API Home Inspection Report



Sample
Wichita, KS

Prepared for: Sample

Prepared by: API Home Inspections

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Property and Client Information

Property Information

Property Address: Sample
City: Wichita State: KS Zip:
Client Name: Sample
Agent: No Referrer

Inspection Company

Inspector Name Michael Russell
Company Name API Home Inspections
Inspector Name Connor Adams

Inspection Services Provided
☒ Whole Home Inspection ☒ Termite Inspection ☒ Radon Testing

Conditions

Occupancy status: Single-family occupied
Year built: 2007
Date of Inspection: 2026-08-21
Start Time: 11:00 AM

Others Present: Buyer
Others Present: Buyers Agent
Others Present: Termite Inspector

Electric ON: ◉ Yes ○ No ○ Not Applicable
Gas ON: ◉ Yes ○ No ○ Not Applicable
Water ON: ◉ Yes ○ No ○ Not Applicable

Space Below Grade: Basement
Garage: Attached

Weather Conditions:
Sky: Clear
Temp: 88
Wind: Calm
Soil: Dry

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Understanding the Report

ORIENTATION:

For the purpose of this report, all directional references will be made as if one were standing in the front yard facing the house.

USE OF PHOTOS:

This report may include many photographs, which help to clarify the condition of a system or component at the time of the inspection. These photographs are intended to help you better understand what is documented in the report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions may be supported with photos.

SCOPE OF THE INSPECTION:

The observations and opinions expressed within this report are those of Amaris Property Inspections LLC and supersede any verbal comments. We inspect all of the systems, components, and conditions described in accordance with American Society of Home Inspectors (ASHI) Standards of Practice (SOP), which define the scope of the home inspection and what is required to be inspected. All items in the Standards are inspected but may be reported in a section of the Report under a different heading. Some components that are inspected and found to be functional may not necessarily appear in the report. It is recommended that you read ASHI SOP at: http://www.comeinspector.org/Standards-of-Practice.
An electronic copy of the Inspection Report will be delivered to the email address provided within 24 hours of completion. A copy of the Report will also be forwarded to your agent unless API is instructed otherwise by the client.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

A NP NI M D

The text in this Report is color coded for easy identification of defective and marginal items.
All text that is BLUE indicates information about an item that was deemed marginal.
All text that is RED indicates information about an item that has been identified as defective.

Quick reference summaries of marginal and defective items are provided at the end of this report.

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Roof

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Type of Roof: Gable & Valley
Inspection Method: On roof

1. ☐☐☐☒☐ Material: Dimensional Asphalt Composition - Blistering and granule loss noted. Further evaluation by a qualified roofing contractor is recommended.





2. ☒☐☐☐☐ Number of layers: 1
3. ☒☐☐☐☐ Approximate age: 2007
4. ☒☐☐☐☐ Flashing: Metal
5. ☒☐☐☐☐ Valleys: Metal
6. ☒☐☐☐☐ Plumbing Vents: Plastic
7. ☒☐☐☐☐ Gas Vents:
8. ☒☐☐☐☐ Attic Vents: Box Vents, Soffit Vents
9. ☒☐☐☐☐ Chimney: Metal pipe
10. ☒☐☐☐☐ Flue/Flue Cap: Metal
11. ☒☐☐☐☐ Chimney Flashing: Metal
12. ☒☐☐☐☐ Gutters:
13. ☒☐☐☐☐ Downspouts: Downspout extenders a minimum of 3' in length on all downspouts is recommended. See important note in "Structure" section.

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Grounds, Drives, Walks, and Porches

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

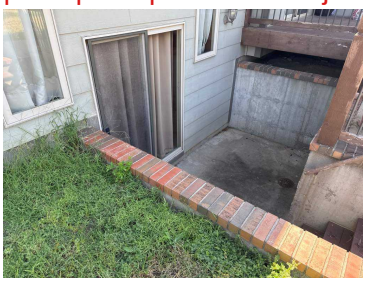
	A	NP	NI	M	D		
1.	☐	☐	☐	☒	☐	Driveway:	Concrete - Damaged concrete noted. Consider repair.




2.	☐	☐	☐	☐	☒	Walks:	Concrete - Settling of concrete has resulted in a trip hazard. Repair is recommended.



3.	☐	☐	☐	☐	☒	Patio:	Concrete - Consider adding a railing a minimum of 36 inches in height around patio pit to prevent fall injuries.



4.	☐	☐	☐	☐	☒	Steps:	Brick - Steps are settling, which has resulted in an uneven walking surface and a gap at the top of the steps. Further evaluation by a qualified contractor is recommended. Rotted components noted at steps in patio pit. Consider repair.



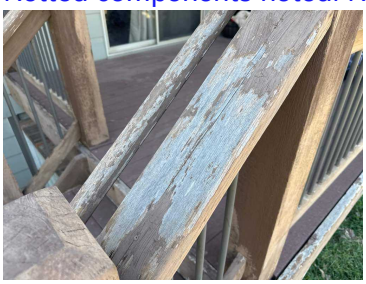

5.	☒	☐	☐	☐	☐	Porch:	Concrete, Brick

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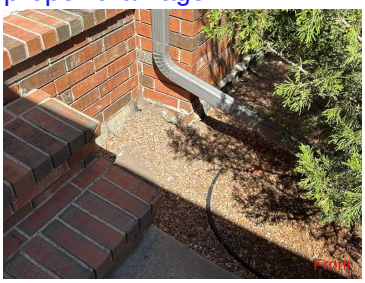
Grounds, Drives, Walks, and Porches (Continued)

6. ☐☐☐☒☐ Deck: Worn finish noted. Consider refinishing.

