

Property Inspection Report



Jimmy Lawrence
Next Chapter Home Inspections LLC

404 NE High Street
Inspection Prepared For: Jenn Bomberger
Agent:

Date of Inspection: 8/13/2025

Year Built: Size:

Weather:

Report Introduction

We appreciate the opportunity to conduct this inspection and help you improve your buying decision! All items noted in the inspection report reflect the condition of the home at the time of the inspection and not a warranty or guarantee of how long they will continue to work or of future damage. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection report should not be considered a guarantee or warranty of any kind. This report will focus on safety and function. The inspection is not a code inspection; any previous permits for the property will not be examined, nor does it qualify as a city occupancy inspection. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection report. Reading and reviewing the inspection report is recommended, as not all items are posted to the summary page.

We may have been unable to fully view the foundation walls, structural components, floors, slabs, crawl spaces, attics, etc., in all locations due to finish materials, storage items, and personal belongings. These items prevent the inspector from viewing, testing, or accessing every area or component. In brief, it prevents the inspector from viewing, accessing, and checking all items. Concealed defects are NOT within the scope of our inspections. There may be deferred maintenance or items needing further evaluation, services, or repairs. We recommend that you carefully check any items you notice in the house while at the inspection and final walk-through of the home before the closing.

Properties being inspected do not "Pass" or "Fail." We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. **Note that a condition found in one area may exist in other areas even if not explicitly mentioned in the report.**

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon. These are only our best estimates of the condition on the inspection day.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.



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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 10 Item: 8	Fence/Wall	• The fence is excluded from the home inspection. Any comments are made for courtesy purposes only.
Page 11 Item: 10	Hose Bibs	•
Roof		
Page 12 Item: 3	Flashing	• There was missing drip edge flashing in one or more areas of the roof. Recommend a professional contractor install drip edge flashing to help prevent moisture damage.
Page 13 Item: 5	Condition of Roof Covering	• A number of roof shingles are missing granules. Recommend a licensed roofer evaluate and repair/replace shingles as needed.
Page 13 Item: 6	Vents	• The plumbing vent is too low. Recommend a qualified contractor repair.
Exterior		
Page 15 Item: 3	Trim	• Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.
Page 16 Item: 6	Caulking	• Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.
Attic/Structure/Framing/Insulation		
Page 39 Item: 2	Insulation	• The attic insulation is not sufficient for current building standards. Recommend a licensed professional add additional insulation.
Page 39 Item: 4	Fans exhaust to	• Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.
Items Not Operating		
Fireplace 1		
Page 38 Item: 2	Condition	• The fireplace was not operational at the time of the inspection. For added safety, we recommend a licensed contractor evaluate and repair prior to use or closing.

Other Concerns**Roof**

Page 13 Item: 5	Condition of Roof Covering	• Missing tabs or shingles on the roof, recommend a licensed roofer repair or replace. • The roof was in poor condition and will need repair or replacement by a professional roofer soon.
Page 13 Item: 6	Vents	• The rubber boot on the plumbing vent is old and cracked, which can allow water to penetrate and cause damage to the roof coverings. Recommend a licensed roofer repair.

Exterior

Page 14 Item: 1	Gutters	• Gutters were not installed on the home. Recommend a licensed contractor install gutters to properly direct water flow away from the home and foundation.
Page 14 Item: 2	Siding	• The siding is in contact with the soil. Recommend a professional contractor evaluate and repair.

Attic/Structure/Framing/Insulation

Page 39 Item: 3	Ventilation	• The soffit vents, as viewed from the attic, are missing baffles. Recommend a professional contractor install baffles at the eaves for proper ventilation.
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Potential Safety Hazards - Electrical**Laundry Room**

Page 22 Item: 5	Electrical	• There are missing GFCI receptacles in the laundry room, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
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Great Room

Page 28 Item: 3	Ceiling Fan/Electrical	• At least one cover plate is missing at a receptacle in the room, which is a potential safety concern. Recommend installing cover plates. • Reverse polarity exists at the receptacles in the room, which is a safety concern. Recommend a licensed electrician repair.
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Electric - Main Panel

Page 43 Item: 1	Main Panel General	• The electrical service panel was a Square D panel that was manufactured by Schneider Electric. Recalled products are not part of the home inspection, however certain Square D QO load centers with plug in neutral load bars overheat, posing thermal burn and fire hazards and apparently are currently under a recall. Circuit breaker boxes with covers that were manufactured between December 2019 and March 2022 are also included in this recall. Recommend contacting Schneider Electric to arrange a licensed electrician trained in the repair or replacement of the affected panels to repair or replace as directed.
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Potential Safety Hazards - Other**Kitchen**

Page 20 Item: 7	Floor	• The floor covering in the kitchen is damaged, which is a potential trip hazard. Recommend repair/replace as needed.
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Overview

1. Overview

Scope of Inspection: All components designated for inspection in the Washington Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.



House Photos

1. House Photo's

Observations:

- The front of the house
- The side of the house
- The back of the house



The front of the house



The side of the house



The back of the house



The side of the house



Grounds

1. Service Walks

Materials

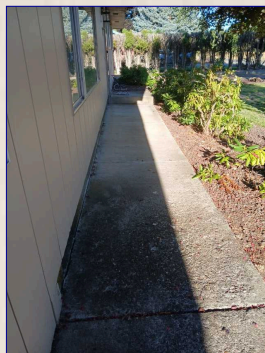
- Concrete

Condition

- Typical cracks

Comments

- The Service Walk View



The Service Walk View

2. Driveway/Parking

Materials:

- Concrete

Observations:

- The Driveway View

- The driveway has areas of spalling. Spalling is a common surface imperfection. Recommend a professional contractor repair to help prevent additional damage.



The Driveway View

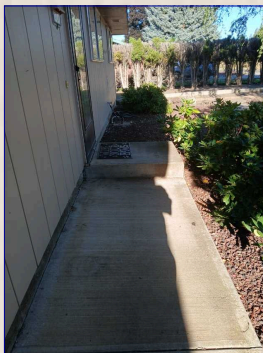
Grounds (continued)

3. Porch

- Observations:
- The Porch View

4. Steps/Stoop

- Materials:
- Concrete
- Observations:
- The Steps/Stoop View



The Steps/Stoop View

5. Patio

- Materials:
- Concrete
- Observations:
- The Patio View



The Patio View

6. Deck/Balcony

- Materials:
- Wood
- Condition:
- Deck ledger flashing installed: No
- Observations:
- The Deck/Balcony View

Grounds (continued)



The Deck/Balcony View

7. Deck/Porch/Patio Covers

Condition:

- Recommend: None

Observations:

- The Deck/Porch/Patio Cover View



The Deck/Porch/Patio Cover View

8. Fence/Wall

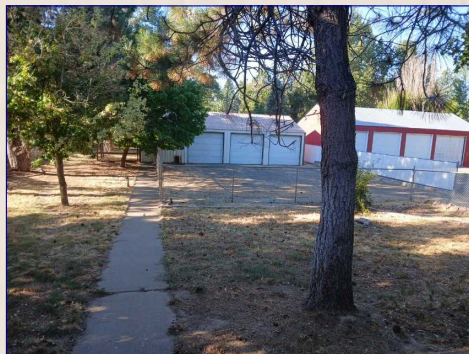
Materials:

- Metal
- Chain link

Observations:

- The Fence View

- The fence is excluded from the home inspection. Any comments are made for courtesy purposes only.



The Fence View

9. Landscape Affecting Foundation

Condition:

- Trim back trees/shrubberies

Observations:

- There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.



There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it is doesn't come into contact with the home.

10. Hose Bibs

Hose Bibs:

- Yes, operable

Condition:

- No anti-siphon valve

Observations:

- Hose bib operational.

•



Hose bib operational.



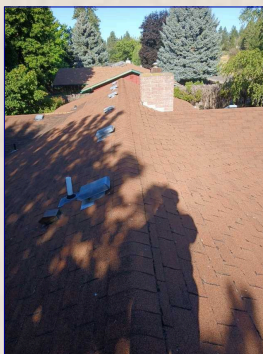
Hose bib operational.



Roof

1. Roof View/General

- Visibility: All
 - Inspected From: Roof
- Observations:
- The Roof View



The Roof View

2. Roof Style: Type/Style

- Type/Style:
- Type: Asphalt Shingle
 - Style: Gable
 - Pitch: Medium
- Layers/Age/Location:
- Location: House

3. Flashing

Observations:

- There was missing **drip edge** flashing in one or more areas of the roof. Recommend a professional contractor install drip edge flashing to help prevent moisture damage.

4. Valleys

- Materials:
- Asphalt
- Observations:
- The **Valley**



The Valley

Roof (continued)

5. Condition of Roof Covering

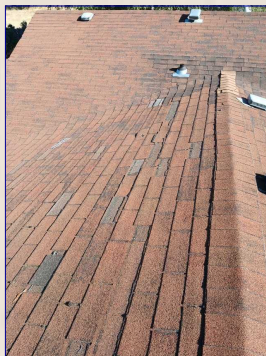


Condition:

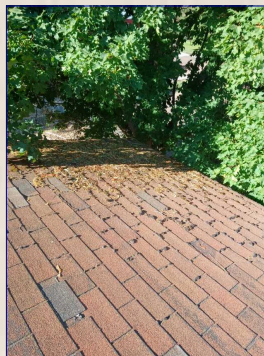
- Broken/Loose tiles/Shingles
- Cracking
- Evidence of leakage
- Granules missing
- Missing tabs/shingles/tiles
- Moss buildup

Observations:

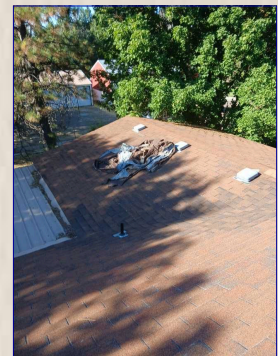
- A number of roof shingles are missing granules. Recommend a licensed roofer evaluate and repair/replace shingles as needed.
- Missing tabs or shingles on the roof, recommend a licensed roofer repair or replace.
- The roof was in poor condition and will need repair or replacement by a professional roofer soon.



Missing tabs or shingles on the roof, recommend a licensed roofer repair or replace.



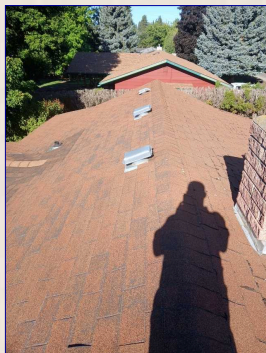
The roof was in poor condition and will need repair or replacement by a professional roofer soon.



