/Routing:</i>	Satisfactory - Visible wiring appears to be installed in an acceptable manner.
<i>Smoke Detectors:</i>	None - There were no smoke detectors noted in the structure.
<i>Carbon Monoxide Detectors:</i>	No source of gas or ignition.
<i>Exterior Lighting:</i>	Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

## Shop Sub Panel

<i>Main Power Panel Size:</i>	60 Amps.
<i>Service Cable to Panel Type:</i>	Copper.
<i>Is Panel Accessible:</i>	Yes - The electrical panel is in a location that makes it readily accessible.
<i>Panel Condition:</i>	Satisfactory - The power panel, as a container for safely covering electrical circuitry and

components, is functioning as intended, minimizing the risk of electrical shock.

*Panel Type:*

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

*Breaker/Fuse to Wire Compatibility:*

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

*Legend Available:*

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

*Panel Cover Removed:*

Yes.



*Condition of Wiring in Panel:*

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

*Feeder and Circuit Wiring Type:*

Copper - The structure is wired using plastic insulated copper single conductor cables.

*Circuit Wiring Condition:*

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

*Ground Fault Protected Outlets:*

There is a GFCI breaker installed for the garage outlets.

**Distribution Panel- Main House**

*Main Power Distribution Panel Location:*

Left side of the house.

*Main Power Panel Size:*

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

*Service Cable to Panel Type:*

Copper.



*Is Panel Accessible:*

Yes - The electrical panel is in a location that makes it readily accessible.

*Panel Condition:*

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

*Panel Type:*

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

*Breaker/Fuse to Wire Compatibility:*

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

*Legend Available:*

Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed: Yes.



Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

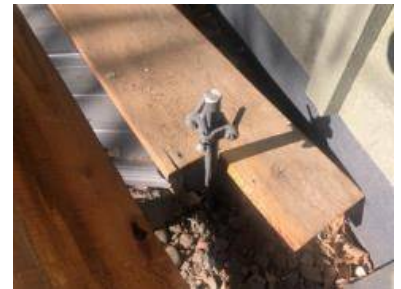
Feeder and Circuit Wiring Type: Copper - The structure is wired using plastic insulated copper single conductor cables.

Circuit Wiring Condition: Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Ground Fault Protected Outlets: At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. **Attention-** The GFCI breakers installed are labeled Greenhouse, Bath, and Outside. These should be tested regularly or replaced. It is best practice to replace GFCI outlets every 20 years.



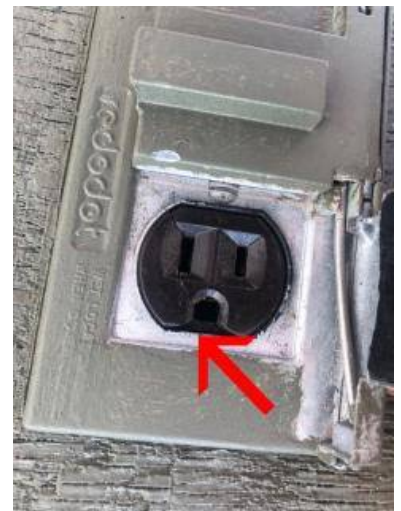
Main Service Ground Verified: Yes - The main service ground wire was located by the inspector. The ground driven rod, solid conductor, and connection were located.



Wire Protection/Routing: Satisfactory - Visible wiring appears to be installed in an acceptable manner.

Doorbell : None - There is no exterior door with a working doorbell.

Comments: **Attention Needed-** Exterior outlet on the east mid level deck is cracked and should be replaced.





## PLUMBING SYSTEM

### Plumbing:

<i>Water Source:</i>	Orchard City.
<i>Plumbing Service Piping Size to Structure:</i>	3/4" water service line from the meter to the main cutoff.
<i>Public Service Piping Material:</i>	The main service line to the structure is copper.
<i>Main Water Line Cutoff Location:</i>	Under Master bathroom tub.



