



5 STAR HOME INSPECTIONS

720-708-7015

Ben@ColoradoCertifiedInspector.com

<http://www.ColoradoCertifiedInspector.com>



PROPERTY INSPECTION REPORT

1234 Main St. Elizabeth CO 80107

Buyer Name

03/03/2020 9:00AM



Inspector

Ben Cobian

Certified Master Inspector

720-708-7015

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY



OBSERVATION



RECOMMENDATION

HEALTH & SAFETY

- ⊖ 1.1.1 Roof - Covering: Damaged shingles/tiles/covering noted
- 🔧 2.3.1 Grounds - Driveway: Cracking noted
- 🔧 2.4.1 Grounds - Front Deck/Porch: Cracking noted
- 🔧 3.4.1 Outer Walls/Exterior Coverings - Windows / Screens: Damaged screen(s) present
- 🔧 3.4.2 Outer Walls/Exterior Coverings - Windows / Screens: Some screens were not installed
- ⊖ 3.4.3 Outer Walls/Exterior Coverings - Windows / Screens: Damage noted
- ⚠️ 3.4.4 Outer Walls/Exterior Coverings - Windows / Screens: Window well covers not installed
- ⊖ 3.4.5 Outer Walls/Exterior Coverings - Windows / Screens: Window well is cracking
- ⊖
- 3.5.1 Outer Walls/Exterior Coverings - Paint/Caulk: Caulking/sealant is recommended around the exterior
- ⊖ 3.5.2 Outer Walls/Exterior Coverings - Paint/Caulk: Paint repair and nail filler recommended
- ⊖ 3.6.1 Outer Walls/Exterior Coverings - Exterior Doors: Damage noted
- 🔧 4.1.1 Central A/C - Condenser: The inspector recommends covering the unit for the winter
- ⊖
- 4.5.1 Central A/C - Condensate Pan/Line: The inspector recommends installing a secondary condensate drain line
- ⊖ 4.8.1 Central A/C - Unit Operation: Temperature was too low for a test
- 🔧
- 5.6.1 Electrical Main Panel - Indexing: The inspector recommends testing and marking the panel box to ensure accuracy
- ⊖ 6.2.1 Garage - Interior: Damage noted
- ⊖ 6.6.1 Garage - Vehicle Door: Garage door is not balanced
- ⊖ 7.1.1 Heating - Life Expectancy: Furnace is dirty
- ⊖ 7.4.1 Heating - Ductwork: Filter was improperly sized and dirty
- ⊖ 7.4.2 Heating - Ductwork: Cleaning of ductwork is recommended
- ⊖ 7.4.3 Heating - Ductwork: Some ducts appear to be partially pinched
- ⊖ 7.5.1 Heating - Flue/Vent Pipe: Condensation from the flue is very acidic
- ⚠️ 7.6.1 Heating - Fuel: Gas leak detected
- ⊖ 7.9.1 Heating - Unit Operation: Unit vibrates and rattles when operated
- 🔧 8.1.1 Attic - Accessibility: Unable to fully access due to location of scuttle and lack of a walkway

- ⚠ 10.6.1 Plumbing - Fuel Pipes: Gas leak detected by the furnace
- ⚠ 10.6.2 Plumbing - Fuel Pipes: Flexible appliance connectors should not be concealed
- 🔧 11.4.1 Structural - Floor: Cracking noted in concrete floor
- ⚠ 12.1.1 Basement - Walls/Ceilings: Exposed nails noted
- ⚠ 12.4.1 Basement - Stairs/Landing: Handrail is loose
- ⊖ 12.4.2 Basement - Stairs/Landing: Damage noted
- ⊖ 13.1.1 Main Floor - Walls/Ceilings: Damage noted
- ⊖ 13.1.2 Main Floor - Walls/Ceilings: Touch-up paint and caulk needed
- ⊖ 13.2.1 Main Floor - Windows: Damage noted
- ⊖ 13.3.1 Main Floor - Floors: Damage noted
- ⊖ 13.5.1 Main Floor - Closet Doors: Damage noted at the pantry, coat closet and bedroom closet
- ⚠ 13.6.1 Main Floor - Stairs/Landing: Tack-strip felt through carpet
- ⊖ 14.1.1 2nd Floor - Walls/Ceilings: Damage noted
- ⊖ 14.2.1 2nd Floor - Windows: Damage noted
- ⊖ 14.2.2 2nd Floor - Windows: Window does not unlock
- ⊖ 14.5.1 2nd Floor - Closet Doors: Damage noted
- ⊖ 15.1.1 Main Floor Bathroom - Wall/Ceiling Status: Paint/caulk repair needed
- ⊖ 15.3.1 Main Floor Bathroom - Bathtub/Shower Combo: Caulking behind the faucet is recommended
- ⊖ 15.4.1 Main Floor Bathroom - Cabinets: Damage noted
- ⊖ 15.7.1 Main Floor Bathroom - Toilet: Not tested - tank was not installed
- ⊖ 16.1.1 Master Bathroom - Wall/Ceiling Status: Damage noted
- ⊖ 16.1.2 Master Bathroom - Wall/Ceiling Status: Paint and caulk repair needed
- ⊖ 16.4.1 Master Bathroom - Bathtub/Whirlpool Tub: Caulk and/or grout repair needed
- ⊖ 16.4.2 Master Bathroom - Bathtub/Whirlpool Tub: Damage noted
- ⊖ 16.5.1 Master Bathroom - Cabinets: Damage noted
- ⊖ 17.1.1 2nd Floor Bathroom - Wall/Ceiling Status: Paint repair recommended
- ⊖ 17.4.1 2nd Floor Bathroom - Cabinets: Damage noted
- ⊖ 17.8.1 2nd Floor Bathroom - Ventilation: Window is scratched
- ⊖ 18.1.1 Kitchen - Walls/Ceiling: Damage noted in the pantry
- ⊖ 18.1.2 Kitchen - Walls/Ceiling: Grout repair needed
- ⊖ 18.2.1 Kitchen - Sink: Rust noted
- ⊖ 18.3.1 Kitchen - Cabinets: Damage noted
- ⊖ 18.3.2 Kitchen - Cabinets: Nail holes were not blended with the cabinets
- ⊖ 18.6.1 Kitchen - Floor: Damage noted
- ⊖ 19.1.1 Laundry - Walls/Ceiling: Damage noted
- ⊖ 19.1.2 Laundry - Walls/Ceiling: Paint and caulk repair noted
- ⊖ 20.5.1 Electrical/Lighting - Receptacles: Floor outlet does not line up with the cover plate

1: ROOF

		SAT	COM	HS	NI	NP
1.1	Covering		X			
1.2	Vents	X				
1.3	Flashing	X				
1.4	Gutters	X				
1.5	Downspouts/ Extensions	X				
1.6	Drip Edge	X				

SAT = Satisfactory COM = Comment HS = Health & Safety NI = Not Inspected NP = Not Present

Information

Approximate Age

0 - 5 Years

Approximate Life Expectancy

11 - 15 Years

Location

Main

Roof Style

Cross Gable W/Hip Ends

Method of Inspection

Walked - The inspector inspected the roof and its components by walking the roof

Visible Inspected Area

100%

Covering: Roofing Material

Asphalt Shingle

Vents: Vent Materials

Galvanized, PVC

Flashing: Flashing

Roof flashing is designed to prevent water infiltration.



Flashing: Flashing Materials

Galvanized

Gutters: Gutter Material

Galvanized

Downspouts/ Extensions:

Downspouts Material
Galvanized

Downspouts/ Extensions:

Extensions Material

Galvanized

Drip Edge: Drip Edge Material

Galvanized

Observations

1.1.1 Covering

DAMAGED SHINGLES/TILES/COVERING NOTED

Recommendation

Contact a qualified roofing professional.





2: GROUNDS

		SAT	COM	HS	NI	NP
2.1	Maintenance	X				
2.2	Public Walks	X				
2.3	Driveway		X			
2.4	Front Deck/Porch		X			
2.5	Back Deck/Porch	X				
2.6	Fencing	X				

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Information

Property Drainage
Proper drainage noted

Public Walks: Public Walks Material
Concrete

Back Deck/Porch: Back Deck/Porch Materials
Wood, Composite Material

Type of Grade at House
Positive (Ground slopes away from the structure)

Driveway: Driveway Material
Concrete

Fencing: Fencing Materials
Vinyl

Maintenance: Property Maintenance
Owner's responsibility

Front Deck/Porch: Front Deck/Porch Materials
Concrete

Observations

2.3.1 Driveway

CRACKING NOTED

Monitor and caulk/maintain as necessary

Recommendation
Contact a qualified handyman.


 Observation



2.4.1 Front Deck/Porch

CRACKING NOTED

Recommend monitoring and caulk as necessary

 Observation

Recommendation
Contact a handyman or DIY project



3: OUTER WALLS/EXTERIOR COVERINGS

		SAT	COM	HS	NI	NP
3.1	Exterior Walls	X				
3.2	Fascia/Trim	X				
3.3	Eaves/Soffits	X				
3.4	Windows / Screens			X		
3.5	Paint/Caulk		X			
3.6	Exterior Doors		X			

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Information

Exterior Walls: Exterior Walls Materials
Composite siding, Concrete veneer

Fascia/Trim: Fascia/Trim Composite Material

Eaves/Soffits: Eaves/Soffits Composite Material

Windows / Screens: Windows Vinyl



Paint/Caulk: Paint/Caulk Painted Surface


Exterior Doors: Exterior Doors Sliding Glass, Composite

Observations

3.4.1 Windows / Screens

DAMAGED SCREEN(S) PRESENT



 Observation

3.4.2 Windows / Screens

SOME SCREENS WERE NOT INSTALLED


 Observation

3.4.3 Windows / Screens

DAMAGE NOTED

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



3.4.4 Windows / Screens

WINDOW WELL COVERS NOT INSTALLED

Recommend installing covers for safety.

Recommendation

Contact a handyman or DIY project



3.4.5 Windows / Screens

WINDOW WELL IS CRACKING

Recommendation

Contact a qualified concrete contractor.



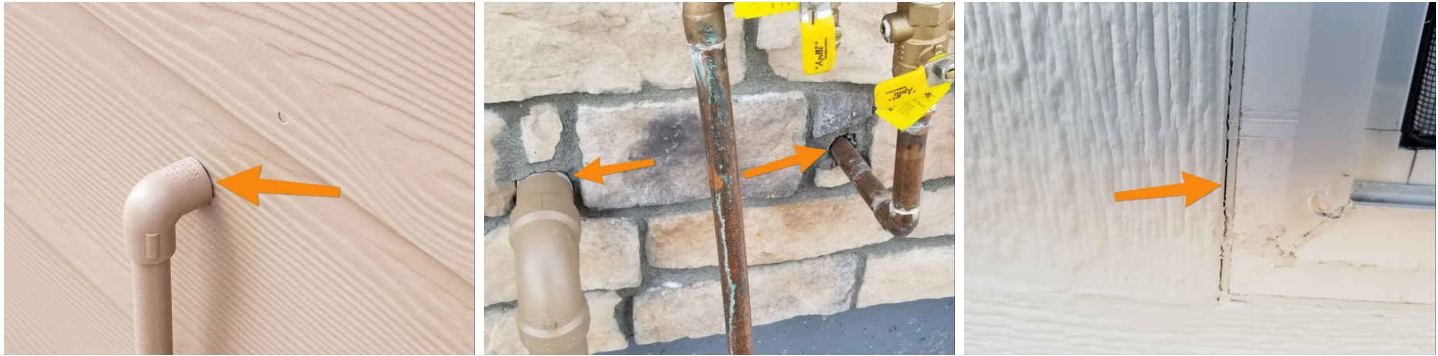
3.5.1 Paint/Caulk

CAULKING/SEALANT IS RECOMMENDED AROUND THE EXTERIOR

Recommendation

Contact a handyman or DIY project





3.5.2 Paint/Caulk

PAINT REPAIR AND NAIL FILLER RECOMMENDED

Recommendation

Contact a handyman or DIY project

 Recommendation



3.6.1 Exterior Doors

DAMAGE NOTED

Recommendation

Contact a qualified door repair/installation contractor.

 Recommendation



4: CENTRAL A/C

		SAT	COM	HS	NI	NP
4.1	Condenser		X			
4.2	Electrical Disconnect	X				
4.3	Overcurrent Protection	X				
4.4	Area Served	X				
4.5	Condensate Pan/Line		X			
4.6	Ductwork	X				
4.7	Refrigerant Lines	X				
4.8	Unit Operation				X	

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NP = Not Present

Information

Manufacturer

Lennox

Location

Exterior

Type

Central Air

Age

0 - 3 Years

Life Expectancy

15 - 20 Years

Condenser: Condenser

Split system

Electrical Disconnect: Electrical Disconnect

Pull Fuse

Overcurrent Protection: Overcurrent Protection

Circuit Breaker

Area Served: Area Served

Entire living space


Condensate Pan/Line: Condensate Pan/Line

Pan was not visible, PVC Line

Ductwork: Ductwork

Same as heating

Unit Operation: Unit Operation

Unit operated

Limitations

Unit Operation

NOT TESTED

Temperature below 65 degrees fahrenheit, unit cannot be tested.

Observations

4.1.1 Condenser

THE INSPECTOR RECOMMENDS COVERING THE UNIT FOR THE WINTER Observation

4.5.1 Condensate Pan/Line

THE INSPECTOR RECOMMENDS INSTALLING A SECONDARY CONDENSATE DRAIN LINE

Recommendation

Contact a handyman or DIY project

 Recommendation

4.8.1 Unit Operation

TEMPERATURE WAS TOO LOW FOR A TEST Recommendation

The air-conditioning system was not tested because the outside temperature was below 65 degrees F. and to test it would risk damaging the coils. The Inspector recommends having the system inspected by a specialist

Recommendation

Contact a qualified HVAC professional.

