

Property Inspection Report



Brad Fischer 25022841
Solid Foundation Home Inspections

Sample Report — For demonstration purposes only
Inspection Prepared For: Client Name

Date of Inspection: 7/4/2025

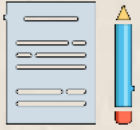


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Report Summary

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.

Major Concerns

Grounds

Page 7 Item: 2	Driveway/Parking	<ul style="list-style-type: none"> A crack extends from the driveway into the garage slab, which may indicate movement or settlement. Recommend monitoring and consulting a qualified contractor if movement continues or worsens.
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Other Concerns

Grounds

Page 8 Item: 3	Deck/Balcony	<ul style="list-style-type: none"> Organic growth, wood-to-soil contact, and maintenance needs were observed at deck/porch components. Recommend treatment/removal, maintaining clearance at wood components, and replacement of damaged wood as needed by a qualified deck contractor.
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Roof

Page 14 Item: 6	Skylights	<ul style="list-style-type: none"> Exposed fasteners were observed at roof and skylight flashing. Exposed fasteners can allow water intrusion. Recommend sealing/repair by a licensed roofing contractor.
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Exterior

Page 15 Item: 2	Siding	<ul style="list-style-type: none"> Siding was observed close to or in contact with the roof surface. This can increase the risk of moisture damage. Recommend correction by a qualified contractor.
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Garage/Carport

Page 20 Item: 8	Floor	<ul style="list-style-type: none"> Large cracks were observed in the garage floor slab. Recommend further evaluation by a qualified contractor.
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Bedroom 2

Page 35 Item: 2	Walls/Ceiling/Floor	<ul style="list-style-type: none"> The floor slopes toward the wall. Recommend evaluation and repair as needed by a qualified contractor.
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Potential Safety Hazards - Other**Grounds**

Page 8 Item: 3	Deck/Balcony	• Open risers were observed at the porch steps. This is a potential safety hazard. Recommend repair by a qualified contractor.
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Garage/Carport

Page 19 Item: 1	Type	• Garage stairs have open risers and are missing a handrail. The second-floor area is also missing a guardrail. This is a safety hazard. Recommend repair by a qualified contractor.
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Stairs, Steps, Hallways

Page 37 Item: 1	Stairs, Steps, Hallways	• The handrail to the second floor is loose, which is a potential safety hazard. Recommend securing/repair by a qualified contractor.
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Water Heater

Page 42 Item: 3	Venting/Safety Devices	• The temperature-pressure relief valve discharge pipe was improperly installed at the water heater. This is a safety concern. Recommend repair by a licensed plumber.
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Deferred Cost Items**Exterior A/C or Heat Pump**

Page 18 Item: 1	Exterior A/C or Heat Pump	• Excessive rust/corrosion was observed at the heat pump outdoor unit. Recommend evaluation by a qualified HVAC contractor and budgeting for repair or replacement as needed.
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Overview

1. Overview

Main Entrance Faces: For the purpose of this inspection, this house faces north.

State of Occupancy: Occupied

Weather Conditions: Partly Cloudy

Recent Rain/Snow: No

Ground Cover: Dry

Temperature at the inspection start: 58°F

Approximate Age: 1-5+



House Photos

1. House Photos



The front of the house



The side of the house



The back of the house



The side of the house



The side of the house

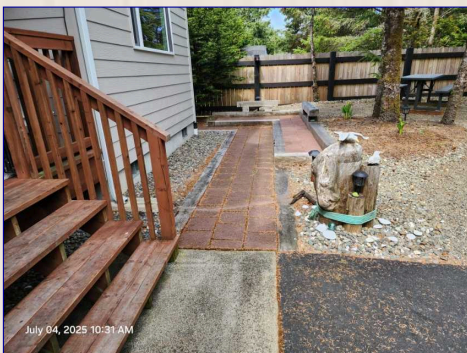


Grounds

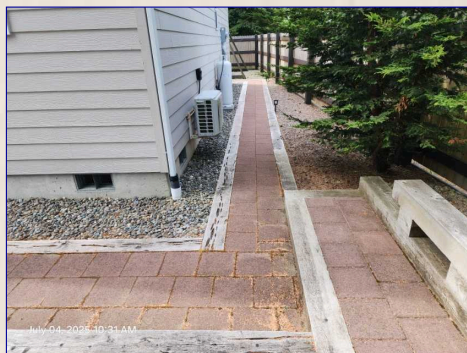
1. Service Walks



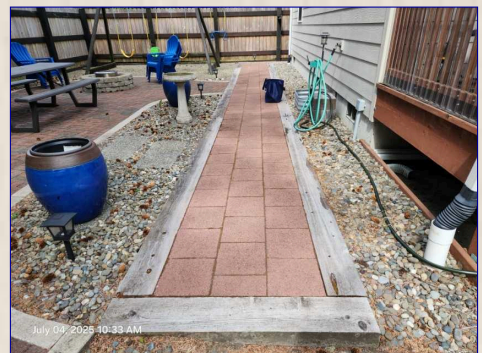
- Materials
- Flagstone
- Condition
- Trip hazard



The Service Walk View

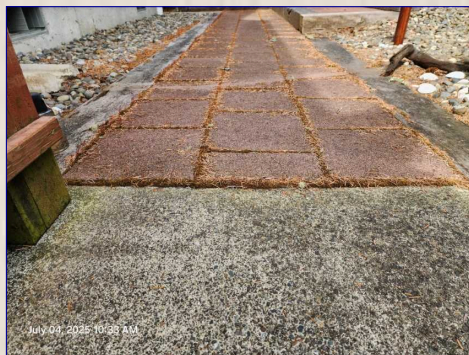


The Service Walk View



The Service Walk View

Grounds (continued)



Uneven walkway slabs were observed, creating a potential trip hazard. Use caution in these areas. Recommend repair or replacement as needed by a qualified contractor.

2. Driveway/Parking



Materials:

- Concrete
- Asphalt

Condition:

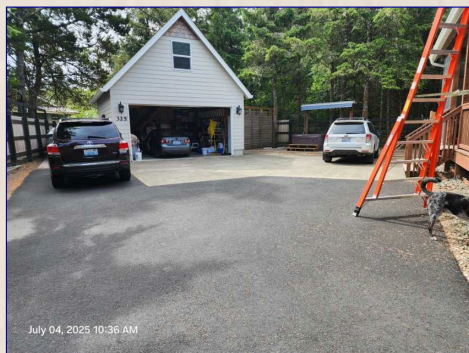
- Settling cracks

Observations:

- A crack extends from the driveway into the garage slab, which may indicate movement or settlement. Recommend monitoring and consulting a qualified contractor if movement continues or worsens.