<i>Visible Mineral Deposits or Encrustations:</i>	No.
<i>Interior Supply Piping Size:</i>	The interior water supply piping is 1/2" in diameter.
<i>Interior Supply Piping Material:</i>	The interior supply piping in the structure is predominantly copper.
<i>Water Pressure:</i>	Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. <b>Note</b> - There is no pressure regulator installed on the incoming service line. Installation of a pressure regulator is recommended to keep the pressure lower and consistent.
<i>Exterior Hose Bibs Functional:</i>	Satisfactory - The exterior hose bib(s) appeared to function normally.
<i>Functional Supply:</i>	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
<i>Leaks in the Supply Piping Noted:</i>	No.
<i>Sewage Disposal Type:</i>	Septic System This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform further testing under separate contract and direction. The type of waste disposal system was provided by the seller.
<i>Waste Line Materials</i>	The predominant waste line material is plastic.
<i>Waste Piping Condition:</i>	Satisfactory - The visible plumbing waste piping appears functional.
<i>Vent Piping Material</i>	The vent material, as it passes through the roof, is plastic.
<i>Vent Piping Condition:</i>	Satisfactory - The visible plumbing vent piping appears functional.
<i>Supply/Waste Piping Supports:</i>	Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.
<i>Functional Drainage:</i>	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
<i>Objectionable Odors Noted:</i>	No.
<i>Location of Waste Line Cleanouts:</i>	There is a cleanout in the master bathroom behind the toilet. No waste line cleanout was noted on the exterior of the home.

### Plumbing: Guest House

<i>Water Source:</i>	Tied to main home water line.
<i>Plumbing Service Piping Size to Structure:</i>	3/4" water service line from the meter to the main cutoff.

*Piping Material:* PEX fed from main home.



*Main Water Line Cutoff Location:* Crawlspace.

*Visible Mineral Deposits or Encrustations:* No.

*Interior Supply Piping Size:* The interior water supply piping is 1/2" in diameter.

*Interior Supply Piping Material:* The interior supply piping in the structure is predominantly copper.

*Water Pressure:* Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. **Note** - There is no pressure regulator installed on the incoming service line. Installation of a pressure regulator is recommended to keep the pressure lower and consistent.

*Exterior Hose Bibs Functional:* Satisfactory - The exterior hose bib(s) appeared to function normally.

*Functional Supply:* Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

*Leaks in the Supply Piping Noted:* No.

*Sewage Disposal Type:* Septic System This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system. For further evaluation, this Inspection Company may perform further testing under separate contract and direction. The type of waste disposal system was provided by the seller.

*Waste Line Materials* The predominant waste line material is plastic. Between 1985 and 1988 some ABS plastic pipe was manufactured with an improper plastic mixture. This pipe is now showing signs of failure. Predominantly "Centaur" and "Phoenix" brands exhibit the defects; however, others do also. Be alert for breaks at the joints. Sometimes it becomes brittle and splits open.

*Waste Piping Condition:* Satisfactory - The visible plumbing waste piping appears functional.

*Vent Piping Material* The vent material, as it passes through the roof, is plastic.

*Vent Piping Condition:* Satisfactory - The visible plumbing vent piping appears functional.

*Supply/Waste Piping Supports:* Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

*Functional Drainage:* Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

*Objectionable Odors Noted:* No.

*Location of Waste Line Cleanouts:* Back side of structure near sewing shack.

**Attention-** Some buildup was noted in the cleanout.

## Water Heater

*Location:* Basement.

*Model & Serial Numbers:* Bradford White. Manufactured 2020.

*Tank Capacity:* A 40 gallon water heater is installed.

*Fuel Source for Water Heater:* The water heater is electrically heated.

*Electric Service to Water Heater:* Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.

*Water Piping Condition:* Satisfactory - The incoming and output piping is installed correctly.

