

Inspection Report

Property Address:

Picture Dr
S
6



Strickland Construction

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Date:	Time: 02:30 PM	Report ID:
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Customer and their agent	Type of building: Single Family (2 story)	Approximate age of building: Over 50 Years
Temperature: Below 60 (F) = 15.5 (C)	Weather: Snow	Ground/Soil surface condition: Saturated
Rain in last 3 days: Yes	Radon Test: No	Water Test: No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Roof Covering:
3-Tab fiberglass

Viewed roof covering from:
Walked roof

Sky Light(s):
None

Chimney (exterior):
Metal Flue Pipe

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings				•
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

1.0 (1) Shingles are cupping, blistering and falling apart due to insufficient underlayment, ventilation and attic insulation I recommend getting the roof replaced by a licensed roofing contractor as soon as possible to avoid water penetration into home.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

Strickland Construction

1.0 (2) 3 tab shingles are not designed to be used on flat roof surfaces. A licensed roofing contractor should replace with proper roofing materials to avoid water damage.



1.0 Item 7(Picture)

1.1 The vent flashings are cracked and failing. These should be replaced as soon as possible to prevent water penetration into home. A licensed roofing contractor should perform the repairs.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.3 (1) Gutters on home need to be cleaned out in order to drain properly.

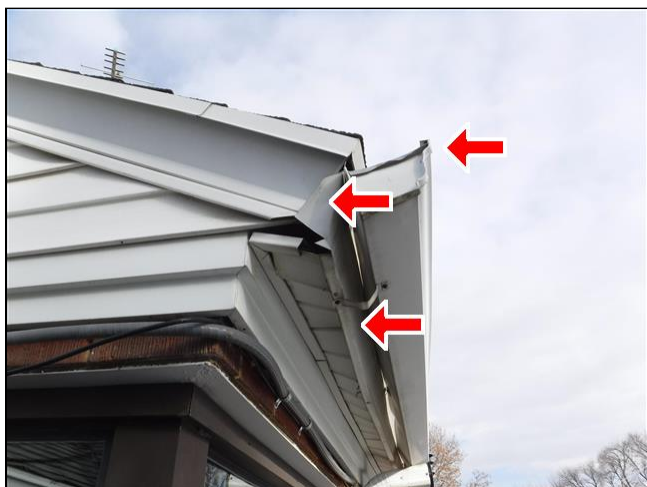


1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.3 (2) Gutter on back side of home is pulling away from home because of improper installation. A licensed gutter contractor should repair or replace as needed.



1.3 Item 3(Picture)



1.3 Item 4(Picture)

1.3 (3) Gutter between home and garage is broken and leaking. A licensed gutter contractor should repair or replace as needed.



1.3 Item 5(Picture)



1.3 Item 6(Picture)

1.3 (4) End cap on front gutter of home is leaking. A qualified handyman should clean and re-seal as needed.



1.3 Item 7(Picture)



1.3 Item 8(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Style: Brick	Siding Material: Vinyl Full brick	Exterior Entry Doors: Wood Steel
Appurtenance: Covered porch	Driveway: Concrete	

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim				•
2.1	Doors (Exterior)	•			
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.0 (1) Brick is missing mortar in various locations around exterior of home. A licensed brick mason should repair as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.0 (2) Wood on garage needs scrapping and new paint. A qualified handyman should perform repairs.



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)

2.0 (3) Garage has damage to siding/trim. A licensed siding contractor should repair or replace as needed.



2.0 Item 8(Picture)



2.0 Item 9(Picture)

2.2 Laundry window has casing that is pulling away. A qualified handyman should reattach and re-seal

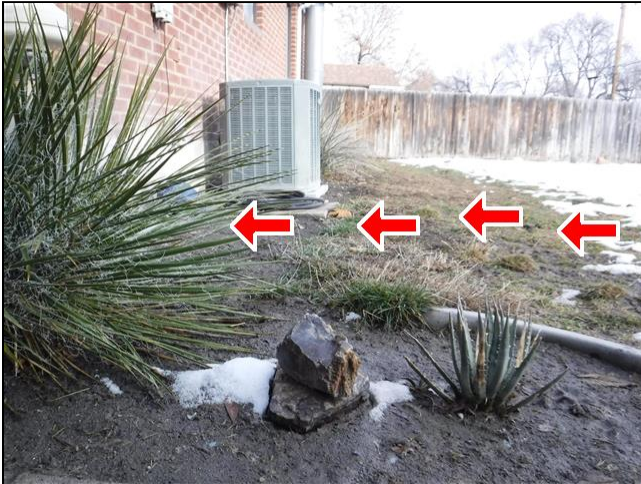


2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.4 (1) There is a negative slope at the left side (facing front) and rear of home. This can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.4 (2) Downspouts should be extended to direct water away from foundation of home. A qualified handyman should perform repairs.



2.4 Item 3(Picture)



2.4 Item 4(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:		Garage Door Material:	Auto-opener Manufacturer:			
N/A		Metal	N/A			
			IN	NI	NP	RR
3.0	Garage Ceilings		•			
3.1	Garage Walls (including Firewall Separation)		•			
3.2	Garage Floor		•			
3.3	Garage Door (s)		•			
3.4	Occupant Door (from garage to inside of home)				•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)				•	
3.6	Garage window (s)				•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace			IN	NI	NP	RR

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board	Floor Covering(s): Carpet Tile
Interior Doors: Hollow core Solid	Window Types: Thermal/Insulated Single pane	Cabinetry: Wood
Countertop: Laminate		

		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Floors	•			
4.3	Steps, Stairways, Balconies and Railings				•
4.4	Counters and Cabinets (representative number)	•			
4.5	Doors (representative number)	•			
4.6	Windows (representative number)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4.3 Railing ends 3 steps before bottom of stairs. A railing should be installed on other wall so that it can service the full staircase.