The Driveway View



The Driveway View



A crack was observed extending from the driveway into the garage slab, which may indicate movement or settlement. Recommend monitoring and consulting a qualified contractor if movement continues or worsens.

Grounds (continued)



Areas of concrete spalling were observed at the driveway. Recommend repair by a qualified contractor as needed to help reduce further deterioration.

3. Deck/Balcony



Materials:

- Wood
- Treated
- Painted/Stained

Condition:

- Wood in contact with soil
- Safety hazard
- Deck ledger flashing installed: Yes

Observations:

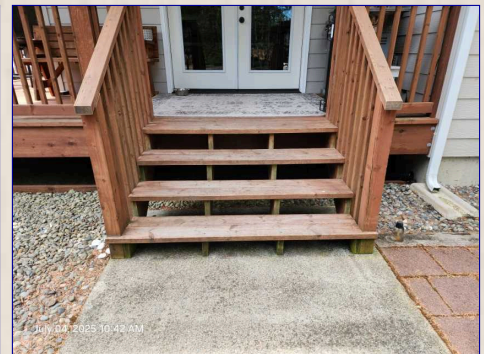
- Organic growth, wood-to-soil contact, and maintenance needs were observed at deck/porch components. Recommend treatment/removal, maintaining clearance at wood components, and replacement of damaged wood as needed by a qualified deck contractor.
- Open risers were observed at the porch steps. This is a potential safety hazard. Recommend repair by a qualified contractor.



The Deck/Balcony View

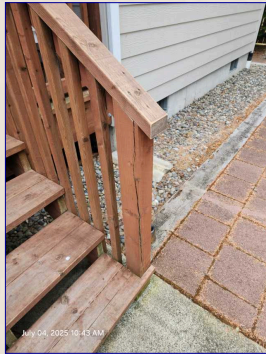


The Deck/Balcony View



Open risers were observed at the porch steps. This is a potential safety hazard. Recommend repair by a qualified contractor.

Grounds (continued)



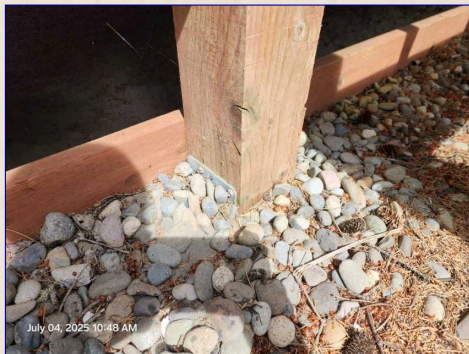
Typical checking/cracking was observed in porch wood components. Recommend sealing, painting, or treating exposed wood as needed to help reduce further deterioration.



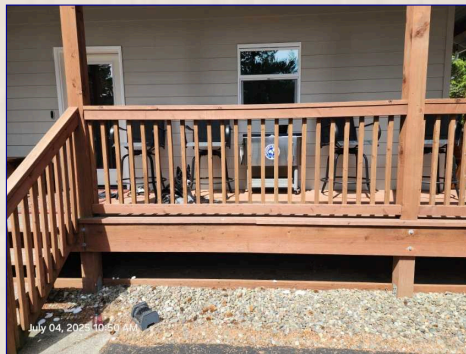
The Joist View



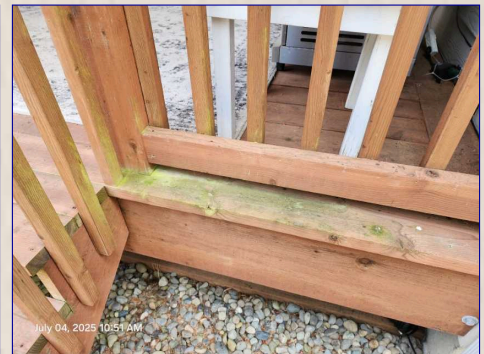
Organic growth was observed on wood components at the deck. Recommend treatment/removal and replacement of any damaged wood by a qualified deck contractor.



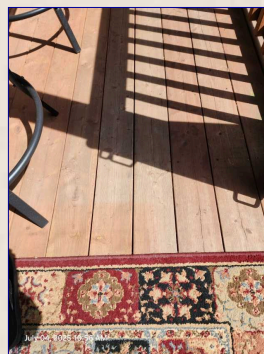
Soil/organic material was observed in contact with wood columns at the base. Recommend maintaining clearance between soil and wood to help reduce moisture damage and decay risk.



Guardrail posts appear to be spaced farther apart than typical current standards. Recommend evaluation and repair as needed by a qualified deck contractor.



There is an organic type growth on the wood at the deck. Recommend a professional contractor treat/remove the growth and replace any damaged wood as needed.



Deck wood needs painting, staining, or treatment to help protect it from moisture damage and deterioration.

Grounds (continued)

4. Fence/Wall

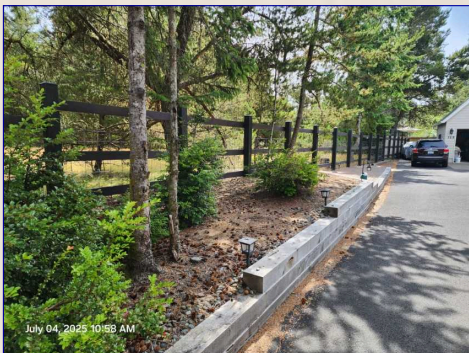


Materials:

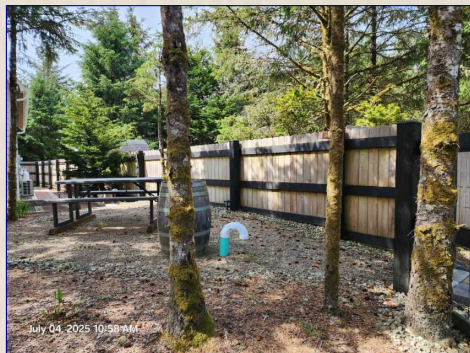
- Wood
- Metal

Observations:

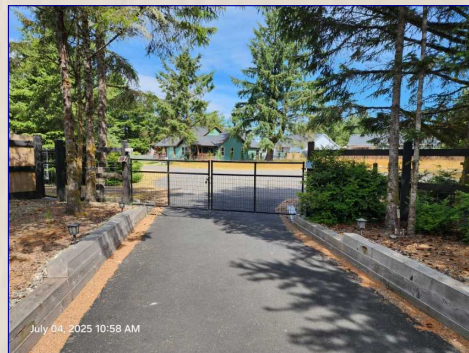
- The fence is excluded from the home inspection. Any comments are made for courtesy purposes only.