*Water Heater Fill Valve Installed:* Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

<i>Temperature Controls:</i>	Satisfactory - The thermostat and temperature controls appear to function normally.
<i>Drain Valve:</i>	Yes - There is a drain valve installed on the lower side of the water heater.
<i>Temperature &amp; Pressure Relief Valve:</i>	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
<i>Safety Overflow Pipe:</i>	<b>Attention Needed-</b> The PEX pipe is not rated for high temps and has not been anchored. This may cause injury in the case of a discharge. Copper or an anchored CPVC pipe.
<i>Comments:</i>	There is an expansion tank installed. It is pressurized and functioning as expected.

### Water Heater: Guest house

<i>Location:</i>	Bedroom closet.
<i>Model &amp; Serial Numbers:</i>	Rheem. <b>Attention</b> - Even though it was working properly at the time of the inspection, be prepared for it's replacement due to the age. The average life expectancy of a water heater is 12-15 years. Manufactured 1974.
<i>Tank Capacity:</i>	A 40 gallon water heater is installed.
<i>Fuel Source for Water Heater:</i>	The water heater is electrically heated.
<i>Electric Service to Water Heater:</i>	Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.
<i>Water Piping Condition:</i>	Satisfactory - The incoming and output piping is installed correctly.
<i>Water Heater Insulation Jacket:</i>	Yes, Good - The water heater is wrapped in an insulation jacket which can reduce overall water heating costs. Up to 50% of the energy for the water heater is used to replace standby losses, of which 10% to 25% are at the tank. Because of this, many of the components were not able to be inspected.
<i>Comments:</i>	Due to the water heater insulation, much of the unit was not visible.

### Water Heater: Sewing Shack

<i>Location:</i>	Bathroom
<i>Model &amp; Serial Numbers:</i>	Reliance. <b>Attention</b> - Even though it was working properly at the time of the inspection, be prepared for it's replacement due to the age. The average life expectancy of a water heater is 12-15 years. Manufactured 2002.
<i>Tank Capacity:</i>	A 30 gallon water heater is installed.
<i>Fuel Source for Water Heater:</i>	The water heater is electrically heated.
<i>Electric Service to Water Heater:</i>	Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.
<i>Water Piping Condition:</i>	Satisfactory - The incoming and output piping is installed correctly.
<i>Water Heater Fill Valve Installed:</i>	Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.
<i>Temperature Controls:</i>	Satisfactory - The thermostat and temperature controls appear to function normally. Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.
<i>Drain Valve:</i>	Yes - There is a drain valve installed on the lower side of the water heater.
<i>Temperature &amp; Pressure Relief Valve:</i>	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
<i>Safety Overflow Pipe:</i>	Satisfactory - The overflow pipe is correctly installed.
<i>Comments:</i>	<b>Note</b> - Installation of an expansion tank is recommended.



## KITCHEN

### Kitchen

<i>Location:</i>	Front side of house main level.
<i>Pantry:</i>	Satisfactory - The pantry is functional, and it has shelving installed.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in the kitchen are satisfactory. <b>Note</b> - The window screens are missing from this window.
<i>Walls:</i>	Satisfactory - The walls in the kitchen appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Floor:</i>	Satisfactory - The flooring in the kitchen is satisfactory. The floor covering material is ceramic or glazed tile.
<i>Lighting:</i>	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.
<i>Electrical Outlets:</i>	Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. <b>Recommended</b> - This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.
<i>Countertops:</i>	Satisfactory - The countertops in the kitchen are satisfactory.
<i>Cabinets, Drawers, and Doors:</i>	<b>Attention Needed</b> - At least one cabinet door or drawer is in need of some minor repair. The hardware functions roughly.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.
<i>Sink and Drain Lines:</i>	Satisfactory - The sink and drainage lines appear to be satisfactory.
<i>Caulking Water Contact Areas:</i>	Satisfactory - The caulking in water contact areas appears to be satisfactory.
<i>Dishwasher:</i>	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
<i>Range/Oven Fuel Source:</i>	Electric - There is a 220-volt hookup for an electric range/oven.
<i>Range/Oven:</i>	All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.
<i>Refrigerator:</i>	Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.
<i>Water For Refrigerator:</i>	There is a water line for the refrigerator.
<i>Heat Source:</i>	There is no heat source in the kitchen but due to the open design there should be no heating problems.