4.3 Item 1(Picture)

4.6 (1) Basement bedroom window does not meet egress standards. This room should not be used as a bedroom without proper fire escape through window opening.



4.6 Item 1(Picture)

4.6 (2) Window pane is cracked next to basement fireplace. A licensed window contractor should replace broken window pane.



4.6 Item 2(Picture)



4.6 Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

From entry

Floor Structure:

2 X12

Wall Structure:

2 X 4 Wood

Ceiling Structure:

2X4

Roof Structure:

Stick-built

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

Attic access

		IN	NI	NP	RR
5.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	Walls (Structural)	•			
5.2	Columns or Piers			•	
5.3	Floors (Structural)	•			
5.4	Ceilings (Structural)	•			
5.5	Roof Structure and Attic	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into home): Pex
Plumbing Water Distribution (inside home): Galvanized Copper PEX	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC Cast iron
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)	Water Heater Location: Closet downstairs
WH Manufacturer: BRADFORD-WHITE		

		IN	NI	NP	RR
6.0	Plumbing Drain, Waste and Vent Systems				•
6.1	Plumbing Water Supply, Distribution System and Fixtures	•			
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
6.3	Main Water Shut-off Device (Describe location)				•
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
6.5	Main Fuel Shut-off (Describe Location)	•			

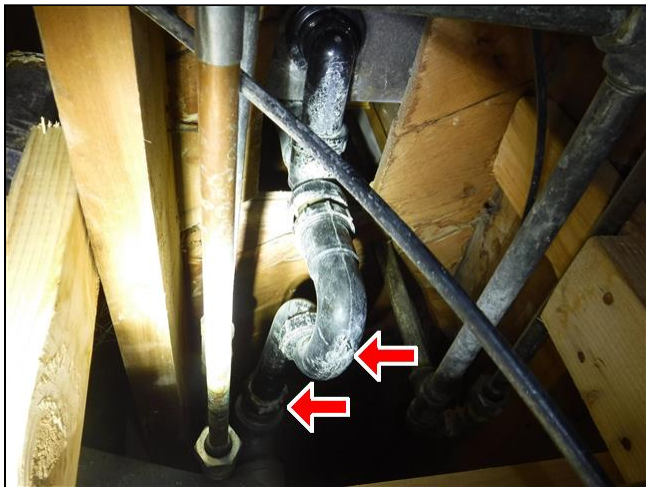
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IN NI NP RR

		IN	NI	NP	RR
6.6	Sump Pump			•	
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

6.0 (1) There is water damage from an old water leak from the bathtub drain. A licensed plumber should further evaluate problem and repair or replace drain as needed.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

6.0 (2) Upstairs sink and bath tub have slow drains. A plumber should further evaluate and clear drains or fix vents as needed.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

6.0 (3) Vent caps need to be installed in kitchen and basement bathroom. Work should be done by a qualified handyman.



6.0 Item 5(Picture)



6.0 Item 6(Picture)

6.3 (1) Main water shut off is in basement bedroom.



6.3 Item 1(Picture)

6.3 (2) The pressure in the water system is over 100 psi. A proper water pressure for a residential home is around 50 psi. A pressure regulator valve should be installed to in front of main water shut off to bring water pressure to the proper level.



6.3 Item 2(Picture)



6.3 Item 3(Picture)

6.5 Main fuel shut off is on gas meter on left side (facing home).



6.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:	Panel Capacity:	Panel Type:
Overhead service	200 AMP	Circuit breakers
Branch wire 15 and 20 AMP:	Wiring Methods:	
Copper	Romex	
Aluminum		

		IN	NI	NP	RR
7.0	Service Entrance Conductors	•			
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage				•
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•
7.6	Location of Main and Distribution Panels	•			
7.7	Smoke Detectors				•

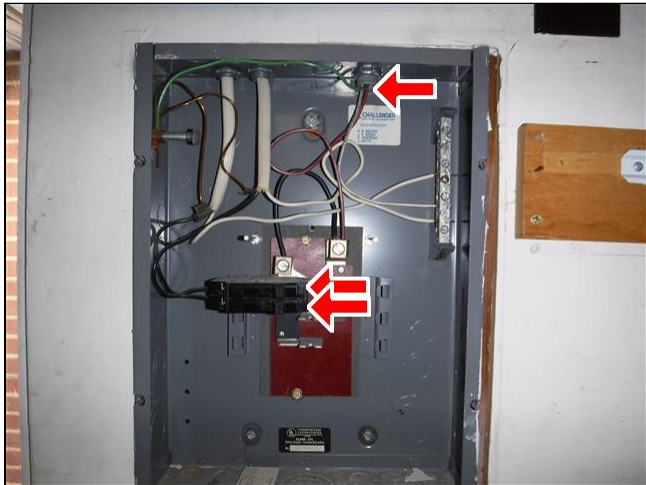
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INNI NPNP RR

		IN	NI	NP	RR
7.8	Carbon Monoxide Detectors	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

7.2 (1) 12 gauge wire (that is protected by a 20 amp breaker in main box) is supplying power to two 20 amp circuit breakers in garage. This will cause overload and premature tripping of breaker in main box. A licensed electrician should replace supply wire and breaker in main box with proper sizes.