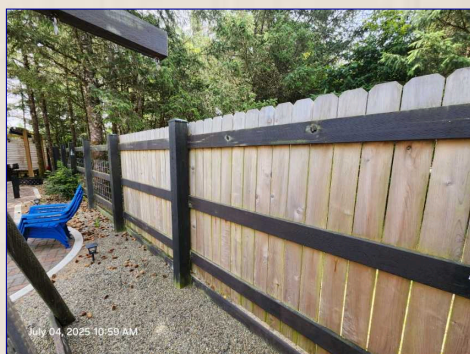
The Fence View



The Fence View



The Fence View



The Fence View

5. Landscaping



• Grade: Satisfactory

Condition:

- Maintain trees/shrubs



Large trees were observed near the house. No related damage was visible at the time of inspection. Recommend regular monitoring and consulting a qualified professional if movement, damage, or contact with the structure develops.

Grounds (continued)

6. Retaining Wall



Materials:
• Timbers



The Retaining Wall View



Tieback

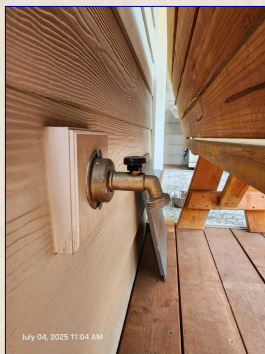


The Retaining Wall View

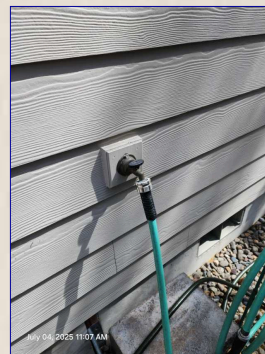
7. Hose Bibs



Hose Bibs:
• Not tested
Condition:
• No anti-siphon valve
• Recommend anti-siphon valve



Hose bib not tested due to potential for damaging adjacent wood components.



Hoses were attached to exterior hose bibs. During freezing weather, attached hoses can increase the risk of frozen or damaged pipes. Recommend removing hoses during freezing conditions.

At least one hose bib was not equipped with an anti-siphon/vacuum breaker device. This can increase the risk of cross-contamination of the potable water system. Recommend installation by a licensed plumber.



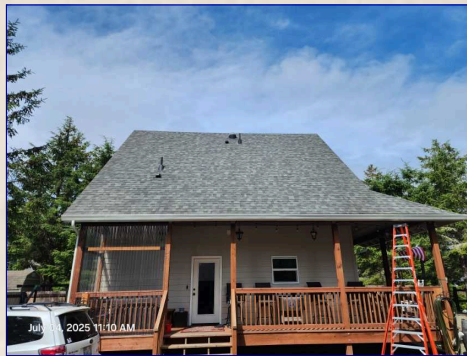
Roof

1. Roof View/General

- Visibility Limited By: Pitch
- Inspected From: Ladder at eaves
- Inspected From: The ground

Observations:

• This inspection is made on the basis of what is visible and accessible on the day of inspection and is not a warranty of the roof system or how long it will be watertight in the future. Many leaks occur only under conditions of prolonged rain, and these conditions may not be present at the time of inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks. The inspection does not determine the insurability of the home or roof, or whether the roof meets an insurance company's underwriting requirements. Recommend confirming roof-related insurance requirements with your insurance provider before closing.



The Roof View

2. Roof Style: Type/Style

Type/Style:

- Estimated age of roof: 1-5+ years
- Type: Asphalt Shingle
- Style: Gable
- Pitch: Steep

Layers/Age/Location:

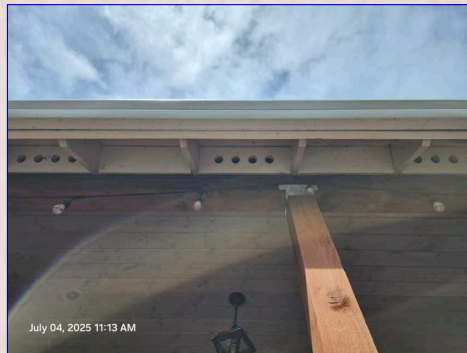
• The age of the roof is difficult to ascertain due to the lack of accessibility to receipts/work orders/information about the roof. The roof age is an estimate based on visible conditions and available information. The Inspector is NOT certifying or verifying the age of the roof. Recommend reviewing seller documentation, permits, or contractor records when available. A licensed roofer may be consulted for further evaluation.

- Layers 1+
- Location: House
- Location: Garage

3. Ventilation System

- ### Type:
- Soffit

Roof (continued)



The Soffit Vent

4. Flashing



Materials:
• Galv/Alum



Exposed nail heads were observed at roof flashing. Exposed fasteners can allow water intrusion. Recommend sealing/repair by a licensed roofing contractor.

5. Condition of Roof Covering



The shingles have moss buildup at the edges. Recommend cleaning and treatment by a qualified professional.

Roof (continued)

6. Skylights

Observations:



- Exposed fasteners were observed at roof and skylight flashing. Exposed fasteners can allow water intrusion. Recommend sealing/repair by a licensed roofing contractor.



Exposed nails were observed at the skylight flashing. Recommend sealing/repair by a licensed roofing contractor.

7. Vents

Condition:



- Visibility was limited due to roof pitch. Recommend further evaluation by a licensed roofing contractor as needed.

Observations:

- The Dryer Vent



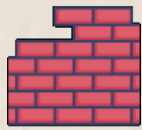
The Plumbing and Bathroom Vent(s)



Moss buildup was observed at one or more roof vents, which can contribute to moisture retention and potential water intrusion. Recommend cleaning and treatment by a qualified professional.