### Kitchen: Guest House

<i>Location:</i>	Front side of house main level.
<i>Pantry:</i>	Satisfactory - The pantry is functional, and it has shelving installed.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in the kitchen are satisfactory.
<i>Walls:</i>	Satisfactory - The walls in the kitchen appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Floor:</i>	Satisfactory - The flooring in the kitchen is satisfactory.
<i>Lighting:</i>	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.
<i>Electrical Outlets:</i>	Satisfactory - The outlets tested in the kitchen are correctly wired and grounded. <b>Recommended</b> - This kitchen does not have Ground Fault Circuit Interrupt outlets installed. The age of the structure may predate the required installation; however, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.
<i>Countertops:</i>	Satisfactory - The countertops in the kitchen are satisfactory. <b>Note</b> - The countertop is

not anchored down as well as it should be.

*Cabinets, Drawers, and Doors:* Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

*Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.

*Sink and Drain Lines:* Satisfactory - The sink and drainage lines appear to be satisfactory.

*Range/Oven Fuel Source:* Electric - There is a 220-volt hookup for an electric range/oven.

*Range/Oven:* All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.

*Microwave Oven:* There is a countertop microwave. This inspection does not include non-permanently installed appliances or fixtures.

*Refrigerator:* Yes - There is a refrigerator installed. The inspection does not include any non-permanently installed appliances or fixtures.

*Water For Refrigerator:* There is no water source for the refrigerator.

*Heat Source:* There is no heat source in the kitchen but due to the open design there should be no heating problems.

## LAUNDRY

### LAUNDRY: Main Home

*Location:*

Downstairs hallway.

*Walls:*

Satisfactory - The walls in the laundry room appear to be satisfactory.

*Floor:*

Some movement in the flooring was noted in this area.



*Electrical Outlets:*

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

*Lighting:*

Satisfactory - Lighting in the laundry is adequate. **Note-** It is plugged into a switched outlet.

*Ground Fault Interrupt Outlets:*

None, This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source.

*Washer & Dryer*

Satisfactory - A washer and dryer are installed. Both were tested and functioned with a visible defect.

*Washer Hookup:*

Yes.

*Dryer Hookup:*

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

*Dryer Ventilation:*

Satisfactory - The dryer ventilation as installed appears adequate. Be sure the vent hood outside remains clean, and the flapper is functional.

*Area Ventilation:*

Satisfactory - The area ventilation seems adequate.

## BATHROOM

### Master Bathroom:

<i>Location:</i>	Off of Master Bedroom.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is as I expected, and it is functional. <b>Note</b> - There is no lock. The west entry door rubs and requires some adjustment.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.
<i>Floor:</i>	Satisfactory - The flooring in this bathroom is satisfactory. The floor covering material is ceramic or glazed tile.
<i>Lighting:</i>	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
<i>Ventilation Fans:</i>	None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.
<i>Ground Fault Interrupt Outlets:</i>	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
<i>Electrical Outlets:</i>	There is a grounded outlet correctly installed.
<i>Light Switch:</i>	Satisfactory - The light switch is satisfactory.
<i>Vanity Cabinet:</i>	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
<i>Basin and Drain Fixture:</i>	Satisfactory - The basin and drainage fixture appears to be satisfactory.
<i>Faucet and Supply Lines:</i>	Satisfactory - Faucets and supply lines appear satisfactory. <b>Attention-</b> There are no shut offs installed. The main water to the home will have to be shut off to perform maintenance to the sink plumbing.

**Attention-** There is evidence of a leak in the back wall. There may be a leak behind the drywall but it is difficult to tell. This area should be monitored closely.