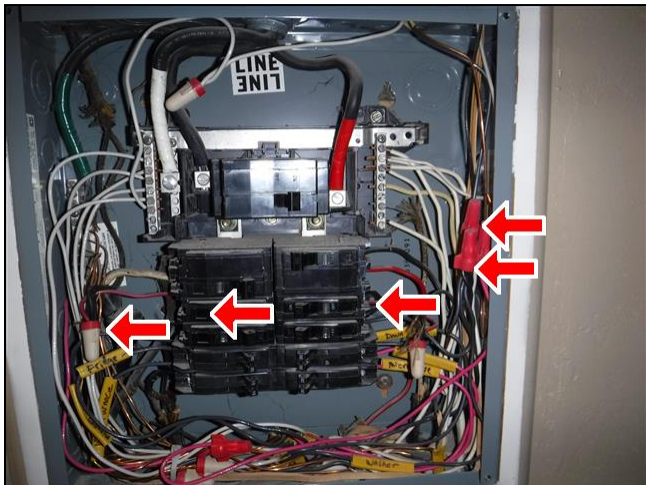


7.2 Item 1(Picture)

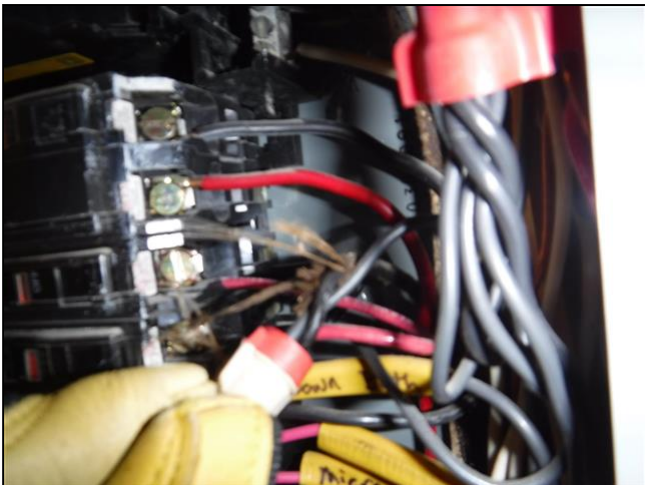


7.2 Item 2(Picture)

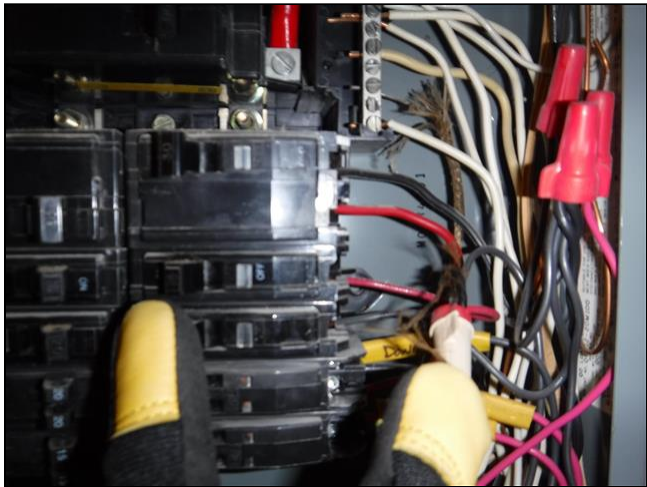
7.2 (2) Main box has multiple 12 gauge wires being fed into one 15 amp breaker. This will cause premature tripping of breakers. Also there are neutral wires that are improperly installed (two under one screw). A licensed electrician should further evaluate and bring the whole box up to code.



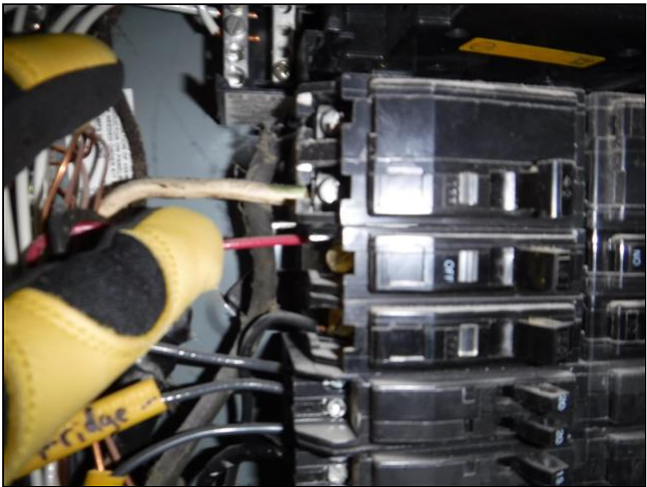
7.2 Item 3(Picture)