The Dryer Vent

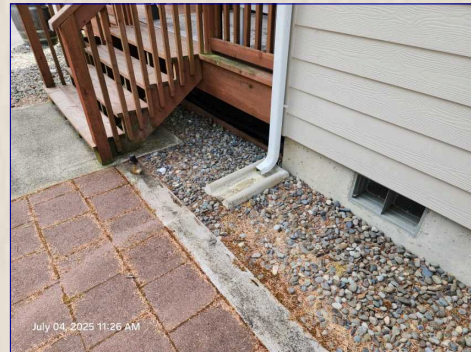
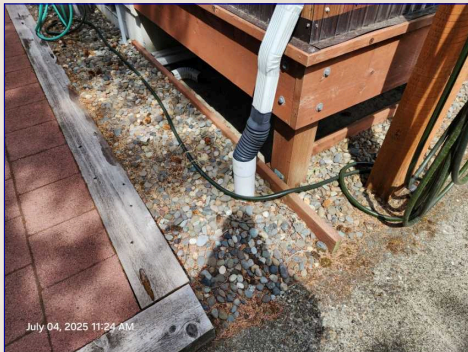


Exterior

1. Gutters



Materials:
• Galvanized/Aluminum



One or more downspouts terminate underground. The adequacy and final discharge location of the drainage system could not be determined.

The gutter downspouts do not direct water far enough away from the house. Recommend adding downspout extensions to discharge water away from the foundation.

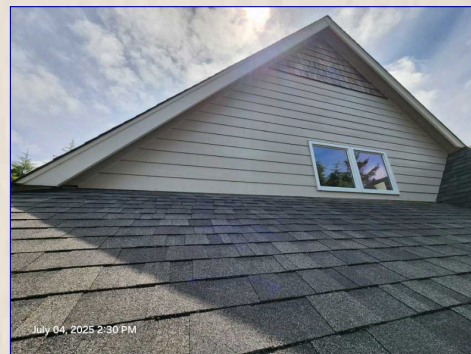
2. Siding



Materials:
• Fiber-cement
• Wood

Observations:

• Siding was observed close to or in contact with the roof surface. This can increase the risk of moisture damage. Recommend correction by a qualified contractor.



One or more areas of minor siding damage were observed. Recommend touch-up paint or repair as needed.

Siding was observed close to or in contact with the roof surface. This can increase the risk of moisture damage. Recommend correction by a qualified contractor.

3. Trim



Materials:
• Wood
• Vinyl

Exterior (continued)

4. Soffit



Materials:
• Wood

5. Fascia



Materials:
• Wood



The fascia needs routine painting/maintenance. Recommend repair and painting by a qualified professional as needed.

6. Flashing



Materials:
• Aluminum/Steel

7. Caulking



Condition:
• Caulking dried/cracked



Exterior caulking was dried and cracked. Recommend removing and replacing failed caulking by a qualified contractor.



Recommend sealing around windows, doors, corners, and utility penetrations as needed to help reduce moisture and pest intrusion.

Exterior (continued)

8. Windows/Screens



Materials:

- Vinyl



Window screens are outside the scope of the home inspection standards. As a courtesy, some screens were noted as torn, damaged, or missing. Repair as desired.

9. Service Entrance



Location:

- Underground



The electrical service entrance

10. Exterior Receptacles



Receptacles/Condition:

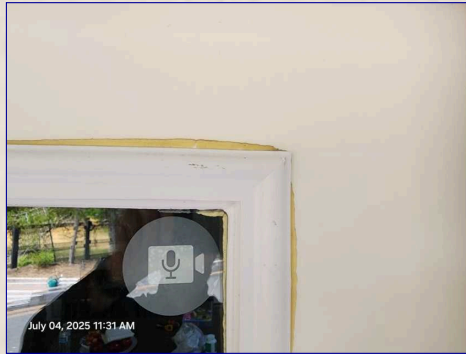
- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- **GFCI** present: Yes
- GFCI, operable: Yes

11. Exterior Doors

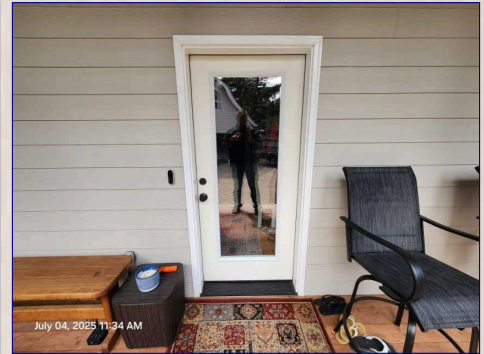
- Door one condition: Marginal
- Door two condition: Satisfactory



Door One



The weather seal around Door One's window glazing is pulling away from the window.
Recommend monitoring and consulting a qualified contractor for repair as needed.



Door Two



Exterior A/C or Heat Pump

1. Exterior A/C or Heat Pump



- Unit Type: Heat Pump
- Location: West
- Brand: Pioneer
- Approximate age based on data tag: 1-5+ years
- Model #YN018GMFI19RPD
- Serial #22022016013946
- Too cold to operate (<60 degrees)
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Maximum fuse/breaker rating (amps): 20
- Level: Yes
- Insulation: Yes
- Improper clearance (air flow): No
- Refrigerant type: 410a

Observations:

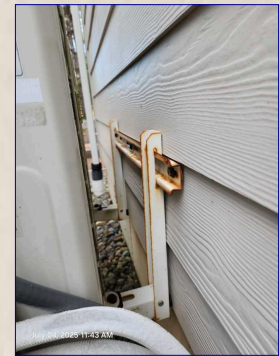
• Excessive rust/corrosion was observed at the heat pump outdoor unit. Recommend evaluation by a qualified HVAC contractor and budgeting for repair or replacement as needed.



The air conditioner compressor/condenser area.



The air conditioner compressor/condenser data plate.



Excessive rust/corrosion was observed at the heat pump outdoor unit. Recommend evaluation by a qualified HVAC contractor and budgeting for repair or replacement as needed.



Garage/Carport

1. Type

Type:

- Detached
- 2-Car

Observations:

• Stored items limited visibility in the garage. Some defects may not have been visible at the time of inspection. Recommend rechecking after stored items are removed and consulting a qualified contractor as needed.

• **Garage stairs have open risers and are missing a handrail. The second-floor area is also missing a guardrail. This is a safety hazard. Recommend repair by a qualified contractor.**

Garage/Carport (continued)



The Garage View



Garage stairs have open risers and are missing a handrail. The second-floor area is also missing a guardrail. This is a safety hazard. Recommend repair by a qualified contractor.

Detached garages may be outside the required scope of a standard Washington home inspection.

As a courtesy, readily visible and accessible portions of the detached garage were observed and comments are included where noted.

2. Automatic Opener/Safety Reverse



- Automatic Opener Operation: Operable
- Safety Pressure Reverse: Not Tested
- Photo-eye reverse: Operable

3. Roofing

- Materials:
- Same as house

4. Gutters

- Gutters:
- Same as house

5. Siding

- Materials:
- Same as house

6. Trim

- Materials:
- Same as house

7. Window(s)

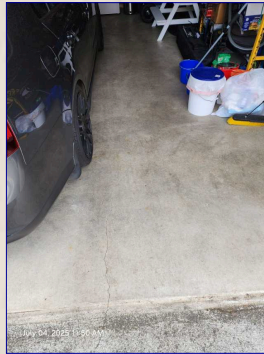
- Materials:
- Same as house

8. Floor



- Materials:
- Concrete
- Condition:
- Large settling cracks
 - Recommend evaluation/repair
 - Source of ignition observed less than 18 inches above the garage floor
- Observations:
- Large cracks were observed in the garage floor slab. Recommend further evaluation by a qualified contractor.

Garage/Carport (continued)



Large cracks were observed in the garage floor slab. Recommend further evaluation by a qualified contractor.

9. Sill Plates



Type:
• Elevated

10. Overhead Door(s)

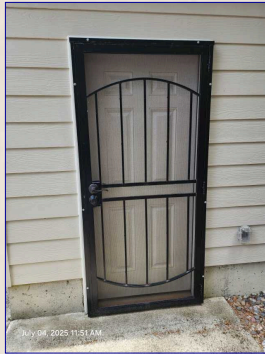


Materials:
• Metal

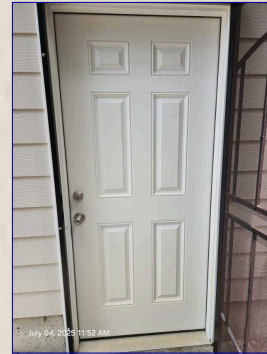


Garage overhead door view.

11. Exterior Service Door



Garage exterior service door view.



Garage exterior service door view.

12. Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: Yes
- GFCI operable: Yes



Kitchen

1. Kitchen Photos



The Kitchen View

Kitchen (continued)

2. Countertops



3. Cabinets



4. Plumbing



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



Kitchen faucet/sprayer operating



Kitchen plumbing view

5. Walls & Ceiling



6. Window(s)



- Materials:
- Vinyl

7. Heating/Cooling Source



- Heating source: No

8. Floor



9. Appliances



Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes



Range was operated using normal controls.

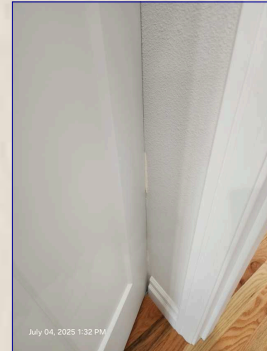


Laundry Room

1. Doors/Walls/Ceiling/Floor



The Laundry Room View



One or more doors are rubbing during operation.
Recommend monitoring and consulting a professional contractor as needed.

2. Heat Source Present

Heat Source Present:
• No

3. Dryer/Room Vented



Dryer Vented:
• Dryer Vented: Wall
• Room Vented: Yes

4. Electrical



Electrical:
• GFCI present: Yes
• GFCI operable: Yes

5. Appliances

- Appliances: Washing machine
- Appliances: Dryer

Observations:

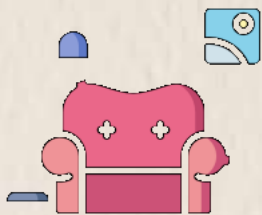
• The washer and dryer are excluded from the inspection because they cannot be fully evaluated during a standard home inspection. Any comments are made as a courtesy only.



The dryer hook-up view



Laundry, washer hook-up view



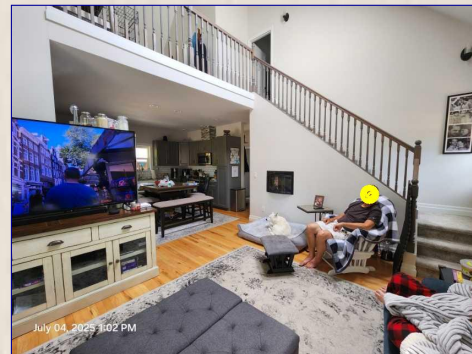
Living Room

1. Location

- First floor



The Living Room View

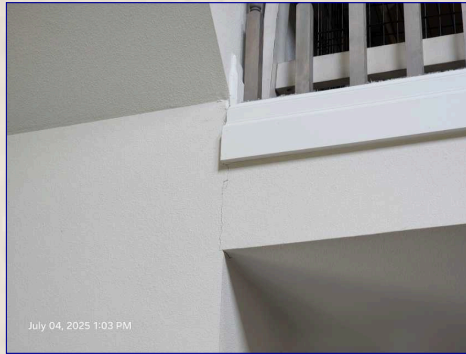


The Living Room View

2. Walls, Ceiling & Floor

- Walls/Ceilings: Typical cracks





Typical minor cracks were observed at walls/ceilings. Monitor and repair as needed.

3. Ceiling Fan/Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes

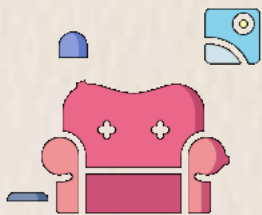
4. Heating Source

- Heating source present: Yes

5. Window(s)



- Materials:
- Vinyl



Loft

1. Location



- Second floor

Loft (continued)



The Loft View



The Loft View

2. Walls, Ceiling & Floor

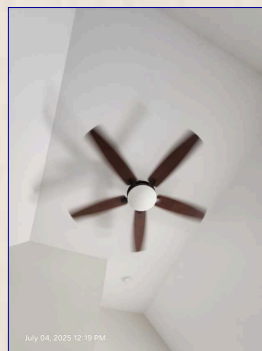
- Walls/Ceilings: Typical cracks



There are typical cracks on the walls/ceilings. Monitor and repair as needed.