<i>Toilet Condition</i>	Satisfactory - The toilet in the master bathroom appears to be functional.
<i>Tub:</i>	Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.
<i>Tub Mixing Valve &amp; Stopper:</i>	Satisfactory - The tub mixing valve and the tub unit are in satisfactory condition.
<i>Tub &amp; Shower Walls:</i>	Satisfactory - The walls appear to be in satisfactory condition.
<i>Tub/Shower Drain:</i>	Satisfactory - The tub/shower appears to drain at an acceptable rate.
<i>Glass Tub/Shower Door:</i>	Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.
<i>Caulking/Water Contact Areas:</i>	Satisfactory - The caulking in the water contact areas appears to be satisfactory.
<i>Heat Source:</i>	Electric Heat - There is an electric heat source in this bathroom.

### Bathroom Guest house

<i>Location:</i>	Off of bedroom.
<i>Entry Door:</i>	Satisfactory - The entry door to the bathroom is functional.
<i>Walls:</i>	Satisfactory - The walls in this bathroom are satisfactory.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling in this bathroom is satisfactory.

*Floor:* **Note** - Carpet in a bathroom is not a good idea. It holds moisture and conceals damage.



*Lighting:* Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

*Ventilation Fans:* None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

*Ground Fault Interrupt Outlets:* Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Electrical Outlets:* There is a grounded outlet correctly installed.

*Light Switch:* Satisfactory - The light switch is satisfactory.

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

*Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory.

*Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory.

*Toilet Condition* Satisfactory - The toilet in this bathroom appears to be functional.

*Shower/Shower Head and Mixing Valves:* Satisfactory - The shower, shower head, and mixing valves are all performing as required.

*Shower Pan:* Fiberglass - The fiberglass shower pan does not appear to leak at this time.

*Tub & Shower Walls:* Satisfactory - The walls appear to be in satisfactory condition.

*Tub/Shower Drain:* Satisfactory - The tub/shower appears to drain at an acceptable rate.

*Glass Tub/Shower Door:* Yes, Safety Glass? - There is a set of sliding glass doors installed. I was not able to determine if they are made of safety glass.

*Caulking/Water Contact Areas:* Satisfactory - The caulking in the water contact areas appears to be satisfactory.

*Heat Source:* Satisfactory - There is a heat source in this room.

**Bathroom: Sewing Shack**

*Entry Door:* Satisfactory - The entry door to the bathroom is functional.

*Walls:* Satisfactory - The walls in this bathroom are satisfactory.

*Windows:* **Action Recommended** - At least one window or associated hardware in this bathroom needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

*Ceiling:* Satisfactory - The ceiling in this bathroom is satisfactory.

*Floor:* Satisfactory - The flooring in this bathroom is satisfactory.

*Lighting:* Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

*Ventilation Fans:* Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

*Ground Fault Interrupt Outlets:* Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity. **Note-** GFCI outlets should be replaced every 20 years. This one may be due for replacement.



*Light Switch:* Satisfactory - The light switch is satisfactory.

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

*Basin and Drain Fixture:* Satisfactory - The basin and drainage fixture appears to be satisfactory.

*Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory.

*Toilet Condition* Satisfactory - The toilet in this bathroom appears to be functional.

*Shower/Shower Head and Mixing Valves:* Satisfactory - The shower, shower head, and mixing valves are all performing as required.

*Shower Pan:* Fiberglass - The fiberglass shower pan does not appear to leak at this time.

*Tub & Shower Walls:* Satisfactory - The walls appear to be in satisfactory condition.

*Tub/Shower Drain:* Satisfactory - The tub/shower appears to drain at an acceptable rate.

*Glass Tub/Shower Door:* No, There is a shower curtain installed.

*Caulking/Water Contact Areas:* **Attention** - The caulking in the water contact areas appears to need attention. Damage may result if not corrected. The seam where the tub or the shower meets the flooring needs to be caulked to prevent damage.



*Heat Source:* Satisfactory - There is a heat source in this room.

**Partial Bathroom:**

*Location:* Off of the kitchen.

*Entry Door:* Satisfactory - The entry door to the bathroom is as expected, and it is functional.

*Walls:* Satisfactory - The walls in this bathroom are satisfactory.