Rotted components noted. Recommend replacing all rotted wood.




7. ☐☐☐☒☐ Drainage: Low areas noted. This may allow water to pool. Recommend backfilling for proper drainage.







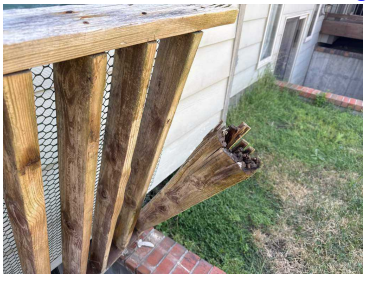




8. ☐☐☐☒☐ Vegetation: Recommend keeping all vegetation trimmed at least 12 inches away from structures.




9. ☐☐☐☒☐ Window Wells: Damaged window well cover noted at rear. Consider repair.



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Exterior Components & Surfaces

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

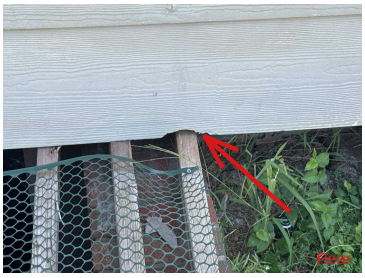
A NP NI M D

1. ☐☐☐☒☐ Wall Surface: Concrete siding, Brick - Minor siding damage noted. Consider repair.









2. ☐☐☐☒☐ Trim: Wood - Caulking and paint is showing signs of wear. Recommend qualified painter to repair all caulking and paint.













3. ☐☐☐☐☒ Trim: Wood - Damaged and misisng trim pieces noted at south side man door. Repair is recommended.

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Exterior Components & Surfaces (Continued)

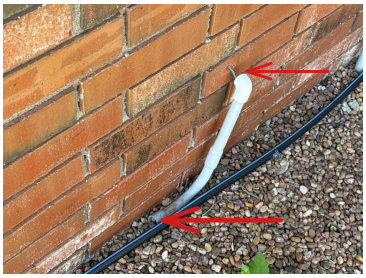
Trim: (continued)



4. ☒☐☐☐☐ Fascia: Wood
5. ☒☐☐☐☐ Soffits: Wood
6. ☒☐☐☐☐ Entry Doors:
7. ☐☐☐☒☐ Patio Door: Sliding screen door in patio pit is difficult to open and close. Repair is recommended.



8. ☒☐☐☐☐ Windows:
9. ☒☐☐☐☐ Window Screens:
10. ☒☐☐☐☐ Exterior Lighting:
11. ☐☐☐☒☐ Electric: Loose conduits noted at front. Consider repair.





12. ☐☐☐☒☐ Hose Bibs: Hose bib at rear is not connected to the house. This can allow for pipe movement when the valve is operated, and may lead to leaks due to stress on pipe joints. Recommend securing the hose bib to the house.



13. ☒☐☐☐☐ Gas Meter:

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Exterior Components & Surfaces (Continued)

14. ☒☐☐☐☐ Gas Valve:

Note:
Proper maintenance of caulking and paint can significantly extend the life of exterior components.

Garage/Carport

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Type of Structure: Attached Number Of Car Spaces: 3

1. ☐☐☐☒☐ Ceiling: Cracks noted.

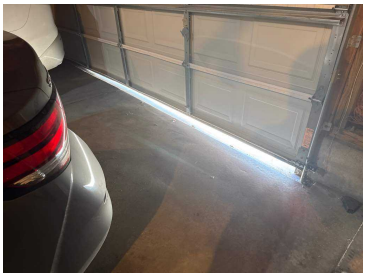


2. ☒☐☐☐☐ Interior Walls:
3. ☒☐☐☐☐ Floor/Foundation: Minor floor cracks noted. Recommend monitoring over time.



4. ☐☐☐☒☐ Garage Doors: Large gap noted at main overhead door (door not closing completely). Repair or adjustment is recommended.

Noisy operation noted at overhead garage door. Consider repair.



5. ☒☐☐☐☐ Door Opener:

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Garage/Carport (Continued)

6. ☐☐☐☒☐ Man Doors: Daylight can be seen around door from garage to exterior. Consider repair.



7. ☒☐☐☐☐ Electrical:

Notes: Limited view due to stored items.





Attic

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Access Point: Garage
Method of Inspection: From Access Hatch

1. ☒☐☐☐☐ Access Hatch:
2. ☒☐☐☐☐ Roof Framing: Truss
3. ☒☐☐☐☐ Roof Sheathing: Oriented Strand Board
4. ☒☐☐☐☐ Insulation: Cellulose
5. ☒☐☐☐☐ Insulation Depth: 10 to 12 inches



6. ☒☐☐☐☐ Ventilation:
7. ☒☐☐☐☐ Wiring/Lighting:
8. ☐☒☐☐☐ Moisture Present:

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Attic (Continued)

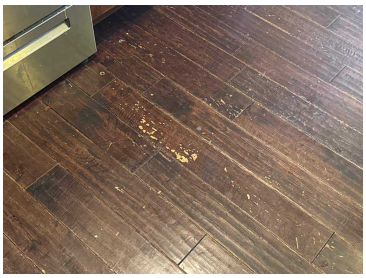
Note:
Not all portions of the attic space were inspected due to limited visibility and access inherent with constructions design and insulation practices.