6. Vents

Observations:

- The Roof Vent(s)
- The plumbing vent is too low. Recommend a qualified contractor repair.
- The rubber boot on the plumbing vent is old and cracked, which can allow water to penetrate and cause damage to the roof coverings. Recommend a licensed roofer repair.



The Roof Vent(s)



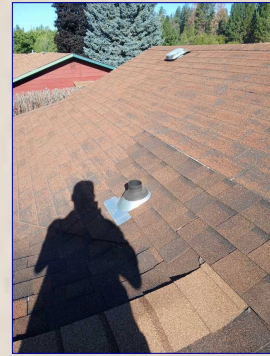
The driver vent needs to be thoroughly cleaned. Or replaced, it's not operable and it is clogged.
On the roof



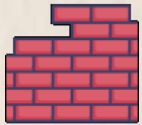
The Plumbing Vent(s)



The rubber boot on the plumbing vent is old and cracked, which can allow water to penetrate and cause damage to the roof coverings. Recommend a licensed roofer repair.



The Plumbing Vent(s)



Exterior

1. Gutters

Materials:

- None

Observations:

- Gutters were not installed on the home. Recommend a licensed contractor install gutters to properly direct water flow away from the home and foundation.



Gutters were not installed on the home. Recommend a licensed contractor install gutters to properly direct water flow away from the home and foundation.

2. Siding

Materials:

- Wood

Observations:

- The siding needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.
- The siding is in contact with the soil. Recommend a professional contractor evaluate and repair.

Exterior (continued)



The siding needs routine repair and painting maintenance. Recommend a licensed contractor to repair and paint the siding.



The siding is in contact with the soil. Recommend a professional contractor evaluate and repair.

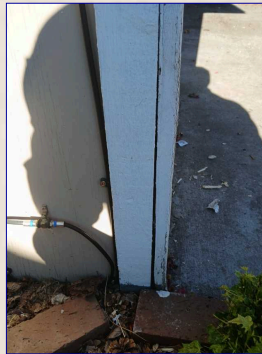
3. Trim

Materials:

- Wood

Observations:

- Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.



Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.

4. Soffit

Materials:

- Wood

Condition:

- Recommend repair/painting



Soffit is missing in one or more locations. Recommend a licensed contractor

Exterior (continued)

5. Fascia

Materials:

- Wood

Condition:

- Other



Fascia is missing in one or more areas. Recommend licensed contractor to repair or install

6. Caulking

Condition:

- Caulking needed

Observations:

- Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.



Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

7. Windows/Screens

Condition:

- Screens: Not installed

8. Service Entrance

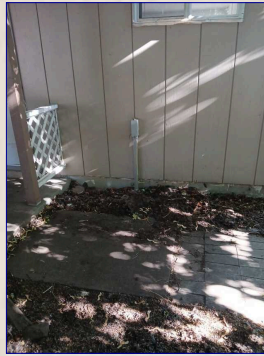
Location:

- Underground

Observations:

- The electrical service entrance

Exterior (continued)



The electrical service entrance

9. Exterior Receptacles

Receptacles/Condition:

- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: No



GFCI receptacles are not installed at outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

10. Building Exterior Wall Construction

Materials:

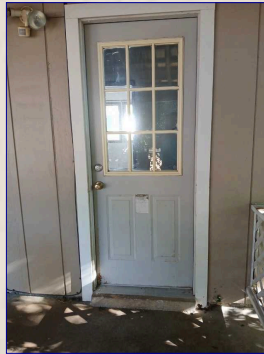
- Not Visible
- Framed

11. Exterior Doors

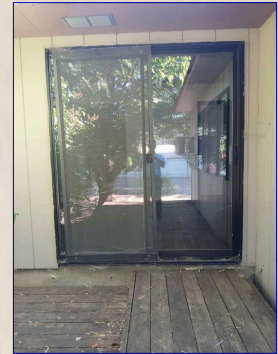
- Door one condition: Satisfactory
- Door two condition: Satisfactory
- Door three condition: Satisfactory
- Door four condition: Satisfactory
- Door five condition: Satisfactory



Door Four



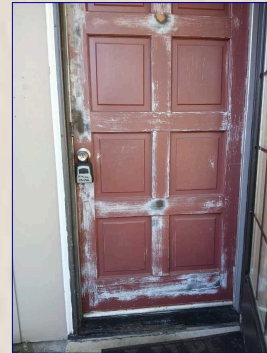
Door Three



Door Five



Door Two



Door One



Kitchen

1. Kitchen Photos

Photos

- The Kitchen View



The Kitchen View



Kitchen (continued)

2. Countertops

Condition:

- Normal counter top wear and tear



3. Cabinets

Condition:

- Normal counter top wear and tear

4. Plumbing

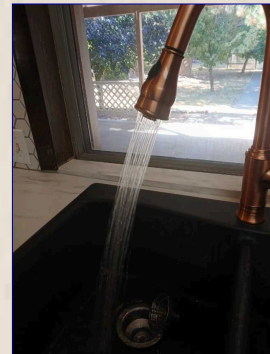
- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Observations:

- Kitchen plumbing view
- Kitchen faucet/sprayer operating



Kitchen plumbing view



Kitchen faucet/sprayer operating

5. Window(s)

Materials:

- Aluminum

Observations:

- Some window screens are torn, damaged, or missing. Repair/replace as needed.