*Windows:* **Note-** Could not test due to personal items.

*Ceiling:* Satisfactory - The ceiling in this bathroom is satisfactory.

*Floor:* Satisfactory - The flooring in this bathroom is satisfactory.

*Lighting:* Good - There is a ceiling light and heat lamp installed in this room.

*Ventilation Fans:* None - There is no installed ventilation fan. There is a window installed; and if it used correctly, there is no need for a fan.

*Ground Fault Interrupt Outlets:* Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

*Electrical Outlets:* There is a grounded outlet correctly installed.

*Light Switch:* Satisfactory - The light switch is satisfactory.

*Vanity Cabinet:* Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

*Basin and Drain Fixture:*

**Action Necessary** - The basin or drainage fixture is damaged or deteriorated to the point that action is necessary. The finish on the bowl is damaged, and it needs repair or replacement.



*Faucet and Supply Lines:*

Satisfactory - Faucets and supply lines appear satisfactory.

*Toilet Condition*

Satisfactory - The toilet in this bathroom appears to be functional.

*Caulking/Water Contact Areas:*

Satisfactory - The caulking in the water contact areas appears to be satisfactory.



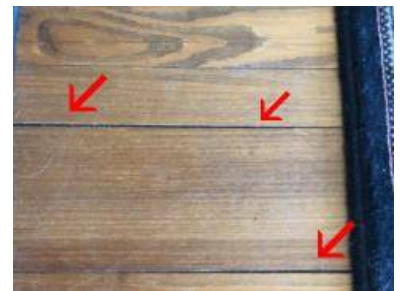
## BEDROOMS

### Master Bedroom:

<i>Location:</i>	South side of home.
<i>Outside Entry Door:</i>	The outside entry door to the bedroom is satisfactory.
<i>Entry Door:</i>	Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size. The closet is lighted.
<i>Walls:</i>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Light and Light Switch.</i>	Satisfactory - The light and light switch were functional at the time of the inspection. There is a ceiling switch installed. I was not able to verify its functionality.



<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. The floor covering material is hardwood. <b>Note-</b> There is some minor separation between the flooring members in several areas.
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<i>Electrical Outlets:</i>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<i>Heat Source Noted:</i>	<b>Action Necessary</b> - There is no heat source in this room. A heat source should be added for occupant comfort.
<i>Smoke Detector:</i>	There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

### Bedroom 1:

<i>Location:</i>	Basement at bottom of stairwell.
<i>Entry Door:</i>	Satisfactory - The entry door to this bedroom is as I expected, and it is functional. <b>Note-</b> No lock.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size.
<i>Walls:</i>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Light and Light Switch.</i>	Satisfactory - The light and light switch were functional at the time of the inspection.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. The floor covering material is hardwood.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<i>Electrical Outlets:</i>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded. <b>Note</b> - There is at least one switched outlet in this room.
<i>Heat Source Noted:</i>	<b>Action Necessary</b> - There is no heat source in this room. A heat source should be added for occupant comfort.
<i>Smoke Detector:</i>	There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

**Guest House Bedroom**

<i>Entry Door:</i>	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
<i>Closet:</i>	Satisfactory - The closet is functional and of average size. Due to stored items in the closet, it is not possible to determine the condition of the walls and the ceiling that are not visible.
<i>Walls:</i>	Satisfactory - The walls in the bedroom appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as I expected.
<i>Light and Light Switch.</i>	Satisfactory - The light and light switch were functional at the time of the inspection.
<i>Floor:</i>	Satisfactory - The floors are in satisfactory condition. There is some sagging in the floor that would be considered typical.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
<i>Electrical Outlets:</i>	Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.
<i>Heat Source Noted:</i>	<b>Action Necessary</b> - There is no heat source in this room. A heat source should be added for occupant comfort.
<i>Smoke Detector:</i>	There is a smoke detector installed in this room.

## OTHER LIVING SPACES

### Front Entry and Main Hallway:

*The Main Entrance Faces:*

North.