Kitchen

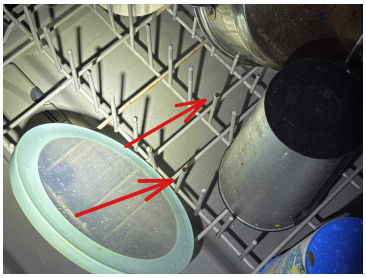
Kitchen appliances are tested for functional operation at the time of the inspection. No life expectancy is expressed or implied. Oven and microwave timers are beyond the scope of inspection. Dishwashers are tested for function only, not for quality of cleaning. Appliances are not moved, so concealed areas surrounding appliances are not inspected. Gas valves and breakers are not operated by the inspector. Any appliances with gas or eclectic supply that is not turned on are not inspected.

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	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling:
2.	☒	☐	☐	☐	☐	Walls:
3.	☐	☐	☐	☒	☐	Floor: Worn wood floor finish noted. Repair is recommended.



4.	☒	☐	☐	☐	☐	Counter Tops:
5.	☒	☐	☐	☐	☐	Cabinets:
6.	☒	☐	☐	☐	☐	Electrical:
7.	☒	☐	☐	☐	☐	Stove/Range:
8.	☒	☐	☐	☐	☐	Microwave:
9.	☒	☐	☐	☐	☐	Hood Vent:
10.	☒	☐	☐	☐	☐	Refrigerator:
11.	☐	☐	☐	☒	☐	Dishwasher: Dish racks are beginning to rust. Consider repair.



12.	☒	☐	☐	☐	☐	Sink:
13.	☒	☐	☐	☐	☐	Disposal:
14.	☒	☐	☐	☐	☐	Plumbing/Fixtures:
15.	☒	☐	☐	☐	☐	HVAC Supply:

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Living, Dining, & Family Spaces

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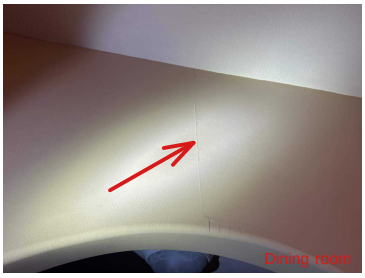
	A	NP	NI	M	D	

Living Space

1. ☒ Closet:
2. ☐ ☐ ☐ ☒ ☐ Ceiling: Water staining noted in living room. Recommend asking current owner about the source and what was done for repairs.



3. ☐ ☐ ☐ ☒ ☐ Walls: Cracks noted.



4. ☒ Floor:
5. ☒ Doors:
6. ☒ Windows:
7. ☒ Electrical:
8. ☒ HVAC Supply:
9. ☐ ☐ ☐ ☐ ☒ CO Detector: No Carbon Monoxide detector present on first floor. At a minimum, industry experts recommend a CO alarm be installed on each level of the home.
10. ☒ Smoke Detector:

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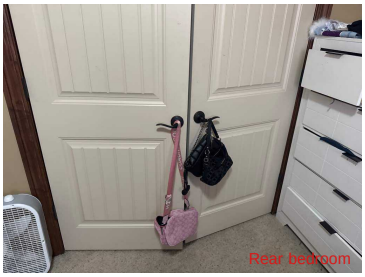
Bedrooms:

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A NP NI M D

Bedroom

1. ☐☐☐☒☐ Closet: Closet doors in rear and front bedrooms do not latch. Repair is recommended.





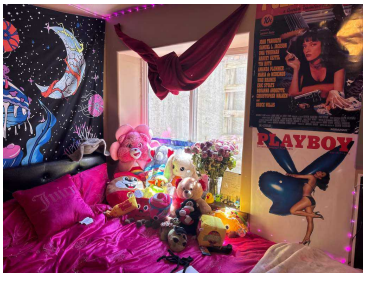
2. ☐☐☐☒☐ Ceiling: Water staining noted in front basement bedroom. Recommend asking current owner about the source and what was done for repairs.



3. ☒☐☐☐☐ Walls:
4. ☒☐☐☐☐ Floor:
5. ☒☐☐☐☐ Doors:
6. ☐☐☐☐☒ Windows: One window in front bedroom will not open. Repair is recommended.



7. ☐☐☒☐☐ Windows: Unable to test window in rear basement bedroom due to stored items.



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Bedrooms: (Continued)

8. ☒☐☐☐☐ Electrical:
9. ☒☐☐☐☐ HVAC Supply:

Bathrooms:

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Bathroom

1. ☒☐☐☐☐ Ceiling:
2. ☒☐☐☐☐ Walls:
3. ☐☐☐☒☐ Floor: Missing grout and cracked tile noted in first floor hall bathroom. Consider repair.



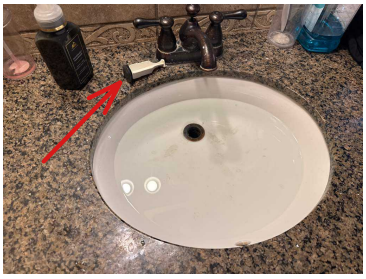
4. ☒☐☐☐☐ Doors:
5. ☒☐☐☐☐ Windows:
6. ☒☐☐☐☐ Closet:
7. ☒☐☐☐☐ Electrical:
8. ☐☐☐☒☐ Counter/Cabinet: Caulking/sealant in master bathroom is cracked. Maintenance is recommended.



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Bathrooms: (Continued)

9. ☐☐☐☒☐ Sink: Left sink in master bathroom is very slow to drain. Also, drain stopper is not attached. Recommend cleaning of drain pipes to improve draining.