7.2 Item 4(Picture)



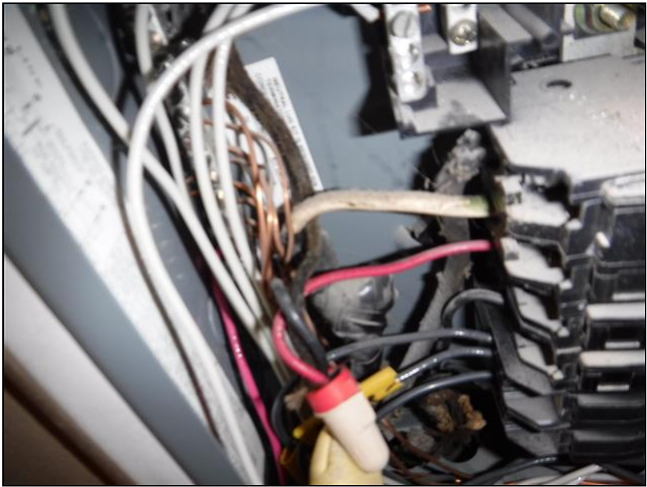
7.2 Item 5(Picture)



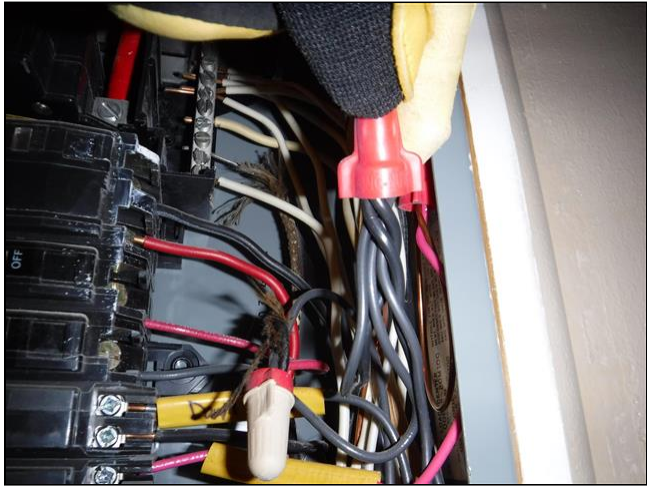
7.2 Item 6(Picture)



7.2 Item 7(Picture)



7.2 Item 8(Picture)



7.2 Item 9(Picture)

7.5 (1) Garage outlets are not protected by GFCI outlets. A licensed electrician should install GFCI protection as needed.



7.5 Item 1(Picture)

7.5 (2) Outlet behind washing machine is not properly GFCI protected. A licensed electrician should install GFCI outlet.



7.5 Item 2(Picture)

7.6 Main panel is out back and sub panels are in garage and stairwell.



7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)

7.7 The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Smoke detector in upstairs bedroom is not functioning properly. The battery or the whole smoke detector should be replaced as needed.

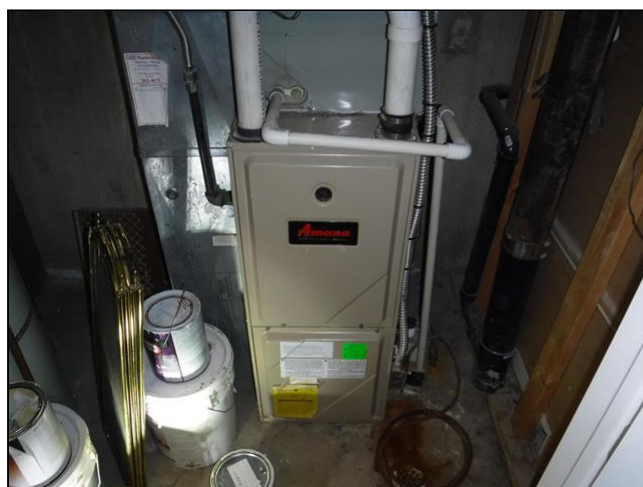
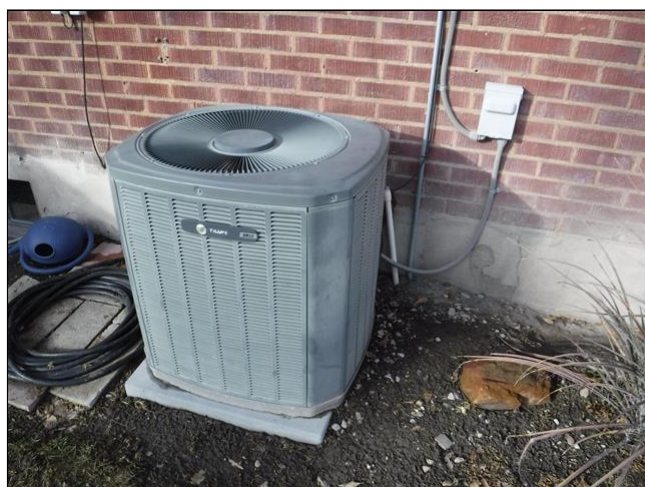


7.7 Item 1(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type:

Furnace

Energy Source:

Gas

Number of Heat Systems (excluding wood):

One

Heat System Brand:

AMANA

Ductwork:

Non-insulated

Filter Type:

Disposable

Filter Size:

N/A

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

None

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Number of AC Only Units:

One

Central Air Brand:
ADDISON
TRANE

		IN	NI	NP	RR
8.0	Heating Equipment				•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls				•
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room	•			
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			

