

INSPECTION REPORT



**Bob Homebuyer
Mary Homebuyer**

**123 Main St
Hometown, MN
55555**

**Richard Katz
Katz Family Home Inspection, LLC
9522391053
katzfamhi@gmail.com**

2/24/2022

Inspector: Richard Katz



Katz Family Home Inspection, LLC

Table Of Contents

Report Summaries	3-5
Inspection Details	6
Grounds	7-10
Exterior Areas	11-13
Garage	14-16
Roof	17-18
Electrical	19-20
AC	21-22
Heat	23-26
Plumbing	27-28
Water Heater	29-31
Basement	32-34
Laundry	35-36
Bedroom 1	37-38
Bedroom 2	39-40
Bedroom 3	41-42
Bathroom 1	43-45
Bathroom 2	46-47
Living Room	48-49
Dinning Room	50-51
Kitchen	52-54
Attic	55-57
Fireplace	58

Stairs	59
Smoke and CO Detectors	60
Glossary	61



Report Summaries

The summaries below consist of items that have been elevated to certain categories. The categories are: major issues, safety hazard(s), improvement items, differed cost items, deficiencies requiring extra attention, and items to monitor. The summaries are not a complete listing of all the findings in the report, and are a reflection of the inspectors opinion. 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.

Items Needing Attention		
Grounds		
Page 8 Item: 4	Condition	<ul style="list-style-type: none">• Heavy cracking and deterioration noted on the rear steps. This will not improve over time. Repairs should be made to lessen further deterioration.• A guard and hand rail should be added to the rear stairs for safety and convenience reasons. This may be required by mortgage and insurance companies.
Garage		
Page 14 Item: 2	Garage Opener Status	<ul style="list-style-type: none">• The garage door opener was not operational at the time of the inspection.
Roof		
Page 18 Item: 4	Gutter	<ul style="list-style-type: none">• Downspouts should extend a minimum of 5 feet from the foundation.
AC		
Page 21 Item: 2	Enclosure	<ul style="list-style-type: none">• The exterior compressor fins are dirty and need to be cleaned. Keeping the fins clean will improve the AC units overall performance. This process can be done by a service or as a relatively easy DIY project.
Page 22 Item: 3	Refrigerant Lines	<ul style="list-style-type: none">• The refrigerant lines insulation is missing, degrading, or damaged at A/C unit. This insulation tube is available at any home center, is inexpensive, and very easy to replace.
Plumbing		
Page 27 Item: 3	Well System Condition	<ul style="list-style-type: none">• The well has obviously been abandoned. It is unclear if it has been capped to an acceptable level. Confirmation via a well disclosure should be gained.
Laundry		
Page 35 Item: 2	Washer/Dryer	<ul style="list-style-type: none">• It was not possible to test the washer. The utility sinks connection to the DWV line was broken. Confirmation that the washing machine works should be gained.
Page 36 Item: 5	Wash Basin	<ul style="list-style-type: none">• The utility sinks trap arm pipe is broken at the connection to the drain pipe. This needs to be repaired.

Differed Cost Item

AC

Page 22 Item: 4	AC Condenser Condition	• The AC unit at 23 years old is getting old. At this stage, it is expected that the unit will incur more frequent repairs and higher maintenance costs. It would be prudent to budget for replacement.
-----------------	------------------------	---

Safety Concern

Grounds

Page 9 Item: 5	Exterior Faucet Condition	• Hose bib(s) are not equipped with an anti-siphon device. This could compromise the homes drinking water.
----------------	---------------------------	--

Garage

Page 15 Item: 9	Entry Fire Door	• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.
-----------------	-----------------	---

Plumbing

Page 27 Item: 1	Water Service Condition	• A bonding jumper should be added to the water piping before and after the water meter and/or a pressure regulator.
-----------------	-------------------------	--

Improvement

Plumbing

Page 28 Item: 4	Softener Condition	• There is not currently a water softener installed in this home. The buyer might consider adding one as a future improvement. This would be considered an upgrade.
-----------------	--------------------	---

Laundry

Page 36 Item: 6	Electrical	• The laundry room receptacles are not GFCI protected. Even if it was proper and to code at the time of construction, it is recommended that all outlets in areas where there is a water connection be GFCI protected.
-----------------	------------	---

Monitor

Exterior Areas

Page 12 Item: 4	Exterior Foundation	• Minor cracks were noted in the foundation walls. These cracks are either normal drying cracks (poured foundations) or joint cracks in concrete blocks. It is advisable to fill there cracks to minimize water intrusion and further growth. These cracks should be monitored. Improving the drainage around the foundation will also help to minimize stress and cracking.
-----------------	---------------------	--

AC		
Page 21 Item: 1	Description	<ul style="list-style-type: none"> The AC unit was not tested due to the exterior temperature. Operating an AC unit when the temperature has been below 60 degrees within the last 24 hours can damage the units compressor.
Bathroom 1		
Page 45 Item: 10	Bath Tubs	<ul style="list-style-type: none"> Whirlpool tub observed. Tub was not fill due to the broken pipe at the laundry. Pump and supply lines were not completely visible or accessible. GFCI's outlet present and was tested. The motor was tested appeared to be in serviceable condition.



Inspection Details

1. Attendance

Buyer was present for walk through

2. Date and Time

Date: 2/24/2022 • Time: 9:00 AM start

3. Home Type

Single Family Home

4. Main Entrance Faces

East

5. Occupancy

Vacant

6. Year Built

Year: 1960

7. Weather

Weather: Cloudy and zero degrees at the start of the inspection.

8. Garage

Attached • 2 Car



Grounds

This section is completed for single family homes. Condos and townhomes may have a small number of items included, but it is not a complete representation of all exterior items. The Inspector shall inspect adjacent or entryway walkways, patios, driveway(s), hose bibs, decks, vegetation, grading, surface drainage, fences, and retaining walls that are likely to adversely affect the building.

1. Macro View

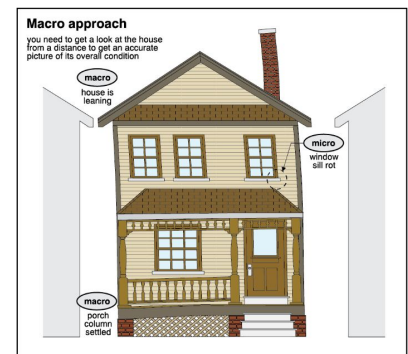
Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Materials: This sub section notes the overall look and structural appearance of the building. By taking a macro look, at a distance, important structural indicators can be gained. This approach should always be the starting point in any inspection. From there, the inspector will dig deeper into the specifics details of the exterior components noted in the sub sections that follow.

Observations:

- From a distance all views of the home looked to be square, plumb, and true and did not give any obvious visual indications of any structural issues. See each specific section for more details.
- Front of the house, Rear of the house, Left Side of the house, Right Side of the house, Garage



2. Driveway Condition

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Materials: Asphalt driveway noted.