10. ☐☐☐☒☐ Faucets/Traps: Leak noted at hot and cold valves at sink in first floor hall bathroom. Consider repair.



11. ☐☐☐☒☐ Tub: Leak noted at shower head in first floor hall bathroom when running water. Consider repair.



12. ☒☐☐☐☐ Shower:
13. ☐☐☐☒☐ Spa Tub: Leak noted at hot valve for spa tub in master bathroom. Consider repair.

Cracked sealant noted around spa tub. Maintenance is recommended.

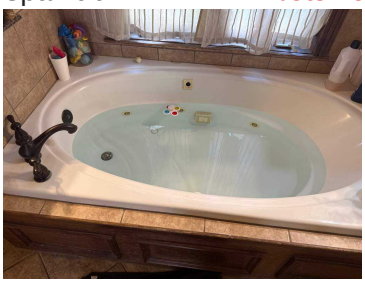




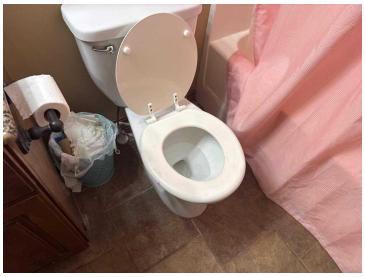
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Bathrooms: (Continued)

14. ☐☐☐☐☒ Spa Tub: Jets not functional at the time of inspection. Repair is recommended.



15. ☐☐☐☒☐ Toilets: Toilet in first floor hall bathroom is loose at the floor. Loose toilets can leak and cause damage to surrounding finishes. Recommend repair.



16. ☒☐☐☐☐ HVAC Supply:
17. ☒☐☐☐☐ Ventilation:

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Laundry Area

Washers and/or Dryers, if present are outside the scope of inspection. A visual inspection of washer water supply and drain are performed. Water valves are not turned by the inspector. Inspector cannot verify the adequacy of water flow or drain for washing machines. Dryer vents are visually inspected at interior and exterior of home. Adequacy of vent flow cannot be verified by inspector.

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	A	NP	NI	M	D		
1st Floor Laundry Room/Area							
1.	☒	☐	☐	☐	☐	Ceiling:	
2.	☒	☐	☐	☐	☐	Walls:	
3.	☒	☐	☐	☐	☐	Floor:	
4.	☒	☐	☐	☐	☐	Doors:	
5.	☐	☐	☐	☒	☐	Electrical:	Light in laundry room is flickering. Consider repair.
6.	☒	☐	☐	☐	☐	Hose Bib:	
7.	☒	☐	☐	☐	☐	Washer Drain:	
8.	☒	☐	☐	☐	☐	Dryer Vent:	
9.	☐	☒	☐	☐	☐	Sink/Plumbing:	
10.	☒	☐	☐	☐	☐	HVAC Supply:	

Basement

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D		
1.	☐	☐	☐	☒	☐	Ceiling:	Damaged drywall noted in basement living room ceiling. Consider repair.



2.	☐	☐	☐	☒	☐	Walls:	Water damaged noted on drywall in basement living room. Consider repair.



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Basement (Continued)

3. ☐☐☐☒☐ Floor: Loose carpet noted. Stretching of carpet is recommended.



4. ☒☐☐☐☐ Stairs & Railings:
5. ☒☐☐☐☐ Doors:
6. ☒☐☐☐☐ Windows:
7. ☒☐☐☐☐ Floor Drain:
8. ☒☐☐☐☐ Sump Pump:
9. ☒☐☐☐☐ Smoke Detector:
10. ☐☐☐☐☒ CO Detector: No Carbon Monoxide detector present in basement. At a minimum, industry experts recommend a CO alarm be installed on each level of the home.
11. ☐☐☐☒☐ Electrical: Overhead light in bar area not working. Recommend replacing the bulb and verifying that the fixture works.

    Overhead light in basement living room not working. Recommend replacing the bulb and verifying that the fixture works.

    Missing outlet cover plate. Recommend replacing the cover plate.







12. ☒☐☐☐☐ HVAC Supply:
13. ☐☒☐☐☐ Moisture Present:
14. ☒☐☐☐☐ Bar Area:

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Electrical

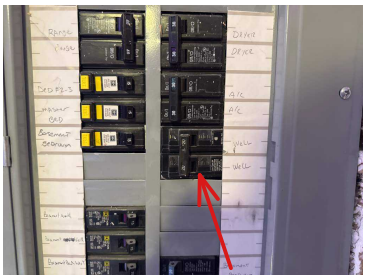
A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Electric Panel

1. Location Basement
   Service Size Amps: 200 Volts: 120/240
   Maximum Capacity: 200 Amps

2. ☒☐☐☐☐ Manufacturer: Cutler-Hammer
3. ☒☐☐☐☐ Svc. Conductors: Aluminum
4. ☒☐☐☐☐ Main Breaker Size: 200 Amps
5. ☒☐☐☐☐ 120 V Circuits: Copper
6. ☒☐☐☐☐ 240 V Circuits: Copper
7. ☒☐☐☐☐ Conductor Type: Romex
8. ☒☐☐☐☐ Ground:
9. ☐☐☐☒☐ Breakers: One breaker is not properly installed. Recommend repair by a qualified electrician.



10. ☐☒☐☐☐ Fuses:

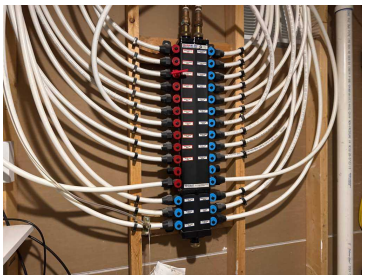
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Plumbing

Wells and pumps, as well as septic systems are not included in the inspection. These may require inspection by local authorities. Underground drain pipes and some interior drain pipes are not visible, and outside the scope of inspection. API Home Inspections can coordinate a third party sewer line camera inspection if desired. Additional fees apply.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D		
1.	☒	☐	☐	☐	☐	Service Line:	Plastic
2.	☒	☐	☐	☐	☐	Main Shutoff:	Basement
3.	☒	☐	☐	☐	☐	Water Lines:	Manifold System - Plastic

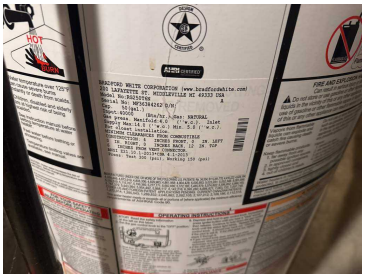


4.	☒	☐	☐	☐	☐	Drain Pipes:	Plastic
5.	☒	☐	☐	☐	☐	Vent Pipes:	Plastic
6.	☒	☐	☐	☐	☐	Gas Lines:	Black iron, CSST Flexible gas line

Water Heater

Location: Basement

7.	☒	☐	☐	☐	☐	Operation:	Functional at time of inspection
8.	☒	☐	☐	☐	☐	Flue Pipe:	
9.	☒	☐	☐	☐	☐	TPRV:	
10.	☒	☐	☐	☐	☐	Condition:	
	☐	☐	☐	☒	☐	Approximate Age:	2015 - Functional but beyond expected service life.

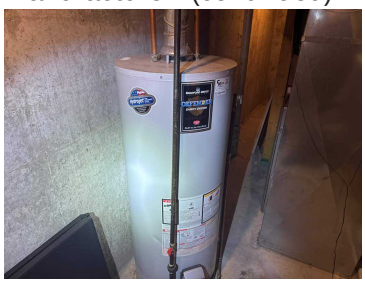


Manufacturer: Bradford-White

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Plumbing (Continued)

Manufacturer: (continued)



Type: Natural gas
Capacity: 50 Gal.
Area Served: Whole house

Note:
Water heaters have a typical life span of 10-12 years on average.

Air Conditioning

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

AC System

Location: South
Manufacturer: Rheem



Type: Central A/C
Estimated Cap.: 3 Ton
Area Served: Whole house

1. ☒☐☐☐☐ Estimated Age: 2024



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Air Conditioning (Continued)

2. ☒ ☐ ☐ ☐ ☐ Exterior Unit:
3. ☒ ☐ ☐ ☐ ☐ Refrigerant Lines:
4. ☒ ☐ ☐ ☐ ☐ Visible Coil:
5. ☒ ☐ ☐ ☐ ☐ A/C Operation:
6. ☒ ☐ ☐ ☐ ☐ Condensate Drain:
7. ☒ ☐ ☐ ☐ ☐ Blower Fan:
8. ☒ ☐ ☐ ☐ ☐ Electric Disconnect:
9. ☒ ☐ ☐ ☐ ☐ Thermostat:
10. ☒ ☐ ☐ ☐ ☐ Exposed Ductwork:
11. ☒ ☐ ☐ ☐ ☐ Temp. Differential:

Note:
- Air conditioning equipment can only be safely operated when the outside temperature has been above 60 degrees for at least 24 hours.

- It is recommended to have air conditioning equipment serviced annually by a qualified heating and air contractor.

-Condenser/compressor units have a typical life span of around 15 years on average.

Heating System

The heat exchanger in a gas furnace is mostly hidden from view. It cannot be fully inspected without disassembly, and is therefore outside the scope of the inspection. Regular cleaning and service by an HVAC Technician is recommended. Humidifiers, solar panels, electronic filters, and add on ancillary devices are not included in the inspection.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Heating System

Location: Basement
Manufacturer: Carrier



Type: Forced air
Estimated Cap.: 80,000 BTUHR
Area Served: Whole house
Fuel Type: Natural gas

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Heating System (Continued)

☐☐☐☒☐ Estimated Age: 2007 - Functional, but beyond expected service life. Service is recommended.



1. ☒☐☐☐☐ Blower Fan:
2. ☒☐☐☐☐ Cabinet:
3. ☒☐☐☐☐ System Operation:
4. ☒☐☐☐☐ Distribution:
5. ☒☐☐☐☐ Temp. Differential:
6. ☒☐☐☐☐ Flue Pipe:
7. ☒☐☐☐☐ Thermostat:

Suspected Asbestos: No

Note:

- It is recommended to have the heating equipment serviced annually by a qualified heating and air contractor.

- Heating units have a typical life span of around 20 years on average.

