

# **American Pride Home Inspection LLC**

**Confidential - Property Inspection Report - Confidential**



100 Any Place, Norman, OK 73071  
Inspection prepared for: Some Body  
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 12/12/2012

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**American Pride  
Home Inspection LLC**

**American Pride Home Inspection LLC** endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors InterNACHI. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI Standards, except as may be noted in the "Limitations of Inspection" sections within this report. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI® Standards are present but are not inspected, the reason(s) the item was not inspected is reported as well.

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the InterNACHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

## Inspection and Site Details

### 1. Inspection Time

Start: 09:00 AM  
End : 11:00 AM

### 2. Attending Inspection

Client present  
Seller present

### 3. Residence Type/Style

Single Family Home

### 4. Garage

Attached 2-Car Garage

### 5. Age of Home or Year Built

Built in: 1996

### 6. Square Footage

Approx 3116 sf

### 7. Direction Of Front Entrance

East

### 8. Bedroom # Designation - Location -- for the purposes of this report

4 Bedroom

### 9. Bathroom # Designation - Location - Type -- for the purposes of this report

3 Bath

### 10. Occupancy

Occupied - Furnished

### 11. Weather Conditions

Cloudy  
65 degrees

## Conventions and Terms Used in this Report

### USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

### TEXT COLOR SIGNIFICANCE:

GREEN colored text: Denotes general/descriptive comments on the systems and components

installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

**BLUE colored text:** Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

**RED colored text:** Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

#### **DEFINITIONS:**

**APPARENT CONDITION:** Systems and components are rated as follows:

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

**MARGINAL:** Indicates the component will probably require repair or replacement anytime within five years.

**POOR:** Indicates the component will need repair or replacement now or in the very near future.

**MAJOR CONCERNS:** A system or component that is considered significantly deficient or is unsafe.

**SAFETY HAZARD:** Denotes a condition that is unsafe and in need of prompt attention.

#### **KEY TO RATINGS:**

**Inspect = INSPECTED:** A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

**Not Inspect = NOT INSPECTED:** A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

**Not Present = NOT PRESENT:** A system or component did not exist or was not evident on this property at the time of inspection.

**Repair Replac = REPAIR or REPLACE:** A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

## Exterior

**In accordance with the InterNACHI® Standards of Practice** pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

### 1. Driveway

Materials: Concrete

Observations:

- Driveway in good shape.



## 2. Walkways

Materials: Concrete

Observations:

- Appeared functional and satisfactory, at time of inspection.

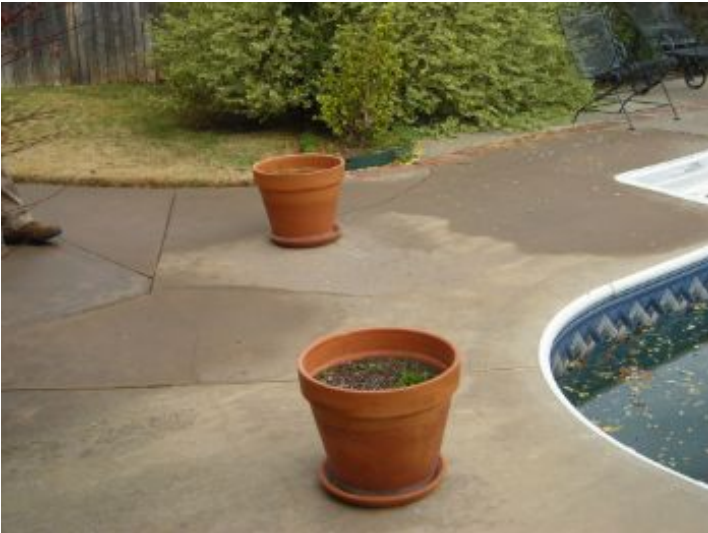
## 3. Porch, Patio, Flatwork

Description:

- Concrete

Observations:

- General overall condition appear satisfactory at time of inspection.



## 4. Exterior Doors

Description: Metal

Observations:

- Appeared in functional and satisfactory condition, at time of inspection.



## 5. Exterior Cladding

### Description:

- Brick Veneer -- all sides
- Fiberboard Siding

### Observations:

- The house siding appeared in serviceable condition, at time of inspection.
- Brick has several vertical cracks above garage door. Recommend sealing to prevent further cracking.