Observations:

- The driveway is mostly or completely snow covered and was not visible for evaluation at the time of the inspection.



3. Walkway Material

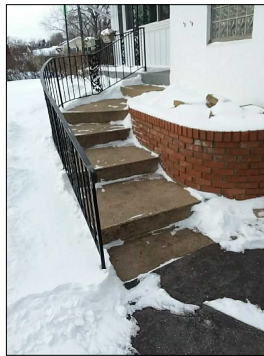
Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Materials: Concrete Walkway

Observations:

- There were no issues or concerns noted with the home's walkway(s).



4. Condition

Accept Watch/ Safety Repair N/A
Monito
r

			X	
--	--	--	---	--

Materials: Concrete

Observations:

- Heavy cracking and deterioration noted on the rear steps. This will not improve over time. Repairs should be made to lessen further deterioration.
- A guard and hand rail should be added to the rear stairs for safety and convenience reasons. This may be required by mortgage and insurance companies.



Deterioration on the back stairs.



5. Exterior Faucet Condition

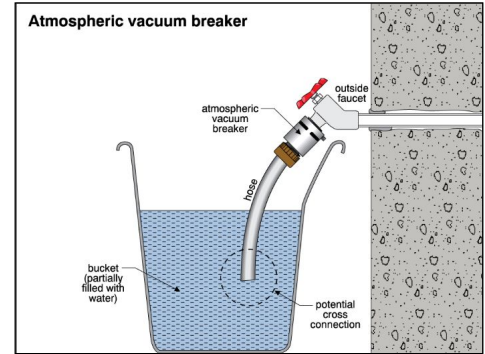
Accept Watch/ Monito r Safety Repair N/A

			X	
--	--	--	---	--

Location: Side of house. • Rear of house.

Observations:

- Hose bibs are shut off for the winter season and were not tested during the inspection. If the location of the hose bibs shutoff is not obvious the seller should be asked to point it out.
- Hose bib(s) are not equipped with an anti-siphon device. This could compromise the homes drinking water.



6. Vegetation Observations

Accept Watch/ Monito r Safety Repair N/A

X				
---	--	--	--	--

Observations:

- No major issues were observed with the exterior vegetation at the time of the inspection.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

7. Main Gas Valve Condition

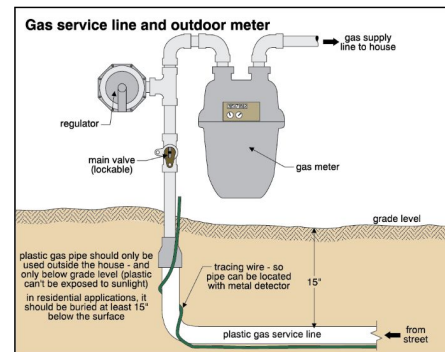
Accept Watch/ Monito r Safety Repair N/A

X				
---	--	--	--	--

Materials: Gas meter is located on the exterior. This is the main shutoff for the service. There is a gas manifold and main shutoff for the house in the basement, located at the furnace.

Observations:

- There were no visible issues with the gas manifold, regulator valve, or shut off valve.



8. Grading

Accept Watch/
Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- Unable to determine conditions of grade due to snow cover. Make sure that when the ground does become visible that you correct any areas of grade that pitch towards the foundation wall. Always avoid allowing excess water to stand next to the home.

9. Patio Condition

Accept Watch/
Monitor Safety Repair N/A

				X
--	--	--	--	---

Observations:

- The patio , if any, was snow covered and not visible for evaluation at the time of the inspection.



Exterior Areas

This section is completed for single family homes. Condos and townhomes may have a small number of items included, but it is not a complete representation of all exterior items. This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, a representative number of windows, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings and soffits and fascias accessible from ground level.

1. Doors

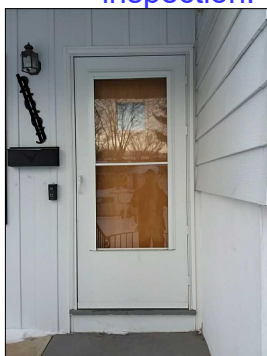
Accept Watch/ Safety Repair N/A
Monito
r

Observations:

• Front Door, Rear Door

• Doors appeared to be in functional and in satisfactory condition, at time of inspection.

X				
---	--	--	--	--



2. Window Condition

Accept Watch/ Safety Repair N/A
Monito
r

Observations:

• Exterior window frames, casings, and glass on all windows readily visible appeared to be in good condition. See each individual room for more detail.

X				
---	--	--	--	--



3. Siding Condition

Accept Watch/ Safety Repair N/A
Monito
r

Materials: Aluminum siding noted.

Observations:

• The siding was found to be in good condition and overall functioning as intended. The homes siding is its first line of defense against water intrusion. The homeowner should periodically review the siding and check for damage or any areas where water could get behind it.

X				
---	--	--	--	--



4. Exterior Foundation

Accept Watch/ Safety Repair N/A
Monito
r

	X			
--	---	--	--	--

Observations:

- Foundation Material / Type.Block
- Minor cracks were noted in the foundation walls. These cracks are either normal drying cracks (poured foundations) or joint cracks in concrete blocks. It is advisable to fill there cracks to minimize water intrusion and further growth. These cracks should be monitored. Improving the drainage around the foundation will also help to minimize stress and cracking.



5. Electrical Service

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- Service typeOverhead
- Service location.Rear of the house



6. Exterior Outlets

Accept Watch/ Safety Repair N/A
Monito
r

			X	
--	--	--	---	--

Observations:

- Receptacle cover would not open.



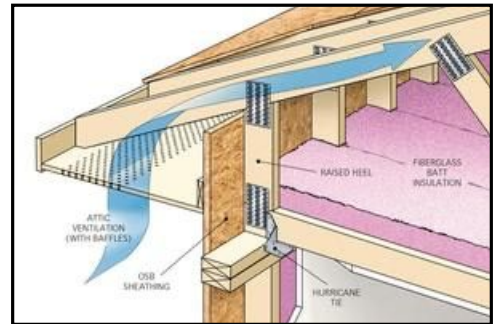
7. Eaves & Facia

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- The soffits were in good condition at the time of the inspection. All panels were in good condition and did not show any rust, decay, or damage. The soffit is the horizontal area at the eaves of the roof structure. Often there are vents added that allow air to enter the attic space. In some homes the soffit is solid.
- The fascia (vertical board at the low end or eave of the roof) was in good condition at the time of the inspection.
- The fascia boards are mostly covered by the gutters and, as such, not completely visible.



8. Exterior Paint

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- The exterior painted surfaces were in decent condition at the time of the inspection.
- It is recommended that the caulking around doors, windows, and any penetrations be maintained and checked regularly.
- Some normal peeling noted on the exterior siding and trim work. These areas should be scraped and repainted.



Garage

1. Garage Door Condition

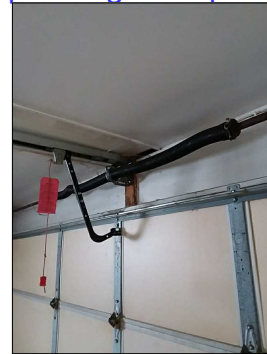
Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Materials: Steel or aluminum door noted

Observations:

- The garage door appeared functional and operated as expected during the inspection.
- The garage door spring(s) are intact and operating as expected.



2. Garage Opener Status

Accept Watch/ Safety Repair N/A
Monito
r

X			X	
---	--	--	---	--

Observations:

- The garage door opener was not operational at the time of the inspection.



3. Photo eyes and pressure return

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- Both the photo eyes and pressure return function were tested and found to be in working order.

4. Roof Condition

Accept Watch/ Safety Repair N/A
Monito
r

				X
--	--	--	--	---

Materials: Tuck under garage. No roof.

5. Walls

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- No visible issues were seen on the common walls separating the garage and main house structure.



6. Sill Plates

Accept Watch/Monitor Safety Repair N/A

				X
--	--	--	--	---

Observations:

- The garage walls are constructed with concrete block, no sill plates are present.

7. Floor Condition

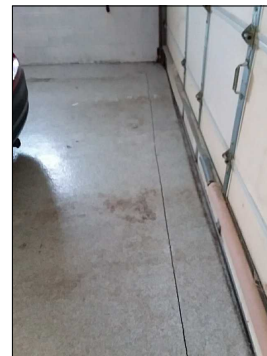
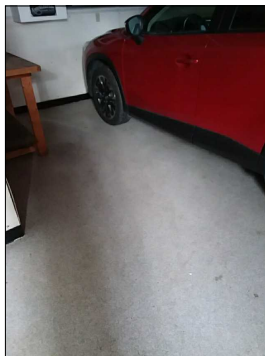
Accept Watch/Monitor Safety Repair N/A

X				
---	--	--	--	--

Materials: Bare concrete floors noted.

Observations:

- Large settling crack at the lip of the garage.



8. Electrical

Accept Watch/Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- All accessible receptacles and switches were tested and found to be in working order.
- The electrical runs in the garage were most likely homeowner installed.



9. Entry Fire Door

Accept Watch/Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.





Roof

The inspector will, depending on the height, weather conditions, and accessibility, walk and evaluate the roof. In situations where it is not safe to walk the roof, the inspector will use an extension pole with a HD camera connected. These documentation pictures are analyzed and incorporated into the inspection report. Every attempt will be made to estimate the current age of the roof coverings. The roof section will cover the type of covering, any visible defects, flashing, vents and penetrations, gutters, and the chimney. As important as the exterior of the roof, the interior components are covered in the attic section of this report.

1. Roof Condition

Accept Watch/ Safety Repair N/A
Monito
r

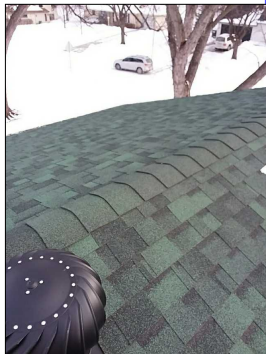
X				
---	--	--	--	--

Materials: 6-10+ years • All areas of the roof were accessible and walked during the inspection.

Materials: Asphalt shingles noted.

Observations:

- No issues were observed with the roof coverings at the time of the inspection.



2. Flashing

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations: There were no visible issue with any readily accessible sections of roof flashing., The **valley**s are covered with organic material. This should be removed. Additionally, the roof should be regularly assessed to make sure build up doesn't continue., Drip flashing was noted at the roof eaves and at rake boards.



The small lengths of **valley flashing** should be kept clear of debris.

3. Vent Caps

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Roof vents noted. Roof vents allow air to flow through the attic space, by pulling fresh air in through soffit vents, and the escaping through the roof vents. Properly installed roof vents will prevent the roof from overheating. They also prevent condensation from developing. Proper attic ventilation also helps to keep your attic cold in the winter. This helps to reduce the possibility of ice dams from forming.
- All plumbing and bath exhaust vents were proper with no deficiencies noted.



The **PVC** "candy cane" is the vent pipe for the water heater.



Turbine vent

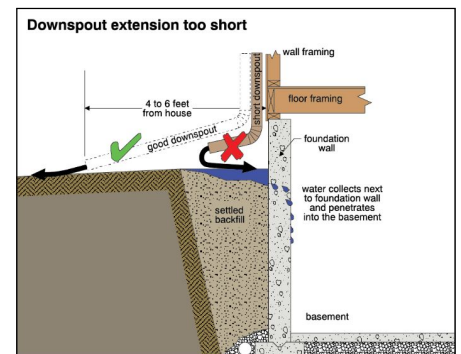
4. Gutter

Accept Watch/ Safety Repair N/A
Monitor

		X		
--	--	---	--	--

Observations:

- Downspouts should extend a minimum of 5 feet from the foundation.





Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

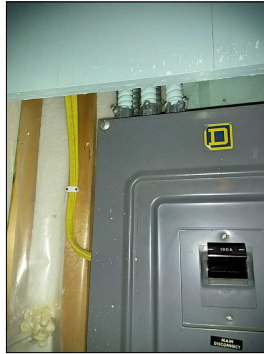
1. Cable Feeds

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- No visible issues were noted on the service cables and conduit that run between the meter and electrical panel.



2. Electrical Panel Overall

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Location: At the rear entrance.

Observations:

- 100 amps
- The service cables installed are aluminum
- The panel was well constructed and properly formatted. No major system safety or function concerns noted at time of inspection at main panel box.

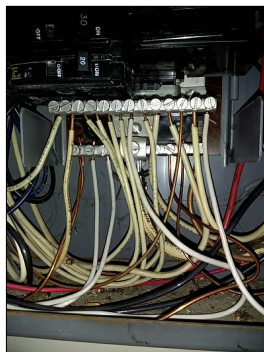
3. Bus Bars

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- There were no visible issues noted with the main, neutral, or grounding bus bars.



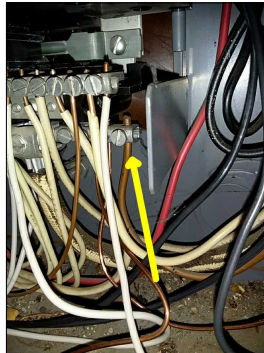
4. Bonding and Grounding

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- The bonding screw or strap was not visible.
- The grounding electrode was visible and proper.