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Structure

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D		
1.	☒	☐	☐	☐	☐	Structure Type:	Wood frame
2.	☒	☐	☐	☐	☐	Foundation:	Poured
3.	☒	☐	☐	☐	☐	Movement:	No movement or displacement noted.
4.	☒	☐	☐	☐	☐	Beams:	
5.	☒	☐	☐	☐	☐	Bearing Walls:	
6.	☒	☐	☐	☐	☐	Joists/Trusses:	
7.	☒	☐	☐	☐	☐	Floor/Slab:	
8.	☒	☐	☐	☐	☐	Subfloor:	Plywood

Note:
Not all structural components are visible for inspection due to floor, wall, and ceiling finishes.
General statement in regards to the importance of proper drainage to protect the foundation:
When soil settles next to the foundation, depressed soil areas are created that can pond water. This situation leads to saturated soil adjacent to the homes foundation. When soil is saturated it loses some of its load carrying capacity or bearing capacity. Shallow foundations such as garage and crawlspace foundations are more susceptible to saturated soil than the deeper basement foundations. These shallow foundations will tend to settle vertically downward over time when subjected to saturated soil and these shallow foundations will generally settle vertically downward at a faster rate than a deeper basement foundation. The deeper basement foundation walls will tend to be pushed inwards by external soil pressure (due to expansive clay) when subjected to saturated soil. The corners of a homes foundation, where the gutter downspouts are located, tend to settle at a faster rate than the rest of the home because more water is being discharged onto the ground near the downspouts and the soil stays saturated longer than at locations away from the downspouts. Foundations located below the base of roof valleys are also subjected to more water being discharged off of the roof during heavier rain events. Garden edging such as brick or concrete pave stones, landscape timber, steel edging or plastic edging placed parallel (within approximately four to six feet) to basement foundation walls can create a planter effect which can hold water adjacent to a home's foundation walls. This leads to saturated soil adjacent to the homes foundation which can accelerate the vertical downward settlement of shallow crawlspace and garage foundations and the inward movement of the homes deeper basement foundation walls due to external soil pressure. During times of drought the clay content in the soil shrinks and can leave voids beneath the garage and crawlspace foundations. When this occurs then the weight of the structure will settle downwards to try and fill these voids.

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Fireplace/Wood Stove

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D

1st Floor Fireplace

Type: Gas log

1. ☐☐☐☒☐ Construction: Prefab - Glass front is dirty. Recommend cleaning with appropriate products.



2. ☒☐☐☐☐ Flue:
3. ☒☐☐☐☐ Gas Service:
4. ☒☐☐☐☐ Operation:
5. ☒☐☐☐☐ Hearth:

Note:

- This is a limited visual inspection. Not all components and portions of the flue pipe can be seen.

- Service and cleaning annually by a qualified chimney sweep is recommended.

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Understanding Summaries

MARGINAL indicates item may be functioning, but not as intended or at full capacity. Repair or service in the near future is recommended.

DEFECTIVE indicates item is damaged, unable to perform its intended function, or presents a safety concern. Immediate repair or replacement is recommended.

Final comments:
The intention of the Home Inspection is to identify safety hazards and items that could be costly to repair. Minor items, and items that are beyond the scope of the inspection may be listed. This is done as a courtesy, and it should be understood that not all minor defects are listed.
Home warranty programs are available to home buyers that can protect the buyer in the event of failure of a major component. The purchase of a home warranty is recommended. All work that is recommended in this report should be performed by a qualified contractor.
This inspection represents the visual condition of the home at the time of inspection. Problems may and sometimes do occur between the date of inspection and occupancy of the home.

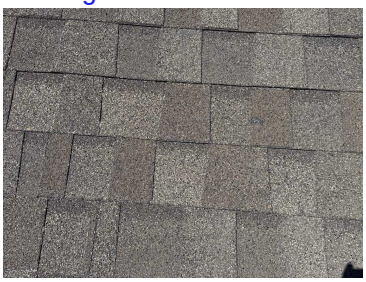
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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Material: Dimensional Asphalt Composition - Blistering and granule loss noted. Further evaluation by a qualified roofing contractor is recommended.





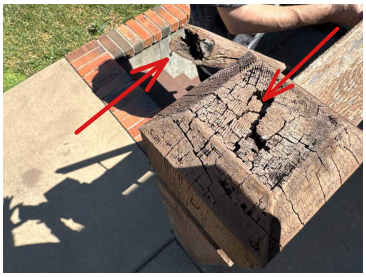
Grounds, Drives, Walks, and Porches

2. Driveway: Concrete - Damaged concrete noted. Consider repair.

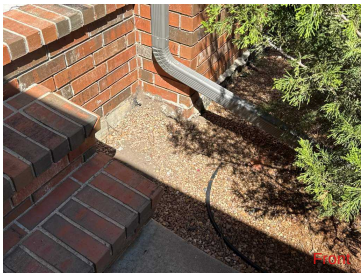



3. Deck: Worn finish noted. Consider refinishing.

Rotted components noted. Recommend replacing all rotted wood.

4. Drainage: Low areas noted. This may allow water to pool. Recommend backfilling for proper drainage.







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Grounds, Drives, Walks, and Porches (Continued)

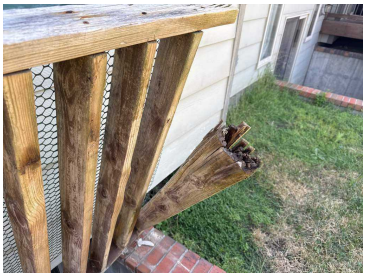




5. Vegetation: Recommend keeping all vegetation trimmed at least 12 inches away from structures.




6. Window Wells: Damaged window well cover noted at rear. Consider repair.



Exterior Components & Surfaces

7. Wall Surface: Concrete siding, Brick - Minor siding damage noted. Consider repair.









8. Trim: Wood - Caulking and paint is showing signs of wear. Recommend qualified painter to repair all caulking and paint.