*Front Entry Door:*

Satisfactory - The main entry door to the structure is in functional condition. **Note-** There is no deadbolt installed on the main entry door. For safety considerations, installation should be considered. The guest at the front door is visible by either a window in the door or next to it, or by a viewing lens. This is a safety feature.

*Entry Floor:*

Satisfactory - The entry floor material is in satisfactory condition.

*Smoke Detector:*

There is no smoke detector installed in this hallway. For safety reasons, you should consider installation of a battery operated or hardwired smoke detector.



*Main Staircase:*

Satisfactory - The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted. The staircase has a landing.

### Front Entry and Main Hallway: Guest House

*The Main Entrance Faces:*

East.

*Front Entry Door:*

Satisfactory - The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.

*Screen/Storm Door:*

Satisfactory - There is a combination storm and screen door installed, and it appears to be functional.

*Entry Floor:*

Satisfactory - The entry floor material is in satisfactory condition.

*Lighting:*

Satisfactory- The installed lighting is functioning as intended.

*Smoke Detector:*

There is no smoke detector installed in this hallway. For safety reasons, you should consider installation of a battery operated or hardwired smoke detector.

### Living Room:

*Location:*

Rear of home.

*Walls:*

Satisfactory - The walls in this room appear to be satisfactory.

*Ceiling:*

Satisfactory - The ceiling is functional and as expected.

*Floor:*

Satisfactory - The floor in this room is in satisfactory condition. Limited visibility - Due to the floor covering and furnishings, the full floor is not fully inspected.

*Windows:*

Satisfactory - The windows and associated hardware in this room are all satisfactory. **Note-** Some of the windows were replaced in 2017. I would recommend checking with the building department to see if these windows are up to code based on their proximity to the floor.

*Electrical Outlets:*

Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Heat Source Noted:*

Yes- There is electric baseboard heat installed in the stairwell. One baseboard heater was removed near the window.



*Fireplace:*

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An

inspection was completed on the fireplace. It is under the Structural Section.

**Loft Area**

*Location:* Upper floor.  
*Walls:* Satisfactory - The walls in this room appear to be satisfactory.  
*Ceiling:* Satisfactory - The ceiling is functional and as expected.  
*Ceiling Fan:* **Attention-** The install height is very low and could potentially injure someone.  
*Floor:* Satisfactory - The floor in this room is in satisfactory condition. Limited visibility - Due to the floor covering and furnishings, the full floor is not fully inspected.  
*Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.  
*Electrical Outlets:* Satisfactory - The outlets tested in this room are correctly wired and grounded. **Note -** There is at least one switched outlet in this room.  
*Heat Source Noted:* No- There is however a heat fan inside the brick. It will pull air down through the home to the bottom floor to circulate the warmer air.



**Dining Room:Main house**

*Location:* Off of kitchen.  
*Walls:* Satisfactory - The walls in this room appear to be satisfactory.  
*Ceiling:* Satisfactory - The ceiling is functional and as expected.  
*Floor:* Satisfactory - The floor in this room is in satisfactory condition.  
*Windows:* Satisfactory - The windows and associated hardware in this room are all satisfactory.  
*Electrical Outlets:* Satisfactory - The outlets tested in this room are correctly wired and grounded.  
*Heat Source Noted:* **Action Necessary** - There is no heat source in this room.

**Sun Room/Greenhouse**

*Location:* South side of home.  
*Entry Door:* Satisfactory - The entry door to this room is functional.  
*Outside Entry Door:* **Attention-**The knobs are in need of repair on both Outside entry doors. In addition neither door has a deadbolt installed. This is important for security purposes.  
*Walls:* Satisfactory - The walls in this room appear to be satisfactory.  
*Ceiling:* **Attention Needed** - There is a condition in the ceiling that needs attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.



*Floor:*

**Attention Needed** - The floor in this room is in need of some attention. The flooring appears to be wood laid on gravel. There is much movement in the flooring and contact with the soil is not ideal.