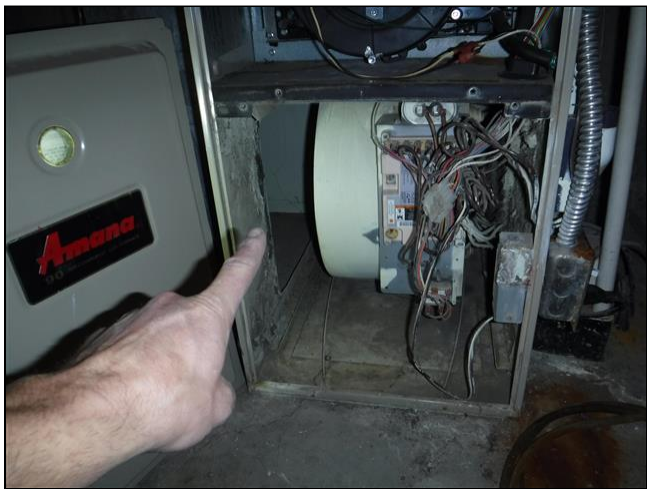
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IN NI NP RR

		IN	NI	NP	RR
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)				•
8.7	Gas/LP Firelogs and Fireplaces	•			
8.8	Cooling and Air Handler Equipment	•			
8.9	Normal Operating Controls	•			
8.10	Presence of Installed Cooling Source in Each Room	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR

Comments:

8.0 (1) Heater is missing filter. A HVAC professional should clean and evaluate system.



8.0 Item 1(Picture)

8.0 (2) There is water damage to the power control for the heater. A licensed HVAC professional should repair or replace damaged parts as necessary.



8.0 Item 2(Picture)

8.2 Automatic safety control is missing. A licensed HVAC specialist should install proper safety control.



8.2 Item 1(Picture)

8.6 You should not burn wood in a gas fireplace. This can be a fire hazard and could fill your home with smoke.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.



Styles & Materials

Attic Insulation: Blown	Ventilation: Gable vents	Exhaust Fans: None
Dryer Power Source: 220 Electric	Dryer Vent: Flexible Metal	Floor System Insulation: NONE

		IN	NI	NP	RR
9.0	Insulation in Attic				•
9.1	Insulation Under Floor System			•	
9.2	Vapor Retarders (in Crawlspace or basement)			•	
9.3	Ventilation of Attic and Foundation Areas	•			
9.4	Venting Systems (Kitchens, Baths and Laundry)	•			
9.5	Ventilation Fans and Thermostatic Controls in Attic			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.0 There is insufficient insulation in attic and no insulation on access panel. Proper insulation should be installed to prevent heat loss and high heating costs.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR
10.0	Dishwasher				•
10.1	Ranges/Ovens/Cooktops	•			
10.2	Range Hood (s)	•			
10.3	Trash Compactor			•	
10.4	Food Waste Disposer	•			
10.5	Microwave Cooking Equipment	•			
		IN	NI	NP	RR

Comments:

10.0 Dishwasher is not properly secured to counter. A qualified handyman should secure with screws.



10.0 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

Strickland Construction

StrictlyInspections@gmail.com
801-739-4144

Customer

Peter S. Lauren Hodgson

Address

10111 Dickerson Dr

Shawnee, KS 66201

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Repair or Replace

(1) Shingles are cupping, blistering and falling apart due to insufficient underlayment, ventilation and attic insulation I recommend getting the roof replaced by a licensed roofing contractor as soon as possible to avoid water penetration into home.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

(2) 3 tab shingles are not designed to be used on flat roof surfaces. A licensed roofing contractor should replace with proper roofing materials to avoid water damage.



1.0 Item 7(Picture)

1.1 Flashings

Repair or Replace

The vent flashings are cracked and failing. These should be replaced as soon as possible to prevent water penetration into home. A licensed roofing contractor should perform the repairs.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.3 Roof Drainage Systems

Repair or Replace

(1) Gutters on home need to be cleaned out in order to drain properly.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

(2) Gutter on back side of home is pulling away from home because of improper installation. A licensed gutter contractor should repair or replace as needed.



1.3 Item 3(Picture)



1.3 Item 4(Picture)

(3) Gutter between home and garage is broken and leaking. A licensed gutter contractor should repair or replace as needed.



1.3 Item 5(Picture)



1.3 Item 6(Picture)

(4) End cap on front gutter of home is leaking. A qualified handyman should clean and re-seal as needed.



1.3 Item 7(Picture)



1.3 Item 8(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

(1) Brick is missing mortar in various locations around exterior of home. A licensed brick mason should repair as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

(2) Wood on garage needs scrapping and new paint. A qualified handyman should perform repairs.



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)

(3) Garage has damage to siding/trim. A licensed siding contractor should repair or replace as needed.



2.0 Item 8(Picture)



2.0 Item 9(Picture)

2.2 Windows

Repair or Replace

Laundry window has casing that is pulling away. A qualified handyman should reattach and re-seal



2.2 Item 1(Picture)

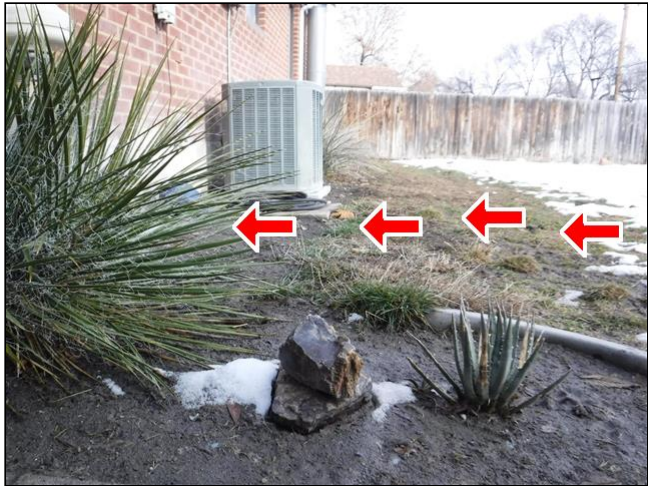


2.2 Item 2(Picture)

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls
(With respect to their effect on the condition of the building)**

Repair or Replace

(1) There is a negative slope at the left side (facing front) and rear of home. This can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) Downspouts should be extended to direct water away from foundation of home. A qualified handyman should perform repairs.