## 6. Eaves, Soffits, Fascia and Trim

### Description: Wood

### Observations:

- Appeared to be in serviceable condition, at time of inspection.

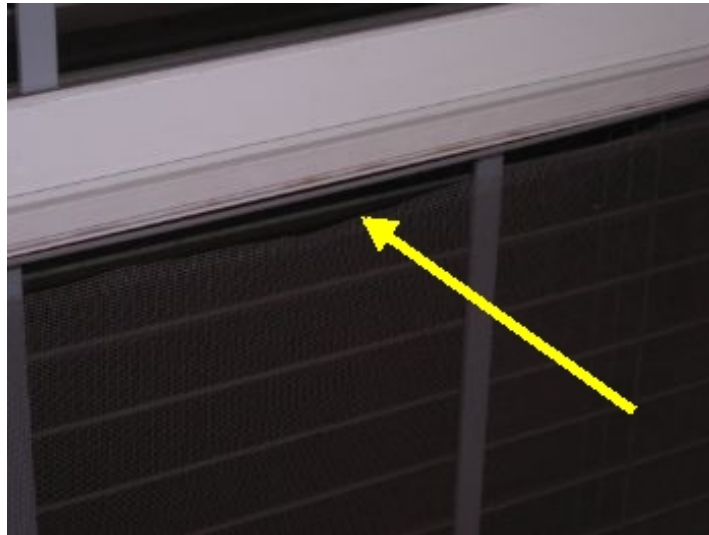


Rotting window trim

## 7. Window/Door Frames and Trim

### Observations:

- Components appeared in satisfactory condition at time of inspection.
- Weathered wood surfaces observed at the two upper windows on the north side of home. Wood deterioration and rot . Recommend repair.



Torn screen

## 8. Exterior Caulking

### Comments:

- The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.
- TIP: One of the better exterior caulk brands is: OSI Pro-Series QUAD Window, Siding, Gutter & Roof Sealant. Can be found at home building centers.

### Observations:

- Caulking loose/missing/cracked/broken around garage door trim. Recommend repair.
- Some areas where caulk is cracking. Recommend repair as needed.



## 9. Grading and Surface Drainage

### Description:

- Ground generally graded away from house

### Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- The exterior drainage is generally away from foundation.

## 10. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.

# Roofing

**In accordance with the InterNACHI® Standards of Practice** pertaining to Roofing, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

## 1. Roof Style and Pitch

Side Gabled

## 2. Method of Roof Inspection

Viewed from the ground level with the aid of binoculars

## 3. Roof Covering

Description: Cedar Shakes

Observations:

- Roof appeared serviceable with no deficiencies noted at time of inspection. No prediction of future performance or warranties can be offered.

## 4. Flashings

Materials: Metal

Observations:

- Visible areas appeared functional, at time of inspection

## 5. Roof Penetrations

Description: PVC Piping for plumbing vent stack(s)

Observations:

- Appeared functional, at time of inspection

## 6. Chimney(s)

Description: Metal flue--for gas log fireplace

Observations:

- Appeared functional (using binoculars) with no deficiencies noted, at time of inspection.

## 7. Roof Drainage System

Description: Galvanized/Aluminum

Observations:

- The roof drainage system appeared in satisfactory condition, at time of inspection.

## 8. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.



# Garage

## 1. Garage Floor

### Materials:

- Concrete

### Observations:

- satisfactory condition at time of inspection.

## 2. Sill Plate

### Materials:

- Not visible due to finished walls in garage.

## 3. Garage Doors

### Materials:

- 1-16 foot garage door

### Observations:

- Appeared functional and in satisfactory condition, at time of inspection.

## 4. Garage Opener

### Materials:

- Craftsman

### Observations:

- Operated normally with controls.

## 5. Safety Features

### Observations:

- Auto reverse function worked properly when tested.

## 6. Fire Door

### Materials:

- Metal

### Observations:

- Appeared in satisfactory condition.

## 7. Firewall and Ceiling

### Materials:

- Drywall

### Observations:

- Appeared in satisfactory condition.

# Structure

**In accordance with the InterNACHI® Standards of Practice** pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. American Pride Home Inspection LLC suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or

condition, prior to making a final purchase decision.

### 1. Foundation Type

Slab on Grade

### 2. Foundation Walls

Description: Poured Concrete

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

### 3. Foundation Floor

Description: Not visible to inspect. Assumed to be concrete.

### 4. Wall Structure

Description: Wood frame: 2 X 4

### 5. Ceiling and Roof Structure

Description: Roof framing system: • 2 X 6 rafters

Observations:

- Visible areas appear satisfactory, at time of inspection.



### 6. Limitations of Structure Inspection

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

## Attic and Insulation

In accordance with the InterNACHI® Standards of Practice pertaining to Attic and Insulation, this report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

### 1. Attic Access

Description: Scuttle Hole located in upstairs bedroom closet.

Observations: Could not access due to personal items



access in upstairs bedroom closet.

### 2. Method of Attic Inspection

Could not access all areas.

### 3. Insulation in Unfinished Spaces

Description: Cellulose, loose fill

### 4. Attic Ventilation

Description: Under eave soffit inlet vents

Observations:

- Existing attic ventilation appears adequate.
- Some of the under eave attic vents are dirty and should be cleaned to provide adequate ventilation.



### 5. Vent Piping Through Attic

Materials: PVC plumbing vents

## 6. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

# Interior

**In accordance with the InterNACHI® Standards of Practice** pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected.

## 1. Door Bell

### Observations:

- Operated normally when tested.

## 2. Walls and Ceilings

Materials: Drywall

### Observations:

- General condition of walls and ceilings appeared satisfactory.

## 3. Floor Surfaces

### Observations:

- No deficiencies noted

## 4. Windows

Description: Vinyl

### Observations:

- In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- The windows that were tested, are functional.
- Cracked or broken window glass was observed in the up stairs front bedroom. Recommend repair or replacement of the damaged glass.
- Two torn screen in the living room, back of home. Recommend repair.



Cracked window in upstairs bedroom

## 5. Interior Doors

Description: Raised panel - colonial

Observations:

- Appeared functional, at time of inspection.

## 6. Closets

Observations:

- Appeared functional, no deficiencies noted at time of inspection.

## 7. Stairways and Railings

Observations:

- Appeared functional, at time of inspection.

## 8. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

## 9. Cabinets and Vanities

Materials: Solid Wood

Observations:

- No deficiencies observed.

## 10. Countertops

Materials: Corian type

Observations:

- No discrepancies noted.

## 11. Limitations of Interiors Inspection

- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- Carpeting, window treatments, central vacuum systems, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

# Heating and Air Conditioning

**In accordance with the InterNACHI® Standards of Practice** pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. American Pride Home Inspection LLC highly recommends that a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor be obtained. This provides a more thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency—thereby increasing service life.



## 1. Thermostat(s)

Description: Digital - programmable type.

Observations:

- No deficiencies noted.

## 2. Heating System

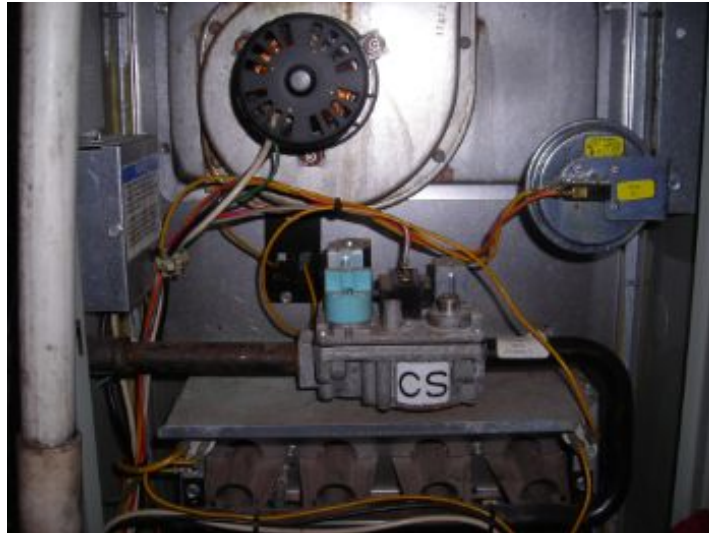
Description: Forced air natural gas furnace

Observations:

- No deficiencies observed.



Heating system in garage blocked.



## 3. Energy Source

For Heating: Exterior, South side of house

Observations:

- No deficiencies noted.



Main gas shut off

#### 4. Safety Switch

Description: Safety shutoff switch installed at furnace service door panel.

Observations:

- No deficiencies noted.

#### 5. Combustion Air

Observations:

- No deficiencies noted.

#### 6. Venting, Flue(s), and Chimney(s)

Materials: Metal double wall chimney vent pipe

Observations:

- The visible portions of the vent pipes appeared functional.

#### 7. Cooling System

Description: Air Cooled Central Air Conditioner • Trane brand

Age and Capacity: Original equipment - manufactured in 1996.

Observations:

- No deficiencies noted at the time of inspection.
- The insulation is missing or damaged at exterior refrigerant line on South side AC. Recommend repair.



North side AC



South side AC



South side AC

## 8. Fuse/Circuit Breaker Protection

Placard Max: 60 Amps

## 9. Condensate Drain

Observations:

- No deficiencies noted in the condensate collection and removal system.

## 10. Heating & Cooling Distribution

Description: Downstairs unit has in Slab Ducts - floor registers • Upstairs unit has flex ducting in attic - ceiling registers.

Observations:

- No deficiencies noted.

## 11. Filter(s)

Description: Fiberglass disposable filter(s)

Observations:

- Furnace filter dirty. Needs replacement

## 12. Gas Fireplace(s)

### Description:

- Gas log fireplace

## 13. Limitations of Heating and Air Conditioning Inspection

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.

# Electrical

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

## 1. Service Drop

Description: *Underground service lateral*

### Observations:

- No deficiencies noted.

## 2. Service Entrance Wires

Description: *Copper*

### Observations:

- No deficiencies noted.





### 3. Electrical Service Rating

200 amps

### 4. Main Service Panel(s)

Description: Square D

Observations:

- The wiring within the panel appeared satisfactory and functional.



### 5. Main Disconnect

Location: On Main Panel (See Photo)



### 6. Service Grounding

Description: Copper

Observations:

- No discrepancies noted.

### 7. Overcurrent Protection

Type: Breakers



## 8. Distribution Wiring

Description: Copper

Observations:

- Visible wiring appeared functional, at time of inspection.

## 9. Lighting, Fixtures, Switches, Outlets

Description: Grounded

Observations:

- A representative sampling of outlets, switches and light fixtures were tested. No deficiencies noted.

## 10. GFCI - Ground Fault Circuit Interrupter

Description:

- GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Observations:

- Installed GFCIs responded to test

## 11. Smoke/Heat Detector(s)

Description: 1st floor hall • 2nd floor hall

Observations:

- Operated when tested

## 12. Limitations of Electrical Inspection

- Only a representative sampling of outlets, switches and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.

# Plumbing

**In accordance with the InterNACHI® Standards of Practice** pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. **All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved.**

## 1. Water Supply Source

Source: Public municipal water supply

## 2. Service Piping Into The House

Materials: ABS plastic

## 3. Main Water Shut Off

Location: Above Water Heater

#### 4. Supply Branch Piping

Description: Polybutylene

Observations:

- No deficiencies observed at the visible portions of the supply piping.

#### 5. Exterior Hose Bibs/Spigots

Description: Anti Siphon Present

Observations:

- Operated properly when tested

#### 6. Water Flow and Pressure

Pressure: 60 PSI

Observations:

- The water pressure was tested and was found to be 60 PSI.

#### 7. Faucets

Observations:

- No deficiencies noted.

#### 8. Sinks

#### 9. Traps and Drains

Observations:

- Water was run through the fixtures and drains. Functional drainage was observed.

#### 10. Waste System

Description: Public sewage disposal system

#### 11. Drainage, Wastewater & Vent Piping

Description: Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

- Visible piping appeared serviceable at time of inspection.

#### 12. Water Heater(s)

Description: Bradford White

Capacity: 75 Gallons

#### 13. Water Heater(s) Condition

Age: Original equipment - manufactured in 1992.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.



#### 14. Water Heater Vent Piping

Materials: Metal double wall chimney vent pipe



#### 15. Fuel Supply and Distribution

Description: Black iron pipe used for gas branch/distribution service

Observations:

- No deficiencies observed at the Visible portions of the gas supply piping.

## Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of this they are put into their own section. The home inspector checks fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture, water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections will result in water migration and damage behind finished surfaces.

### 1. Tub(s)

Description: Whirlpool (hydromassage) tub in Master Bath

Observations:

- Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. GFCI protection was present and tested operational. The items tested appeared to be in serviceable condition, at time of inspection. If a more detailed report is desired, the client is advised to consult a licensed plumber for a complete review prior to closing.

### 2. Shower(s)

Observations:

- Appeared functional, at the time of inspection

### 3. Sink(s)

Observations:

- Appears satisfactory and functional at time of inspection.
- Left side sink in the upstairs hall bath drains slowly. Recommend repair.

### 4. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.

### 5. Exhaust Fan(s)

Observations:

- Appeared functional, at time of inspection.

### 6. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

## Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven; and Conveying laundry appliances. Interior refrigerator/freezer temperatures are not tested. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

### 1. Dishwasher

Description: Kitchenaid

Observations:

- did not operate due to it being full of dishes.

### 2. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

### 3. Ranges, Ovens, Cooktops

Description: Jenn Air

Observations:

- Oven(s) operated when tested.
- The burners did not operate properly when tested. Electronic ignition not functioning. Recommend repair.

### 4. Hood/Exhaust Fan

Observations:

- Functioned and operated normally when tested.

### 5. Microwave

Description: GE

Observations:

- Operated when tested.

### 6. Refrigerator

Observations:

- Appeared functional, at time of inspection.

### 7. Washer

Observations:

- Not tested. Clothes/personal items in machine.

### 8. Dryer

Observations:

- Not tested. Clothes/personal items in machine.

### 9. Dryer Vent

Observations:

- Properly vented to exterior.
- MAINTENANCE: Annual cleaning of dryer vent duct recommended, as fire safety.
- Birds nest in dryer vent. Recommend cleaning of vent.



### 10. Limitations of Appliances Inspection

- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.



**END OF REPORT**

Thank you again for choosing American Pride Home Inspection LLC. If you have any questions please contact:

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## Report Summary

**PLEASE READ:** This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. This is only a summary and is provided as a courtesy—it should not be considered to be the complete report. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important resource information.

<i>Exterior</i>		
Page 5 Item: 5	Exterior Cladding	<ul style="list-style-type: none"> <li>• Brick has several vertical cracks above garage door. Recommend sealing to prevent further cracking.</li> </ul>
Page 5 Item: 7	Window/Door Frames and Trim	<ul style="list-style-type: none"> <li>• Weathered wood surfaces observed at the two upper windows on the north side of home. Wood deterioration and rot . Recommend repair.</li> </ul>
Page 6 Item: 8	Exterior Caulking	<ul style="list-style-type: none"> <li>• Caulking loose/missing/cracked/broken around garage door trim. Recommend repair.</li> <li>• Some areas where caulk is cracking. Recommend repair as needed.</li> </ul>
<i>Attic and Insulation</i>		
Page 10 Item: 4	Attic Ventilation	<ul style="list-style-type: none"> <li>• Some of the under eave attic vents are dirty and should be cleaned to provide adequate ventilation.</li> </ul>
<i>Interior</i>		
Page 11 Item: 4	Windows	<ul style="list-style-type: none"> <li>• Cracked or broken window glass was observed in the up stairs front bedroom. Recommend repair or replacement of the damaged glass.</li> <li>• Two torn screen in the living room, back of home. Recommend repair.</li> </ul>
<i>Heating and Air Conditioning</i>		
Page 14 Item: 7	Cooling System	<ul style="list-style-type: none"> <li>• The insulation is missing or damaged at exterior refrigerant line on South side AC. Recommend repair.</li> </ul>
Page 15 Item: 11	Filter(s)	<ul style="list-style-type: none"> <li>• Furnace filter dirty. Needs replacement</li> </ul>
<i>Bathrooms</i>		
Page 21 Item: 3	Sink(s)	<ul style="list-style-type: none"> <li>• Left side sink in the upstairs hall bath drains slowly. Recommend repair.</li> </ul>
<i>Appliances</i>		
Page 22 Item: 3	Ranges, Ovens, Cooktops	<ul style="list-style-type: none"> <li>• The burners did not operate properly when tested. Electronic ignition not functioning. Recommend repair.</li> </ul>
Page 22 Item: 9	Dryer Vent	<ul style="list-style-type: none"> <li>• Birds nest in dryer vent. Recommend cleaning of vent.</li> </ul>