*Windows:*

Satisfactory - The windows and associated hardware in this room are all satisfactory.  
**Attention** - The window sills are in need of having the caulking redone. Window condensation can cause moisture damage in these areas if not sealed.

*Electrical Outlets:*

Satisfactory - The outlets tested in this room are correctly wired and grounded.

*Heat Source Noted:*

There appear to be two heat sources installed. However they no longer function.

## GARAGE

### Garage


<i>Garage Type</i>	The garage is attached.
<i>Size of Garage:</i>	Two car garage.
<i>Number of Overhead Doors</i>	There is a single overhead door. The overhead doors are made of steel.
<i>Overhead Door and Hardware Condition:</i>	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
<i>Automatic Overhead Door Opener:</i>	The overhead door opener appears to function appropriately.
<i>Safety Reverse Switch on the Automatic Opener:</i>	Yes - The door opener is equipped with an automatic reverse safety switch. Satisfactory - The safety reverse switch worked when it met resistance. There is an electronic beam safety reverse system installed. It appears to be functional.
<i>Floor Condition:</i>	Satisfactory - The garage floor is in satisfactory condition.
<i>Garage Walls Condition:</i>	<b>Attention Needed</b> - For safety reasons, the dividing wall between the garage and the living space should be separated by a flame retardant material. The separating walls do not appear to meet this minimum standard.
<i>Fire Rated Ceiling:</i>	No - There are no ceiling panels or fire rated sheetrock on the garage ceiling separating the garage from the living space above.
<i>Fire Rated Entry Door to Structure:</i>	Yes - There is a fire rated door separating the garage from the living areas of the house.
<i>Garage Foundation:</i>	Satisfactory - The visible portions of the foundation under the garage appear to be functional.
<i>Posts Condition:</i>	Satisfactory - There is a post supporting an overhead beam in the garage. It appears to be adequately installed.
<i>Garage Roof Condition:</i>	Attached to the house. The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.
<i>Electric Service to Garage:</i>	Satisfactory - The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. Do not use a Ground Fault Protected outlet for either a food freezer or a refrigerator. Should the outlet cut the power to the appliance, you may not be aware that the unit is off and possibly ruin the contents.
<i>Comment:</i>	<b>Attention-</b> Any outlets with cracked ground plugs should be replaced.



### Shop

<i>Garage Type</i>	The garage is detached and free standing.
<i>Size of Garage:</i>	Two car garage.
<i>Number of Overhead Doors</i>	There is a single overhead door.
<i>Overhead Door and Hardware Condition:</i>	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
<i>Automatic Overhead Door Opener:</i>	The overhead door opener appears to function appropriately.
<i>Safety Reverse Switch on the Automatic Opener:</i>	Yes - The door opener is equipped with an automatic reverse safety switch. Satisfactory - The safety reverse switch worked when it met resistance. There is an electronic beam safety reverse system installed. It appears to be functional.
<i>Outside Entry Door:</i>	The outside entry door to the garage is satisfactory.
<i>Floor Condition:</i>	Satisfactory - The garage floor is in satisfactory condition. Due to stored items on the



- garage floor, I was unable to determine the condition of the portions of the floor that are not visible.
- Entry Door to Structure:* Yes - There is a fire rated door separating the garage from the living areas of the house. **Attention Needed-** The threshold is loose and needs repair.
- Garage Foundation:* Satisfactory - The visible portions of the foundation under the garage appear to be functional.
- Garage Roof Condition:* Satisfactory - The detached garage roof covering is in functional condition. **Attention Needed-** Some of the screws in the metal roof appear to be backing out. These should be tightened to prevent leaks and damage to the roof.
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- Electric Service to Garage:* Satisfactory - The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. Do not use a Ground Fault Protected outlet for either a food freezer or a refrigerator. Should the outlet cut the power to the appliance, you may not be aware that the unit is off and possibly ruin the contents.
- Comment:* **Note-** The insulated room in the shop has a heat source installed. I could not reach the controls due to personal items.