2.4 Item 3(Picture)



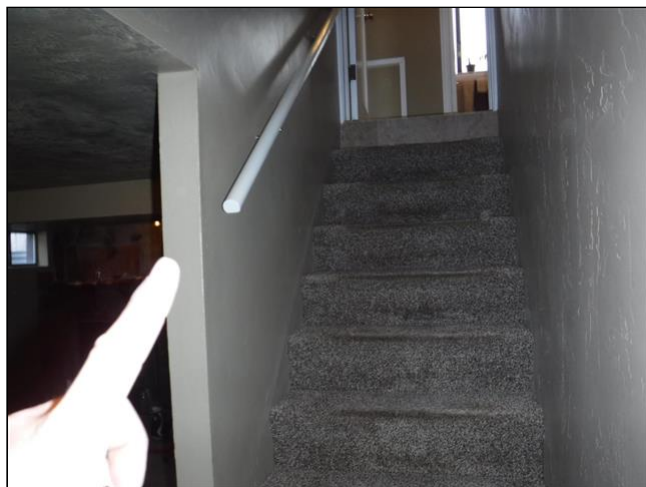
2.4 Item 4(Picture)

4. Interiors

4.3 Steps, Stairways, Balconies and Railings

Repair or Replace

Railing ends 3 steps before bottom of stairs. A railing should be installed on other wall so that it can service the full staircase.



4.3 Item 1(Picture)

4.6 Windows (representative number)

Repair or Replace

(1) Basement bedroom window does not meet egress standards. This room should not be used as a bedroom without proper fire escape through window opening.



4.6 Item 1(Picture)

(2) Window pane is cracked next to basement fireplace. A licensed window contractor should replace broken window pane.



4.6 Item 2(Picture)



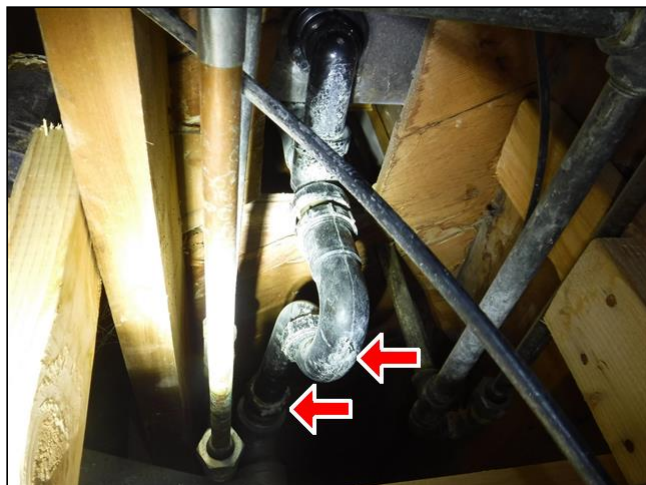
4.6 Item 3(Picture)

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

(1) There is water damage from an old water leak from the bathtub drain. A licensed plumber should further evaluate problem and repair or replace drain as needed.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) Upstairs sink and bath tub have slow drains. A plumber should further evaluate and clear drains or fix vents as needed.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

(3) Vent caps need to be installed in kitchen and basement bathroom. Work should be done by a qualified handyman.



6.0 Item 5(Picture)



6.0 Item 6(Picture)

6.3 Main Water Shut-off Device (Describe location) Repair or Replace

(1) Main water shut off is in basement bedroom.



6.3 Item 1(Picture)

(2) The pressure in the water system is over 100 psi. A proper water pressure for a residential home is around 50 psi. A pressure regulator valve should be installed in front of main water shut off to bring water pressure to the proper level.



6.3 Item 2(Picture)



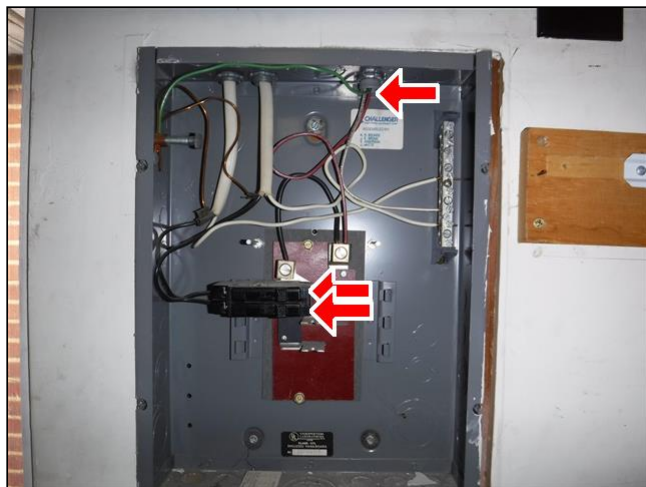
6.3 Item 3(Picture)

7. Electrical System

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Repair or Replace

(1) 12 gauge wire (that is protected by a 20 amp breaker in main box) is supplying power to two 20 amp circuit breakers in garage. This will cause overload and premature tripping of breaker in main box. A licensed electrician should replace supply wire and breaker in main box with proper sizes.