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Exterior Components & Surfaces (Continued)





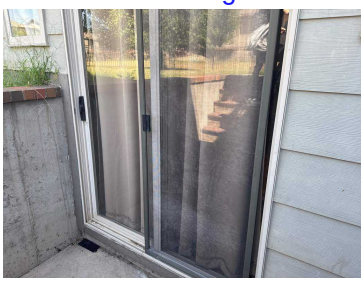




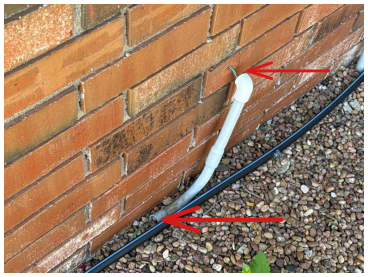




9. Patio Door: Sliding screen door in patio pit is difficult to open and close. Repair is recommended.



10. Electric: Loose conduits noted at front. Consider repair.




11. Hose Bibs: Hose bib at rear is not connected to the house. This can allow for pipe movement when the valve is operated, and may lead to leaks due to stress on pipe joints. Recommend securing the hose bib to the house.



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Marginal Summary (Continued)

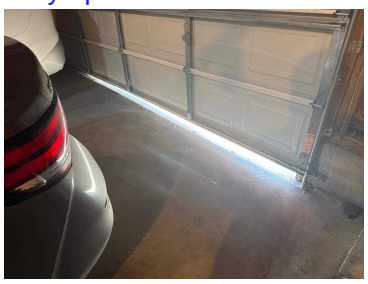
Garage/Carport

12. Ceiling: Cracks noted.

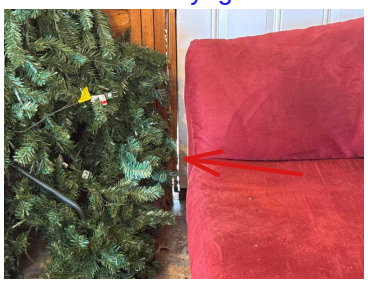


13. Garage Doors: Large gap noted at main overhead door (door not closing completely). Repair or adjustment is recommended.

    Noisy operation noted at overhead garage door. Consider repair.

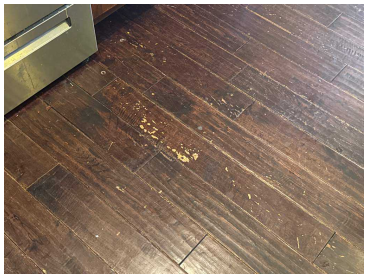


14. Man Doors: Daylight can be seen around door from garage to exterior. Consider repair.



Kitchen

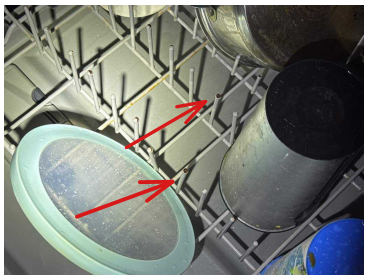
15. Floor: Worn wood floor finish noted. Repair is recommended.



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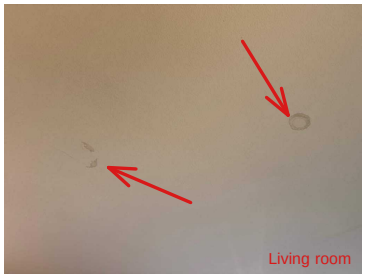
Marginal Summary (Continued)

16. Dishwasher: Dish racks are beginning to rust. Consider repair.

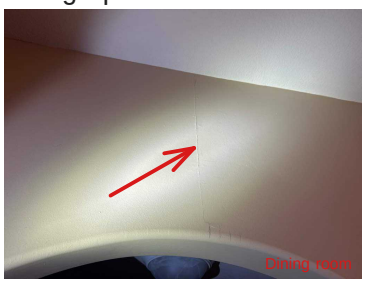


Living, Dining, & Family Spaces

17. Living Space Ceiling: Water staining noted in living room. Recommend asking current owner about the source and what was done for repairs.

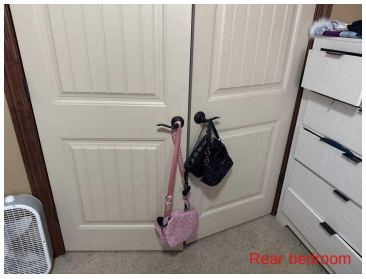


18. Living Space Walls: Cracks noted.



Bedrooms:

19. Bedroom Closet: Closet doors in rear and front bedrooms do not latch. Repair is recommended.





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Marginal Summary (Continued)

20. Bedroom Ceiling: Water staining noted in front basement bedroom. Recommend asking current owner about the source and what was done for repairs.



Bathrooms:

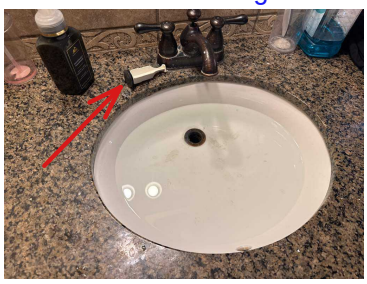
21. Bathroom Floor: Missing grout and cracked tile noted in first floor hall bathroom. Consider repair.



22. Bathroom Counter/Cabinet: Caulking/sealant in master bathroom is cracked. Maintenance is recommended.



23. Bathroom Sink: Left sink in master bathroom is very slow to drain. Also, drain stopper is not attached. Recommend cleaning of drain pipes to improve draining.