Grounding electrode conductor

5. Breakers

Accept Watch/ Monitor Safety Repair N/A

			X	
--	--	--	---	--

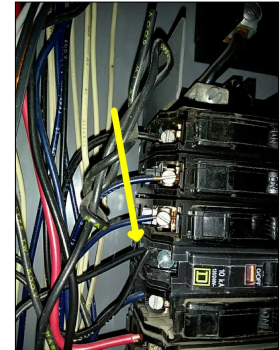
Materials: Copper non-metallic sheathed cable noted (NM or Romex). • Older BX cable noted. This cable may or may not have a dedicated ground (EGC) wire and may rely on the metal jacket as a means of grounding.

Observations:

- A white wire on a double pole breaker should be remarked with black or red tape.
- The transformer for the doorbell is improperly double tapped on a breaker. This could be easily corrected.



This wire should be re-identified as black or red.



Double tapped doorbell transformer wire.

AC

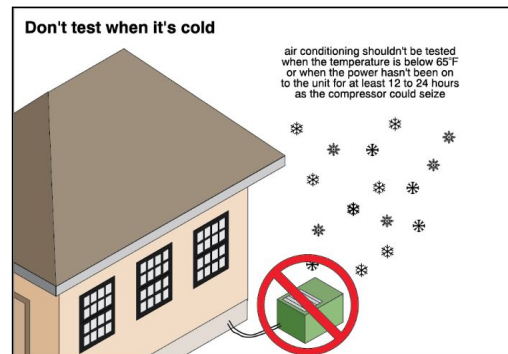
1. Description

Accept Watch/ Safety Repair N/A
Monitor

	X			
--	---	--	--	--

Observations:

- Manufacturer: Lennox
- Age: 23 years
- Serial Number: 5899J 02912
- Model Number: 12ACB24 4P
- The maximum ampacity of the breaker servicing this unit is: 20 amps
- Breaker size installed for this unit: 30 amps
- Refrigerant type: HCFC-22
- Units size: 2.0 Tons
- The installed circuit breaker is rated 10 amps greater than the manufacturer's recommendation. There is a possibility that, at the exterior service disconnect (small rectangular box located by the exterior condenser unit) is fused and, to this point, fused appropriately to handle any objectionable current. I was not able to access the disconnect at the time of the inspection. Knowing the age of the unit, I would just make sure that once this unit is replaced the breaker be sized appropriately for the new unit.
- The AC unit was not tested due to the exterior temperature. Operating an AC unit when the temperature has been below 60 degrees within the last 24 hours can damage the unit's compressor.



2. Enclosure

Accept Watch/ Safety Repair N/A
Monitor

	X			
--	---	--	--	--

Observations:

- The exterior compressor fins are dirty and need to be cleaned. Keeping the fins clean will improve the AC unit's overall performance. This process can be done by a service or as a relatively easy **DIY** project.



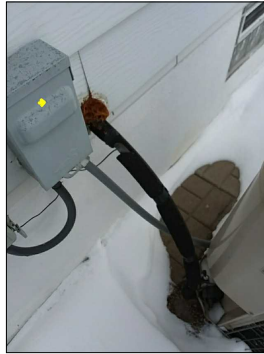
3. Refrigerant Lines

Accept Watch/ Safety Repair N/A
Monito
r

			X	
--	--	--	---	--

Observations:

- The refrigerant lines insulation is missing, degrading, or damaged at **AVC** unit. This insulation tube is available at any home center, is inexpensive, and very easy to replace.



4. AC Condenser Condition

Accept Watch/ Safety Repair N/A
Monito
r

	X			
--	---	--	--	--

Compressor Type: Electric

Location: The condenser is located on the exterior grounds.

Observations:

- The AC unit at 23 years old is getting old. At this stage, it is expected that the unit will incur more frequent repairs and higher maintenance costs. It would be prudent to budget for replacement.

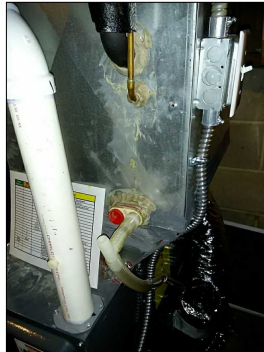
5. Evaporator Coil

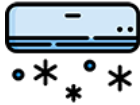
Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- Age of the evaporator coil: 23 years
- Location of the evaporator coil / air handler: Basement at the furnace
- The evaporator coil was sealed and not accessible for inspection.





Heat

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Description

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- [Manufacturer Goodman](#)
- [Age: 2 years](#)
- [Serial Number: 2005285779](#)
- [Model Number: GMEC960603ANAA](#)

2. Furnace/Boiler Condition

Accept Watch/ Safety Repair N/A
Monito
r

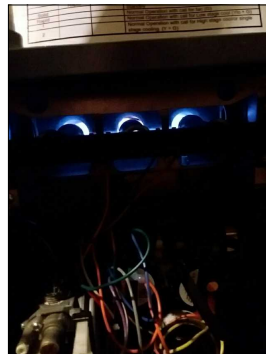
X				
---	--	--	--	--

Materials: Location: • The furnace is located in the basement.

Materials: Gas fired, inshot burner, forced hot air furnace.

Observations:

- [The heating unit was run through its firing sequence. Proper operation was noted.](#)



3. HRV Condition

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Materials: A Heat Recovery Ventilator is part of your HVAC system. It exchanges interior stale air with fresh air from the exterior, while recovering heat/cooling from the exhausted air.

Observations:

- [The Heat recovery Unit was operating at the time of the inspection. No issues were noted other than the filters were a bit dirty. The homeowners can familiarize themselves with the operation and maintenance of this unit by downloading the users manual from the companies website.](#)



4. Enclosure

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Furnace compartment was in good condition.



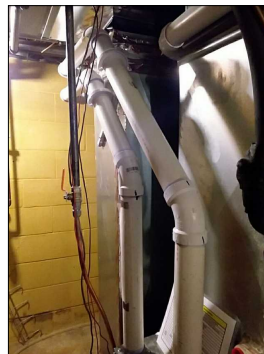
5. Venting

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Plastic - PVC vent noted.
- The visible portions of the vent pipes appeared functional.



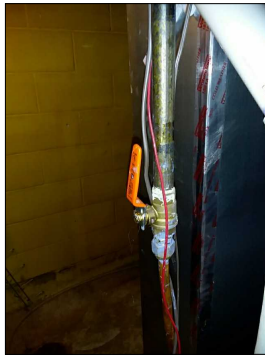
6. Gas Valves

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Gas shut off valve was present and functional.
- Drip leg noted and properly installed.



Older brass gas valves like this should eventually be replaced.

7. Carbon Monoxide

Accept Watch/ Safety Repair N/A
 . Monito r

X				
---	--	--	--	--

Observations:

- The unit was tested for carbon Monoxide. No CO was detected at the time of the inspection.



8. Filters

Accept Watch/ Safety Repair N/A
 . Monito r

X				
---	--	--	--	--

Location: Located to the left of the furnace cabinet.