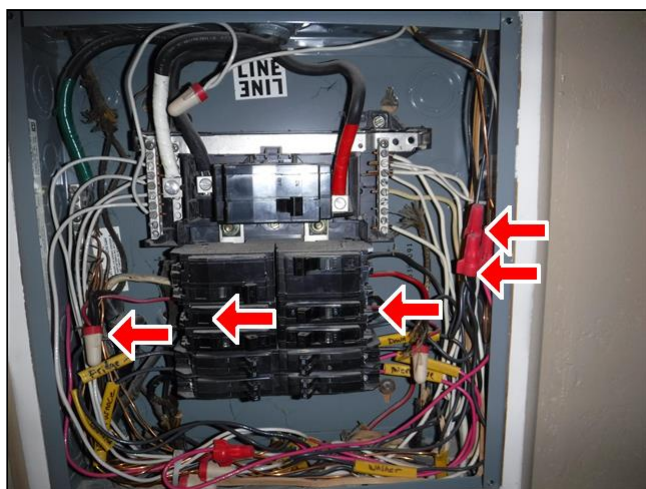


7.2 Item 1(Picture)

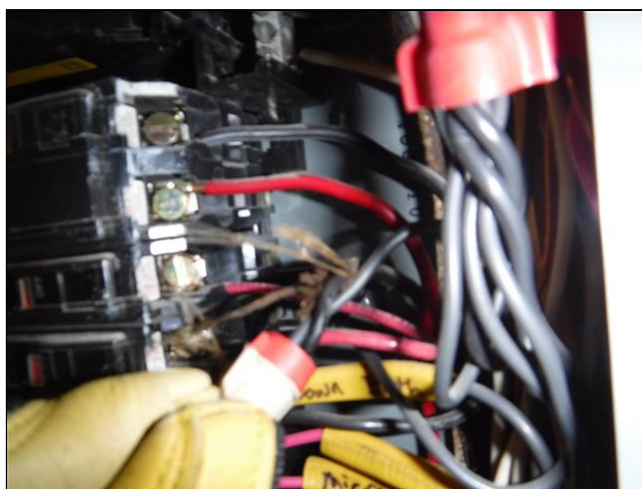


7.2 Item 2(Picture)

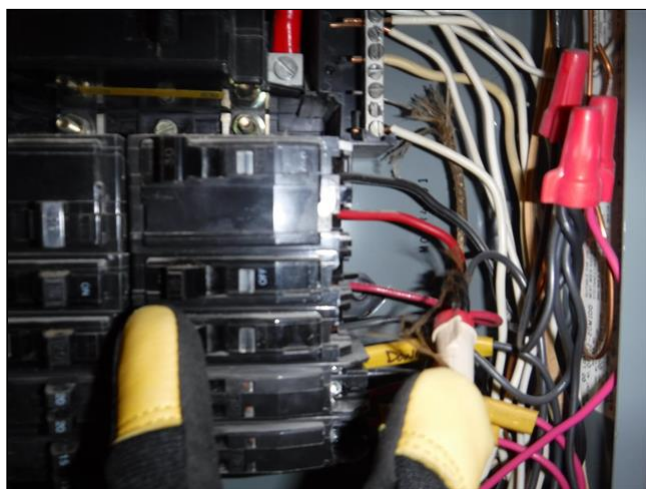
(2) Main box has multiple 12 gauge wires being fed into one 15 amp breaker. This will cause premature tripping of breakers. Also there are neutral wires that are improperly installed (two under one screw). A licensed electrician should further evaluate and bring the whole box up to code.



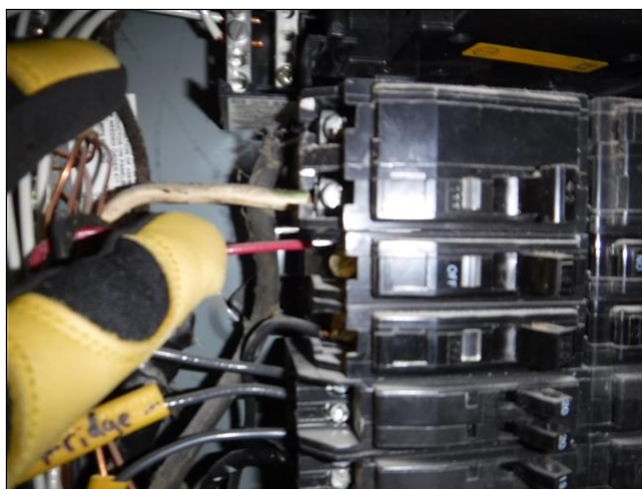
7.2 Item 3(Picture)