24. Bathroom Faucets/Traps: Leak noted at hot and cold valves at sink in first floor hall bathroom. Consider repair.

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Bathrooms: (Continued)



25. Bathroom Tub: Leak noted at shower head in first floor hall bathroom when running water. Consider repair.



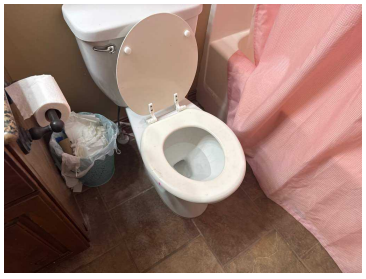
26. Bathroom Spa Tub: Leak noted at hot valve for spa tub in master bathroom. Consider repair.

Cracked sealant noted around spa tub. Maintenance is recommended.





27. Bathroom Toilets: Toilet in first floor hall bathroom is loose at the floor. Loose toilets can leak and cause damage to surrounding finishes. Recommend repair.



Laundry Area

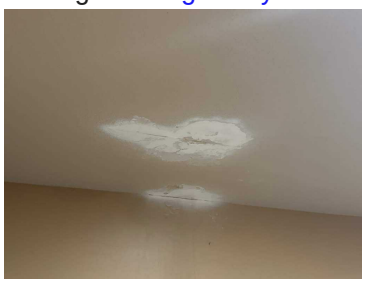
28. 1st Floor Laundry Room/Area Electrical: Light in laundry room is flickering. Consider repair.

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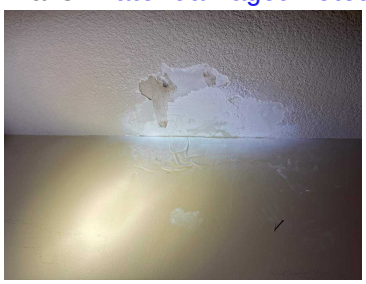
Marginal Summary (Continued)

Basement

29. Ceiling: Damaged drywall noted in basement living room ceiling. Consider repair.



30. Walls: Water damaged noted on drywall in basement living room. Consider repair.



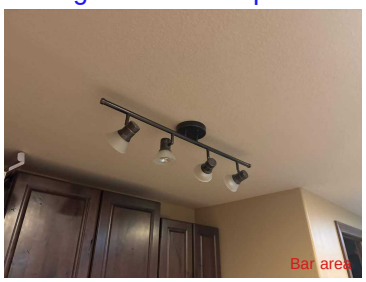
31. Floor: Loose carpet noted. Stretching of carpet is recommended.



32. Electrical: Overhead light in bar area not working. Recommend replacing the bulb and verifying that the fixture works.

    Overhead light in basement living room not working. Recommend replacing the bulb and verifying that the fixture works.

    Missing outlet cover plate. Recommend replacing the cover plate.





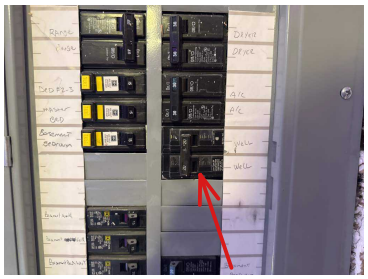


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Marginal Summary (Continued)

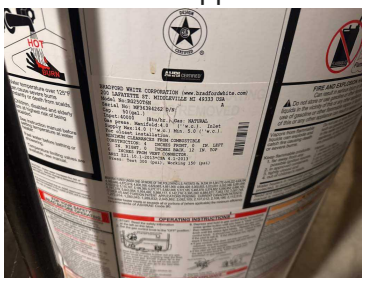
Electrical

33. Basement Electrical Breakers: One breaker is not properly installed. Recommend repair by a qualified electrician.



Plumbing

34. Water Heater Approximate Age: 2015 - Functional but beyond expected service life.



Heating System

35. Heating System Estimated Age: 2007 - Functional, but beyond expected service life. Service is recommended.



Fireplace/Wood Stove

36. 1st Floor Fireplace Construction: Prefab - Glass front is dirty. Recommend cleaning with appropriate products.



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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds, Drives, Walks, and Porches

1. Walks: Concrete - Settling of concrete has resulted in a trip hazard. Repair is recommended.



2. Patio: Concrete - Consider adding a railing a minimum of 36 inches in height around patio pit to prevent fall injuries.



3. Steps: Brick - Steps are settling, which has resulted in an uneven walking surface and a gap at the top of the steps. Further evaluation by a qualified contractor is recommended.

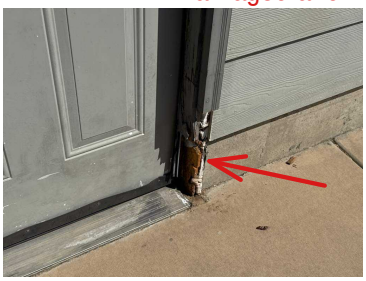
Rotted components noted at steps in patio pit. Consider repair.





Exterior Components & Surfaces

4. Trim: Wood - Damaged and misisng trim pieces noted at south side man door. Repair is recommended.



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Defective Summary (Continued)

Living, Dining, & Family Spaces

5. Living Space CO Detector: No Carbon Monoxide detector present on first floor. At a minimum, industry experts recommend a CO alarm be installed on each level of the home.

Bedrooms:

6. Bedroom Windows: One window in front bedroom will not open. Repair is recommended.



Bathrooms:

7. Bathroom Spa Tub: Jets not functional at the time of inspection. Repair is recommended.



Basement

8. CO Detector: No Carbon Monoxide detector present in basement. At a minimum, industry experts recommend a CO alarm be installed on each level of the home.

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