5: ELECTRICAL MAIN PANEL

		SAT	COM	HS	NI	NP
5.1	Electrical Panel	X				
5.2	Amperage/Service Wire	X				
5.3	110 VAC Branch Circuits	X				
5.4	220 VAC Branch Circuits	X				
5.5	Grounding	X				
5.6	Indexing		X			
5.7	Over Current Protection	X				
5.8	Service Method	X				

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Information

Panel Type / Location Main, Exterior	Electrical Panel Manufacturer Square D	Panel Rating 200 Amps
Amperage/Service Wire : Service Amperage 200 Amps	Amperage/Service Wire : Service Wire Aluminum Bar	110 VAC Branch Circuits: 110 VAC Branch Circuits Copper
220 VAC Branch Circuits: 220 VAC Branch Circuits Copper	Grounding: Grounding Plumbing, Concrete Encased Electrode (Ufer Bond)	Indexing: Indexing Fully
Over Current Protection: Over Current Protection Circuit Breakers, AFCI Breakers, AFCI / GFCI Combination Breakers	Service Method: Service Method Underground	

Observations

5.6.1 Indexing

THE INSPECTOR RECOMMENDS TESTING AND MARKING THE PANEL BOX TO ENSURE ACCURACY

 Observation

6: GARAGE

		SAT	COM	HS	NI	NP
6.1	Floor	X				
6.2	Interior		X			
6.3	Fire Separation	X				
6.4	Electrical	X				
6.5	Service Door	X				
6.6	Vehicle Door		X			
6.7	Vehicle Door Opener	X				

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Information

Location Attached	Floor: Floor Concrete	Interior: Interior Drywall
Fire Separation: Fire Separation Proper Fire Separation Noted	Electrical: Electrical GFCI 110V	Service Door: Service Door Fire Rated
Vehicle Door: Vehicle Door Steel	Vehicle Door Opener: Vehicle Door Opener Liftmaster	

Observations

6.2.1 Interior

DAMAGE NOTED

Recommendation

Contact a qualified drywall contractor.

 Recommendation



6.6.1 Vehicle Door

GARAGE DOOR IS NOT BALANCED

The inspector recommends having the unit serviced by a qualified technician

Recommendation

Contact a qualified garage door contractor.

 Recommendation

7: HEATING

		SAT	COM	HS	NI	NP
7.1	Life Expectancy		X			
7.2	Area Served	X				
7.3	Burners	X				
7.4	Ductwork		X			
7.5	Flue/Vent Pipe		X			
7.6	Fuel			X		
7.7	Heat Exchanger	X				
7.8	Thermostat(s)	X				
7.9	Unit Operation		X			
7.10	Blowers/Motors	X				

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Information

Manufacturer Lennox	Age 0 - 3 Years	Unit Location Basement
Capacity 88K BTU	Type Forced air	Life Expectancy: Life Expectancy 15 - 20 Years
Area Served: Area Served Entire living area	Burners: Burners Partially visible, 8 burners	Ductwork: Ductwork Solid Sheet Metal, Flex
Flue/Vent Pipe: Flue/Vent Pipe PVC	Fuel: Fuel Natural Gas	Heat Exchanger: Heat Exchanger Limited visibility
Thermostat(s): Thermostat Programmable	Unit Operation: Unit Operation Unit operated	Unit Operation: Electrical disconnect present Yes
Blowers/Motors: Blowers/Motors Direct Drive		

Observations

7.1.1 Life Expectancy
FURNACE IS DIRTY
The inspector recommends having it cleaned
Recommendation
Contact a qualified HVAC professional.

 Recommendation



7.4.1 Ductwork

FILTER WAS IMPROPERLY SIZED AND DIRTY

 Recommendation

Recommendation

Contact a handyman or DIY project



7.4.2 Ductwork

CLEANING OF DUCTWORK IS RECOMMENDED

 Recommendation



7.4.3 Ductwork

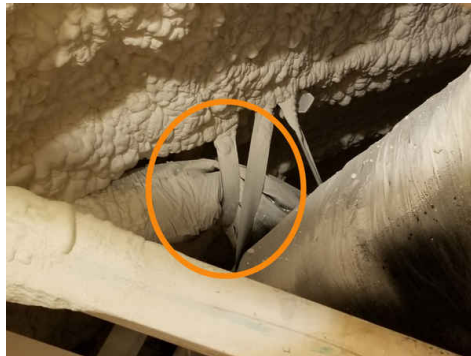
SOME DUCTS APPEAR TO BE PARTIALLY PINCHED

Recommendation

Contact a qualified HVAC professional.



Recommendation



7.5.1 Flue/Vent Pipe

CONDENSATION FROM THE FLUE IS VERY ACIDIC

The acidic condensation can damage the concrete by the floor drain. The inspector recommends repositioning the drain line away from the concrete

Recommendation

Contact a qualified HVAC professional.



Recommendation



7.6.1 Fuel

GAS LEAK DETECTED



Health & Safety

Recommendation
Contact a qualified plumbing contractor.



7.9.1 Unit Operation
UNIT VIBRATES AND RATTLES WHEN OPERATED
Recommendation
Contact a qualified HVAC professional.

 Recommendation

8: ATTIC

		SAT	COM	HS	NI	NP
8.1	Accessibility		X			
8.2	Gusset Plates	X				
8.3	Insulation	X				
8.4	Lighting/Wiring	X				
8.5	Moisture Conditions	X				
8.6	Penetrations	X				
8.7	Sheathing				X	
8.8	Truss/Rafter	X				

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Information

Access Location Laundry room	Method of Inspection Visual from Access Opening	Accessibility: Visibility 30%
Gusset Plates: Gusset Plates Galvanized	Insulation: Insulation Type Spray foam	Lighting/Wiring: Lighting/Wiring 110 VAC
Moisture Conditions: Moisture Conditions Dry	Penetrations: Penetrations Plumbing Vents, Flue(s), Bathroom Vents, Laundry Vents	Sheathing: Sheathing Not visible
Truss/Rafter: Trusses/Rafters 2 x 4 Trusses		

Observations

8.1.1 Accessibility

UNABLE TO FULLY ACCESS DUE TO LOCATION OF SCUTTLE AND LACK OF A WALKWAY

 Observation

9: WATER HEATER

		SAT	COM	HS	NI	NP
9.1	Tank Condition	X				
9.2	Temperature & Pressure Relief Valve	X				
9.3	Relief Valve Extension	X				
9.4	Flue/Vent	X				

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Information

Location Basement	Type Natural Gas	Manufacturer Rinnai
Age 0 - 3 years	Capacity Tankless	Life Expectancy 10 - 15 years
Tank Condition: Tankless	Relief Valve Extension: Relief Valve Extension Chlorinated polyvinyl chloride (CPVC)	Flue/Vent: Flue/Vent PVC

10: PLUMBING

		SAT	COM	HS	NI	NP
10.1	Main Valve	X				
10.2	Service Line	X				
10.3	Water Lines	X				
10.4	Vent Pipes	X				
10.5	Drain Pipes	X				
10.6	Fuel Pipes			X		
10.7	Hose Bibs	X				
10.8	Water Pressure	X				

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Information

Main Valve: Main water shutoff photo



Main Valve: Main Valve Location Basement

Main Valve: Main Valve Type Ball

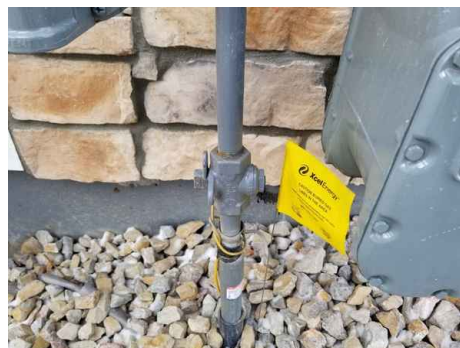
Service Line: Service Line Copper

Water Lines: Water Lines Copper, Cross linked polyethylene (PEX)

Vent Pipes: Vent Pipes PVC

Drain Pipes: Drain Pipes PVC

Fuel Pipes: Main gas shutoff photo



Fuel Pipes: Fuel Pipes Black Iron, Flexible Appliance Connectors

Hose Bibs: Hose Bibs Anti Siphon

Water Pressure: Water Pressure
50 PSI according to inspectors
equipment



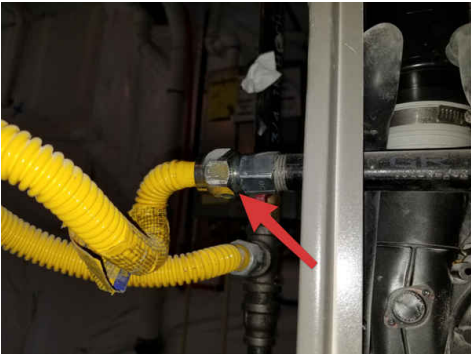
Observations

10.6.1 Fuel Pipes

GAS LEAK DETECTED BY THE FURNACE

Recommendation
Contact a qualified plumbing contractor.

 Health & Safety

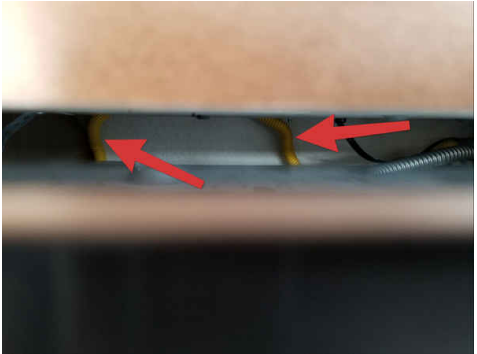


10.6.2 Fuel Pipes

**FLEXIBLE APPLIANCE CONNECTORS
SHOULD NOT BE CONCEALED**

A flexible appliance connector was installed behind the oven
Recommendation
Contact a qualified plumbing contractor.

 Health & Safety



11: STRUCTURAL

		SAT	COM	HS	NI	NP
11.1	Foundation Walls	X				
11.2	Foundation Beam(s)	X				
11.3	Sub Floor	X				
11.4	Floor		X			
11.5	Sump Pit/Pump	X				

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Information

Approximate Age of Structure
0 - 2 Years

Foundation Walls: Foundation Walls
Concrete, Concrete covered by insulation

Foundation Beam(s): Foundation Beam(s)
Steel I beam(s)

Sub Floor: Sub Floor
Oriented Strand Board

Floor: Floor
Concrete - poured slab

Sump Pit/Pump: Sump Pit/Pump
Submerged

Sump Pit/Pump: General Photo



Limitations

Foundation Walls
NOT FULLY VISIBLE DUE TO INSULATION
Foundation walls were covered with insulation, full visual inspection of the foundation walls was not possible. There were no outward indications of problems.

Observations

11.4.1 Floor
CRACKING NOTED IN CONCRETE FLOOR  Observation



12: BASEMENT

		SAT	COM	HS	NI	NP
12.1	Walls/Ceilings			X		
12.2	Windows	X				
12.3	Floors	X				
12.4	Stairs/Landing			X		

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Information

Walls/Ceilings: Ceiling
Unfinished

Floors: Flooring
Unfinished

Walls/Ceilings: Walls
Unfinished

Stairs/Landing: Stairs/Landing
Unfinished

Windows: Window(s)
Vinyl

Observations

12.1.1 Walls/Ceilings

EXPOSED NAILS NOTED

Recommendation

Contact a handyman or DIY project



Health & Safety



12.4.1 Stairs/Landing

HANDRAIL IS LOOSE

Recommendation

Contact a handyman or DIY project



Health & Safety



12.4.2 Stairs/Landing

DAMAGE NOTED

Recommendation

Contact a qualified general contractor.

Recommendation



13: MAIN FLOOR

		SAT	COM	HS	NI	NP
13.1	Walls/Ceilings		X			
13.2	Windows		X			
13.3	Floors		X			
13.4	Doors	X				
13.5	Closet Doors		X			
13.6	Stairs/Landing			X		

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Information

Walls/Ceilings: Ceiling Drywall Painted	Walls/Ceilings: Walls Drywall Painted	Windows: Window(s) Vinyl
Floors: Flooring Engineered wood, Carpet	Doors: Door(s) Hollow Core	Closet Doors: Closet Door(s) Hollow Core, Slider
Stairs/Landing: Stairs/Landing Carpet Covered		

Observations

13.1.1 Walls/Ceilings
DAMAGE NOTED

Recommendation



13.1.2 Walls/Ceilings

TOUCH-UP PAINT AND CAULK NEEDED

Recommendation

Contact a qualified painting contractor.

 Recommendation



13.2.1 Windows

DAMAGE NOTED

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation





13.3.1 Floors

DAMAGE NOTED

Recommendation

Contact a qualified flooring contractor

 Recommendation





13.5.1 Closet Doors

DAMAGE NOTED AT THE PANTRY, COAT CLOSET AND BEDROOM CLOSET

 Recommendation





13.6.1 Stairs/Landing

TACK-STRIP FELT THROUGH CARPET

Recommendation

Contact a qualified flooring contractor



Health & Safety

14: 2ND FLOOR

		SAT	COM	HS	NI	NP
14.1	Walls/Ceilings		X			
14.2	Windows		X			
14.3	Floors	X				
14.4	Doors	X				
14.5	Closet Doors		X			

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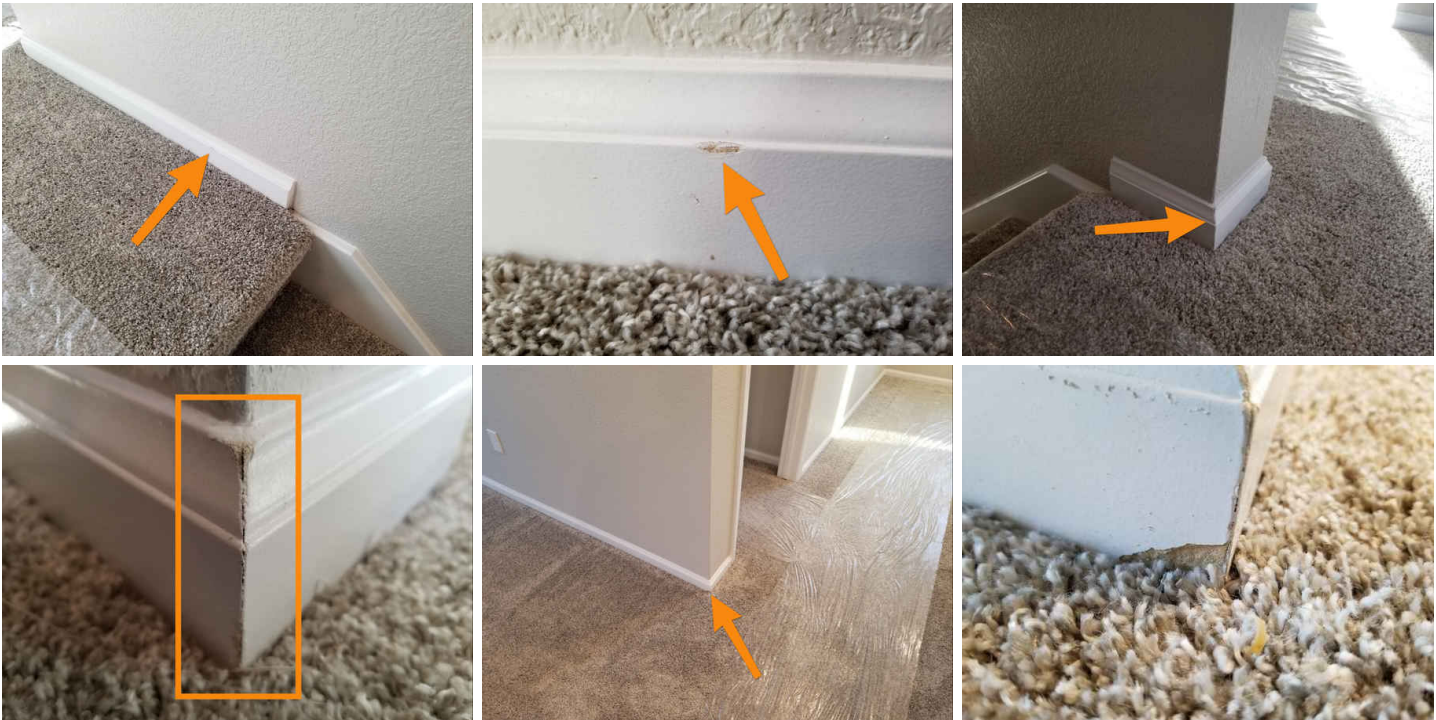
Information

Walls/Ceilings: Ceiling Drywall Painted	Walls/Ceilings: Walls Drywall Painted	Windows: Window(s) Vinyl
Floors: Flooring Carpet	Doors: Door(s) Hollow Core	Closet Doors: Closet Door(s) Hollow Core, Slider

Observations

14.1.1 Walls/Ceilings
DAMAGE NOTED
Recommendation
Contact a qualified drywall contractor.

 Recommendation



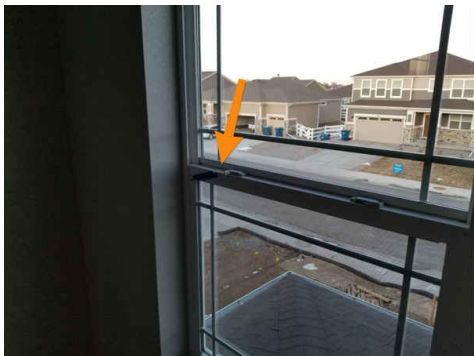
14.2.1 Windows

DAMAGE NOTED

Recommendation

Contact a qualified window repair/installation contractor.





14.2.2 Windows

WINDOW DOES NOT UNLOCK

Recommendation

Contact a qualified window repair/installation contractor.





14.5.1 Closet Doors

DAMAGE NOTED

 Recommendation



15: MAIN FLOOR BATHROOM

		SAT	COM	HS	NI	NP
15.1	Wall/Ceiling Status		X			
15.2	Sink/Vanity	X				
15.3	Bathtub/Shower Combo		X			
15.4	Cabinets		X			
15.5	Floor Covering	X				
15.6	Receptacles	X				
15.7	Toilet		X			
15.8	Ventilation	X				

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Information

Wall/Ceiling Status: Ceiling
Drywall Painted

Cabinets: Cabinets
Wood

Toilet: Toilet
Gerber

Wall/Ceiling Status: Walls
Drywall Painted

Floor Covering: Floor Covering
Tiles

Ventilation: Ventilation
Exhaust Fan

Sink/Vanity: Sink/Vanity
Single, Stone Countertop

Receptacles: Receptacles
110 VAC GFCI

Observations

15.1.1 Wall/Ceiling Status

PAINT/CAULK REPAIR NEEDED

Recommendation

Contact a qualified painting contractor.

Recommendation





15.3.1 Bathtub/Shower Combo
CAULKING BEHIND THE FAUCET IS RECOMMENDED
Recommendation
Contact a handyman or DIY project

 Recommendation



15.4.1 Cabinets
DAMAGE NOTED
Recommendation
Contact a qualified cabinet contractor.

 Recommendation



15.7.1 Toilet
NOT TESTED - TANK WAS NOT INSTALLED
Recommendation
Contact a qualified plumbing contractor.

 Recommendation



16: MASTER BATHROOM

		SAT	COM	HS	NI	NP
16.1	Wall/Ceiling Status		X			
16.2	Sink/Vanity	X				
16.3	Shower Enclosure	X				
16.4	Bathtub/Whirlpool Tub		X			
16.5	Cabinets		X			
16.6	Floor Covering	X				
16.7	Receptacles	X				
16.8	Toilet	X				
16.9	Ventilation	X				

SAT = Satisfactory COM = Comment HS = Health & Safety NI = Not Inspected NP = Not Present

Information

Wall/Ceiling Status: Ceiling Drywall Painted	Wall/Ceiling Status: Walls Drywall Painted	Sink/Vanity: Sink/Vanity Double, Stone countertop
Shower Enclosure: Shower Enclosure Tile, Tempered Glass	Bathtub/Whirlpool Tub: Bathtub/Whirlpool Tub Fiberglass	Cabinets: Cabinets Wood
Floor Covering: Floor Covering Tiles	Receptacles: Receptacles 110 VAC GFCI	Toilet: Toilet Gerber
Ventilation: Ventilation Exhaust Fan		

Observations

16.1.1 Wall/Ceiling Status
DAMAGE NOTED
Recommendation
Contact a qualified drywall contractor.

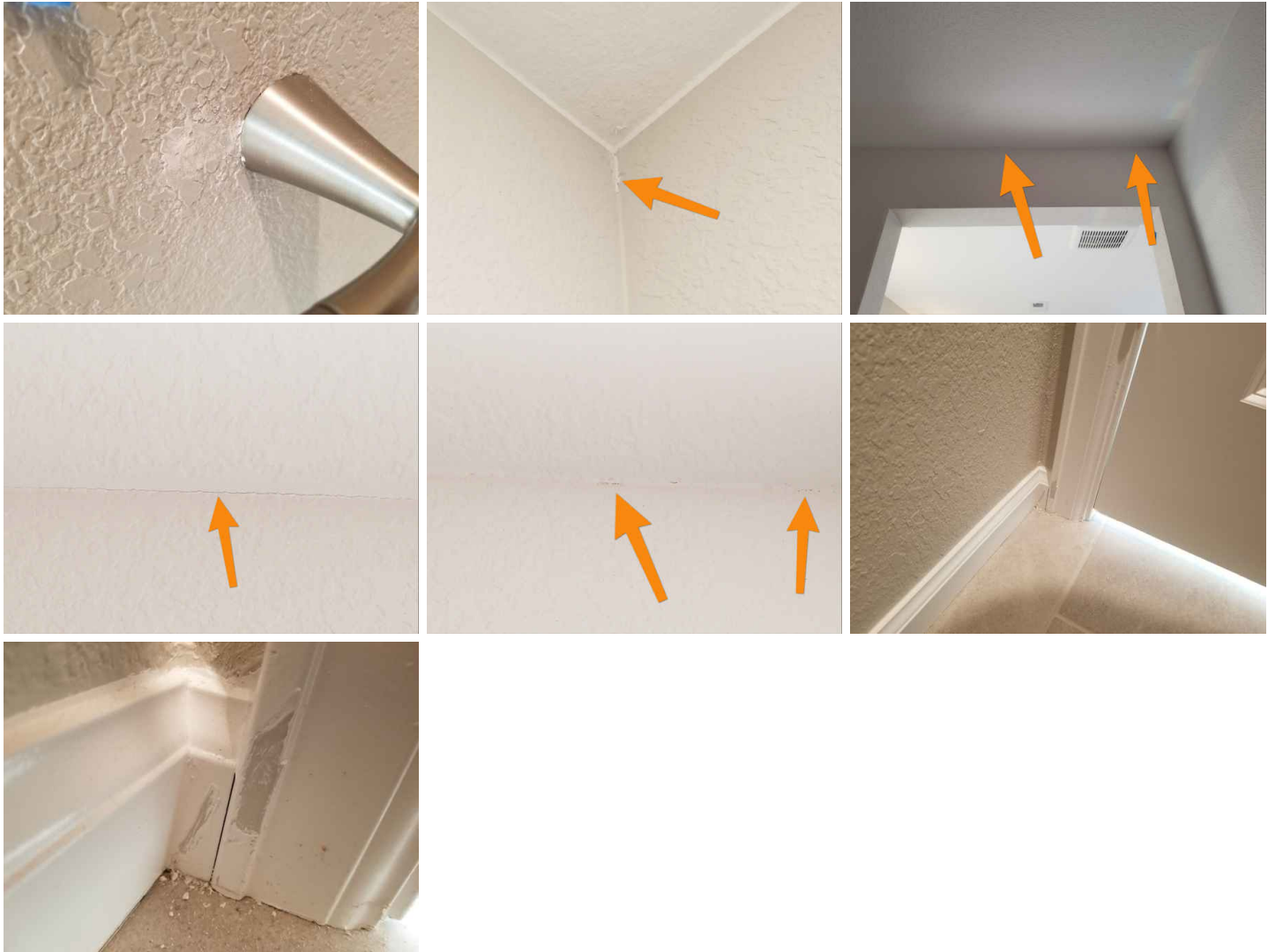
Recommendation





16.1.2 Wall/Ceiling Status
PAINT AND CAULK REPAIR NEEDED
Recommendation
Contact a qualified painting contractor.

 Recommendation



16.4.1 Bathtub/Whirlpool Tub
CAULK AND/OR GROUT REPAIR NEEDED

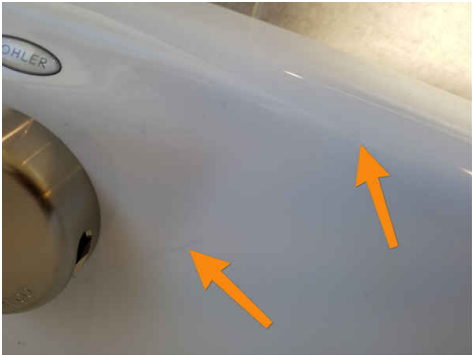
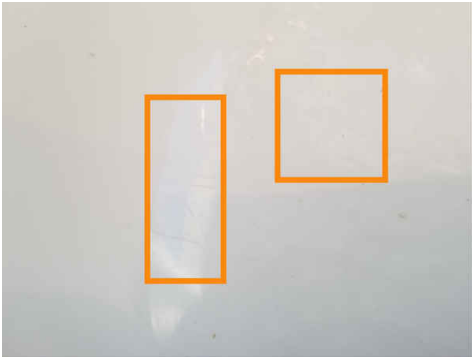
 Recommendation

Recommendation
Contact a handyman or DIY project



16.4.2 Bathtub/Whirlpool Tub
DAMAGE NOTED
Recommendation
Contact your builder.

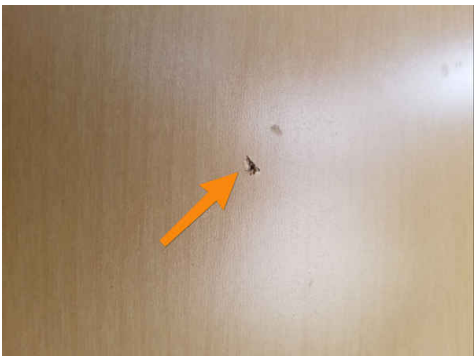
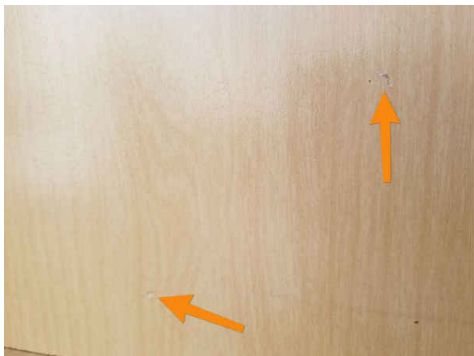
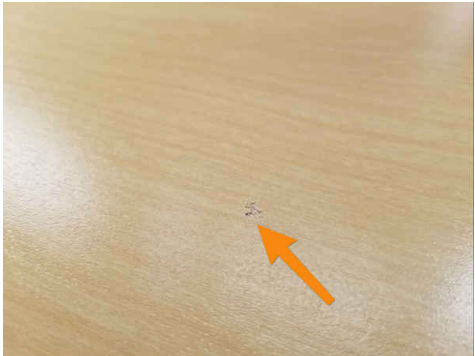
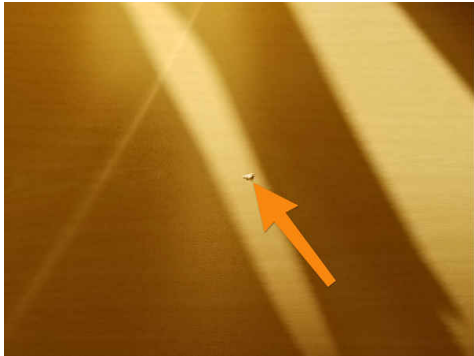
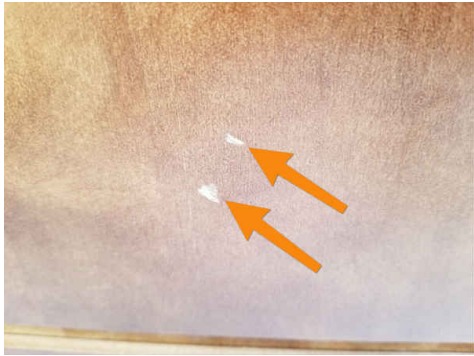
 Recommendation



16.5.1 Cabinets
DAMAGE NOTED
Recommendation
Contact a qualified cabinet contractor.

 Recommendation





17: 2ND FLOOR BATHROOM

		SAT	COM	HS	NI	NP
17.1	Wall/Ceiling Status		X			
17.2	Sink/Vanity	X				
17.3	Bathtub/Shower Combo	X				
17.4	Cabinets		X			
17.5	Floor Covering	X				
17.6	Receptacles	X				
17.7	Toilet	X				
17.8	Ventilation		X			

SAT = Satisfactory COM = Comment HS = Health & Safety NI = Not Inspected NP = Not Present

Information

Wall/Ceiling Status: Ceiling
Drywall Painted

Cabinets: Cabinets
Wood

Toilet: Toilet
Gerber

Wall/Ceiling Status: Walls
Drywall Painted

Floor Covering: Floor Covering
Tiles

Ventilation: Ventilation
Exhaust Fan

Sink/Vanity: Sink/Vanity
Double, Stone Countertop

Receptacles: Receptacles
110 VAC GFCI

Observations

17.1.1 Wall/Ceiling Status

PAINT REPAIR RECOMMENDED

Recommendation

Contact a qualified painting contractor.

Recommendation





17.4.1 Cabinets

DAMAGE NOTED

Recommendation

Contact a qualified cabinet contractor.

 Recommendation



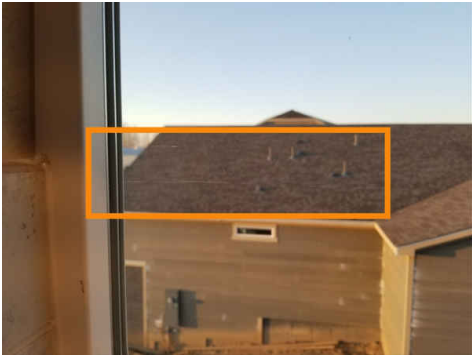
17.8.1 Ventilation

WINDOW IS SCRATCHED

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



18: KITCHEN

		SAT	COM	HS	NI	NP
18.1	Walls/Ceiling		X			
18.2	Sink		X			
18.3	Cabinets		X			
18.4	Countertop	X				
18.5	Dishwasher	X				
18.6	Floor		X			
18.7	Garbage Disposal	X				
18.8	Lighting	X				
18.9	Microwave	X				
18.10	Range/Oven	X				
18.11	Receptacles	X				
18.12	Refrigerator	X				

SAT = Satisfactory COM = Comment HS = Health & Safety NI = Not Inspected NP = Not Present

Information

Location Main Floor	Walls/Ceiling: Ceiling Drywall Painted	Walls/Ceiling: Walls Drywall Painted, Tiles
Sink: Type Double Basin, Single Basin	Cabinets: Material Wood	Countertop: Material Stone
Dishwasher: Manufacturer Whirlpool	Floor: Material Engineered wood	Garbage Disposal: Manufacturer Badger
Microwave: Manufacturer Whirlpool	Range/Oven: Manufacturer Whirlpool	Range/Oven: Type Electric, Gas
Receptacles: Receptacles 110 VAC GFCI	Refrigerator: Manufacturer Whirlpool	

Observations

18.1.1 Walls/Ceiling
DAMAGE NOTED IN THE PANTRY
Recommendation
Contact a qualified drywall contractor.

 Recommendation



18.1.2 Walls/Ceiling
GROUT REPAIR NEEDED

Recommendation
Contact a qualified tile contractor

 Recommendation



18.2.1 Sink
RUST NOTED

Recommendation
Contact a qualified plumbing contractor.

 Recommendation

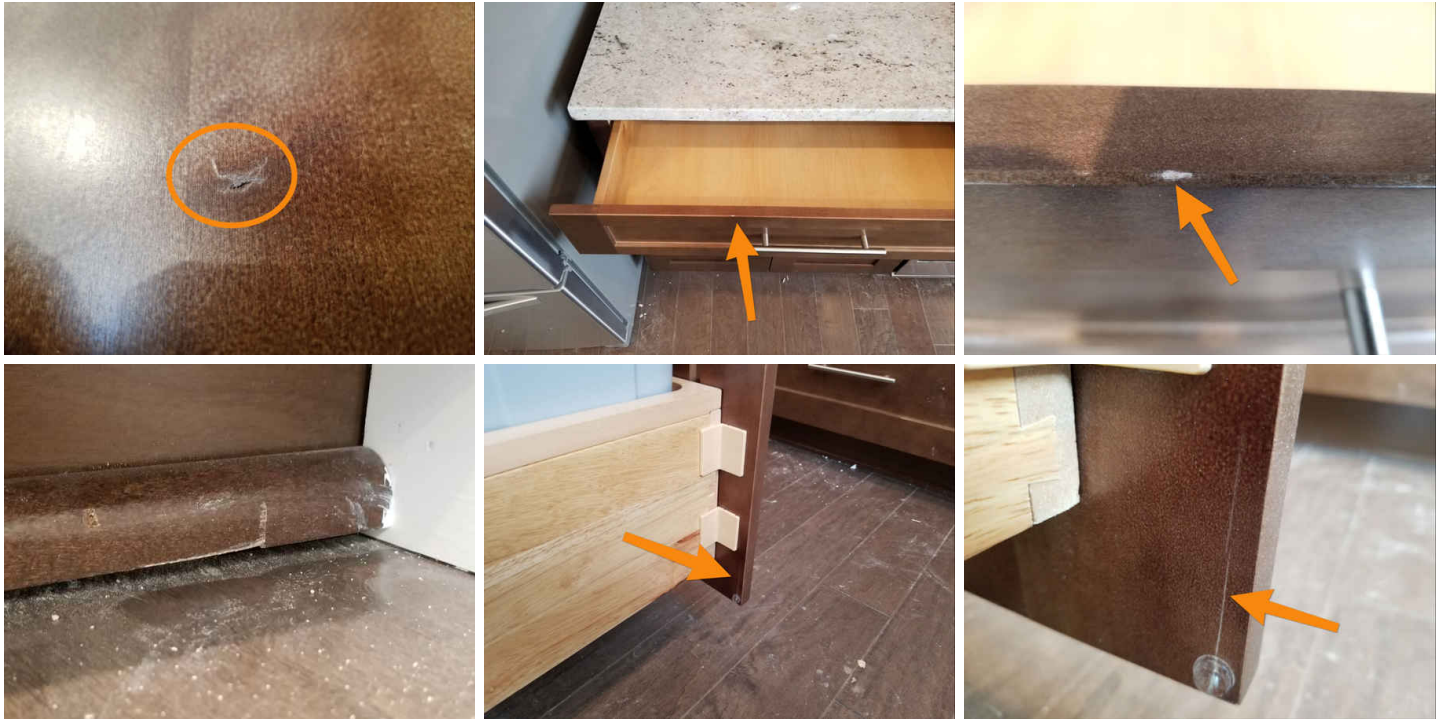


18.3.1 Cabinets
DAMAGE NOTED

Recommendation
Contact a qualified cabinet contractor.

 Recommendation





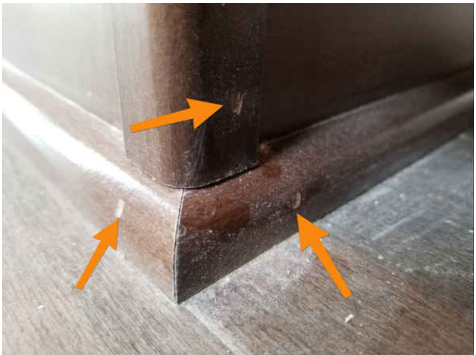
18.3.2 Cabinets

NAIL HOLES WERE NOT BLENDED WITH THE CABINETS

Recommendation

Contact a qualified cabinet contractor.

 Recommendation



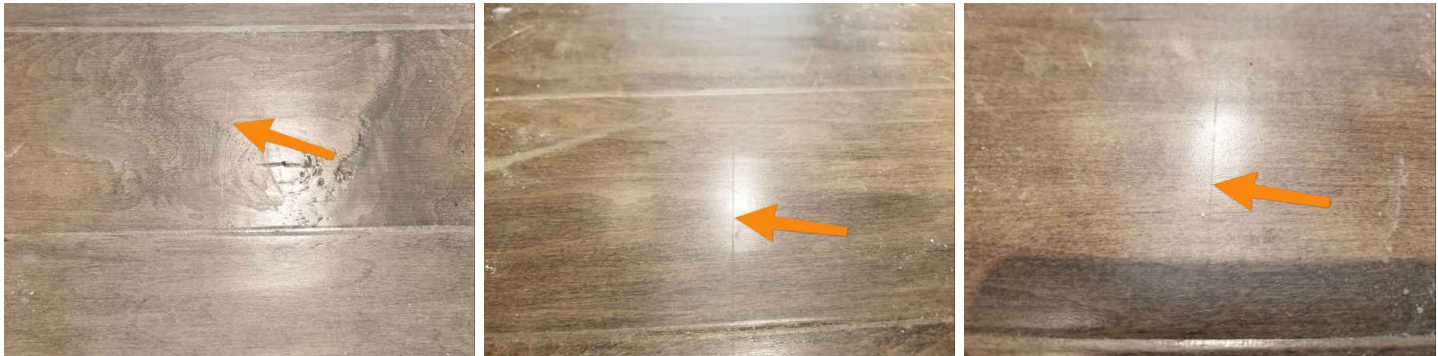
18.6.1 Floor

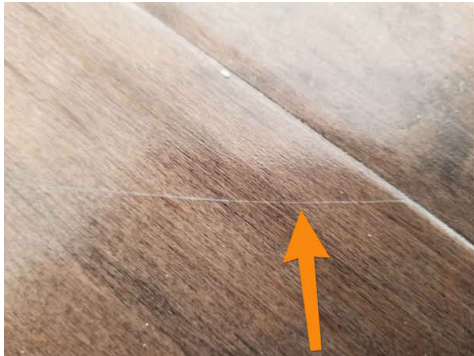
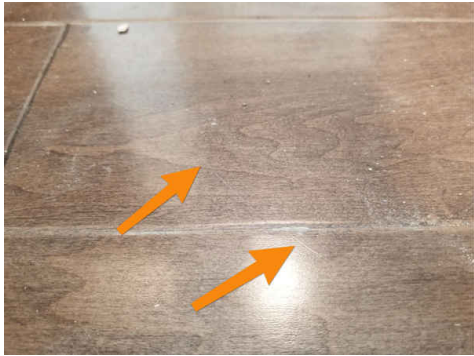
DAMAGE NOTED

Recommendation

Contact a qualified flooring contractor

 Recommendation





19: LAUNDRY

		SAT	COM	HS	NI	NP
19.1	Walls/Ceiling		X			
19.2	Floor	X				
19.3	Dryer Vent	X				
19.4	Washer Supply Valves	X				
19.5	Lighting	X				
19.6	Receptacles	X				
19.7	Ventilation	X				

SAT = Satisfactory COM = Comment HS = Health & Safety NI = Not Inspected NP = Not Present

Information

Location

Second Floor

Floor: Floor

Tile

Lighting: Lighting

110 VAC

Walls/Ceiling: Ceiling

Drywall Painted

Dryer Vent: Dryer Vent

Rigid Metal

Receptacles: Receptacles

110 VAC, 220 VAC

Walls/Ceiling: Walls

Drywall Painted

Washer Supply Valves: Type

Ball

Ventilation: Ventilation

Exhaust fan

Observations

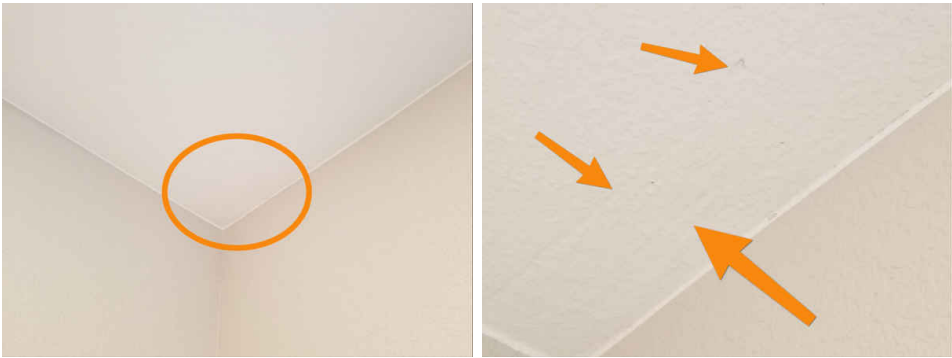
19.1.1 Walls/Ceiling

DAMAGE NOTED

Recommendation

Contact a qualified drywall contractor.

Recommendation



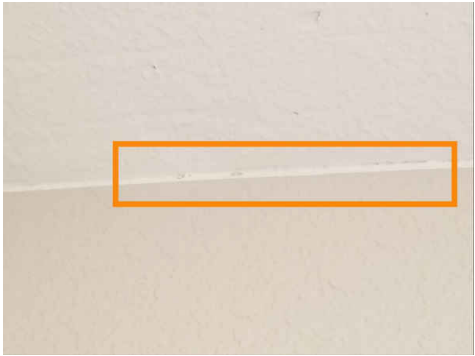
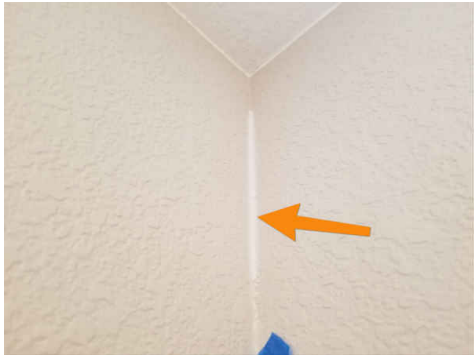
19.1.2 Walls/Ceiling

PAINT AND CAULK REPAIR NOTED

Recommendation

Contact a qualified painting contractor.

Recommendation



20: ELECTRICAL/LIGHTING

		SAT	COM	HS	NI	NP
20.1	Exterior Lights	X				
20.2	Exterior Receptacles	X				
20.3	Interior Lighting	X				
20.4	Wiring	X				
20.5	Receptacles		X			
20.6	Smoke Detector(s)	X				
20.7	Carbon Monoxide Detector(s)	X				

SAT = Satisfactory COM = Comment HS = Health & Safety NI = Not Inspected NP = Not Present

Information

Exterior Lights: Exterior Lights 110 VAC	Exterior Receptacles: Type 110 VAC GFCI	Wiring: Type Copper
Receptacles: Type 110 VAC, 220 VAC, Grounded	Smoke Detector(s): Type Hard wired with battery backup	Carbon Monoxide Detector(s): Type Hard wired with battery backup

Observations

20.5.1 Receptacles

FLOOR OUTLET DOES NOT LINE UP WITH THE COVER PLATE

Recommendation

Contact a qualified electrical contractor.

Recommendation



21: INSPECTION DETAILS

Information

Occupancy	Weather Conditions	Type of Building
Vacant	Cloudy, Very Cold, Windy	Single Family, Detached

Notes
New build home. Some items may not be finished. After cleaning, some additional deficiencies may be found

In Attendance
Just the Inspector
I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

STANDARDS OF PRACTICE

Inspection Details
Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.