3. Ceiling Fan/Electrical

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



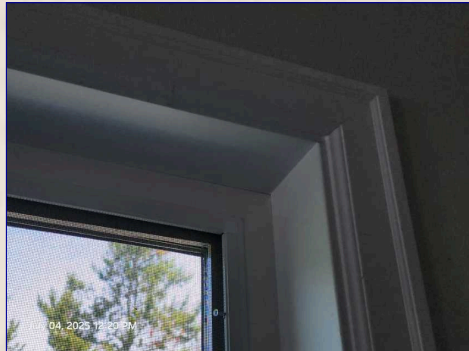
Ceiling fan operating

4. Heating Source

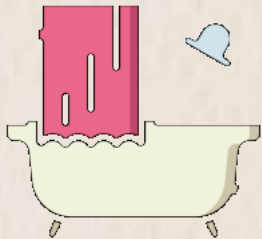
- Heating source present: No

5. Window(s)

- Materials:
- Vinyl



Caulking/sealant is needed around the window. Recommend repair by a qualified contractor.



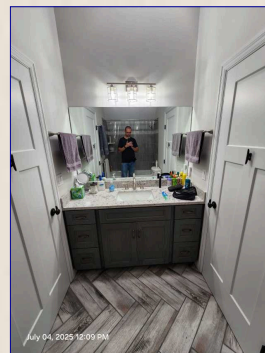
Bathroom 1

1. Location

- Location:
- Second floor bath



The Bathroom View

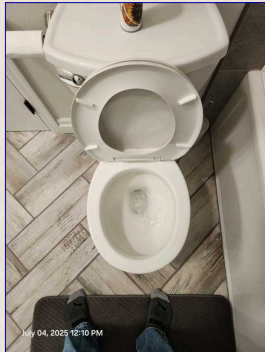


The Bathroom View

Bathroom 1 (continued)

2. Toilet/Sinks

- Toilet bowl loose: No
- Sink(s) faucet leaks: No
- Sink(s) pipes leak: No



Toilet operating



Sink faucet operating



The bathroom plumbing view.

3. Bathtubs/Showers

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



Bathtub operating



Shower operating



Recommend repairing or replacing deteriorated caulk/grout at the shower/tub area to help reduce the risk of water damage.

4. Drainage/Water Flow



5. Walls/Ceiling/Floor

- Moisture Stains Present: No

6. Doors



Observations:

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

7. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

8. Heat Source Present

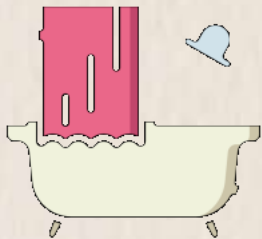
Heat Source:

- No

9. Exhaust Fan

Exhaust Fan:

- Yes
- Operable: Yes



Bathroom 2

1. Location

Location:

- Primary bath

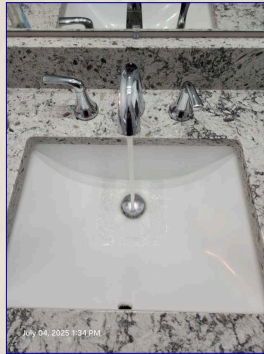
2. Toilet/Sinks

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

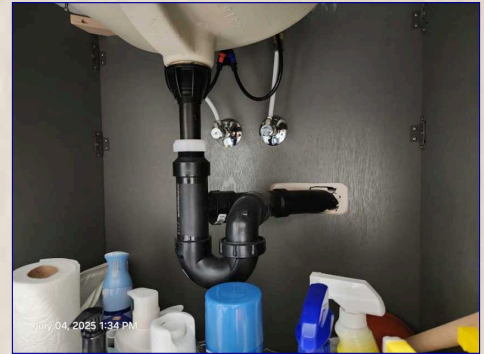
Bathroom 2 (continued)



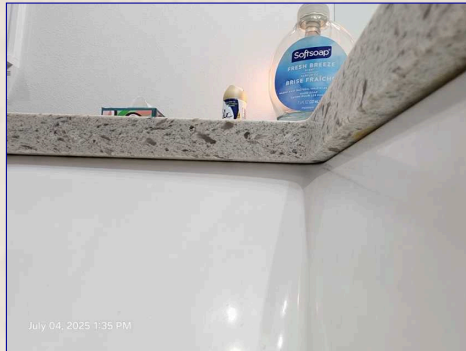
Toilet operating



Sink faucet operating



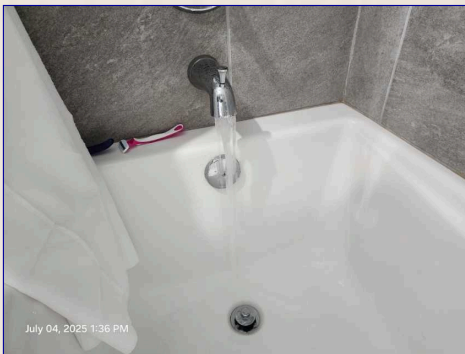
The bathroom plumbing view.



Caulking was missing at one or more sinks. Recommend repair as needed by a qualified professional.

3. Bathtubs/Showers

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



Bathtub operating



Shower operating



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

4. Drainage/Water Flow



5. Walls/Ceiling/Floor

- Moisture Stains Present: No

6. Doors



7. Window(s)



- Materials:
- Vinyl

8. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

9. Heat Source Present

- Heat Source:
- No

10. Exhaust Fan

- Exhaust Fan:
- Yes
 - Operable: Yes

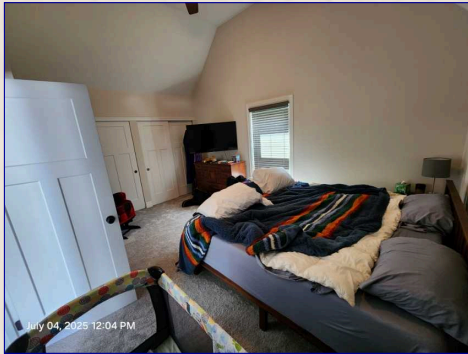


Bedroom 1

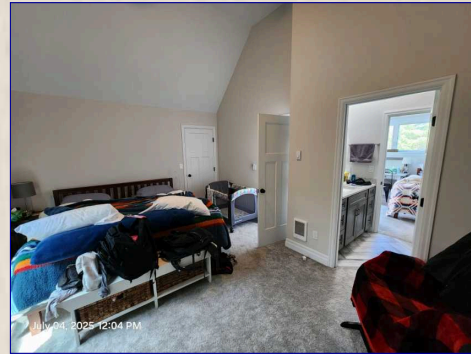
1. Location

- Location:
- Second floor

Bedroom 1 (continued)



The Bedroom View



The Bedroom View

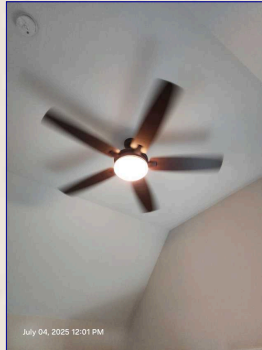
2. Walls/Ceiling/Floor



3. Ceiling Fan/Electrical



- Ceiling Fan, Operable: Yes
- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles operable: Yes



Ceiling fan operating

4. Heating Source Present

- Heating Source:
- Yes

5. Bedroom Egress



- Egress:
- Egress restricted: No

6. Door



- Observations:
- Recommend installing a door stop to help prevent wall damage from the doorknob.

7. Window(s)



Materials:
• Vinyl



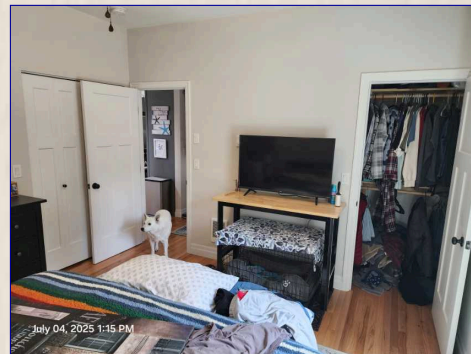
Bedroom 2

1. Location

Location:
• First floor



The Bedroom View



The Bedroom View

2. Walls/Ceiling/Floor

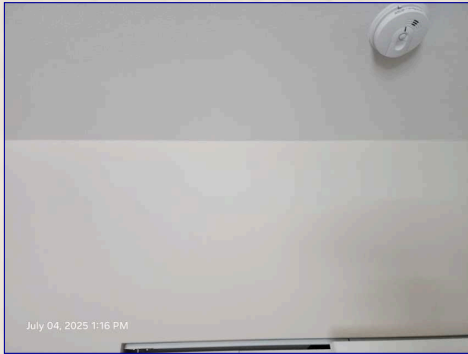


Walls & Ceiling:
• Walls & Ceiling: Typical cracks
• Floor: Slopes

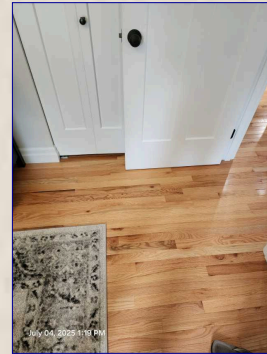
Observations:

- The floor slopes toward the wall. Recommend evaluation and repair as needed by a qualified contractor.

Bedroom 2 (continued)



Typical minor cracks were observed at walls/ceilings. Consult a qualified contractor for repair as needed.



The floor slopes toward the wall. Recommend evaluation and repair as needed by a qualified contractor.

3. Ceiling Fan/Electrical



- Ceiling Fan, Operable: Yes
- Switches: Yes
- Switches operable: Yes
- Receptacles: Yes
- Receptacles operable: Yes



Ceiling fan operating

4. Heating Source Present

- Heating Source:
- Yes

5. Bedroom Egress



- Egress:
- Egress restricted: No

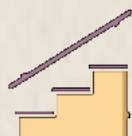
6. Door



7. Window(s)



Materials:
• Vinyl



Stairs, Steps, Hallways

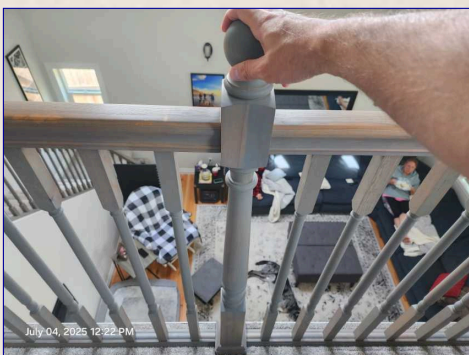
1. Stairs, Steps, Hallways



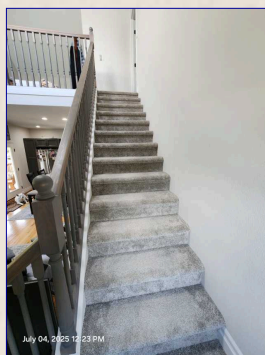
- Stairs condition: Satisfactory
- Handrail: Safety Hazard
- Risers/Treads: Satisfactory

Observations:

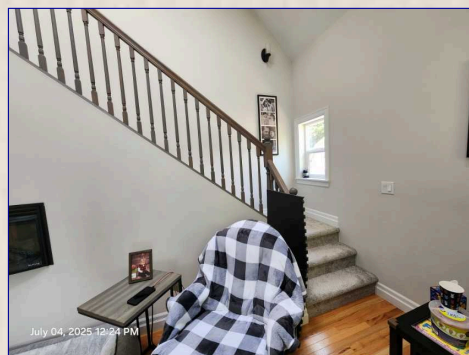
• The handrail to the second floor is loose, which is a potential safety hazard. Recommend securing/repair by a qualified contractor.



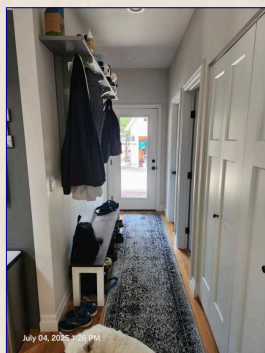
The handrail to the second floor is loose, which is a potential safety hazard. Recommend securing/repair by a qualified contractor.



The Interior Stairway View



The Interior Stairway View





Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors

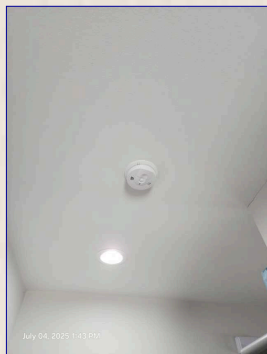


Materials:

- Smoke detectors are present
- Carbon monoxide detectors are present

Observations:

• Smoke and carbon monoxide alarms have a limited service life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that testing of the detectors and verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The National Fire Protection Association (NFPA) recommends testing alarms monthly and replacing batteries when low-battery signals occur.



The smoke/CO alarm operating.



The smoke/CO alarm operating.



The smoke/CO alarm operating.



The smoke/CO alarm operating.



Crawl Space

1. Access

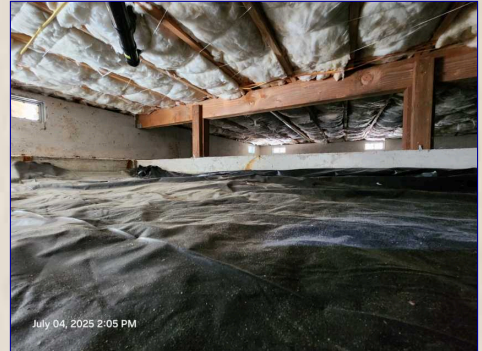
- Full Crawlspace
 - Conditioned: No
- Access:
- Exterior



The Crawlspace View



The Crawlspace View



The Crawlspace View



The Crawlspace View



Crawlspace Access

2. Foundation Walls

- Materials:
- Poured concrete



3. Floor/Vapor Barrier

- Material(s):
- Vapor Barrier: Plastic



4. Drainage

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

5. Ventilation

- Ventilation:
- Location: Wall vents

6. Joists/Subfloor

- Material:
- Joists: Wood
- Condition:
- Subfloor: Not visible

7. Girders/Beams/Columns



- Materials:
- Wood

8. Insulation

- Materials:
- Fiberglass
- Location:
- Between ceiling joists



Plumbing

1. Main Gas Shut-off Location

- Location:
- On the side exterior wall
 - Main fuel: LP



The main gas shutoff

2. Water Entry Piping

Type:

- PEX Plastic

3. Visible Water Distribution Piping

Materials:

- PEX Plastic

4. Drain/Waste/Vent Pipe

- Materials: **ABS**

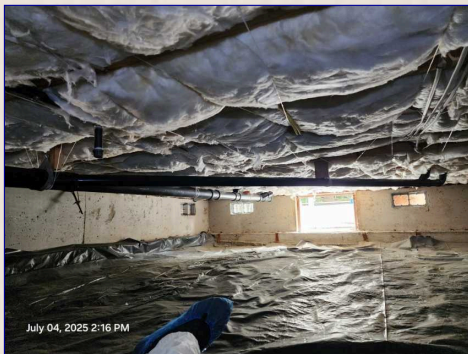
- Type of home drain system: Sewer

Support/Insulation

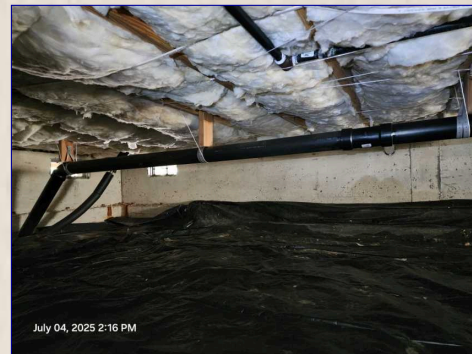
- Plastic supports

Observations:

- Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. The lateral sewer line is typically the homeowner's responsibility. Recommend a sewer scope/camera inspection by a qualified contractor.



The visible drain/waste piping



The visible drain/waste piping

5. Fuel Line

Materials:

- Fuel line: Black iron



Water Heater

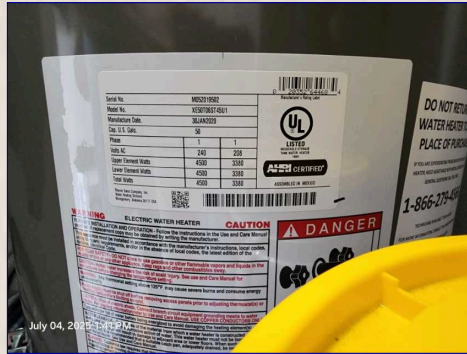
1. Brand Name

Brand Name::

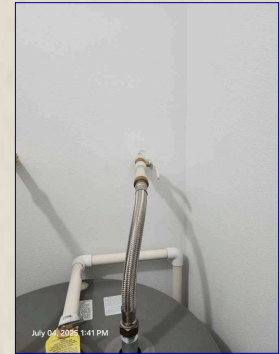
- Brand: Rheem
- Approximate Age based on data tag: 1-5+ years
- Model # XE50T06ST45U1
- Serial # M052019502



The Water Heater Area



The Water Heater Data Tag



The Water Heater Water Shut Off Valve

2. Capacity/Fuel

- Capacity: 50 gallons
- Fuel: Electric

3. Venting/Safety Devices

- Seismic Restraints Needed: Yes
- Relief Valve Installed: Yes
- **I**PR valve discharge pipe properly installed: No
- Relief Valve Extension Material Proper: No

Observations:

- The temperature-pressure relief valve discharge pipe was improperly installed at the water heater. This is a safety concern. Recommend repair by a licensed plumber.

4. Water Heater Condition



Other Heating System

1. System: Operation

- Type:
- Electric wall heaters



Electric - Main Panel

1. Main Panel General



Photo:

- Location: Bedroom
- Adequate Clearance to Panel: Yes



The main electrical service panel

2. Amperage/Voltage/Breakers/Fuses

- Amperage: 200 amps
- Voltage: 120/240 volts
- Breakers/Fuses: Breakers
- Maximum fuse/breaker installed for **A/C** (amps): 20

3. GFCI/AFCI Breaker/Appears Grounded

- GFCI breaker installed: Yes
- GFCI breaker operable: Not tested (house occupied)
- Appears Grounded: Yes
- Surge protection installed: No

4. Main Wire



- Main Wire:
- Copper

5. Branch Wire



- Type:
- Not visible
 - Romex



Cooling System - Interior

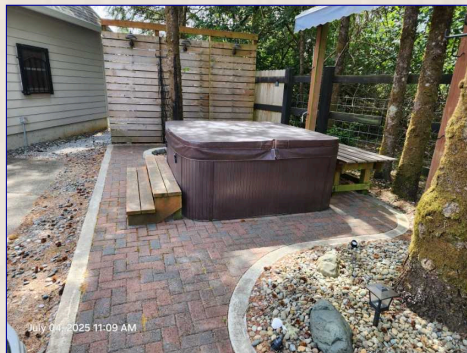
1. Cooling System: General

- Unable to evaluate due to limited access at the time of inspection.



Other

1. Other



Hot tubs are outside the scope of a standard home inspection. Consult a qualified professional as needed.



Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.
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