Observations:

- A 1" filter is installed. These filters should be replaced monthly or per manufacturers recommendations.
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

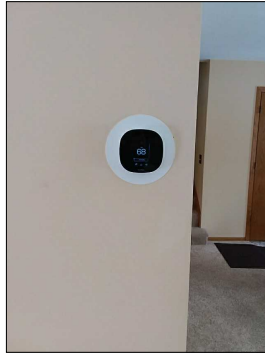
9. Thermostats

Accept Watch/ Safety Repair N/A
 . Monito r

X				
---	--	--	--	--

Observations:

- Location: Dining room.
- The thermostat was functional at the time of inspection.
- Digital - programmable type.



Plumbing

The plumbing section shall include information on the water meter and main service piping, main gas valve, type and condition of readily visible branch water piping, and the water softener. There is a separate agreement and SOP for the homes lateral sewer line. If the home buyer has requested a sewer line scan, that information will be contained in a separate report.

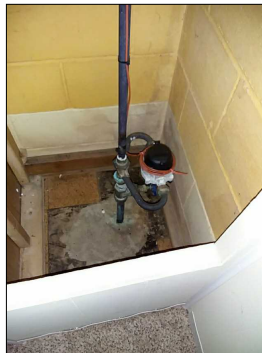
1. Water Service Condition

Accept	Watch/ Monitor	Safety	Repair	N/A
X				

Materials: Basement

Observations:

- Copper
- Branch water piping type: Copper
- The water service piping to the meter was in good condition.
- Knowing the high cost of repairs or replacement, it is always suggested that the home buyer look into sewer line insurance. As a side note, assessment of the homes lateral sewer line is handled, by the inspector, in a separate report and agreement if requested by the buyer.
- A bonding jumper should be added to the water piping before and after the water meter and/or a pressure regulator.



2. Fuel Service condition

Accept	Watch/ Monitor	Safety	Repair	N/A
X				

Materials: At The Gas Meter (Exterior)

Observations:

- Black Iron, Copper

3. Well System Condition

Accept	Watch/ Monitor	Safety	Repair	N/A
	X			

Materials: Basement

Observations:

- The well has obviously been abandoned. It is unclear if it has been capped to an acceptable level. Confirmation via a well disclosure should be gained.



Well Head

4. Softener Condition

Accept Watch/ Safety Repair N/A
Monito
r

				X
--	--	--	--	---

Materials: No Softener Installed

Observations:

- There is not currently a water softener installed in this home. The buyer might consider adding one as a future improvement. This would be considered an upgrade.



Water Heater

1. Description

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- Manufacturer: AO Smith
- Age: 2 years
- Serial Number: 2033120502549
- Model Number: GPVL 40 200
- Tank Capacity: 40 Gallons



2. Combustion

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- The combustion chamber and draft hood appears to be in functional condition.



3. Venting

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- Vent pipe appears to be installed per manufacturers requirements.
- The water heater has a power vent installed.



4. Water Heater Condition

Accept . Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- The water heater enclosure, connections, and venting appear to be in good working order.

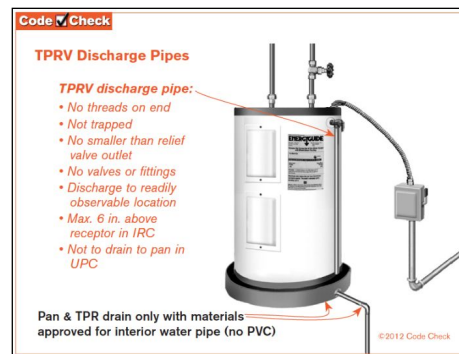
5. TPRV

Accept . Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- A pressure & temperature relief valve & extension is present and appears satisfactory.



6. Gas Valve

Accept . Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- Gas pipe and valve are present. No issues or concerns were noted. This area was tested for the possibility of a combustion gas leak; no gas was detected.



7. Plumbing

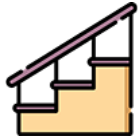
Accept . Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- Incoming and outgoing plumbing feeds are covered with insulation and not visible.





Basement

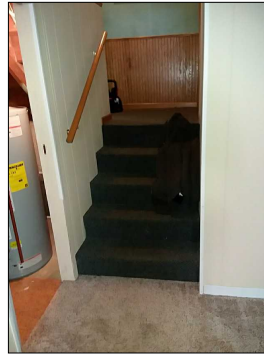
1. Stairs

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- Low head room noted at stairway location.



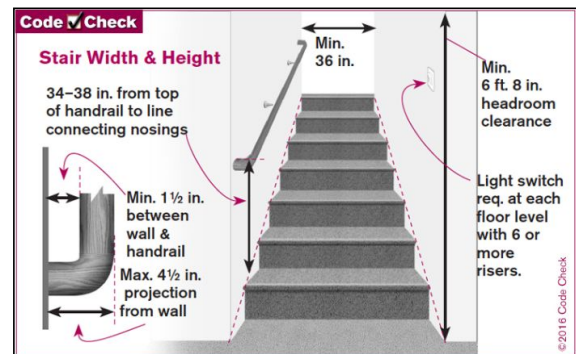
2. Railings

Accept Watch/ Monitor Safety Repair N/A

		X		
--	--	---	--	--

Observations:

- Railing lacks the proper return to wall that is required by current building standards, repair recommended for enhanced safety to occupants.



3. Walls

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Materials: Fully finished basement.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the basement walls other than some hairline cracks noted in the well room.



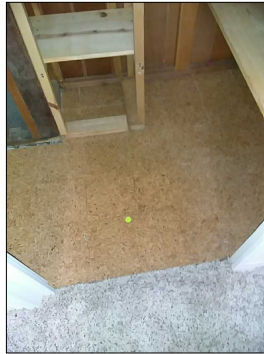
4. Floor

Accept Watch/ Monitor Safety Repair N/A

	X			
--	---	--	--	--

Observations:

- The flooring is mostly covered with carpet. Old 9x9" tiles are visible in some areas. These are, historically, known to contain asbestos. They are considered non friable and generally not of concern as long as they are not disturbed.



5. Window Condition

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Materials: Glass block window noted.

Observations:

- All operated windows appeared functional, at time of inspection.



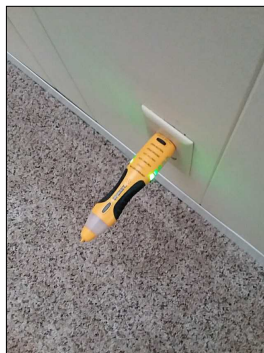
6. Electrical

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.



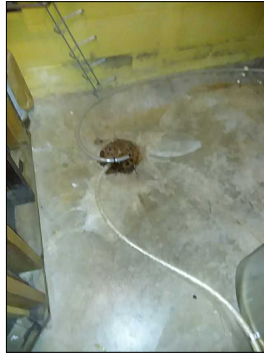
7. Floor Drain(s)

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- Floor drain noted in basement utility room. The visual inspection of the exterior of the drain did not show any obvious issues.



8. Sump Pump

Accept Watch/ Safety Repair N/A
 . Monito
 r

				X
--	--	--	--	---

Observations:

- The house does not have a sump pump or sump well.

9. Framing

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- The basement is finished so most areas are covered by drywall or other finishing materials. There are small areas in the utility room(s) that show surfaces and structure, but not enough to be able to give a complete evaluation.
- 2x8 wood joists noted.

10. Subfloor

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- The basement is finished so most areas are covered by drywall or other finishing materials. There are small areas in the utility room(s) that show surfaces and structure, but not enough to be able to give a complete evaluation.

11. Columns

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- The basement is fully finished. As such, the columns are covered and not visible for assessment.
- Columns were not visible.

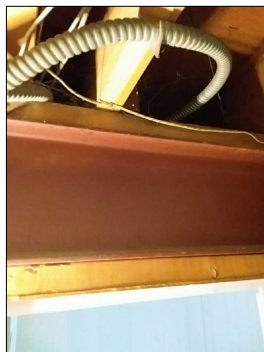
12. Beam(s)

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Steel
- The basement is finished so most areas are covered by drywall or other finishing materials. There are small areas in the utility room(s) that show surfaces and structure, but not enough to be able to give a complete evaluation.





Laundry

1. Location

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Basement



2. Washer/Dryer

Accept Watch/ Safety Repair N/A
Monitor

	X			
--	---	--	--	--

Observations:

- Dryer connection is electric.
-
- The dryer was tested and it operated properly.
- It was not possible to test the washer. The utility sinks connection to the DWV line was broken. Confirmation that the washing machine works should be gained.

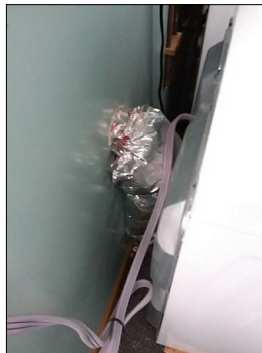
3. Dryer Vent

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- The dryer vent pipe was proper, with no visible issues. As part of the move in process, it is strongly recommended that the vent pipe be cleaned or replaced to insure the interior of the pipe is not clogged. Clogged dryer vent pipes is a leading cause of house fires in the US.



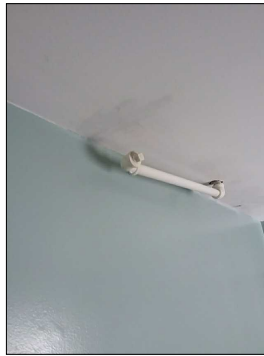
4. Gas Valves

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Gas line is not in use and has been capped.



Capped off gas line.

5. Wash Basin

Accept Watch/ Monitor Safety Repair N/A

			X	
--	--	--	---	--

Observations:

- Plumbing / DWV pipe. Wash basin drains to:
- The utility sinks trap arm pipe is broken at the connection to the drain pipe. This needs to be repaired.



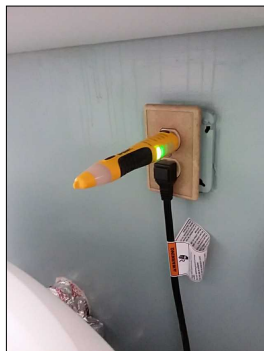
6. Electrical

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- The electrical connection and accessible receptacles in the room were in proper working order.
- The laundry room receptacles are not GFCI protected. Even if it was proper and to code at the time of construction, it is recommended that all outlets in areas where there is a water connection be GFCI protected.





Bedroom 1

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. All readily accessible receptacles are evaluated. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Location

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- Location: First bedroom on the right



2. Window Condition

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Materials: Vinyl or vinyl clad window noted.

Observations:

- All accessible windows operated properly at the time of the inspection.
- Missing screen.



3. Doors

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- No visible or mechanical issues were noted at the time of the inspection.

4. Floor/Walls/Ceiling

Accept Watch/ Monitor Safety Repair N/A

X				
---	--	--	--	--

Observations:

- There were no visible issues with the floor, walls, or ceiling.

5. Closets

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- The closet is in serviceable condition.

6. Electrical

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- All accessible receptacles were tested and found to be in working order.



7. Ceiling Fans

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Operated normally when tested at time of inspection.



Bedroom 2

1. Location

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Location: Middle bedroom



2. Window Condition

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Materials: Vinyl or vinyl clad window noted.

Observations:

- All accessible windows operated properly at the time of the inspection.



3. Doors

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- No visible or mechanical issues were noted at the time of the inspection.

4. Floor/Walls/Ceiling

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- There were no visible issues with the floor, walls, or ceiling.

5. Closets

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- The closet is in serviceable condition.

6. Electrical

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- All accessible receptacles were tested and found to be in working order.
- The home contained outdated, ungrounded 2-prong electrical receptacles. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current standards.



7. Ceiling Fans

Accept Watch/ Safety Repair N/A
Monito
r

X				
---	--	--	--	--

Observations:

- Operated normally when tested at time of inspection.



Bedroom 3

1. Location

Accept Watch/ Safety Repair N/A
.
Monito
r

X				
---	--	--	--	--

Observations:

- Location: First bedroom on the left



2. Window Condition

Accept Watch/ Safety Repair N/A
.
Monito
r

X				
---	--	--	--	--

Materials: Vinyl or vinyl clad window noted.

Observations:

- All accessible windows operated properly at the time of the inspection.
- Missing screens.



3. Doors

Accept Watch/ Safety Repair N/A
.
Monito
r

X				
---	--	--	--	--

Observations:

- No visible or mechanical issues were noted at the time of the inspection.

4. Floor/Walls/Ceiling

Accept Watch/ Safety Repair N/A
.
Monito
r

X				
---	--	--	--	--

Observations:

- There were no visible issues with the floor, walls, or ceiling.

5. Closets

Accept Watch/ Safety Repair N/A
.
Monito
r

X				
---	--	--	--	--

Observations:

- The closet is in serviceable condition.

6. Electrical

Accept Watch/ Safety Repair N/A
Monito
r

Observations:
• All accessible receptacles were tested and found to be in working order.

X				
---	--	--	--	--



7. Ceiling Fans

Accept Watch/ Safety Repair N/A
Monito
r

Observations:
• Operated normally when tested at time of inspection.

X				
---	--	--	--	--



Bathroom 1

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring. All fixtures will be operated at the time of the inspection.

1. Location

Accept	Watch/ Monitor	Safety	Repair	N/A
--------	-------------------	--------	--------	-----

X				
---	--	--	--	--

Observations:

- Top floor



2. Vanity

Accept	Watch/ Monitor	Safety	Repair	N/A
--------	-------------------	--------	--------	-----

X				
---	--	--	--	--

Observations:

- The vanity, cabinet, and sink were in good condition and no visible issues were noted.

3. Walls/Floor/Ceiling

Accept	Watch/ Monitor	Safety	Repair	N/A
--------	-------------------	--------	--------	-----

X				
---	--	--	--	--

Observations:

- No issues were noted with the walls, floor, or ceiling in the bathroom.

4. Doors

Accept	Watch/ Monitor	Safety	Repair	N/A
--------	-------------------	--------	--------	-----

X				
---	--	--	--	--

Observations:

- Door operated properly at the time of the inspection.

5. Window Condition

Accept	Watch/ Monitor	Safety	Repair	N/A
--------	-------------------	--------	--------	-----

X				
---	--	--	--	--

Materials: Vinyl or vinyl clad window noted.

Observations:

- All windows tested were functional and showed no issues.



6. Toilets

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Observed as functional and in good working order.

7. Electrical

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- The electrical receptacles were tested and found to be in good working order. GFCI outlet(s) were installed.



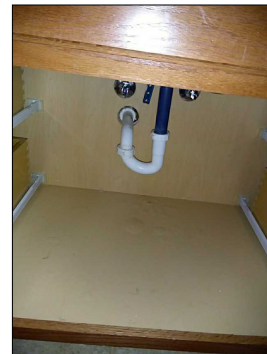
8. Plumbing

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Plumbing connections appear acceptable and no leaks were noted at the time of the inspection.



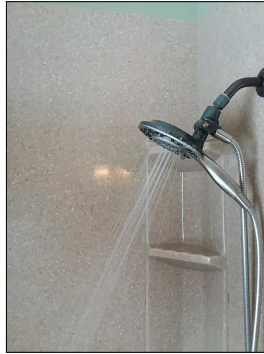
9. Showers

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Shower and tub combo noted. The tub acts as the showers base.
- Shower/Tub handle(s) were in working order at the time of the inspection.



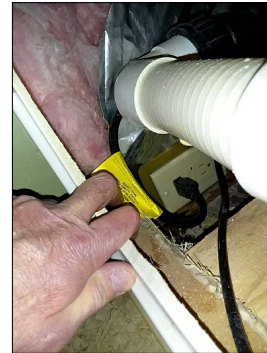
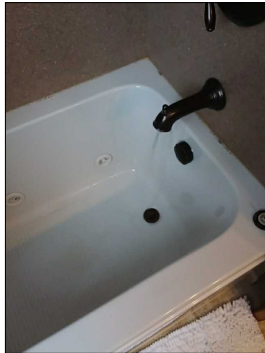
10. Bath Tubs

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- The tubs surround was in good condition at the time of the inspection. The tubs (and shower) faucet was run, along with and at the same time as secondary fixture in the bathroom; this is per the stated SOP. No issues were observed with the plumbings functional flow or drainage at the time of the inspection.
- Whirlpool tub observed. Tub was not fill due to the broken pipe at the laundry. Pump and supply lines were not completely visible or accessible. GFCI's outlet present and was tested. The motor was tested appeared to be in serviceable condition.



11. Heating

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

12. Exhaust Fan

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- The bath fan was operated and no issues were found.

Bathroom 2

1. Location

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Basement



2. Vanity

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- The vanity, cabinet, and sink were in good condition and no visible issues were noted.



3. Walls/Floor/Ceiling

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- No issues were noted with the walls, floor, or ceiling in the bathroom.

4. Doors

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Door binds in jamb or floor.

5. Window Condition

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Materials: Glass blocks noted in window openings.

Observations:

- All windows tested were functional and showed no issues.

6. Toilets

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Observed as functional and in good working.

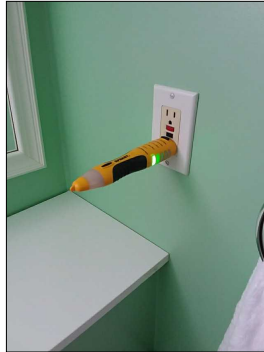
7. Electrical

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- The electrical receptacles were tested and found to be in good working order. GFCI outlet(s) were installed.



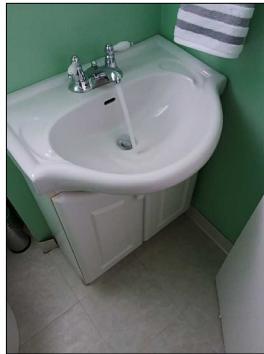
8. Plumbing

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Plumbing connections appear acceptable and no leaks were noted at the time of the inspection.



9. Heating

Accept Watch/ Safety Repair N/A
 . Monito
 r

X				
---	--	--	--	--

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

10. Exhaust Fan

Accept Watch/ Safety Repair N/A
 . Monito
 r

				X
--	--	--	--	---

Observations:

- No fan was observed, we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.

Living Room

1. Location

Accept	Watch/ Monito	Safety	Repair	N/A
--------	------------------	--------	--------	-----

Observations:

- Front of the house

X				
---	--	--	--	--



2. Window Condition

Accept	Watch/ Monito	Safety	Repair	N/A
.				

Materials: Vinyl framed window noted.

Observations:

- All accessible windows were tested. No issues were seen.

X				
---	--	--	--	--



3. Electrical

Accept	Watch/ Monito	Safety	Repair	N/A
--------	------------------	--------	--------	-----

Observations:

- All accessible receptacles were tested and found to be in good working order.

X				
---	--	--	--	--



4. Ceiling Condition

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Materials: There are drywall ceilings noted.

Observations:

- No visible issues with the ceiling was noted.

5. Wall Condition

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Materials: Drywall walls noted.

Observations:

- Walls were in good condition at the time of the inspection.

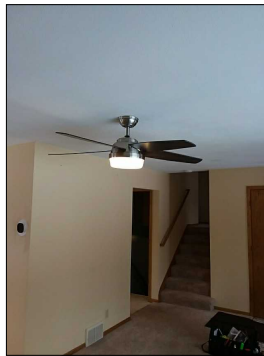
6. Ceiling Fans

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Operated normally when tested, at time of inspection.



Dinning Room

1. Location

Accept Watch/ Safety Repair N/A
Monito
r

Observations:
• Off of the kitchen

X				
---	--	--	--	--



2. Window Condition

Accept Watch/ Safety Repair N/A
Monito
r

Materials: Vinyl or vinyl clad windows noted.
Observations:
• All accessible windows were tested and found to be in working order.

X				
---	--	--	--	--



3. Electrical

Accept Watch/ Safety Repair N/A
Monito
r

Observations:
• All accessible receptacles were tested. No issues were found.

X				
---	--	--	--	--



4. Ceiling Condition

Accept Watch/ Safety Repair N/A
.
Monito
r

Materials: There are drywall ceilings noted.

Observations:

- Ceiling was in good condition with no noticeable issues.

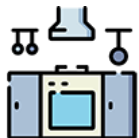
5. Wall Condition

Accept Watch/ Safety Repair N/A
.
Monito
r

Materials: Drywall walls noted.

Observations:

- Walls were in good condition at the time of the inspection.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Overview

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Galley type kitchen



2. Cabinets

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Upper and base cabinets were in proper working order, properly affixed, and with only minor imperfections at the time of the inspection.



3. Counters

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Laminate counter tops noted.
- Counter tops were in proper condition at the time of the inspection.



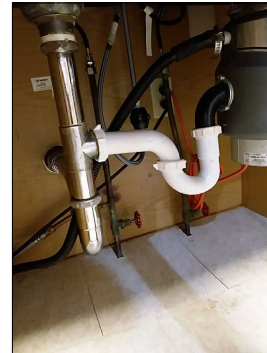
4. Plumbing

Accept Watch/ Safety Repair N/A
 . Monito
 r

Observations:

- Sink connects were proper and no leaks were noted.

X				
---	--	--	--	--



5. Electrical

Accept Watch/ Safety Repair N/A
 . Monito
 r

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

X				
---	--	--	--	--



6. Window Condition

Accept Watch/ Safety Repair N/A
 . Monito
 r

Materials: Vinyl framed windows noted.

Observations:

- No issues were observed on the windows that were operated at the time of the inspection.

X				
---	--	--	--	--



7. Floor Condition

Accept Watch/ Safety Repair N/A
 . Monito
 r

Materials: Sheet vinyl flooring is noted.

X				
---	--	--	--	--



8. Appliances

Accept Watch/ Safety Repair N/A
Monito
r

Observations:

- Garbage Disposal, Oven, Refrigerator, Dishwasher

X				
---	--	--	--	--





Attic

The attic section describes the method used to access the attic space, limitations in gaining access. Whenever possible, the inspector will attempt to enter the attic. If joists are not visible because of insulation levels or because of a limited opening, the inspector will view the attic from the scuttle hole or opening. Insulation levels, insulation type, electrical, roof vents, chimney, and bath vent exhaust will be part of the attic inspection.

1. Access

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Scuttle Hole located in: Bedroom closet. (Not accessible)
- The small area that shows roof framing, sheathing, etc was accessed by an access door / panel.
- Entering attics that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. This is a limited review of the attic area viewed from the hatch only.
- Limited visibility due to size of entry opening.



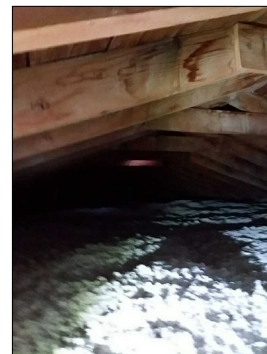
2. Structure

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Observations:

- Rafters noted
- Plywood sheathing noted
- No visible issues were noted in the attic space. Because of limited access not all areas were visible.



3. Electrical

Accept Watch/ Safety Repair N/A
.
r

X				
---	--	--	--	--

Observations:

- Most electrical runs are covered by insulation and not visible for evaluation.

4. Insulation Condition

Accept Watch/ Safety Repair N/A
.
r

X				
---	--	--	--	--

Materials: Blown in **cellulose** insulation noted.

Depth: Insulation averages about 16-18 inches in depth.

Observations:

- Insulation appears to be properly installed at an adequate level.



5. Exhaust Vent

Accept Watch/ Safety Repair N/A
.
r

X				
---	--	--	--	--

Observations:

- Bathroom exhaust ductwork not visible. Ducts may terminate on the sidewall of the house.

When access and weather permits, this inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

Fireplace

1. Condition

Accept Watch/ Safety Repair N/A
Monitor

X				
---	--	--	--	--

Materials: Living Room

Materials: Gas

Observations:

- No visible issues were noted with the fireplace(s), surround, glass front, refractory panels, or gas valves. A basic combustion gas test is done to check for gas leaks; no issues were observed at the time of the inspection.



Stairs

1. Stair Condition

Accept Watch/ Safety Repair N/A
 Monitor

	X			
--	---	--	--	--

Observations:

- No visible issues were noted with the stairs.



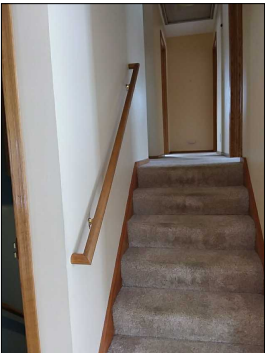
2. Rails and Guards

Accept Watch/ Safety Repair N/A
 Monitor

X				
---	--	--	--	--

Observations:

- Hand rails, guards, and balusters were is good condition.



Smoke and CO Detectors

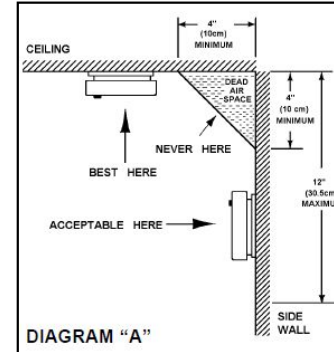
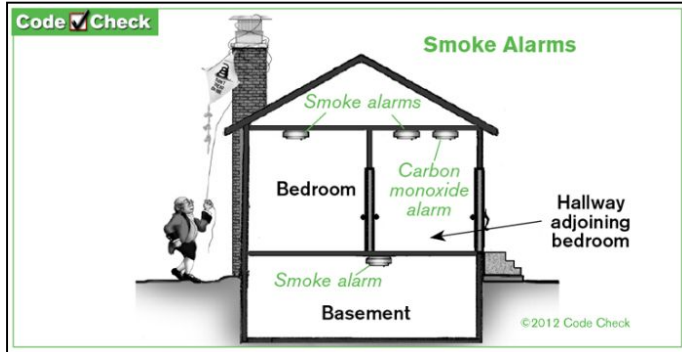
1. Information

Accept Watch/ Safety Repair N/A
 . Monito
 r

Observations:

- Smoke Detector Location
- Placement

X				
---	--	--	--	--



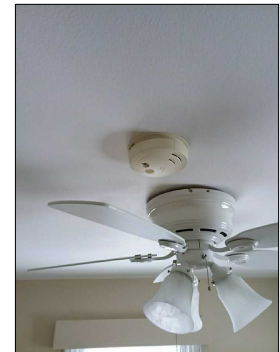
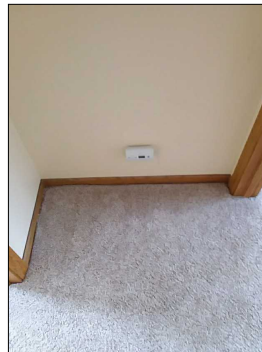
2. Condition

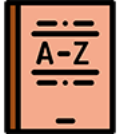
Accept Watch/ Safety Repair N/A
 . Monito
 r

Observations:

- A representative number of detectors were tested and found to be in good working condition.
- One or more of the installed detectors is a combo smoke and CO detector.

X				
---	--	--	--	--





Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
DIY	Do-it-yourself
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
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.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.