6. Heating/Cooling Source

- Heating source: Yes

Kitchen (continued)

7. Floor

Observations:

- The floor covering in the kitchen is damaged, which is a potential trip hazard. Recommend repair/replace as needed.



The floor covering in the kitchen is damaged, which is a potential trip hazard. Recommend repair/replace as needed.

8. Appliances

Appliances:

- Range, operable: Yes
- Dishwasher, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: No
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No
- Oven Anti-tip Bracket Installed: Yes

Observations:

- Oven operating.
- Range operating.
- Dishwasher operational.
- Microwave operating.
- Refrigerator operating.
- GFCI Operating



Range operating.



Oven operating.



Microwave operating.



Refrigerator operating.



Laundry Room

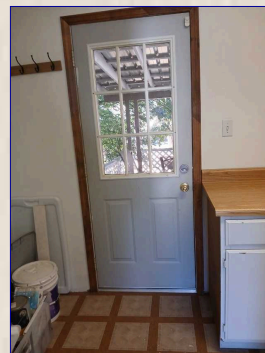
1. Doors/Walls/Ceiling/Floor

Observations:

- The Laundry Room View



The Laundry Room View



The door stop is missing. Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

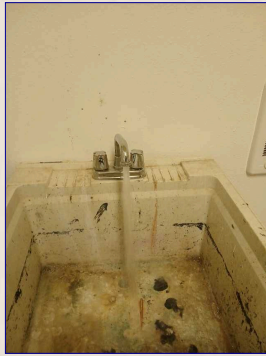
2. Laundry Sink

- Faucet leaks: No
- Pipes leak: No
- Cross connections: No

Observations:

- Faucet operating.
- Laundry plumbing view.

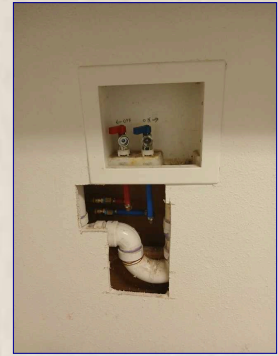
Laundry Room (continued)



Faucet operating.



Laundry plumbing view.



Laundry plumbing view.

3. Heat Source Present

Heat Source Present:

- Yes
- Return Air Present (Vent or Under Door): Yes

4. Dryer/Room Vented

Dryer Vented:

- Dryer Vented: Wall
- Room Vented: No

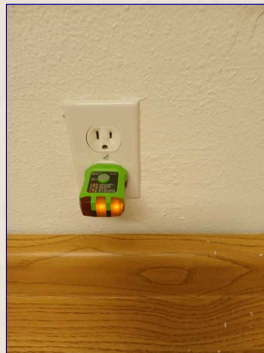
5. Electrical

Electrical:

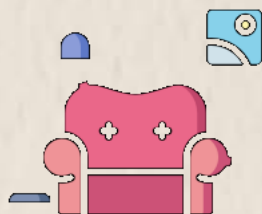
- GFCI present: No
- Recommend GFCI receptacles
- Open ground/reverse polarity: No
- Safety Hazard

Observations:

- There are missing GFCI receptacles in the laundry room, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.



There are missing GFCI receptacles in the laundry room, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.



Living Room

1. Location

- First floor
- Observations:
- The Living Room View



The Living Room View

2. Walls, Ceiling & Floor

- Walls/Ceilings: Typical cracks
- Observations:
- There are holes present in the wall/ceiling. Recommend a professional contractor repair.

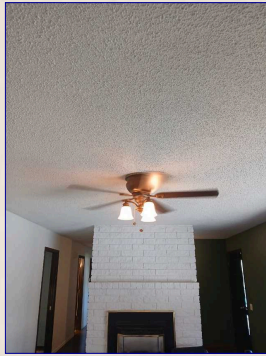


There are holes present in the wall/ceiling. Recommend a professional contractor repair.

3. Ceiling Fan/Electrical

- Ceiling fan, operable: Yes
- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, open ground: No
- Receptacles, reverse polarity: No
- Observations:
- Ceiling fan operating
- Electrical receptacle operating

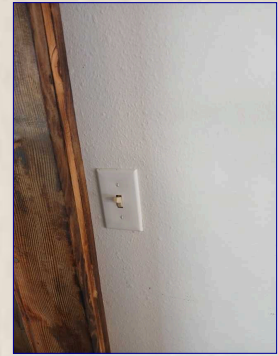
Living Room (continued)



Ceiling fan operating



Electrical receptacle operating



Light switch for ceiling fan is behind door when open

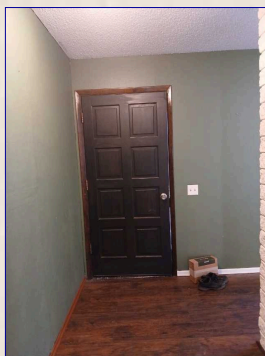
4. Heating Source

- Heating source present: Yes



Baseboard in the living room is not functioning at time of inspection. Recommend further evaluation

5. Doors



Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.



6. Window(s)

Materials:

- Aluminum

Condition:

- Missing/damaged screen

Observations:

- Some window screens are torn, damaged, or missing. Repair/replace as needed.



Some window screens are torn, damaged, or missing. Repair/replace as needed.



Family Room

1. Location

- First floor
- Observations:
- The Family Room View

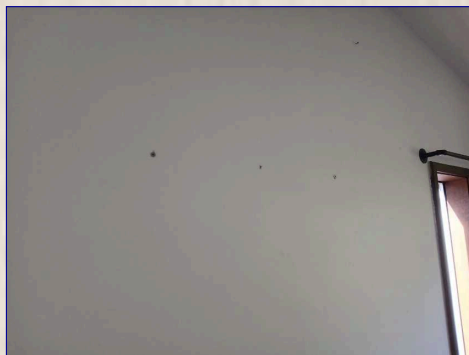


The Family Room View

2. Walls, Ceiling & Floor

- Holes in walls
- Observations:
- There are holes present in the wall/ceiling. Recommend a professional contractor repair.

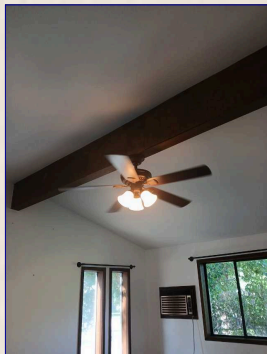
Family Room (continued)



There are holes present in the wall/ceiling. Recommend a professional contractor repair.

3. Ceiling Fan/Electrical

- Ceiling fan, operable: Yes
 - Switches: Yes
 - Switches, operable: Yes
 - Receptacles: Yes
 - Receptacles, operable: Yes
 - Receptacles, open ground: No
 - Receptacles, reverse polarity: No
- Observations:
- Ceiling fan operating
 - Electrical receptacle operating



Ceiling fan operating



Electrical receptacle operating

4. Heating Source

- Heating source present: Yes



5. Doors



Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

6. Window(s)

Materials:

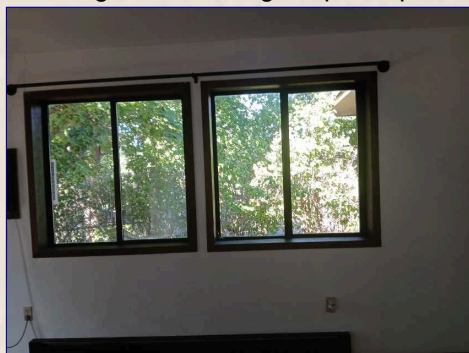
- Aluminum

Condition:

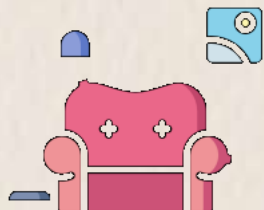
- Missing/damaged screen

Observations:

- Some window screens are torn, damaged, or missing. Repair/replace as needed.



Some window screens are torn, damaged, or missing. Repair/replace as needed.



Great Room

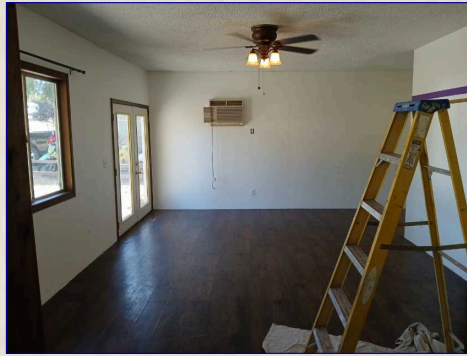
1. Location

- First floor

Observations:

- The Great Room View

Great Room (continued)



The Great Room View

2. Walls, Ceiling & Floor

- Walls/Ceilings: Damage
- Holes in walls
- Floor: Not Visible

Observations:

- There are holes present in the wall/ceiling. Recommend a professional contractor repair.



There are holes present in the wall/ceiling. Recommend a professional contractor repair.

3. Ceiling Fan/Electrical

- Ceiling fan, operable: Yes
- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Receptacles, reverse polarity: Yes

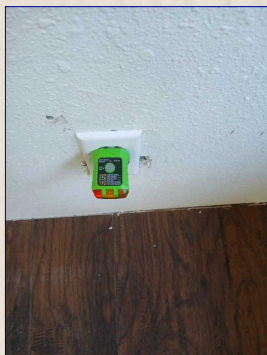
Observations:

- Electrical receptacle operating

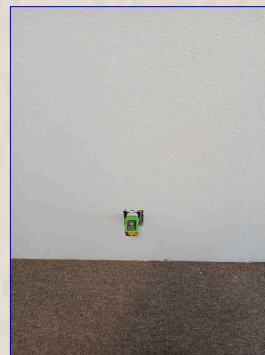
• At least one cover plate is missing at a receptacle in the room, which is a potential safety concern. Recommend installing cover plates.

• Reverse polarity exists at the receptacles in the room, which is a safety concern. Recommend a licensed electrician repair.

Great Room (continued)



Reverse polarity exists at the receptacles in the room, which is a safety concern. Recommend a licensed electrician repair.

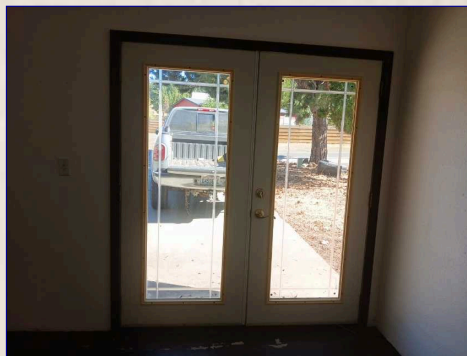


At least one cover plate is missing at a receptacle in the room, which is a potential safety concern. Recommend installing cover plates.

4. Heating Source

- Heating source present: No

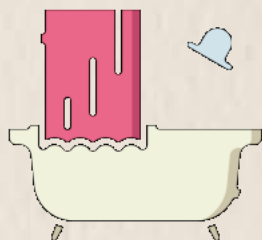
5. Doors



6. Window(s)

- Materials:
- Aluminum
- Condition:
- Missing/damaged screen





Bathroom 1

1. Location

Location:

- Primary bath

Observations:

- The Bathroom View



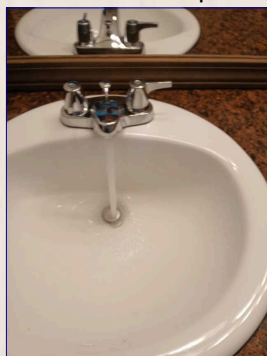
The Bathroom View

2. Toilet/Sinks

- Toilet bowl loose: No
- Toilet bowl operable: Yes
- Sink(s) faucet leaks: No

Observations:

- Toilet operating
- Sink faucet operating
- The bathroom plumbing view.



Sink faucet operating



Toilet operating



The bathroom plumbing view.

3. Bathtubs/showers

- Bathtub faucet leak: No
- Bathtub pipes leak: No
- Shower faucet leak: No
- Shower pipes leak: Not visible
- Shower/Bathtub Area: Fiberglass
- Shower/Bathtub Area - Caulking needed: No

Observations:

- Bathtub operating
- Shower operating
- Recommend caulking/grouting in the shower and tub area to help prevent damage from water penetration.

4. Walls/Ceiling/Floor

- Moisture Stains Present: No

5. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

6. Heat Source Present

Heat Source:

- Yes

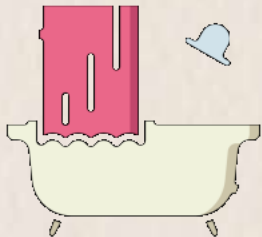
7. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes
- Noisy

Observations:

- The exhaust fan operating



Bathroom 2

1. Location

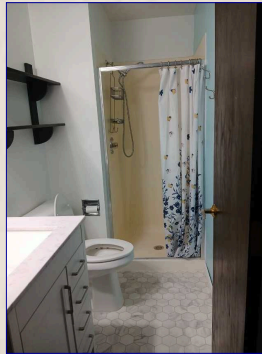
Location:

- First floor bath

Observations:

- The Bathroom View

Bathroom 2 (continued)

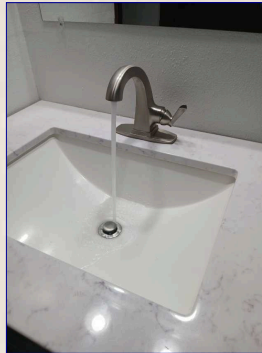


2. Toilet/Sinks

- Toilet bowl loose: No
 - Toilet bowl operable: Yes
 - Sink(s) faucet leaks: No
 - Sink(s) pipes leak: No
- Observations:
- Toilet operating
 - Sink faucet operating
 - The bathroom plumbing view.



Toilet operating



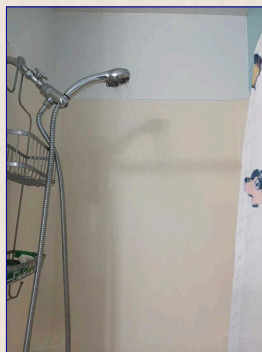
Sink faucet operating



The bathroom plumbing view.

3. Bathtubs/showers

- Bathtubs: N/A
 - Shower faucet leak: No
 - Shower pipes leak: Not visible
 - Shower/Bathtub Area: Fiberglass
 - Shower/Bathtub Area - Caulking needed: Yes
- Observations:
- Shower operating



Shower operating

4. Doors

Observations:

- Recommend installing a door stop to help prevent damage to the wall from the door handle.

5. Receptacles

- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

6. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes
- Noisy



Bedroom 1

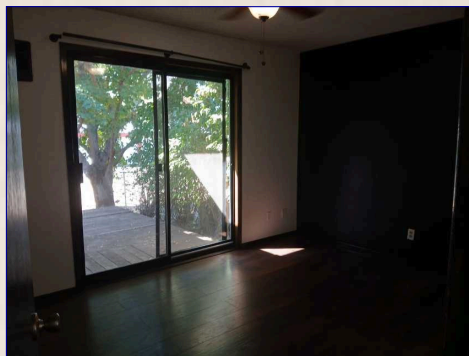
1. Location

Location:

- First floor

Observations:

- The Bedroom View



The Bedroom View

2. Walls/Ceiling/Floor

Walls & Ceiling:

- Walls & Ceiling: Typical cracks

3. Ceiling Fan/Electrical

- Ceiling Fan, Operable: Yes
- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles: Open ground/Reverse polarity: No

Observations:

- Ceiling fan operating



Ceiling fan operating

4. Heating Source Present

Heating Source:

- Yes
- Return Air Present (Vent or Under Door): Yes

5. Bedroom Egress

Egress:

- Egress restricted: No

6. Door

Observations:

- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

7. Window(s)

Materials:

- Aluminum



Bedroom 2

1. Location

Location:

- First floor

Observations:

- The Bedroom View



The Bedroom View

2. Walls/Ceiling/Floor

Walls & Ceiling:

- Walls & Ceiling: Typical cracks

3. Ceiling Fan/Electrical

- Ceiling fan: N/A
- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles operable: Yes
- Receptacles: Open ground/Reverse polarity: No

Observations:

- Electrical receptacle operating

4. Heating Source Present

Heating Source:

- Yes
- Return Air Present (Vent or Under Door): Yes

5. Bedroom Egress

Egress:

- Egress restricted: No

6. Door

Observations:

- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

7. Window(s)

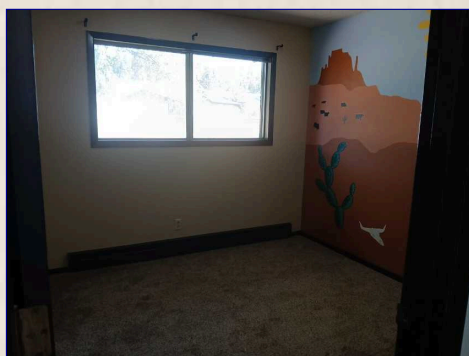
- Materials:
- Aluminum



Bedroom 3

1. Location

- Location:
- First floor
- Observations:
- The Bedroom View



The Bedroom View

2. Walls/Ceiling/Floor

- Walls & Ceiling:
- Walls & Ceiling: Typical cracks

3. Ceiling Fan/Electrical

- Ceiling fan: N/A
 - Switches: Yes
 - Switches operable: Yes
 - Receptacles: Yes
 - Receptacles operable: Yes
 - Receptacles: Open ground/Reverse polarity: No
- Observations:
- Electrical receptacle operating

4. Heating Source Present

Heating Source:

- Yes
- Return Air Present (Vent or Under Door): Yes

5. Bedroom Egress

Egress:

- Egress restricted: No

6. Door

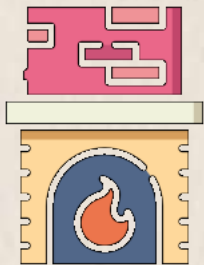
Observations:

- Recommend installing a doorstop. Doorstops help prevent damage to the wall from the doorknob.

7. Window(s)

Materials:

- Aluminum



Fireplace 1

1. Fireplace

- Location: Living room
 - Type: Gas
 - Material: Metal insert
 - The hearth extension adequate: Yes
 - Mantle: Secure
- Observations:
- The Fireplace View



The Fireplace View

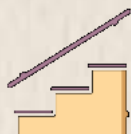
2. Condition

Fireplace:

- Not evaluated

Observations:

- The fireplace was not operational at the time of the inspection. For added safety, we recommend a licensed contractor evaluate and repair prior to use or closing.

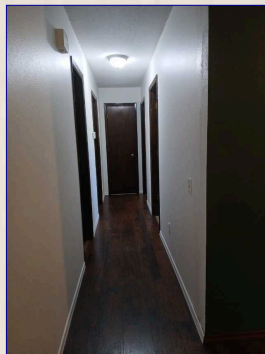


Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Observations:

- The Hallway View



The Hallway View



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

Materials:

- Smoke detectors are not present



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

Access Inspected From:

- Access: Scuttle hole/Hatch
- Inspected from: In the attic
- Location: Other

Observations:

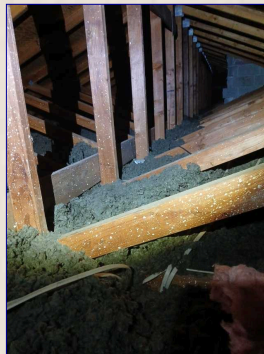
- The Attic View

2. Insulation

- Insulation: **Cellulose**
- Insulation: Loose
- Insulation: Approximate depth: 5 inches
- Insulation Installed In: Rafters/Trusses
- Insulation: Recommend additional insulation

Observations:

- The attic insulation is not sufficient for current building standards. Recommend a licensed professional add additional insulation.



The attic insulation is not sufficient for current building standards. Recommend a licensed professional add additional insulation.

3. Ventilation

Ventilation:

- Ventilation appears adequate
- Recommend baffles at eaves

Observations:

- The soffit vents, as viewed from the attic, are missing baffles. Recommend a professional contractor install baffles at the eaves for proper ventilation.

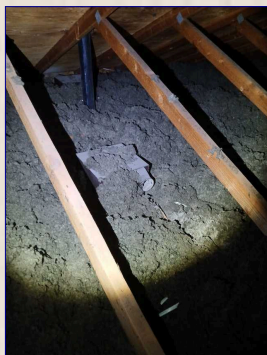
4. Fans exhaust to

Fans Exhaust To:

- Fans exhaust to the attic: Yes
- Fans exhaust outside: No
- Fans exhaust to the attic: Recommend repair

Observations:

- Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.



Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.



Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.

5. Roof Structure

- Roof Structure: Trusses
- Roof Structure: Wood
- Structural Type Problems Observed: No

6. Electrical

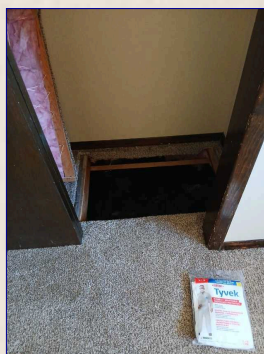
- Electrical: No apparent defects



Crawl Space

1. Access

- Full Crawlspace
 - Conditioned: No
- Access:
- Interior
 - Floor
- Observations:
- The CrawlSpace View



The CrawlSpace View

Crawl Space (continued)

2. Foundation Walls

Materials:

- Poured concrete

Observations:

- The crawlspace walls view



The crawlspace walls view

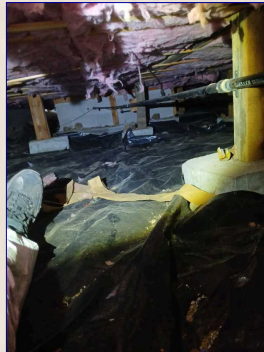
3. Floor/Vapor Barrier

Material(s):

- Vapor Barrier: Plastic

Observations:

- The crawl space floor



The crawl space floor

4. Seismic Bolts

Seismic Bolts:

- None visible

5. Drainage

Drainage:

- Standing water: No
- Evidence of moisture damage: No

6. Ventilation

Ventilation:

- Location: Wall vents

7. Joists/Subfloor

Material:

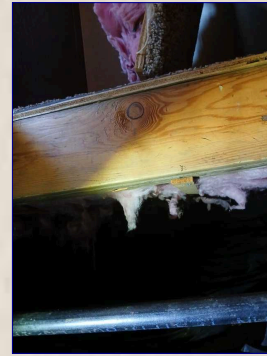
- Joists: Wood

Observations:

- The joists
- The subfloor



The subfloor



The joists

8. Electrical

Condition:

- No apparent defects

9. Insulation

Materials:

- Fiberglass

Location:

- Between ceiling joists

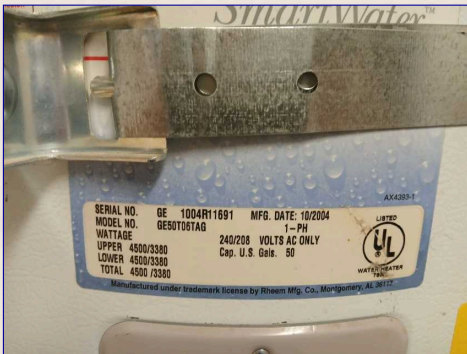


Water Heater

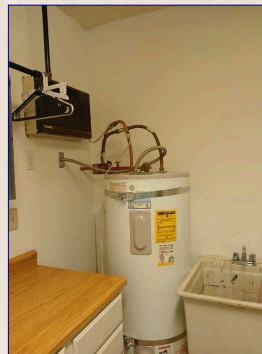
1. Brand Name

Observations:

- The Water Heater Area
- The Water Heater Data Tag
- The Water Heater Water Shut Off Valve
- The average life expectancy for a water heater is 8-12 years. Even though many factors determine the remaining life of a water heater, we recommend budgeting for replacement.



The Water Heater Data Tag



The Water Heater Area



The Water Heater Water Shut Off Valve

2. Capacity/Fuel

- Capacity: 50 gallons
- Fuel: Electric

3. Water Heater Condition

Observations:

- The water heater operating
- The water temperature is greater than 120 degrees, which is a scalding concern and safety concern. Recommend reducing the temperature. Consult a professional contractor as needed.



The water temperature is greater than 120 degrees, which is a scalding concern and safety concern. Recommend reducing the temperature. Consult a professional contractor as needed.



Electric - Main Panel

1. Main Panel General

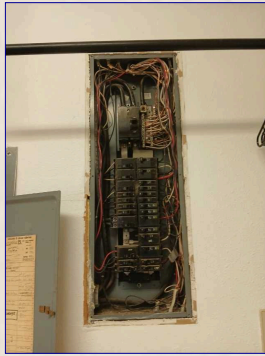
Photo:

- Location: Laundry

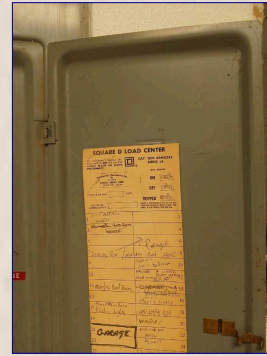
Observations:

- The main electrical service panel
- The electrical service panel was a Square D panel that was manufactured by Schneider Electric. Recalled products are not part of the home inspection, however certain Square D QO load centers with plug in neutral load bars overheat, posing thermal burn and fire hazards and apparently are currently under a recall. Circuit breaker boxes with covers that were manufactured between December 2019 and March 2022 are also included in this recall. Recommend contacting Schneider Electric to arrange a licensed electrician trained in the repair or replacement of the affected panels to repair or replace as directed.

Electric - Main Panel (continued)



The main electrical service panel



The electrical service panel was a Square D panel that was manufactured by Schneider Electric. Recalled products are not part of the home inspection, however certain Square D QO load centers with plug in neutral load bars overheat, posing thermal burn and fire hazards and apparently are currently under a recall. Circuit breaker boxes with covers that were manufactured between December 2019 and March 2022 are also included in this recall. Recommend contacting Schneider Electric to arrange a licensed electrician trained in the repair or replacement of the affected panels to repair or replace as directed.

2. Amperage/Voltage/Breakers/Fuses

- Amperage: 200 amps
- Breakers/Fuses: Breakers

3. GFCI/AFCI Breaker/Appears Grounded

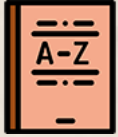
- GFCI breaker installed: No
- AFCI breaker installed: No
- Appears Grounded: Yes
- Surge protection installed: No

4. Main Wire

- Main Wire:
- Aluminum

5. Branch Wire

- Type:
- Copper
 - Romex



Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.