7.2 Item 4(Picture)



7.2 Item 5(Picture)



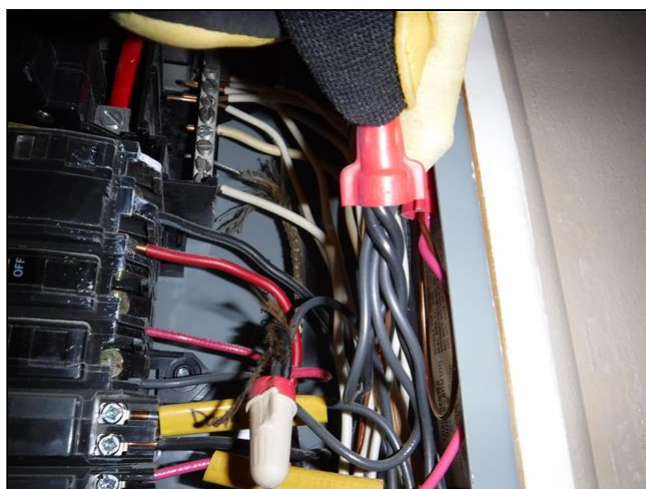
7.2 Item 6(Picture)



7.2 Item 7(Picture)



7.2 Item 8(Picture)



7.2 Item 9(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

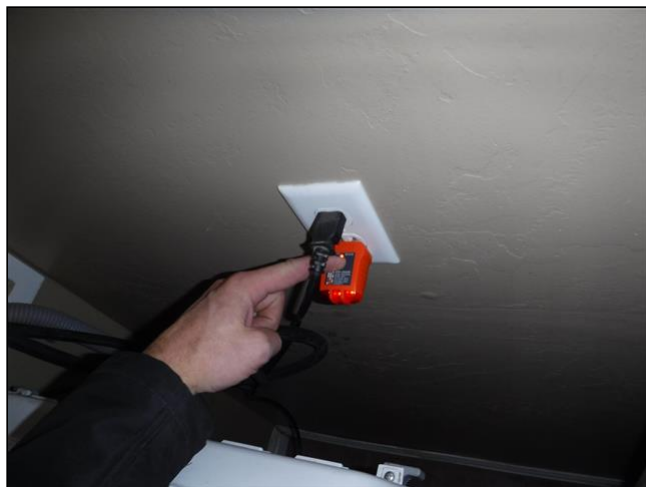
Repair or Replace

(1) Garage outlets are not protected by GFCI outlets. A licensed electrician should install GFCI protection as needed.



7.5 Item 1(Picture)

(2) Outlet behind washing machine is not properly GFCI protected. A licensed electrician should install GFCI outlet.



7.5 Item 2(Picture)

7.7 Smoke Detectors

Repair or Replace

The smoke detector should be tested at common hallway to bedrooms upon moving in to home. Smoke detector in upstairs bedroom is not functioning properly. The battery or the whole smoke detector should be replaced as needed.



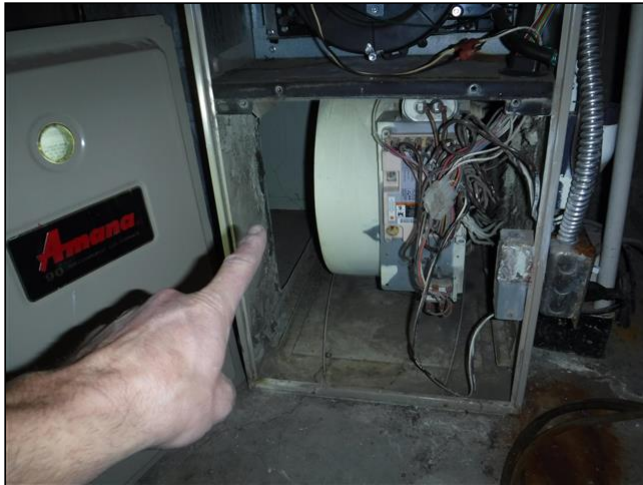
7.7 Item 1(Picture)

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

(1) Heater is missing filter. A HVAC professional should clean and evaluate system.



8.0 Item 1(Picture)

(2) There is water damage to the power control for the heater. A licensed HVAC professional should repair or replace damaged parts as necessary.



8.0 Item 2(Picture)

8.2 Automatic Safety Controls

Repair or Replace

Automatic safety control is missing. A licensed HVAC specialist should install proper safety control.



8.2 Item 1(Picture)

8.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Repair or Replace

You should not burn wood in a gas fireplace. This can be a fire hazard and could fill your home with smoke.



8.6 Item 1(Picture)



8.6 Item 2(Picture)

9. Insulation and Ventilation

9.0 Insulation in Attic

Repair or Replace

There is insufficient insulation in attic and no insulation on access panel. Proper insulation should be installed to prevent heat loss and high heating costs.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

10. Built-In Kitchen Appliances

10.0 Dishwasher

Repair or Replace

Dishwasher is not properly secured to counter. A qualified handyman should secure with screws.



10.0 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Strickland Construction
StrictlyInspections@gmail.com
801-739-4144
Inspected By: Jonathan Strickland

Inspection Date: 1/16/2019
Report ID: 2

Customer Info:	Inspection Property:
Peter & Lauren Hodgson	1149 W Picture Dr Salt Lake City, UT 84116
Customer's Real Estate Professional: Joseph Tuenge City Home Collective	

Inspection Fee:			
Service	Price	Amount	Sub-Total
1,500 - 2,000 sq. ft.	350.00	1	350.00
			Tax \$0.00
			Total Price \$350.00

Payment Method:
Payment Status:
Note: